Rizzetta & Company

# Long Lake Reserve
# Community Development District

## Board of Supervisors' Meeting
## October 6, 2025

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

**www.longlakecdd.org**

# LONG LAKE RESERVE
# COMMUNITY DEVELOPMENT DISTRICT

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

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

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

# LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT

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

September 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, October 6, 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. Ratification of FY 2025-2026 EGIS Insurance Renewal..... Tab 1
   - B. Consideration of Proposals for Pressure Washing............. Tab 2
   - C. Consideration of Seventh Addendum to Contract for Professional Amenity Services .......................................... Tab 3
4. **STAFF REPORTS**
   - A. District Counsel
   - B. District Engineer
   - C. Presentation of Aquatic Service Report .............................. Tab 4
   - D. Landscape Report (under separate cover)
   - E. Clubhouse Manager
     - i. Presentation of Clubhouse Report ............................. Tab 5
   - F. District Manager
     - i. Presentation of District Manager's Report.................. Tab 6
5. **BUSINESS ADMINISTRATION**
   - A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on September 8, 2025....................... Tab 7
   - B. Consideration of Operation and Maintenance Expenditures for August 2025............................................... Tab 8
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

Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

# Long Lake Reserve Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

## About FIA

Florida Insurance Alliance ("FIA"), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.
Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

**Competitive Advantage**
FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for "alleged" public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

**How are FIA Members Protected?**
FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA's primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of $2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

**What Are Members Responsible For?**
As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

**Additional information regarding FIA and our member services can be found at www.fia360.org.**

Quotation being provided for:

**Long Lake Reserve Community Development District**
**c/o Rizzetta & Company**
**3434 Colwell Ave, Suite 200**
**Tampa, FL 33614**

**Term: October 1, 2025 to October 1, 2026**

**Quote Number:** 100125326

## PROPERTY COVERAGE

**SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE**

| **COVERED PROPERTY** | |
|---|---|
| Total Insured Values –Building and Contents – Per Schedule on file totalling | $2,622,313 |
| Loss of Business Income | $1,000,000 |
| Additional Expense | $1,000,000 |
| **Inland Marine** | |
| Scheduled Inland Marine | $74,411 |

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

| | **Valuation** | **Coinsurance** |
|---|---|---|
| Property | Replacement Cost | None |
| Inland Marine | Actual Cash Value | None |

| | | |
|---|---|---|
| **DEDUCTIBLES:** | $2,500 | Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage. |
| | 5 % | Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of $10,000 per occurrence, per Named Insured. |
| | Per Attached Schedule | Inland Marine |

| **Special Property Coverages** | | |
|---|---|---|
| **Coverage** | **Deductibles** | **Limit** |
| Earth Movement | $2,500 | Included |
| Flood | $2,500 * | Included |
| Boiler & Machinery | $2,500 | Included |
| TRIA | | Included |

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

**TOTAL PROPERTY PREMIUM** **$34,786**

## Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

| (X) | Code | Extension of Coverage | Limit of Liability |
|---|---|---|---|
| X | A | Accounts Receivable | $500,000 in any one occurrence |
| X | B | Animals | $1,000 any one Animal<br>$5,000 Annual Aggregate in any one agreement period |
| X | C | Buildings Under Construction | As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to $250,000 estimated final contract value any one construction project. |
| X | D | Debris Removal Expense | $250,000 per insured or 25% of loss, whichever is greater |
| X | E | Demolition Cost, Operation of Building Laws and Increased Cost of Construction | $500,000 in any one occurrence |
| X | F | Duty to Defend | $100,000 any one occurrence |
| X | G | Errors and Omissions | $250,000 in any one occurrence |
| X | H | Expediting Expenses | $250,000 in any one occurrence |
| X | I | Fire Department Charges | $50,000 in any one occurrence |
| X | J | Fungus Cleanup Expense | $50,000 in the annual aggregate in any one occurrence |
| X | K | Lawns, Plants, Trees and Shrubs | $50,000 in any one occurrence |
| X | L | Leasehold Interest | Included |
| X | M | Air Conditioning Systems | Included |
| X | N | New locations of current Insureds | $1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only |
| X | O | Personal property of Employees | $500,000 in any one occurrence |
| X | P | Pollution Cleanup Expense | $50,000 in any one occurrence |
| X | Q | Professional Fees | $50,000 in any one occurrence |
| X | R | Recertification of Equipment | Included |
| X | S | Service Interruption Coverage | $500,000 in any one occurrence |
| X | T | Transit | $1,000,000 in any one occurrence |
| X | U | Vehicles as Scheduled Property | Included |
| X | V | Preservation of Property | $250,000 in any one occurrence |
| X | W | Property at Miscellaneous Unnamed Locations | $250,000 in any one occurrence |
| X | X | Piers, docs and wharves as Scheduled Property | Included on a prior submit basis only |

| | | | |
|---|---|---|---|
| X | Y | Glass and Sanitary Fittings Extension | $25,000 any one occurrence |
| X | Z | Ingress / Egress | 45 Consecutive Days |
| X | AA | Lock and Key Replacement | $2,500 any one occurrence |
| X | BB | Awnings, Gutters and Downspouts | Included |
| X | CC | Civil or Military Authority | 45 Consecutive days and one mile |

## CRIME COVERAGE

| **Description** | **Limit** | **Deductible** |
|---|---|---|
| Forgery and Alteration | Not Included | Not Included |
| Theft, Disappearance or Destruction | Not Included | Not Included |
| Computer Fraud including Funds Transfer Fraud | Not Included | Not Included |
| Employee Dishonesty, including faithful performance, per loss | Not Included | Not Included |

### Deadly Weapon Protection Coverage

| Coverage | Limit | Deductible |
|---|---|---|
| Third Party Liability | $1,000,000 | $0 |
| Property Damage | $1,000,000 | $0 |
| Crisis Management Services | $250,000 | $0 |

## AUTOMOBILE COVERAGE

| Coverages | Covered Autos | Limit | Premium |
|---|---|---|---|
| Covered Autos Liability | 8,9 | $1,000,000 | Included |
| Personal Injury Protection | N/A | | Not Included |
| Auto Medical Payments | N/A | | Not Included |
| Uninsured Motorists including Underinsured Motorists | N/A | | Not Included |
| Physical Damage Comprehensive Coverage | N/A | **Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.**<br><br>See item Four for Hired or Borrowed Autos. | Not Included |
| Physical Damage Specified Causes of Loss Coverage | N/A | **Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism**<br><br>See item Four for Hired or Borrowed Autos. | Not Included |
| Physical Damage Collision Coverage | N/A | **Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto**<br><br>See item Four for Hired or Borrowed Autos. | Not Included |
| Physical Damage Towing And Labor | N/A | **$0 For Each Disablement Of A Private Passenger Auto** | Not Included |

**GENERAL LIABILITY COVERAGE (Occurrence Basis)**

| | |
|---|---|
| Bodily Injury and Property Damage Limit | $1,000,000 |
| Personal Injury and Advertising Injury | Included |
| Products & Completed Operations Aggregate Limit | Included |
| Employee Benefits Liability Limit, per person | $1,000,000 |
| Herbicide & Pesticide Aggregate Limit | $1,000,000 |
| Medical Payments Limit | $5,000 |
| Fire Damage Limit | Included |
| No fault Sewer Backup Limit | $25,000/$250,000 |
| General Liability Deductible | $0 |

**PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)**

| | | |
|---|---|---|
| Public Officials and Employment Practices Liability Limit | Per Claim | $1,000,000 |
| | Aggregate | $2,000,000 |
| Public Officials and Employment Practices Liability Deductible | | $0 |

Supplemental Payments: Pre-termination $2,500 per employee - $5,000 annual aggregate.
Non-Monetary $100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: $100,000 each claim/annual aggregate
Fraudulent Instruction: $25,000

FLORIDA INSURANCE ALLIANCE

## PREMIUM SUMMARY

**Long Lake Reserve Community Development District**
**c/o Rizzetta & Company**
**3434 Colwell Ave, Suite 200**
**Tampa, FL 33614**

**Term: October 1, 2025 to October 1, 2026**

**Quote Number:** 100125326

### PREMIUM BREAKDOWN

| | |
|---|---|
| Property (Including Scheduled Inland Marine) | $34,786 |
| Crime | Not Included |
| Automobile Liability | Not Included |
| Hired Non-Owned Auto | Included |
| Auto Physical Damage | Not Included |
| General Liability | $3,922 |
| Public Officials and Employment Practices Liability | $3,209 |
| Deadly Weapon Protection Coverage | Included |
| **TOTAL PREMIUM DUE** | **$41,917** |

IMPORTANT NOTE
Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)

FLORIDA INSURANCE ALLIANCE

**PARTICIPATION AGREEMENT**
**Application for Membership in the Florida Insurance Alliance**

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

(a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;

(b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;

(c) To abide by the rules and regulations adopted by the Board of Directors;

(d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;

(e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Long Lake Reserve Community Development District

Long Lake Reserve CDD
(Name of Local Governmental Entity)

By: [signature] Signature — Sean Craft Print Name

Witness By: [signature] Signature — SENITEE BRIJMOHAN Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By: ______________________
Administrator

FLORIDA INSURANCE ALLIANCE

## PROPERTY VALUATION AUTHORIZATION

**Long Lake Reserve Community Development District**
**c/o Rizzetta & Company**
**3434 Colwell Ave, Suite 200**
**Tampa, FL 33614**

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QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

| | | | |
|---|---|---|---|
| ☑ | Building and Content TIV | $2,622,313 | As per schedule attached |
| ☑ | Inland Marine | $74,411 | As per schedule attached |
| ☐ | Auto Physical Damage | Not Included | |

Signature: Sean Craft Date: 8/17/25

Name: Sean Craft

Title: District Manager

Schedule Items Effective As of: 10/01/2025

FLORIDA INSURANCE ALLIANCE

Property Schedule

## *Long Lake Reserve Community Development District*

**Policy No.:** 100125326
**Agent:** Egis Insurance Advisors LLC (Boca Raton, FL)

| Unit # | Description / Address | Roof Shape | Roof Pitch | Year Built | Const Type | Eff. Date | Term Date | Building Value | Contents Value | Total Insured Value | Roof Covering | Covering Replaced | Roof Yr Blt |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Clubhouse<br><br>19617 Breynia Dr<br>Lutz FL 33558 | Complex | | 2019 | Joisted masonry | 10/01/2025 | 10/01/2026 | $789,173 | $7,074 | $796,247 | Asphalt shingles | | |
| 2 | Pool, Pumps & Equipment<br><br>19617 Breynia Dr<br>Lutz FL 33558 | | | 2019 | Below ground liquid storage tank / pool | 10/01/2025 | 10/01/2026 | $237,544 | | $237,544 | | | |
| 3 | Metal Fence (Pool & Amenity Areas)<br><br>19617 Breynia Dr<br>Lutz FL 33558 | | | 2019 | Non combustible | 10/01/2025 | 10/01/2026 | $36,091 | | $36,091 | | | |
| 4 | Playground<br><br>19617 Breynia Dr<br>Lutz FL 33558 | | | 2019 | Non combustible | 10/01/2025 | 10/01/2026 | $97,346 | | $97,346 | | | |
| 5 | Tennis/Pickleball Fence<br><br>19617 Breynia Dr<br>Lutz FL 33558 | | | 2019 | Non combustible | 10/01/2025 | 10/01/2026 | $31,673 | | $31,673 | | | |
| 6 | Benches, Picnic Tables, & Trash Cans<br><br>Various<br>Lutz FL 33558 | | | 2019 | Property in the Open | 10/01/2025 | 10/01/2026 | $9,185 | | $9,185 | | | |
| 7 | Pool Furniture & Ping Pong Table<br><br>19617 Breynia Dr<br>Lutz FL 33558 | | | 2019 | Property in the Open | 10/01/2025 | 10/01/2026 | $38,324 | | $38,324 | | | |

Sign: *[signature]* Print Name: Sean Craft Date: 9/17/25

Schedule Items Effective As of: 10/01/2025

FLORIDA INSURANCE ALLIANCE

Property Schedule

***Long Lake Reserve Community Development District***

**Policy No.:** 100125326
**Agent:** Egis Insurance Advisors LLC (Boca Raton, FL)

| Unit # | Description / Address | Roof Shape | Roof Pitch | Year Built / Const Type | Eff. Date / Term Date | Building Value / Contents Value | Roof Covering | Covering Replaced | Roof Yr Blt | Total Insured Value |
|---|---|---|---|---|---|---|---|---|---|---|
| 8 | PVC Picket Fence<br>19617 Breynia Dr<br>Lutz FL 33558 | | | 2019<br>Non combustible | 10/01/2025<br>10/01/2026 | $5,279 | | | | $5,279 |
| 9 | Large Pavilion<br>19617 Breynia Dr<br>Lutz FL 33558 | Simple hip | | 2019<br>Joisted masonry | 10/01/2025<br>10/01/2026 | $45,529 | Metal panel | | | $45,529 |
| 10 | Pool Pavilion<br>19617 Breynia Dr<br>Lutz FL 33558 | Simple hip | | 2019<br>Joisted masonry | 10/01/2025<br>10/01/2026 | $33,388 | Metal panel | | | $33,388 |
| 11 | Pool Pavilion<br>19617 Breynia Dr<br>Lutz FL 33558 | Simple hip | | 2019<br>Joisted masonry | 10/01/2025<br>10/01/2026 | $33,388 | Metal panel | | | $33,388 |
| 12 | Dock w/Kayak Launch<br>19617 Breynia Dr<br>Lutz FL 33558 | | | 2019<br>Waterfront structures | 10/01/2025<br>10/01/2026 | $145,165 | | | | $145,165 |
| 13 | Boardwalk - phase 1&2<br>19617 Breynia Dr<br>Lutz FL 33558 | | | 2019<br>Frame | 10/01/2025<br>10/01/2026 | $892,425 | | | | $892,425 |
| 14 | Entry Monument Tower - Breynia<br>19266 Breynia Dr<br>Lutz FL 33558 | | | 2019<br>Frame | 10/01/2025<br>10/01/2026 | $21,115 | | | | $21,115 |

Sign: Sean Craft Print Name: Sean Craft Date: 9/17/25

Schedule Items Effective As of: 10/01/2025

FLORIDA INSURANCE ALLIANCE

Property Schedule

## *Long Lake Reserve Community Development District*

**Policy No.:** 100125326
**Agent:** Egis Insurance Advisors LLC (Boca Raton, FL)

| Unit # | Description / Address | Roof Shape | Roof Pitch | Year Built / Const Type | Eff. Date / Term Date | Building Value / Contents Value | Roof Covering | Covering Replaced | Roof Yr Blt | Total Insured Value |
|---|---|---|---|---|---|---|---|---|---|---|
| 15 | Entry Monument Wall w/Tower - Breynia<br>19266 Breynia Dr<br>Lutz FL 33558 | | | 2019<br>Joisted masonry | 10/01/2025<br>10/01/2026 | $52,788 | | | | $52,788 |
| 16 | Entry Monument Wall w/Tower - Leonard<br>Leonard Rd & Henley Rd<br>Lutz FL 33558 | | | 2019<br>Joisted masonry | 10/01/2025<br>10/01/2026 | $52,788 | | | | $52,788 |
| 17 | Metal Fence<br>19266 Breynia Dr<br>Lutz FL 33558 | | | 2019<br>Non combustible | 10/01/2025<br>10/01/2026 | $5,807 | | | | $5,807 |
| 18 | Faux Stone Wall<br>19266 Breynia Dr<br>Lutz FL 33558 | | | 2019<br>Non combustible | 10/01/2025<br>10/01/2026 | $42,230 | | | | $42,230 |
| 19 | Mail Boxes<br>Breynia and Leonard Rd<br>Lutz FL 33558 | | | 2019<br>Property in the Open | 10/01/2025<br>10/01/2026 | $26,222 | | | | $26,222 |
| 20 | Swing Set<br>19617 Breynia Dr<br>Lutz FL 33558 | | | 2022<br>Non combustible | 10/01/2025<br>10/01/2026 | $19,779 | | | | $19,779 |

| Total: | Building Value | Contents Value | Insured Value |
|---|---|---|---|
| | $2,615,239 | $7,074 | $2,622,313 |

Sign: Sean Craft  Print Name: Sean Craft  Date: 9/17/25

Schedule Items Effective As of: 10/01/2025

FLORIDA INSURANCE ALLIANCE

Inland Marine Schedule

***Long Lake Reserve Community Development District***

**Policy No.:** 100125326
**Agent:** Egis Insurance Advisors LLC (Boca Raton, FL)

| Item # | Department / Description | Serial Number | Classification Code | Eff. date / Term Date | Value | Deductible |
|---|---|---|---|---|---|---|
| 1 | Pool Chair Lift (perm. mounted) | | Other inland marine | 10/01/2025<br>10/01/2026 | $6,000 | $1,000 |
| 2 | Security Camera System | | Other inland marine | 10/01/2025<br>10/01/2026 | $52,811 | $1,000 |
| 3 | Water Fountains | | Other inland marine | 10/01/2025<br>10/01/2026 | $5,600 | $1,000 |
| 4 | Sound System | | Other inland marine | 10/01/2025<br>10/01/2026 | $10,000 | $1,000 |
| | | | | **Total** | **$74,411** | |

Sign: Sean Craft Print Name: Sean Craft Date: 9/17/25

# INVOICE

Egis Insurance & Risk Advisors

| | |
|---|---|
| **Customer** | Long Lake Reserve Community Development District |
| **Acct #** | 869 |
| **Date** | 09/16/2025 |
| **Customer Service** | Yvette Nunez |
| **Page** | 1 of 1 |

| **Payment Information** | |
|---|---|
| **Invoice Summary** | $ 41,917.00 |
| **Payment Amount** | |
| **Payment for:** | Invoice#29384 |
| 100125326 | |

Thank You

**Long Lake Reserve Community Development District**
**c/o Rizzetta & Company**
**3434 Colwell Ave, Suite 200**
**Tampa, FL 33614**

Please detach and return with payment

Customer: Long Lake Reserve Community Development District

| Invoice | Effective | Transaction | Description | Amount |
|---|---|---|---|---|
| 29384 | 10/01/2025 | Renew policy | Policy #100125326 10/01/2025-10/01/2026<br>Florida Insurance Alliance<br><br>Package - Renew policy<br>Due Date: 9/16/2025 | 41,917.00 |

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

| **Total** |
|---|
| $ 41,917.00 |

Thank You

*FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349*
*TO PAY VIA ACH: Accretive Global Insurance Services LLC*
*Routing ACH: 121000358 Account: 1291776914*

**Remit Payment To: Egis Insurance Advisors** (321)233-9939
P.O. Box 748555
Atlanta, GA 30374-8555 accounting@egisadvisors.com

| **Date** |
|---|
| 09/16/2025 |

# Tab 2

**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

| Quote | Date |
|---|---|
| 4943 | 8/13/2025 |

@Gladiatorpc1

@Gladiatorpc

| Billing Name / Address | |
|---|---|
| Long Lake Reserve CDD<br>3434 Colwell Avenue Suite 200<br>Tampa, FL 33614 | |
| Customer Phone | 813-515-4149 |

| Cleaning Location |
|---|
| Long Lake Reserve CDD<br>19617 Breynia Drive<br>Lutz, FL 33558<br>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. Totaling 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

Wooden Boardwalk

**Reserve at Long Lake Ranch**

**19625 Breynia**

**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<br>5844 Old Pasco Rd<br>Wesley Chapel, Fl.<br>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. | | 1,600.00 | 1,600.00 |
| Price includes all labor and materials | | | |
| 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. | | 2,150.00 | 2,150.00 |
| Price includes all labor and materials | | | |

| Client Signature | Total | $3,750.00 |
|---|---|---|

# Tab 3

**SEVENTH ADDENDUM TO THE CONTRACT FOR PROFESSIONAL AMENITY SERVICES**

This Seventh Addendum to the Contract for Professional Amenity Services (this **"Seventh Addendum"),** is made and entered into as of the 2025 day of October 1st (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 the 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 Professional Amenity Services dated September 1, 2019 (the "**Contract**"), incorporated by reference herein; and

**WHEREAS**, the District and the Consultant desire to amend Exhibit B of the Fees and Expenses 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 Exhibit B attached.

The amended Exhibit B is 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 Fifth Addendum as of the Effective Date.

| | |
|---|---|
| **Rizzetta & Company, Inc.** | **Long Lake Reserve Community Development District** |
| By:___________________________ | By:_________________________________ |
| William J. Rizzetta, President | Chairman of the Board of Supervisors |

**Exhibit B –** Schedule of Fees
**Exhibit C –** Human Trafficking Affidavit
**Exhibit D –** Municipal Advisor Disclaimer

## EXHIBIT B
## SCHEDULE OF FEES

**AMENITY MANAGEMENT SERVICES:**

Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of **October 1, 2025 to September 30, 2026.**

**PERSONNEL:**

**Clubhouse Manager**
Full Time Personnel – 40 hours/week

**Clubhouse Attendant**
Part Time Personnel – 20 hours/week

| | **ANNUAL** |
|---|---|
| Budgeted Personnel Total (1) | $ 101,900. |
| General Management and Oversight (2) | $ 13,200. |
| **Total Services Cost:** | **$ 115,100.** |

**(1).** Budgeted Personnel: These budgeted costs reflect full personnel levels required to perform the services outlined in this contract. Personnel costs includes: All direct costs related to the personnel for wages, Full-Time benefits, applicable payroll-related taxes, workers' compensation, and payroll administration and processing.

**(2).** General Management and Oversight: The costs associated with Rizzetta & Company, Inc.'s expertise and time in the implementation of the day to day scope of services, management oversight, hiring, and training of staff.

**EXHIBIT C**

Nongovernmental Entity
Human Trafficking Affidavit
Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

**FURTHER AFFIANT SAYETH NOT.**

**Rizzetta & Company, Incorporated,**
a Florida Corporation

By:

Name: William J. Rizzetta

Title: President

**EXHIBIT D**

Municipal Advisor Disclaimer

Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.

# Tab 4

SOLITUDE
LAKE MANAGEMENT


# Long Lake Reserve CDD
# Waterway Inspection Report

**Reason for Inspection:** Scheduled-recurring

**Inspection Date:** 2024-09-10

**Prepared for:**

District Manager
Rizzetta & Company

**Prepared by:**

Kevin Wilt, Service Manager

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

## TABLE OF CONTENTS

Pg

**SITE ASSESSMENTS**

PONDS A, B1, SE ____ 3

PONDS F, G2, G1 ____ 4

PONDS H1, C, B3 ____ 5

PONDS B2 ____ 6

**MANAGEMENT/COMMENTS SUMMARY** ____ 6, 7

**SITE MAP** ____ 8

## A

**Comments:**

Treatment in progress

Minor Shorelines growth normal for this time of year. Treatment is showing good signs of effectiveness Site has some shoreline Erosion.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

September 2025

September 2025

## B1

**Comments:**

Treatment in progress

Open water looks very good. Gulf Spikerush is starting to fill in. Very little shoreline grasses. Last treatment for grasses is working well.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds

September 2025

September 2025

## SE

**Comments:**

Requires attention

Minor shoreline growth. Best practice barrier from landscape getting a little tall. Minor algae starting around pond. Site will be treated next visit.

**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae

September 2025

September 2025

## F

**Comments:**

Treatment in progress

Minor shoreline weeds starting to fall out. Newly planted Gulf Spikerush looks healthy, but hasn't began spreading yet. Open water looks good. Minor grass clippings in water

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds

September 2025

September 2025

## G2

**Comments:**

Site looks good

Site has show great result from last months treatment. Minor new grow observed today.

**Action Required:**

Re-inspect next visit

**Target:**

Shoreline weeds

September 2025

September 2025

## G1

**Comments:**

Normal growth observed

Minor shoreline grasses noted. Little to no algae or submersed weeds present. Gulf Spikerush is still 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

September 2025

September 2025

## Site: H1

**Comments:**

Site looks good

Site is clear of shoreline grasses and algae. Gulf Spikerush looks healthy and is starting to fill in.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

September 2025

September 2025

## Site: C

**Comments:**

Treatment in progress

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

**Action Required:**

Routine maintenance next visit

**Target:**

Torpedograss

September 2025

September 2025

## Site: B3

**Comments:**

Normal growth observed

Shoreline grass treatment is working very well. We will fallow up next visit to remove any regrowth. Gulf Spikerush looks healthy. Minor shoreline grasses. Open water looks good

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds

September 2025

September 2025

## Site: B2

### Comments:

Normal growth observed

Shoreline weed treatment is working very well. We will continue to stay on top of any regrowth. Little to no algae present.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific

September 2025

September 2025

## Management Summary

September has been a little cooler month. We are still seeing temperatures and rainfall  that will cause plant growth. We are almost at the end of growing season, as shoreline weeds, algae, and submersed weeds should hopefully slow in upcoming months. 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. The Best practice barriers are looking a lot better of a few site.

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: kyle.wilson@solitudelake.com

Thank you for choosing Solitude Lake Management!

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


JET
A
B1
Camp Lake
B2
B3
C
SE
Henley Rd
H1
G1
G2
F
SOLITUDE
LAKE MANAGEMENT
Long Lake Reserve CDD
Lutz, FL
1/2020

# Tab 5

# October 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 Angela Del Castillo**

---

## Events Update

- Created Long Lake Reserve October Newsletter
- Planning events for November & December
- Meeting with tennis instructor

## Upcoming Events

- Wed, Oct.1st- Friday, Oct 17th - Guess the Pumpkin Weight / Win a Prize and the Pumpkin
- Friday, Oct. 10th - Coffee and Donuts 9:30am-11:30am
- Sat, Oct. 11th- Disney Villain Trivia 1:00pm – 2:00pm
- Thurs, Oct. 16tth- Latin Dance Class 6:30pm
- Sat, Oct. 25th - Fall-O-Ween / (Fall & Halloween Event) 1:00pm-5:00pm

## Clubhouse Operations/Maintenance Projects:

Pool Furniture

- 2 more loungers are broken making the total to 14

Pool

- Cooper Pool repaired the pool chair

Tennis Courts

- 3 Windscreens needed

FHP

- FHP to start in October.

Pressure Washing

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

**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 – Fixed Ramp Gate on Dock
- Office Pride – Regular services
- Yellowstone – Regular services
- Solitude – Regular Services
- Cooper Pools – Regular services & repair to pool chair
- DCSI – Access Gate System repair – All Gates

**Equipment/Playground/Dock Safety Checks**

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

**October Meetings**

- HOA ACC Meeting – Oct. 1st -6:30pm
- CDD Meeting – Oct. 6th – 9:00 am

**Facilities Upcoming Rentals (Private Event)**

- Oct. 4th – Jain Birthday Party (Pool)
- Oct. 18th – Mandaliya Birthday Party (Multi-Purpose room)
- Oct. 18th – Phillips Birthday Party (Park)

# Tab 6

Rizzetta & Company

## UPCOMING DATES TO REMEMBER

- **Next Meeting:** November 10th, 2025 @ 9:00am

# District Manager's Report

October 13th

2025

LONG LAKE RESERVE CDD

| FINANCIAL SUMMARY | 8/31/2025 |
|---|---|
| General Fund Cash & Investment Balance: | $484,061 |
| Reserve Fund Cash & Investment Balance: | $135,908 |
| Debt Service Fund Investment Balance: | $347,566 |
| **Total Cash and Investment Balances:** | **$967,535** |

**General Fund Expense Variance: $44,121 Under Budget**

# Tab 7

## 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, September 8, 2025, at 9:04 a.m.** at the Long Lake Reserve Amenity Center, located at 19617 Breynia Dr., Lutz, FL 33558.

Present and constituting a quorum were:

| | |
|---|---|
| Gabrielle Roberts | **Board Supervisor, Vice-Chairman** |
| Stephanie Greenfield | **Board Supervisor, Assistant Secretary** |
| Mark Barnum | **Board Supervisor, Assistant Secretary** |

Also present were:

| | |
|---|---|
| Sean Craft | **District Manager, Rizzetta & Co.** |
| Scott Steady | **District Counsel, Burr Forman, P.A. *(via call)*** |
| Tyson Waag | **District Engineer, Stantec Consulting *(via call)*** |
| Gregg Gruhl | **Clubhouse Manager, Rizzetta & Co**. |
| Seth Mendoza | **Representative, Yellowstone Landscaping** |
| Brian Alexander | **Representative, Yellowstone Landscaping** |
| Jason Diego | **Representative, Solitude** |
| Kyle Wilson | **Representative, Solitude** |
| | |
| Audience | None |

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

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

**SECOND ORDER OF BUSINESS** **Audience Comments**

There were no audience members present for comments.

**THIRD ORDER OF BUSINESS** **Consideration of First Addendum to Contract for District Management Services**

Mr. Craft reviewed the First Addendum to the Contract for District Management Services with the Board.

> On a Motion by Ms. Roberts, seconded by Ms. Greenfield, with all in favor, the Board of Supervisors approved the First Addendum to the Contract for District Management Services, for the Long Lake Reserve Community Development District.

**FOURTH ORDER OF BUSINESS** **Consideration of Proposal to Repair Access Master Control Panels**

> On a Motion by Ms. Roberts, seconded by Ms. Greenfield, with a majority in favor, except for Mr. Barnum the Board of Supervisors approved the proposal from DCSI, Inc. in the amount of $7,641.00 to repair the Access Master Control Panels, for the Long Lake Reserve Community Development District.

**FIFTH ORDER OF BUSINESS** **Consideration of Proposals for Pressure Washing**

The Board tabled the proposals for pressure washing the boardwalk until the October meeting.

**SIXTH ORDER OF BUSINESS** **Consideration of Proposal for ADA Chair Boom and TI Motion Handset**

> On a Motion by Ms. Greenfield, seconded by Ms. Roberts, with all in favor, the Board of Supervisors approved the proposal from Cooper Pools in the amount of $2,727.30 for the ADA Chair Boom and TI Motion Handset, for the Long Lake Reserve Community Development District.

**SEVENTH ORDER OF BUSINESS** **Staff Reports**

**A. District Counsel**

Nothing to report.

**B. District Engineer**

**i. Ratification of Change Order for MES Repair**

| On a Motion by Ms. Greenfield, seconded by Ms. Roberts, with all in favor, the Board of Supervisors ratified the Change Order from Consolidated Land Services in the amount of $4,592.32, for the Long Lake Reserve Community Development District. |
|---|

The District Engineer brought to the Board's attention that a new change order was submitted by the vendor in the amount of $1,207.00 for draining Pond C and the Board approved a motion on the condition that the vendor provides written assurance that the costs of the project will not increase from this point forward.

| On a Motion by Ms. Greenfield, seconded by Ms. Roberts, with all in favor, the Board of Supervisors approved the Change Order from Consolidated Land Services in the amount of $1,207.00 for draining Pond C, as stated above, for the Long Lake Reserve Community Development District. |
|---|

**C. Presentation of Aquatic Service Report**

The Board reviewed the aquatic report.

**D. Landscape Report**

Mr. Mendoza shared his report with the Board and the Board stated that the Boardwalk on Cherry Walk needs trimming on the side opposite the water.

**i. Consideration of Proposal for Tree Removal**

| On a Motion by Ms. Greenfield, seconded by Ms. Roberts, with all in favor, the Board of Supervisors approved the proposal from Yellowstone Landscaping in the amount of $2,200.00 for the removal of the fallen tree near Leonard Road, for the Long Lake Reserve Community Development District. |
|---|

**E. Clubhouse Manager**

**i. Presentation of Clubhouse Report**

Mr. Gruhl reviewed his report with the Board and a discussion was held regarding the October FHP schedule.

**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 October 6th, 2025, at 9:00 a.m. at the Long Lake Amenity Center.

The Board authorized Mr. Craft to approve the EGIS Insurance policy renewal notice for fiscal year 2025-2026 when it becomes available.

> On a Motion by Ms. Greenfield, seconded by Ms. Roberts, with all in favor, the Board of Supervisors authorized Mr. Craft to approve the EGIS Insurance policy renewal notice for fiscal year 2025-2026 when it becomes available, for the Long Lake Reserve Community Development District.

**EIGHTH ORDER OF BUSINESS** **Consideration of Minutes of the Board of Supervisors Meeting held on August 11, 2025**

> On a Motion by Ms. Greenfield, seconded by Mr. Barnum, with all in favor, the Board of Supervisors approved the August 11th, 2025, Meeting Minutes, as presented, for the Long Lake Reserve Community Development District.

**NINTH ORDER OF BUSINESS** **Consideration of Operation and Maintenance Expenditures For July 2025**

> On a Motion by Ms. Greenfield, seconded by Mr. Barnum, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for July 2025 ($44,202.78), for the Long Lake Reserve Community Development District.

**TENTH ORDER OF BUSINESS** **Supervisor Requests**

There were no supervisor requests.

**ELEVENTH 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 10:01 a.m., for the Long Lake Reserve Community Development District.

____________________________ ____________________________
Secretary / Assistant Secretary Chairman / Vice Chairman

# Tab 8

# 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**
**August 2025**
**For Board Approval**

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

The total items being presented: **$37,447.04**

Approval of Expenditures:

____________________________________

______ Chairperson

______ Vice Chairperson

______ Assistant Secretary

# Long Lake Reserve Community Development District

## Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

| Vendor Name | Check No | Invoice Number | Invoice Description | Invoice Amount |
|---|---|---|---|---|
| Burr & Forman, LLP | 300168 | 1585802 | General Legal Services 07/25 | $770.00 |
| Coastal Waste & Recycling, Inc. | 300156 | SW0001084443 | Monthly Waste & Recycle 08/25 | $4,404.44 |
| Cooper Pools Inc. | 300161 | 2025-1025 | Monthly Commercial Pool Service 08/25 | $1,700.00 |
| DCSI, Inc. | 300169 | 34007 | Cloud Cover Music Server Subscription 08/25 | $24.99 |
| Denise C Crowder | 300157 | DC081125 | Board of Supervisors Meeting 08/11/25 | $200.00 |
| Duke Energy | 20250828-1 | 9100 8628 5034 07/25 ACH | 19932 Leonard Rd 07/25 | $30.80 |
| Duke Energy | 20250828-2 | 9100 8628 5448 07/25 ACH | 19617 Breynia Dr - Morsani Amenity 07/25 | $975.67 |
| Duke Energy | 20250828-3 | 9100 8628 4637 07/25 ACH | 19245 Breynia Dr 07/25 | $30.80 |
| Florida Department of Revenue | 20250815 | 61-8018624517-5 07/25 ACH | Sales Tax 07/25 | $6.54 |
| HomeTeam Pest Defense, Inc. | 300152 | 111236795 | Pest Control Service 07/25 | $138.60 |
| HomeTeam Pest Defense, Inc. | 300170 | 112156881 | Pest Control Service 08/25 | $138.60 |
| Jayman Enterprises, LLC | 300153 | 4115 | Dog Station Maintenance 07/25 | $200.00 |
| Jayman Enterprises, LLC | 300162 | 4162 | Purchase and Install Light Bulbs 08/25 | $225.00 |
| Mark Barnum | 300158 | MB08125 | Board of Supervisors Meeting 08/11/25 | $200.00 |

# Long Lake Reserve Community Development District

## Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

| Vendor Name | Check No | Invoice Number | Invoice Description | Invoice Amount |
|---|---|---|---|---|
| Office Pride | 300163 | Inv-273110 | Janitorial Services 08/25 | $1,316.62 |
| Pasco County Utilities | 20250825-1 | 22805377 07/25 ACH | Morsani PH 2 Irrigation 07/25 | $0.92 |
| Pasco County Utilities | 20250825-2 | 22805376 07/25 ACH | 19932 Leonard Road 07/25 | $870.15 |
| Pasco County Utilities | 20250825-3 | 22805089 07/25 ACH | 19617 Breynia Drive 07/25 | $437.47 |
| Pasco County Utilities | 20250825-4 | 22804910 07/25 ACH | 19244 Breynia Irrigation Drive 07/25 | $444.59 |
| PC Consultants | 300171 | 108783 | Service Call 08/25 | $63.00 |
| PC Consultants | 300172 | 108786 | Serice Call 08/25 | $81.00 |
| Rizzetta & Company, Inc. | 300154 | INV0000101181 | District Management Fees 08/25 | $5,028.76 |
| Rizzetta & Company, Inc. | 300155 | INV0000101311 | Amenity Management & Oversight and Personnel Reimbursement 08/25 | $3,784.89 |
| Rizzetta & Company, Inc. | 300166 | INV0000101383 | Personnel Reimbursement 08/25 | $4,105.76 |
| SafeTouch, LLC | 300164 | 20545 | Quarterly Video Surveillance Monitoring 08/25 | $1,440.00 |
| SafeTouch, LLC | 300164 | 17061072925 | Service Call 07/25 | $175.00 |
| SafeTouch, LLC | 300164 | 17077081325 | Service Call 08/25 | $650.66 |
| SafeTouch, LLC | 300167 | 17097081225 | Service Call 08/25 | $306.25 |

# Long Lake Reserve Community Development District

## Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

| Vendor Name | Check No | Invoice Number | Invoice Description | Invoice Amount |
|---|---|---|---|---|
| Sara Schwartz | 300159 | SS081125 | Board of Supervisors Meeting 08/11/25 | $200.00 |
| Solitude Lake Management, LLC | 300165 | PSI194205 | Monthly Billing 08/25 | $1,912.00 |
| Stantec Consulting Services, Inc. | 300173 | 2444016 | Engineering Services 08/25 | $235.75 |
| Stephanie T Greenfield | 300160 | SG081125 | Board of Supervisors Meeting 08/11/25 | $200.00 |
| Valley National Bank | 20250813 | Valley CC 06/25 ACH 176 | Credit Card Expenses 06/25 | $372.03 |
| Yellowstone Landscape | 20250825 | 973328 | Monthly Landscape Maintenance 08/25 | $6,776.75 |
| **Total Report** | | | | **$ 37,447.04** |

BURR & FORMAN

*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

22 Aug 2025
Invoice # 1585802
Bill Atty: S. Steady
As of 07/31/25

0030779 LONG LAKE RESERVE CDD
0000001 General Government

**BILL SUMMARY THROUGH JULY 31, 2025**

| | |
|---|---|
| Professional Services | $770.00 |
| **TOTAL DUE THIS BILL** | **$770.00** |

RECEIVED 08/22/25

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 BFReceivables@burr.com***

# BURR & FORMAN LLP



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

22 Aug 2025
Invoice # 1585802
Bill Atty: S. Steady
As of 07/31/25

EMPLOYER I.D. #63-0322727

0030779 LONG LAKE RESERVE CDD
0000001 General Government

| Date | Description | Tkpr | Hours | Value |
|---|---|---|---|---|
| 07/14/25 | Attend Board meeting. | SIS | 0.70 | $245.00 |
| 07/21/25 | Draft and transmit resolution for budget and assessments; draft fence access agreement and email to Sean. | SIS | 1.50 | $525.00 |
| | | Total Services | 2.20 | $770.00 |

| | |
|---|---|
| Total Services and Disbursements | $770.00 |
| TOTAL NOW DUE | $770.00 |

## SUMMARY OF SERVICES

| Name | Rate | Hours | Amount |
|---|---|---|---|
| Scott I. Steady | $350.00 | 2.20 | $770.00 |
| TOTALS | | 2.20 | $770.00 |

Coastal Waste & Recycling
www.coastalwasteinc.com

# INVOICE

| | |
|---|---|
| **Invoice** | SW0001084443 |
| **Page** | Page 1 of 1 |
| **Date** | 08/01/2025 |
| **Customer** | 16950 |
| **Site** | 0 |
| **PO Number** | |
| **Due Date** | 08/26/2025 |

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

| DATE | DESCRIPTION | REFERENCE | RATE | QTY. | AMOUNT |
|---|---|---|---|---|---|
| | (0001)<br>**STEFFEN CHEERIN**<br>**1746 CHERRY WALK RD, LUTZ FL** | | | | |
| | Serv #001 96 GALLON MSW 320 - 0YD 640x Week | | | | |
| 01 - Aug | MONTHLY - WASTE COLLECTION (Aug 01/25 - Aug 31/25) | | $3,747.20 | 1.00 | $3,747.20 |
| 01 - Aug | ADMIN FEE - MONTHLY (Aug 01/25 - Aug 31/25) | | $3.95 | 1.00 | $3.95 |
| | Serv #002 18 GALLON COMMINGLE 320 - 0YD 320x Week | | | | |
| 01 - Aug | MONTHLY - RECYCLING COLLECTION (Aug 01/25 - Aug 31/25) | | $563.20 | 1.00 | $563.20 |
| 01 - Aug | CART FEE - MONTHLY (Aug 01/25 - Aug 31/25) | | $17.32 | 1.00 | $17.32 |
| 01 - Aug | FUEL SURCHARGE | | | | $72.77 |

RECEIVED 08/07/2025

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

| | |
|---|---|
| **INVOICE TOTAL** | $4,404.44 |

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

| | |
|---|---|
| **Invoice** | SW0001084443 |
| **Page** | Page 1 of 1 |
| **Date** | 08/01/2025 |
| **Customer** | 16950 |
| **Site** | 0 |
| **PO Number** | |
| **Due Date** | 08/26/2025 |

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

| | |
|---|---|
| **AMOUNT REMITTED** | |

002575 6SW016950 0000SW0001084443 00004404441

# 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.: 2025-1025
Terms: Net 30
Invoice date: 08/01/2025
Due date: 08/31/2025

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

RECEIVED 08/04/25

**Total** **$1,700.00**

## Ways to pay

VISA BANK PayPal venmo

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<br>3434 Colwell Ave. Suite 200<br>Tampa, FL 33614 |

| SHIP TO |
|---|
| Long Lake Reserve CDD<br>19617 Breynia Drive<br>Lutz, FL 33558 |

| INVOICE # | DATE | TOTAL DUE | DUE DATE | TERMS | ENCLOSED |
|---|---|---|---|---|---|
| 34007 | 08/23/2025 | $24.99 | 09/07/2025 | Net 15 | |

| P.O. NUMBER | SALES REP | ACCT#/LOT/BLK |
|---|---|---|
| Install Date: 6/23/25 | DC | Clubhouse Audio |

| DATE | ACTIVITY | QTY | RATE | AMOUNT |
|---|---|---|---|---|
| | **Cloud Cover Music Server Subscription**<br>Cloud Cover Music is a service that offers clean, commercial free, public performance license, remote control over the internet, and music mixes and scheduling.<br><br>$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 08/26/25

**Long Lake Reserve CDD**

Meeting Date: August 11, 2025

## SUPERVISOR PAY REQUEST

| Name of Board Supervisor | Check if Paid |
|---|---|
| Gabrielle Roberts | |
| Sara Schwartz | ✓ |
| Denise Crowder | ✓ |
| Stephanie Greenfield | ✓ |
| Mark Barnum | ✓ |

GR 081125
SS 081125
DC 081125
SG 081125
MB 081125

(*) Does not get paid

***NOTE: Supervisors are only paid if checked present.***

RECEIVED 08/12/25

## EXTENDED MEETING TIMECARD

| | |
|---|---|
| Meeting Start Time: | 6:02 |
| Meeting End Time: | 6:47 |
| Total Meeting Time: | :45 |

| | |
|---|---|
| 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: [signature]

DUKE ENERGY
duke-energy.com
877.372.8477

# Your Energy Bill



**Service address**
LONG LAKE RESERVE COMMUNITY
DEVELOPMENTDISTRICT
19932 LEONARD RD
SIGN

| | |
|---|---|
| Bill date | Aug 5, 2025 |
| For service | Jul 2 - Aug 1 |
| | 31 days |

Account number **9100 8628 5034**

## Billing summary

| | |
|---|---|
| Previous Amount Due | $30.80 |
| *Payment Received Jul 24* | -30.80 |
| Current Electric Charges | 30.00 |
| Taxes | 0.80 |
| **Total Amount Due Aug 26** | **$30.80** |

$

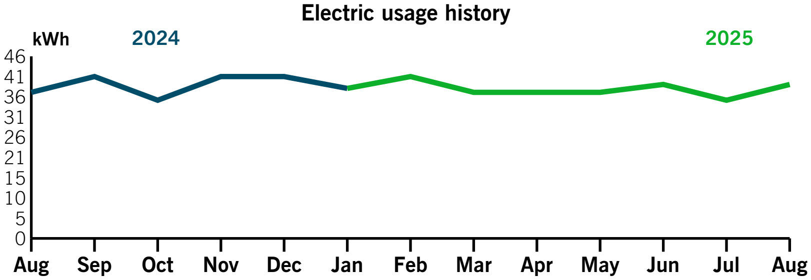
Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.3%, Purchased Power 2.8%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.9% (For prior 12 months ending June 30, 2025).

RECEIVED 08/08/25

## Your usage snapshot

**Electric usage history**




**Average temperature in degrees**

| Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 84° | 82° | 76° | 72° | 64° | 56° | 67° | 68° | 76° | 81° | 82° | 84° | 87° |

| | Current Month | Aug 2024 | 12-Month Usage | Avg Monthly Usage |
|---|---|---|---|---|
| Electric (kWh) | 39 | 37 | 461 | 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

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

Account number
**9100 8628 5034**

### Amount of automatic draft

| | |
|---|---|
| **$30.80** *by Aug 26* | *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**

**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

889100862850340006600000000000000000000308000000030803

duke-energy.com
877.372.8477

Account number **9100 8628 5034**
200583906234

## We're here for you

| | |
|---|---|
| **Report an emergency** | |
| Electric outage | duke-energy.com/outages<br>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<br>800.700.8744 |
| By mail payable to Duke Energy | P.O. Box 1094<br>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: Sep 2**
Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

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

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

**When you pay by check**
We may process the payment as a regular check or convert it into a one-time electronic check payment.

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

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

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

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

DUKE ENERGY

duke-energy.com
877.372.8477

Account number **9100 8628 5034**

## Your usage snapshot - Continued

| **Current electric usage for meter number 3589801** | | |
|---|---|---|
| Actual reading on Aug 1 | | 2426 |
| Previous reading on Jul 2 | | - 2387 |
| Energy Used | | 39 kWh |
| Billed kWh | 39.000 kWh | |

## Billing details - Electric

| **Billing Period - Jul 02 25 to Aug 01 25** | | |
|---|---|---|
| **Meter - 3589801** | | |
| Customer Charge | $17.32 | |
| Energy Charge | | |
| 39.000 kWh @ 12.173c | 4.74 | |
| Fuel Charge | | |
| 39.000 kWh @ 3.925c | 1.53 | |
| Asset Securitization Charge | | |
| 39.000 kWh @ 0.187c | 0.07 | |
| Minimum Bill Adjustment | 6.34 | |
| **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 | |
| **Total Taxes** | | **$0.80** |

duke-energy.com
877.372.8477

# Your Energy Bill



**Service address**
LONG LAKE RESERVE COMMUNITY DEVELOPMENTDISTRICT
19617 BREYNIA DR
*MORSANI AMENITY

Bill date Aug 5, 2025
For service Jul 2 - Aug 1
31 days

Account number **9100 8628 5448**

## Billing summary

| | |
|---|---|
| Previous Amount Due | $906.85 |
| *Payment Received Jul 24* | -906.85 |
| Current Electric Charges | 950.45 |
| Taxes | 25.22 |
| **Total Amount Due Aug 26** | **$975.67** |

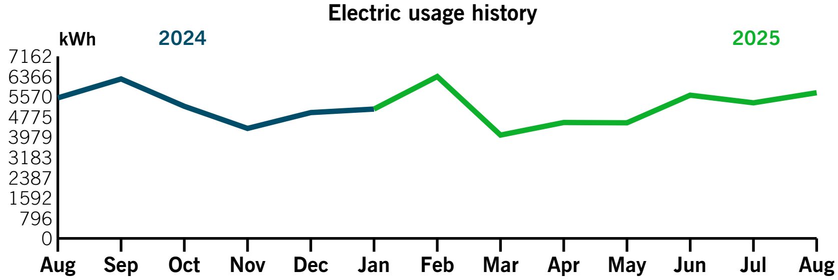
Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.3%, Purchased Power 2.8%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.9% (For prior 12 months ending June 30, 2025).

RECEIVED 08/08/25

## Your usage snapshot

**Electric usage history**




**Average temperature in degrees**

84° 82° 76° 72° 64° 56° 67° 68° 76° 81° 82° 84° 87°

| | Current Month | Aug 2024 | 12-Month Usage | Avg Monthly Usage |
|---|---|---|---|---|
| Electric (kWh) | 5,730 | 5,527 | 62,063 | 5,172 |
| Avg. Daily (kWh) | 185 | 178 | 170 | |
| 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**

**Amount of automatic draft**

| | |
|---|---|
| **$975.67** *by Aug 26* | *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**

**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

889100862854480006600000000000000097567000000975670

## We're here for you

**Report an emergency**

| | |
|---|---|
| Electric outage | duke-energy.com/outages<br>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<br>800.700.8744 |
| By mail payable to Duke Energy | P.O. Box 1094<br>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: Sep 2**
Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

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

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

**When you pay by check**
We may process the payment as a regular check or convert it into a one-time electronic check payment.

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

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

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

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

duke-energy.com
877.372.8477

Account number **9100 8628 5448**

## Your usage snapshot - Continued

| **Current electric usage for meter number 1008121** | | |
|---|---|---|
| Actual reading on Aug 1 | | 205161 |
| Previous reading on Jul 2 | | - 199431 |
| Energy Used | | 5,730 kWh |
| Billed kWh | 5,730.000 kWh | |

## Billing details - Electric

| **Billing Period - Jul 02 25 to Aug 01 25** | |
|---|---|
| **Meter - 1008121** | |
| Customer Charge | $17.32 |
| Energy Charge | |
| 5,730.000 kWh @ 12.173c | 697.51 |
| Fuel Charge | |
| 5,730.000 kWh @ 3.925c | 224.90 |
| Asset Securitization Charge | |
| 5,730.000 kWh @ 0.187c | 10.72 |
| **Total Current Charges** | **$950.45** |

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 | $0.83 |
| Gross Receipts Tax | 24.39 |
| **Total Taxes** | **$25.22** |

DUKE ENERGY

duke-energy.com
877.372.8477

# Your Energy Bill



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

| | |
|---|---|
| Bill date | Aug 5, 2025 |
| For service | Jul 2 - Aug 1 |
| | 31 days |

Account number **9100 8628 4637**

## Billing summary

| | |
|---|---|
| Previous Amount Due | $30.80 |
| *Payment Received Jul 24* | -30.80 |
| Current Electric Charges | 30.00 |
| Taxes | 0.80 |
| **Total Amount Due Aug 26** | **$30.80** |

$

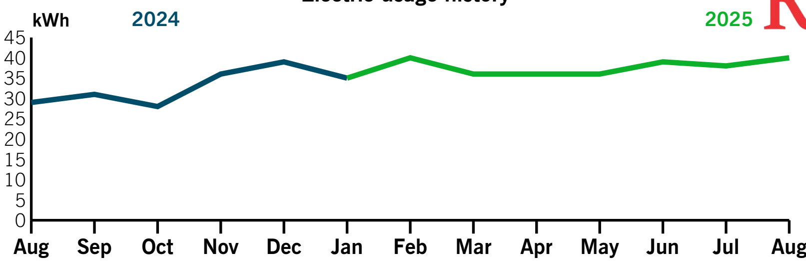
Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.3%, Purchased Power 2.8%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.9% (For prior 12 months ending June 30, 2025).

RECEIVED 08/08/25

## Your usage snapshot

**Electric usage history**




**Average temperature in degrees**

| Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 84° | 82° | 76° | 72° | 64° | 56° | 67° | 68° | 76° | 81° | 82° | 84° | 87° |

| | Current Month | Aug 2024 | 12-Month Usage | Avg Monthly Usage |
|---|---|---|---|---|
| Electric (kWh) | 40 | 29 | 434 | 36 |
| 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

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

Account number
**9100 8628 4637**

### Amount of automatic draft

| | |
|---|---|
| **$30.80** *by Aug 26* | *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**

**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

## We're here for you

| | |
|---|---|
| **Report an emergency** | |
| Electric outage | duke-energy.com/outages<br>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<br>800.700.8744 |
| By mail payable to Duke Energy | P.O. Box 1094<br>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

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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.

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 Aug 1 | | 2341 |
| Previous reading on Jul 2 | | - 2301 |
| Energy Used | | 40 kWh |
| Billed kWh | 40.000 kWh | |

## Billing details - Electric

| **Billing Period - Jul 02 25 to Aug 01 25** | |
|---|---|
| **Meter - 3539949** | |
| Customer Charge | $17.32 |
| Energy Charge | |
| 40.000 kWh @ 12.173c | 4.86 |
| Fuel Charge | |
| 40.000 kWh @ 3.925c | 1.57 |
| Asset Securitization Charge | |
| 40.000 kWh @ 0.187c | 0.07 |
| Minimum Bill Adjustment | 6.18 |
| **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 |
| **Total Taxes** | **$0.80** |

MyFlorida.com

State of Florida
# Department of Revenue



**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: 250814564414

**DR15-EZ**

| Certificate Number | Collection Period | Confirm Date and Time |
|---|---|---|
| 61-8018624517-5 | 07/2025 | 08/14/2025 11:45:00 AM ET |

### Location Address

19617 BREYNIA DR
LUTZ, FL 33558-5612

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

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

| | |
|---|---|
| **Debit Date:** | 8/15/2025 |
| **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, Staff Accountan |
| **Phone Number:** | 813-533-2950 |
| **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 Internet/Out-of-State Purchases) | $ | 93.46 |

**Discretionary Sales Surtax Information**

| | | | |
|---|---|---|---|
| A. | Taxable Sales and Purchases **Not** Subject to Discretionary Sales Surtax | $ | 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.**

# Service Slip/Invoice

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

**INVOICE:** 111236795
**DATE:** 07/30/2025
**ORDER:** 111236795

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

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

| Work Date | Time | Target Pest | Technician | | Time In |
|---|---|---|---|---|---|
| 07/30/2025 | 08:37 AM | | BLDEARTH | Branden Dearth | |

| Purchase Order | Terms | Last Service | Map Code | | Time Out |
|---|---|---|---|---|---|
| | DUE UPON RECEIPT | 07/30/2025 | N/A | Lic:JE325021 | |

| Service | Description | Price |
|---|---|---|
| IS | Taexx Pest Control Service | $138.60 |

Hi,

Today's 6-Point Advantage Service:

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

RECEIVED 07/31/25

| | |
|---|---|
| **SUBTOTAL** | $138.60 |
| **TAX** | $0.00 |
| **AMT. PAID** | $0.00 |
| **TOTAL** | $138.60 |

**AMOUNT DUE** **$138.60**

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

HomeTeam PEST DEFENSE®

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

# Invoice and detailed service report

**INVOICE #: 111236795**

WORK DATE: 07/30/2025

| **BILL-TO** | **3030534** |
|---|---|
| Long Lake Reserve CDD<br>C/o Rizzetta & Co.<br>12750 Citrus Park Ln Ste 115<br>Tampa, FL 33625-3784 | |
| Phone: | 813-515-4149 |

| **LOCATION** | **2929829** |
|---|---|
| Long Lake Reserve CDD<br>CLUB HOUSE<br>19617 Breynia Dr<br>Lutz, FL 33558 | |
| Phone: | 813-515-4149 |
| Mobile: | 813-515-4149 |

**Time In:** 07/30/2025 08:37:00 AM
**Time Out:** 07/30/2025 09:04:12 AM

**Customer Signature**

Customer Unavailable to Sign

**Technician Signature**

BD

Branden Dearth
**License #:** JE325021

| Purchase Order | Terms | Service Description | Quantity | Unit Price | Amount |
|---|---|---|---|---|---|
| None | DUE UPON RECEIPT | Taexx Pest Control Service | 1.00 | 138.60 | 138.60 |

| | |
|---|---|
| ***Subtotal*** | 138.60 |
| ***Tax*** | 0.00 |
| ***Total*** | 138.60 |
| **Total Due:** | **138.60** |

## Today's Service Comments

Hi,

Today's 6-Point Advantage Service:

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

Today's Service Comments:

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

Curbside Call was completed, yes.

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

Your next scheduled service month will be August.

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

## PRODUCTS APPLICATION SUMMARY

| Material | Lot # | EPA # | A.I. % | A.I. Conc. | Active Ingredient | Finished Qty | Undiluted Qty |
|---|---|---|---|---|---|---|---|
| Demand G | | 100-1240 | 0.0450% | n/a | Lambda-cyhalothrin | 4.0000 Pound | 4.0000 Pound |

**Areas Applied:** Exterior perimeter
**Target Pests:** Ants

| Material | Lot # | EPA # | A.I. % | A.I. Conc. | Active Ingredient | Finished Qty | Undiluted Qty |
|---|---|---|---|---|---|---|---|
| Suspend Polyzone | | 101563-143 | 4.7500% | 0.0080 | Deltamethrin | 20.0000 Fluid Ounce | 0.0337 Fluid Ounce |

**Areas Applied:** Exterior entry points
**Target Pests:** Spiders

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

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

# Invoice and detailed service report

**INVOICE #: 111236795**

WORK DATE: 07/30/2025

## PRODUCTS APPLICATION SUMMARY

| Material | Lot # | EPA # | A.I. % | A.I. Conc. | Active Ingredient | Finished Qty | Undiluted Qty |
|---|---|---|---|---|---|---|---|
| Tandem | | 100-1437 | 15.1000% | 0.0260 | Thiamethoxam 11.6%; Lambda-cyhalothrin 3.5% | 3.5000 Gallon | 0.0060 Gallon |

**Areas Applied:** Exterior perimeter
**Target Pests:** Roaches

## PRODUCTS APPLIED

| Material / EPA # | A.I. % / A.I. Concentration | Finished Qty / Undiluted Qty | Application Equipment / Application Method | Sq/Cu/L Ft | Time / Lot # |
|---|---|---|---|---|---|
| Suspend Polyzone | 4.7500% | 20.0000 Fluid Ounce | One Gallon Compressed Sprayer | | 9:02:49 AM |
| 101563-143 | 0.00800000 | 0.0337 Fluid Ounce | Spot Treatment | | |

**Target Pests:** Spiders
**Areas Applied:** Exterior entry points

**Weather:** 0˚, 0 MPH

| Material / EPA # | A.I. % / A.I. Concentration | Finished Qty / Undiluted Qty | Application Equipment / Application Method | Sq/Cu/L Ft | Time / Lot # |
|---|---|---|---|---|---|
| Demand G | 0.0450% | 4.0000 Pound | Spreader | | 9:02:40 AM |
| 100-1240 | n/a | 4.0000 Pound | Broadcast | | |

**Target Pests:** Ants
**Areas Applied:** Exterior perimeter

**Weather:** 0˚, 0 MPH

| Material / EPA # | A.I. % / A.I. Concentration | Finished Qty / Undiluted Qty | Application Equipment / Application Method | Sq/Cu/L Ft | Time / Lot # |
|---|---|---|---|---|---|
| Tandem | 15.1000% | 3.5000 Gallon | Backpack Compressed Sprayer | | 9:02:58 AM |
| 100-1437 | 0.02600000 | 0.0060 Gallon | Perimeter | | |

**Target Pests:** Roaches
**Areas Applied:** Exterior perimeter

**Weather:** 0˚, 0 MPH

## GENERAL COMMENTS / INSTRUCTIONS

We strive to ensure the best service for our valued customers, which may include occasional adjustments to service rates. If you have questions about your service or invoice, please call us at (813)886-4700. Pay online at www.pestdefense.com
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Treated Area(s) - Do not allow unprotected persons, children or pets to touch, enter or replace items or bedding, to contact or enter treated area(s) until dry. Ventilation/Reoccupying - Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water if not removed or covered during a treatment. This area should be odor free before food products are placed in the area. Exterior Applications (Baits) - Do not allow grazing or feed, lawn or sod clippings to livestock after bait applications. Do not burn treated fire wood for one month after treatment. Granular Application(s) Do not water to the point of run-off.

# Service Slip/Invoice

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

**INVOICE:** 112156881
**DATE:** 08/22/2025
**ORDER:** 112156881

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

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

| Work Date | Time | Target Pest | Technician | | Time In |
|---|---|---|---|---|---|
| 08/22/2025 | 09:08 AM | | BLDEARTH | Branden Dearth | |

| Purchase Order | Terms | Last Service | Map Code | | Time Out |
|---|---|---|---|---|---|
| | DUE UPON RECEIPT | 08/22/2025 | N/A | Lic:JE325021 | |

| Service | Description | Price |
|---|---|---|
| IS | Taexx Pest Control Service | $138.60 |

Hi Long Lake,

Today's 6-Point Advantage Service:

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

| | |
|---|---|
| **SUBTOTAL** | $138.60 |
| **TAX** | $0.00 |
| **AMT. PAID** | $0.00 |
| **TOTAL** | $138.60 |

**AMOUNT DUE** **$138.60**

RECEIVED 08/25/25

BD

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE



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

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

PLEASE PAY FROM THIS INVOICE

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

# Invoice and detailed service report

## INVOICE #: 112156881

WORK DATE: 08/22/2025

| BILL-TO | 3030534 |
|---|---|
| Long Lake Reserve CDD<br>C/o Rizzetta & Co.<br>12750 Citrus Park Ln Ste 115<br>Tampa, FL 33625-3784 | |
| Phone: | 813-515-4149 |

| LOCATION | 2929829 |
|---|---|
| Long Lake Reserve CDD<br>CLUB HOUSE<br>19617 Breynia Dr<br>Lutz, FL 33558 | |
| Phone: | 813-515-4149 |
| Mobile: | 813-515-4149 |

**Time In:** 08/22/2025 09:08:00 AM
**Time Out:** 08/22/2025 09:17:01 AM

**Customer Signature**

Customer Unavailable to Sign

**Technician Signature**

Branden Dearth
**License #:** JE325021

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

## Today's Service Comments

Hi Long Lake,

Today's 6-Point Advantage Service:

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

Today's Service Comments:

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

Curbside Call was completed, yes.

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

Your next scheduled service month will be in September.

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

## PRODUCTS APPLICATION SUMMARY

| Material | Lot # | EPA # | A.I. % | A.I. Conc. | Active Ingredient | Finished Qty | Undiluted Qty |
|---|---|---|---|---|---|---|---|
| Demand G | | 100-1240 | 0.0450% | n/a | Lambda-cyhalothrin | 3.5000 Pound | 3.5000 Pound |

**Areas Applied:** Exterior perimeter
**Target Pests:** Argentine Ant

| Material | Lot # | EPA # | A.I. % | A.I. Conc. | Active Ingredient | Finished Qty | Undiluted Qty |
|---|---|---|---|---|---|---|---|
| Suspend Polyzone | | 101563-143 | 4.7500% | 0.0080 | Deltamethrin | 18.0000 Fluid Ounce | 0.0303 Fluid Ounce |

**Areas Applied:** Exterior entry points
**Target Pests:** Spiders

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

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

**Invoice and detailed service report**

**INVOICE #: 112156881**

WORK DATE: 08/22/2025

## PRODUCTS APPLICATION SUMMARY

| Material | Lot # | EPA # | A.I. % | A.I. Conc. | Active Ingredient | Finished Qty | Undiluted Qty |
|---|---|---|---|---|---|---|---|
| Tandem | | 100-1437 | 15.1000% | 0.0260 | Thiamethoxam 11.6%; Lambda-cyhalothrin 3.5% | 3.0000 Gallon | 0.0052 Gallon |

**Areas Applied:** Exterior perimeter
**Target Pests:** Roaches

## PRODUCTS APPLIED

| Material / EPA # | A.I. % / A.I. Concentration | Finished Qty / Undiluted Qty | Application Equipment / Application Method | Sq/Cu/L Ft | Time / Lot # |
|---|---|---|---|---|---|
| Suspend Polyzone | 4.7500% | 18.0000 Fluid Ounce | One Gallon Compressed Sprayer | | 9:08:58 AM |
| 101563-143 | 0.00800000 | 0.0303 Fluid Ounce | Spot Treatment | | |

**Target Pests:** Spiders
**Areas Applied:** Exterior entry points

**Weather:** 0°, 0 MPH

| Material / EPA # | A.I. % / A.I. Concentration | Finished Qty / Undiluted Qty | Application Equipment / Application Method | Sq/Cu/L Ft | Time / Lot # |
|---|---|---|---|---|---|
| Demand G | 0.0450% | 3.5000 Pound | | | 9:10:07 AM |
| 100-1240 | n/a | 3.5000 Pound | Broadcast | | |

**Target Pests:** Argentine Ant
**Areas Applied:** Exterior perimeter

**Weather:** 0°, 0 MPH

| Material / EPA # | A.I. % / A.I. Concentration | Finished Qty / Undiluted Qty | Application Equipment / Application Method | Sq/Cu/L Ft | Time / Lot # |
|---|---|---|---|---|---|
| Tandem | 15.1000% | 3.0000 Gallon | Backpack Compressed Sprayer | | 9:09:09 AM |
| 100-1437 | 0.02600000 | 0.0052 Gallon | Perimeter | | |

**Target Pests:** Roaches
**Areas Applied:** Exterior perimeter

**Weather:** 0°, 0 MPH

## GENERAL COMMENTS / INSTRUCTIONS

We strive to ensure the best service for our valued customers, which may include occasional adjustments to service rates. If you have questions about your service or invoice, please call us at (813)886-4700. Pay online at www.pestdefense.com
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Treated Area(s) - Do not allow unprotected persons, children or pets to touch, enter or replace items or bedding, to contact or enter treated area(s) until dry. Ventilation/Reoccupying - Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water if not removed or covered during a treatment. This area should be odor free before food products are placed in the area. Exterior Applications (Baits) - Do not allow grazing or feed, lawn or sod clippings to livestock after bait applications. Do not burn treated fire wood for one month after treatment. Granular Application(s) Do not water to the point of run-off.

Invoice

# Jayman Enterprises, LLC


1020 HILL FLOWER DR
Brooksville, FL 34604

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


| Date | Invoice # |
|---|---|
| 7/31/2025 | 4115 |

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

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

| Quantity | Description | Rate | Amount |
|---|---|---|---|
| | July 2025 Dog station maintenance | 200.00 | 200.00 |

RECEIVED 07/29/2025

All work is complete!

Total $200.00

Invoice

**Jayman Enterprises, LLC**

1020 HILL FLOWER DR
Brooksville, FL 34604

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

| Date | Invoice # |
|---|---|
| 8/14/2025 | 4162 |

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

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

| Quantity | Description | Rate | Amount |
|---|---|---|---|
| | Purchase and Install Light bulbs throughout main hall and Mail area. 4 in total needed replacement leaving 2 for future use.<br><br>Price includes all labor and materials | 225.00 | 225.00 |

RECEIVED 08/14/25

All work is complete!

Total $225.00

# 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-273110** |
| **Invoice Date:** | **08-01-2025** |
| **Due Date:** | **08/31/2025** |

**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 | 08/31/2025 | 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** |
| | | **PAYMENT/CREDIT APPLIED** | **$0.00** |
| | | **AMOUNT DUE** | **$1,316.62** |

RECEIVED 08/21/25

**Reference Inv-273110 with your payment to ensure prompt and accurate application.**

***BILLING QUESTIONS: BILLINGSERVICES@OFFICEPRIDE.COM***

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

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: **MORSANI PH 2 IRRIGATION**
Bill Number: 22805377
Billing Date: 8/4/2025
Billing Period: 6/18/2025 to 7/18/2025

| Account # | Customer # |
|---|---|
| 1013885 | 01399734 |

**Please use the 15-digit number below when making a payment through your bank**

101388501399734

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

| Service | Meter # | Previous | | Current | | # of Days | Consumption in thousands |
|---|---|---|---|---|---|---|---|
| | | Date | Read | Date | Read | | |
| Irrig Potable | 18091001 | 6/18/2025 | 992 | 7/18/2025 | 992 | 30 | 0 |

Usage History

| | Water | Irrigation |
|---|---|---|
| July 2025 | | 0 |
| June 2025 | | 0 |
| May 2025 | | 0 |
| April 2025 | | 0 |
| March 2025 | | 0 |
| February 2025 | | 0 |
| January 2025 | | 0 |
| December 2024 | | 0 |
| November 2024 | | 0 |
| October 2024 | | 0 |
| September 2024 | | 0 |
| August 2024 | | 0 |

Transactions

| | |
|---|---|
| Previous Bill | -20.64 CR |
| **Balance Forward** | -20.64 CR |
| Current Transactions | |
| Irrigation | |
| Water Base Charge | 21.56 |
| **Total Current Transactions** | 21.56 |
| **TOTAL BALANCE DUE** | **$0.92** |

RECEIVED 08/05/25

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Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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| | |
|---|---|
| Account # | 1013885 |
| Customer # | 01399734 |
| Balance Forward | -20.64 CR |
| Current Transactions | 21.56 |
| **Total Balance Due** | **$0.92** |
| **Due Date** | **8/21/2025** |

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

**The Total Due will be electronically transferred on 08/21/2025.**

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

PASCO COUNTY UTILITIES
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Pay By Phone: 1-855-786-5344

1 0 1
42-52319

LONG LAKE RESERVE CDD

Service Address: **19932 LEONARD ROAD**
Bill Number: 22805376
Billing Date: 8/4/2025
Billing Period: 6/18/2025 to 7/18/2025

| Account # | Customer # |
|---|---|
| 1013880 | 01399734 |

**Please use the 15-digit number below when making a payment through your bank**

101388001399734

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

| Service | Meter # | Previous | | Current | | # of Days | Consumption in thousands |
|---|---|---|---|---|---|---|---|
| | | Date | Read | Date | Read | | |
| Irrig Potable | 190296326 | 6/18/2025 | 8334 | 7/18/2025 | 8464 | 30 | 130 |

Usage History

| | Water | Irrigation |
|---|---|---|
| July 2025 | | 130 |
| 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 |

Transactions

| | | |
|---|---|---|
| Previous Bill | | 843.09 |
| Payment 07/21/25 | | -843.09 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 | 55.0 Thousand Gals X $9.02 | 496.10 |
| **Total Current Transactions** | | 870.15 |
| **TOTAL BALANCE DUE** | | **$870.15** |

RECEIVED 08/05/25

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| | |
|---|---|
| Account # | 1013880 |
| Customer # | 01399734 |
| Balance Forward | 0.00 |
| Current Transactions | 870.15 |
| **Total Balance Due** | **$870.15** |
| **Due Date** | **8/21/2025** |

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

**The Total Due will be electronically transferred on 08/21/2025.**

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

PASCO COUNTY UTILITIES
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PASCO COUNTY UTILITIES
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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: 22805089
Billing Date: 8/4/2025
Billing Period: 6/18/2025 to 7/18/2025

**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 Date | Previous Read | Current Date | Current Read | # of Days | Consumption in thousands |
|---|---|---|---|---|---|---|---|
| Water | 14328640 | 6/18/2025 | 1013 | 7/18/2025 | 1045 | 30 | 32 |

Usage History

| | Water |
|---|---|
| July 2025 | 32 |
| 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 |

Transactions

| | | |
|---|---|---|
| Previous Bill | | 238.95 |
| Payment 07/21/25 | | -238.95 CR |
| **Balance Forward** | | 0.00 |
| Current Transactions | | |
| Water | | |
| Water Base Charge | | 39.80 |
| Water Tier 1 | 25.0 Thousand Gals X $2.10 | 52.50 |
| Water Tier 2 | 7.0 Thousand Gals X $3.34 | 23.38 |
| Sewer | | |
| Sewer Base Charge | | 99.71 |
| Sewer Charges | 32.0 Thousand Gals X $6.94 | 222.08 |
| **Total Current Transactions** | | 437.47 |
| **TOTAL BALANCE DUE** | | **$437.47** |

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.
Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at bit.ly/PascoRegional2024. To request a

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| | |
|---|---|
| Account # | 1002200 |
| Customer # | 01399734 |
| Balance Forward | 0.00 |
| Current Transactions | 437.47 |
| **Total Balance Due** | **$437.47** |
| **Due Date** | **8/21/2025** |

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

**The Total Due will be electronically transferred on 08/21/2025.**

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

PASCO COUNTY UTILITIES
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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: 22804910
Billing Date: 8/4/2025
Billing Period: 6/18/2025 to 7/18/2025

| Account # | Customer # |
|---|---|
| 0991370 | 01393846 |

**Please use the 15-digit number below when making a payment through your bank**

099137001393846

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

| Service | Meter # | Previous Date | Previous Read | Current Date | Current Read | # of Days | Consumption in thousands |
|---|---|---|---|---|---|---|---|
| Irrig Potable | 14369796 | 6/18/2025 | 4663 | 7/18/2025 | 4729 | 30 | 66 |

Usage History

| | Water | Irrigation |
|---|---|---|
| July 2025 | | 66 |
| 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 |

Transactions

| | | |
|---|---|---|
| Previous Bill | | 390.47 |
| Payment 07/21/25 | | -390.47 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 | 28.0 Thousand Gals X $9.02 | 252.56 |
| **Total Current Transactions** | | 444.59 |
| **TOTAL BALANCE DUE** | | **$444.59** |

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| | |
|---|---|
| Account # | 0991370 |
| Customer # | 01393846 |
| Balance Forward | 0.00 |
| Current Transactions | 444.59 |
| **Total Balance Due** | **$444.59** |
| **Due Date** | **8/21/2025** |

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

**The Total Due will be electronically transferred on 08/21/2025.**

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

# PC Consultants

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

**Invoice** **108783**

## INVOICE

**Customer**

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

| | |
|---|---|
| Date | 8/24/2025 |
| Quote No. | Verbal |
| Rep | Ken Johnson |
| FOB | Remote |

| Qty | Description | Unit Price | TOTAL |
|---|---|---|---|
| 0.3 | *Labor: 08/09/25 - Remote into Lenovo AIO w/ Shawna; AD:1366332924; Canon MF743cdw laser printer offline; Had power outtage earlier; Araknid router had power interuption causing DHCP IP addresses to reset; Run Advanced IP Scanner; Canon IP has moved to new IP 192.168.10.109 from .104; Create new printer standard TCPIP port 192.168.10.109 & apply to MF743cdw; Printer now printing stored print jobs; Print test page as well; OK.* ***Actual PCC Remote Time: 10:54AM - 11:12AM = .3 Hrs*** ***Billed Time: .3 Hrs @ $70 Per Hr*** | $70.00 | $21.00 |
| 0.3 | *Labor: 08/20/25 - Remote into Lenovo AIO w/ Gregg; AD:1366332924; Canon MF743cdw laser printer offline; Had power outtage earlier; Araknid router had power interuption causing DHCP IP addresses to reset; Run Advanced IP Scanner; Canon IP has moved to new IP 192.168.10.107 from .109; Create new printer standard TCPIP port 192.168.10.107 & apply to MF743cdw; Printer now printing stored print jobs; Print test page as well; Need to assign manual IP address to Canon MF743dw in the .220-.254 range so Araknid router can't keep re-assigning new IP each time there is power failure.* ***Actual PCC Remote Time: 9:30AM - 9:48AM = .3 Hrs*** ***Billed Time: .3 Hrs @ $70 Per Hr*** | $70.00 | $21.00 |
| 0.3 | *Labor: 08/20/25 - Remote into Lenovo AIO w/ Shawna; AD:1366332924; Canon MF743cdw laser printer offline; Had power outtage earlier; Araknid router had power interuption causing DHCP IP addresses to reset; Run Advanced IP Scanner; Canon IP has moved to new IP 192.168.10.106 from .107; Create new printer standard TCPIP port 192.168.10.106 & apply to MF743cdw; Printer now printing stored print jobs; Print test page as well; Need to assign manual IP address to Canon MF743cdw in the .220-.254 range so Araknid router can't keep re-assigning new IP each time there is power failure; This will require me or someone to access LCD panel on printer & assign manual IP in .220 - .254 available IP range.* ***Actual PCC Remote Time: 5:00PM - 5:18PM = .3 Hrs*** ***Billed Time: .3 Hrs @ $70 Per Hr*** | $70.00 | $21.00 |
| | *Florida Consumer Certificate of Exemption Long Lake Reserve CDD Certificate Number: 85-8017347501C-9 Expires On: 09/30/2027* | | |
| | *Clubnouse Address: 19617 Breynia Drive, Lutz, FL.* | | |

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| | |
|---|---|
| *SubTotal* | $63.00 |
| *FL Sales Tax* | $0.00 |
| **TOTAL** | $63.00 |

**Payment Details**

- ○ Cash
- ○ Check
- ◉ Net 15 #VALUE!

*Thank You For Your Order!*

*Latest Technologies, Old Fashioned Service*

# PC Consultants

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

**Invoice** **108786**

## INVOICE

**Customer**

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

| | |
|---|---|
| Date | *8/27/2025* |
| Quote No. | *Verbal* |
| Rep | *Ken Johnson* |
| FOB | *Service Call* |

| Qty | Description | Unit Price | TOTAL |
|---|---|---|---|
| *0.8* | *Labor: 08/26/25 - Gregg asked me to perform service call to fix IP address issue happening to Canon MF743Cdw after every power outtage or brownout; Run Advanced IP Scanner; Printer IP has moved to 192.168.10.108 from 192.168.10.106; Dig through old PCC invoices in Outlook where I remembered creating a Canon account login that I had documented; Found it; User: 1917; Password: 1917; Login to Canon printer thru LCD panel using account name/pw; Change IP address from DHCP enabled to Static IP: 192.168.10.251; Apply changes; Restart printer to adopt change; Re-run Advanced IP Scanner to verify Canon printer IP now: 192.168.10.251; Create Canon SNMP (Simple Network Management Protocol) port: 192.168.10.251 & apply to Canon MF743Cdw; Test print; OK; Printer will no longer change IP addresses during outtage; IP now manually assigned in the upper portion of the IP address range list where it is safe. Update Google Chrome browser; Delete obsolete TCPIP ports for Canon no longer needed (.106,.107.,108.,109).* ***Actual PCC Remote Time: 2:00PM - 2:48PM = .8 Hrs*** ***Billed Time: .8 Hrs @ $70 Per Hr*** | *$70.00* | *$56.00* |
| | *Florida Consumer Certificate of Exemption<br>Long Lake Reserve CDD<br>Certificate Number: 85-8017347501C-9<br>Expires On: 09/30/2027* | | |
| | *Clubhouse Address: 19617 Breynia Drive, Lutz, FL.* | | |
| *1* | *Service Call: 08/26/2025* | *$25.00* | *$25.00* |
| | | *SubTotal* | *$81.00* |
| | | *FL Sales Tax* | *$0.00* |
| | | **TOTAL** | *$81.00* |

**Payment Details**

- ○ Cash
- ○ Check
- ◉ Net 15 #VALUE!

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*Latest Technologies, Old Fashioned Service*

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

# Invoice

| Date | Invoice # |
|---|---|
| 8/2/2025 | INV0000101181 |

**Bill To:**

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

RECEIVED 07/30/25

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

| Description | Qty | Rate | Amount |
|---|---|---|---|
| Accounting Services | 1.00 | $1,704.42 | $1,704.42 |
| Administrative Services | 1.00 | $426.08 | $426.08 |
| Dissemination Services | 1.00 | $416.67 | $416.67 |
| Financial & Revenue Collections | 1.00 | $473.42 | $473.42 |
| Management Services | 1.00 | $1,903.17 | $1,903.17 |
| Website Compliance & Management | 1.00 | $105.00 | $105.00 |

| | |
|---|---|
| **Subtotal** | $5,028.76 |
| **Total** | $5,028.76 |

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

# Invoice

| Date | Invoice # |
| --- | --- |
| 8/2/2025 | INV0000101311 |

**Bill To:**

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

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

| Description | Qty | Rate | Amount |
| --- | --- | --- | --- |
| Amenity Management & Oversight | 1.00 | $1,100.00 | $1,100.00 |
| Personnel Reimbursement | 1.00 | $2,684.89 | $2,684.89 |

| | |
| --- | --- |
| **Subtotal** | $3,784.89 |
| **Total** | $3,784.89 |

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

# Invoice

| Date | Invoice # |
|---|---|
| 8/15/2025 | INV0000101383 |

**Bill To:**

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

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

| Description | Qty | Rate | Amount |
|---|---|---|---|
| Personnel Reimbursement | 1.00 | $4,105.76 | $4,105.76 |

| | |
|---|---|
| **Subtotal** | $4,105.76 |
| **Total** | $4,105.76 |

# Invoice

safetouch

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

| Bill To | Installation Address |
| --- | --- |
| Long Lake Reserve CDD<br>C/O Rizzetta & Company<br>3434 Colwell Ave Ste 200<br>Tampa, FL 33614 | Club House<br>19625 Breynia Drive<br>Lutz, FL 33558 |

| P.O. No. | Date | Invoice # | Due Date | Acct # |
| --- | --- | --- | --- | --- |
| | 08/01/2025 | 20545 | 08/31/2025 | VID0166 |

| Qty | Description |
| --- | --- |
| | Quarterly Video Surveillance Monitoring |
| 3 | Event Based Remote Video Monitoring |

RECEIVED 08/01/25

| | |
| --- | --- |
| **Subtotal** | $1,440.00 |
| **Sales Tax (0.0%)** | $0.00 |
| **Total** | $1,440.00 |
| **Balance Due** | $1,440.00 |

***Securiteam is now a part of Safetouch!***

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

# Invoice

| Bill To | Ship To |
|---|---|
| Long Lake Reserve CDD<br>C/O Rizzetta & Company<br>3434 Colwell Ave Ste 200<br>Tampa, FL 33614 | Long Lake Reserve CDD<br>Club House<br>19617 Breynia Drive<br>Lutz, FL 33558 |

| Date | Invoice # | P.O. No. | Terms | Due Date |
|---|---|---|---|---|
| 8/1/2025 | 17061072925 | | Net 30 | 8/31/2025 |

| QTY | Description |
|---|---|
| 1 | Service Labor - 1 hour minimum<br><br>"Job#: 14534<br><br>Date Submitted: 07/29/25/Schedule Date: 07/29/25<br><br>Community Name: Long Lake Reserve<br><br>Location: All gates<br><br>Requested By: Shawn Piccolo<br><br>Email(s): manager@longlakereserve.com<br><br>Phone Number: +1 (813) 515-4149<br><br>Repair Authorization: 0<br><br>Issue Reported: all gates are not working.  access card readers are but gates are not allowing entry.<br><br>Work Completed: - Performed a hard reset on the controller to prevent potential lockouts.<br>- Verified that all gate access points are now fully operational."<br><br>RECEIVED 08/01/25 |

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| | |
|---|---|
| **Subtotal** | $175.00 |
| **Sales Tax (0.0%)** | $0.00 |
| **Total** | $175.00 |
| **Payments/Credits** | $0.00 |
| **Balance Due** | $175.00 |

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

# Invoice

| Bill To | Ship To |
|---|---|
| Long Lake Reserve CDD<br>C/O Rizzetta & Company<br>3434 Colwell Ave Ste 200<br>Tampa, FL 33614 | Long Lake Reserve CDD<br>Club House<br>19617 Breynia Drive<br>Lutz, FL 33558 |

| Date | Invoice # | P.O. No. | Terms | Due Date |
|---|---|---|---|---|
| 8/15/2025 | 17077081325 | | Net 30 | 9/14/2025 |

| QTY | Description |
|---|---|
| 1 | HID Multiclass RP15 Mullion Smart Card Reader |
| 1 | Service Labor - 1 hour minimum<br>"Job#: 14559<br><br>Date Submitted: 07/30/25/Schedule Date: 08/13/25<br><br>Community Name: Long Lake Reserve<br><br>Location: Tennis Gate<br><br>Requested By: Shawn Piccolo<br><br>Email(s): manager@longlakereserve.com<br><br>Phone Number: +1 (813) 515-4149<br><br>Repair Authorization: 0<br><br>Issue Reported: Tennis gate not reading access cards upon arrival at 9am.  We tried multiple access cards and none of them are working.<br><br>Work Completed: -Replaced tennis court card reader" |

RECEIVED 08/15/2025

Securiteam is now part of Safetouch Security!

| | |
|---|---|
| **Subtotal** | $650.66 |
| **Sales Tax (0.0%)** | $0.00 |
| **Total** | $650.66 |
| **Payments/Credits** | $0.00 |
| **Balance Due** | $650.66 |

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

# Invoice

| Bill To | Ship To |
|---|---|
| Long Lake Reserve CDD<br>C/O Rizzetta & Company<br>3434 Colwell Ave Ste 200<br>Tampa, FL 33614 | Long Lake Reserve CDD<br>Club House<br>19617 Breynia Drive<br>Lutz, FL 33558 |

| Date | Invoice # | P.O. No. | Terms | Due Date |
|---|---|---|---|---|
| 8/20/2025 | 17097081225 | | Net 30 | 9/19/2025 |

| QTY | Description |
|---|---|
| 1.75 | Service Labor - 1 hour minimum<br>"Job#: 14587<br><br>Date Submitted: 08/08/25/Schedule Date: 08/12/25<br><br>Community Name: Long Lake Reserve CDD<br><br>Location: N/A<br><br>Requested By: Greg Gruhl<br><br>Requested Via: Phone Call<br><br>Email(s): crivera@rizzetta.com, manager@longlakereserve.com, saraschwartz.rllr@gmail.com, scraft@rizzetta.com<br><br>Phone Number: 813-318-2075<br><br>Repair Authorization: N/A<br><br>Issue Reported: Entire system offline<br><br>Work Completed: - Met onsite with Greg.<br>- Rebooted the entire access control system.<br>- Assessed damage following reported lightning strike." |

RECEIVED 08/20/25

| | |
|---|---|
| **Subtotal** | $306.25 |
| **Sales Tax (0.0%)** | $0.00 |
| **Total** | $306.25 |
| **Payments/Credits** | $0.00 |
| **Balance Due** | $306.25 |

Securiteam is now part of Safetouch Security!

SOLITUDE
LAKE MANAGEMENT

# 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: PSI194205
Invoice Date: 8/2/2025

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 | 8/2/2025 |
| Due Date | 9/1/2025 |
| Terms | Net 30 |

| | |
|---|---|
| Customer ID | 9879 |
| P.O. Number | |
| P.O. Date | 8/2/2025 |
| Our Order No. | |

| Item/Description | Unit | Order Qty | Quantity | Unit Price | Total Price |
|---|---|---|---|---|---|
| Annual Maintenance<br>August Billing<br>8/1/2025 - 8/31/2025<br>Lake All<br>Wetland 1<br>Wetland 2 | | 1 | 1 | 1,912.00 | 1,912.00 |

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

RECEIVED 085/02/25

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

Stantec

# INVOICE



| | |
|---|---|
| **Invoice Number** | 2444016 |
| **Invoice Date** | August 25, 2025 |
| **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
Federal Tax ID
11-2167170

**Project Description:** Long Lake Reserve CDD

| | |
|---|---|
| **Stantec Project Manager:** | Waag, Tyson |
| **Authorization Amount:** | $10,327.00 |
| **Authorization Previously Billed:** | $6,558.25 |
| **Authorization Budget Remaining:** | $3,533.00 |
| **Authorization Billed to Date:** | $6,794.00 |
| **Current Invoice Due:** | $235.75 |
| **For Period Ending:** | August 25, 2025 |

**Email Invoice:** CDDinvoice@rizzetta.com
**CC:** scraft@rizzetta.com

RECEIVED 08/27/25

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

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

**INVOICE**

| | |
|---|---|
| **Invoice Number** | 2444016 |
| **Project Number** | 238202113 |

## Top Task 2025 — 2025 FY General Consulting

**Professional Services**

| Billing Level | Date | Hours | Rate | Current Amount |
|---|---|---|---|---|
| Level 09 | | | | |
| Nurse, Vanessa M | 2025-07-22 | 0.25 | 183.00 | 45.75 |
| | | **0.25** | | **45.75** |
| Level 10 | | | | |
| Waag, R Tyson (Tyson) | 2025-07-17 | 0.25 | 190.00 | 47.50 |
| Waag, R Tyson (Tyson) | 2025-07-24 | 0.25 | 190.00 | 47.50 |
| Waag, R Tyson (Tyson) | 2025-08-07 | 0.50 | 190.00 | 95.00 |
| | | **1.00** | | **190.00** |
| **Professional Services Subtotal** | | **1.25** | | **235.75** |

| | |
|---|---|
| **Top Task 2025 Total** | **235.75** |
| Total Fees & Disbursements | $235.75 |
| **INVOICE TOTAL (USD)** | **$235.75** |

Billing Backup

| Date | Project | Task | Expnd Type | Employee/Supplier | Quantity | Bill Rate | Bill Amount | Comment | AP Ref. # |
|---|---|---|---|---|---|---|---|---|---|
| 2025-07-22 | 238202113 | 2025 | Direct - Regular | NURSE, VANESSA M | 0.25 | 183.00 | 45.75 | DOWNLOADED FY2025 BUDGET AND UPDATED LATEST DM INFO IN PREPARATION TO OPEN NEW FY2025 TASK | |
| 2025-07-17 | 238202113 | 2025 | Direct - Regular | WAAG, R TYSON (TYSON) | 0.25 | 190.00 | 47.50 | EMAIL DM TO UPDATE THEM REGARDING PROJECT MANAGER AND DISTRICT ENGINEER CHANGES. | |
| 2025-07-24 | 238202113 | 2025 | Direct - Regular | WAAG, R TYSON (TYSON) | 0.25 | 190.00 | 47.50 | TEAM COORDINATION MEETING. | |
| 2025-08-07 | 238202113 | 2025 | Direct - Regular | WAAG, R TYSON (TYSON) | 0.50 | 190.00 | 95.00 | REVIEW EMAIL CORRESPONDENCE REGARDING TREE OWNERSHIP AND RESPOND TO DM AND CLUBHOUSE MANAGER. | |
| | | | **Total Project 238202113** | | **1.25** | | **$235.75** | | |

0 LONG LAKE RESERVE CDD 0

## ACCOUNT SUMMARY

| | |
|---|---|
| Credit Limit | $10,000.00 |
| Credit Available | $9,627.00 |
| Statement Closing Date | June 30, 2025 |
| Days in Billing Cycle | 30 |
| Previous Balance | $0.00 |
| Payments & Credits | $0.00 |
| Purchases & Other Charges | $372.03 |
| Balance Transfer | $0.00 |
| **FEES CHARGED** | $0.00 |
| **INTEREST CHARGED** | $0.00 |
| New Balance | $372.03 |

Questions? Call Customer Service
Toll Free - 1-844-626-6581
International Collect - 1-301-665-4442
TTY 1-301-665-4443

## PAYMENT INFORMATION

| | |
|---|---|
| New Balance | $372.03 |
| **Minimum Payment Due** | **$372.03** |
| **Payment Due Date** | **July 25, 2025** |

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

## TRANSACTIONS

| Tran Date | Post Date | Reference Number | Transaction Description | Amount |
|---|---|---|---|---|
| | | **KELLIE SPRAGUE** | **$372.03** | |
| 06/03 | 06/03 | 82305094SEHNP9XPD | AMAZON MARK* NH8O32OT2 SEATTLE WA<br>MCC: 5999 MERCHANT ZIP: | 12.27 |
| 06/06 | 06/06 | 55432864X5VNXR3SE | AMAZON.COM*N61HB0U90 AMZN.COM/BILL WA<br>MCC: 5942 MERCHANT ZIP: | 100.00 |
| 06/06 | 06/06 | 02305374YHEX1A0ST | PUBLIX #1219 LUTZ FL<br>MCC: 5411 MERCHANT ZIP: 33558 | 25.62 |
| 06/12 | 06/12 | 5543286535XJTKMY3 | AMAZON MKTPL*NA6QI48P2 AMZN.COM/BILL WA<br>MCC: 5942 MERCHANT ZIP: | 68.00 |
| 06/12 | 06/12 | 823050954EHMHWB9E | AMAZON MARK* NH1PS1YD0 SEATTLE WA<br>MCC: 5999 MERCHANT ZIP: | 69.15 |
| 06/12 | 06/12 | 823050954EHMHW92L | AMAZON MARK* NA5B61CI1 SEATTLE WA<br>MCC: 5999 MERCHANT ZIP: | 40.77 |
| 06/12 | 06/12 | 02305375400HL59QN | PUBLIX #1219 LUTZ FL | 32.24 |

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope

Valley Bank
Commercial Services
180 Fountain Parkway N
St Petersburg FL 33716

## PAYMENT INFORMATION

| | |
|---|---|
| **Payment Due Date** | **July 25, 2025** |
| **New Balance** | **$372.03** |
| Minimum Payment Due | $372.03 |
| Past Due Amount | $0.00 |
| Amount Enclosed: | $ |

0 LONG LAKE RESERVE CDD 0
LONG LAKE RESERVE COMMUNITY DEVELO
3434 COLWELL AVE SUITE 200
TAMPA FL 33614

Make Check Payable to:

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

## TRANSACTIONS (continued)

| Tran Date | Post Date | Reference Number | Transaction Description | Amount |
|---|---|---|---|---|
| | | | MCC: 5411 MERCHANT ZIP: 33558 | |
| 06/12 | 06/12 | 823050953EHMSF4EE | AMAZON MARK* NA2Z30592 SEATTLE WA | 23.98 |
| | | | MCC: 5999 MERCHANT ZIP: | |
| | | **MICHELLE WHITE** | **$0.00** | |

## IMPORTANT ACCOUNT INFORMATION

$0 - $372.03 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 07/25/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

## REWARDS SUMMARY

| | | |
|---|---|---|
| Previous Cashback Balance | $0.00 | THE MORE YOU SPEND, THE MORE YOU EARN |
| Cashback Earned this Statement | $0.93 | $0-$500,000 = 0.25% |
| New Cashback Balance | $0.93 | $500,001-$1,500,000 = 0.60% |
| Your cashback will be award on | Feb 2026 | $1,500,00-$4,000,000 = 0.75% |
| | | $4,000,001-$12,500,000 = 0.90% |
| | | $12,500,001+ = 1.00% |

## INTEREST CHARGE CALCULATION

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

| Type of Balance | **ANNUAL PERCENTAGE RATE (APR)** | Balance Subject to Interest Rate | Days in Billing Cycle | **Interest Charge** |
|---|---|---|---|---|
| Purchases | 14.25% (v) | $0.00 | 30 | $0.00 |

(v) = variable (f) = fixed

**Paying Interest and Your Grace Period:** We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.

Beginning August 1, 2019, the cash reward tiers on your Valley OneCard will be changing.
See the table below:

| *Tiers* | *Cashback %* |
|---|---|
| *$0 - $500,000* | *0.25* |
| *$500,001 - $1,500,000* | *0.60* |
| *$1,500,001 - $4,000,000* | *0.75* |
| *$4,000,001 - $12,500,000* | *0.90* |
| *$12,500,001 +* | *1.00* |

Your accumulated rewards will not change, however beginning August 1, rewards on additional spend will be calculated using the percentages above.
This change will not impact the timing of your rewards credit (i.e. if you were due to receive your rewards in September, you will still receive them in September).

## INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

As used below, *you* and *your* refer to the accountholder (i.e., the corporate customer) and *we*, *our* and *us* refer to Valley National Bank. Your Valley OneCard is issued and credit is extended by Valley National Bank.

### MAKING PAYMENTS

You will pay us the total amount shown as due on each Billing Statement on or before the Payment Due Date shown on that Billing Statement. If you do not make payment in full by the payment due date, in addition to our other rights under your Agreement, we may, at our option, assess a late fee and finance charge in accordance with your Agreement. There is no right to defer any payment due on an Account. In addition, you will pay us the amount of all fees and charges according to the schedule of charges currently in effect. All charges are subject to change upon 30 days prior notice, except that any increase in charges to offset any increase in fees charged to us by any supplier for services used in delivering the services covered by your Agreement may become effective in less than 30 days.

Payments will be automatically deducted from the Valley Bank [business checking account] that you have designated. Should payment not be received for any reason, you may incur additional fees and finance charges. All credits for payments to your Account are subject to final payment by the institution on which the item of payment was drawn. Payments on your Account will be applied in the following order: finance charges, fees, your Account balance.

### BALANCE COMPUTATION METHOD

[We calculate the average daily balance on your Account in two categories: (1) Purchases and (2) Cash Advances. To get the "average daily balance" for each category, we take the beginning balance of your Account for that category each day. We then add any new transactions in that category, which may include Fees and Interest. We then subtract any new payments or credits. This gives us the daily balance for each category. We then add up all the daily balances for each category for the billing cycle. We then divide the total by the number of days in the billing cycle. This gives us the Average Daily Balance for Purchases and the Average Daily Balance for Cash Advances.]

### INTEREST

In the event you do not pay your balance(s) in full by the due date, your balance(s) may be subject to an interest rate or interest charges, as further described in your Agreement. Your due date is the 25th of each month. If the 25th falls on a weekend or holiday, your payment will be due the business day before the weekend/ holiday. We will not charge you interest if you pay your balance(s) in full by the due date each month.

### CREDIT BALANCE

Any credit balance on your Account] is money we owe you. You can make charges against this amount or request a full refund of the amount by calling us at the Contact Us number on the front of this statement.

### NOTICE TO PAST-DUE CUSTOMERS:

If there is a message on this statement that your account is past due, this is an attempt to collect a debt; any information we obtain will be used for that purpose.

### WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you or a Cardholder think there is an error on your statement, call us at (844) 626-6581 international (301) 665-4442. or write to us at: PO Box 2988 Omaha, NE 68103-2988 .

You must contact us within 60 days after the error appeared on your statement. Please provide us with the following information:

- *Account information:* Your name and account number.
- *Dollar amount:* The dollar amount of the suspected error.
- *Description of Problem:* Describe what you believe is wrong and why you believe it is a mistake.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

### YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

If you are dissatisfied with the goods or services that you have purchased with your Valley OneCard, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase. To use this right, all of the following must be true:

1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than $50.
2. You must have used your Valley OneCard for the purchase. Purchases made with cash advances do not qualify.
3. You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us *in writing* at PO Box 2988 Omaha, NE 68103-2988 or call us at (844) 626-6581 international (301) 665-444.

While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

### TELEPHONE MONITORING AND RECORDING.

You acknowledge that telephone calls and other communications you provide to us may be monitored and recorded for training and quality control purposes. You agree that we may, and you authorize us to, monitor, record, retain and reproduce your telephone calls and any other communications you provide to us, regardless of how transmitted to us, as evidence of your authorization to act in connection with any Transaction, your Account or other service contemplated by this Agreement. We will not be liable for any losses or damages that are incurred as a result of these actions. We are not, however, under any obligation to monitor, record, retain or reproduce such items, unless required to do so by Applicable Law.

**Long Lake Reserve CDD**

**Clubhouse Credit Card Ending 6979**

**06/01/25-06/30/25**

***All Expenditures must be supported by receipts in order to be eligible for reimbursement.***
***Attach all receipts to this form.***

| | | | | **Programs - Events** |
|---|---|---|---|---|
| | | | | **57400-4775** |
| **Date** | **Vendor Name** | **Reason for Expenditure** | **Amount** | |
| **6/1/2025** | **Beginning Balance** | **Beginning Balance** | **0.00** | |
| 6/3/2025 | Amazon.com | Decoart DuraClear Varnish | $ (12.27) | $ (12.27) |
| 6/6/2025 | Amazon.com | Gift Card | $ (100.00) | $ (100.00) |
| 6/6/2025 | Publix | Mandala Art Class | $ (25.62) | $ (25.62) |
| 6/11/2025 | Amazon.com | Foam Golf Clubs | $ (68.00) | $ (68.00) |
| 6/11/2025 | Amazon.com | Games & Puzzles | $ (69.15) | $ (69.15) |
| 6/11/2025 | Amazon.com | Balloon Arch Kit | $ (40.77) | $ (40.77) |
| 6/12/2025 | Publix | Fathers Day Party | $ (32.24) | $ (32.24) |
| 6/11/2025 | Amazon.com | Fathers Day Party | $ (23.98) | $ (23.98) |
| | | | | |
| | | | | |
| | | | | |
| | | 001-10102 | **(372.03)** | **(372.03)** |

RECEIVED 08/04/25

amazon.com

## Final Details for Order #112-2445234-2089829

**Order Placed:** June 3, 2025
**Amazon.com order number:** 112-2445234-2089829
**Order Total: $12.27**

| Shipped on June 3, 2025 | |
|---|---|
| **Items Ordered**<br>1 of: *Decoart DuraClear Varnish, Gloss DS19-9, 8 fl oz Bottle*<br>Sold by: Zorvella (seller profile)<br>Condition: New | **Price**<br>$12.27 |
| **Shipping Address:**<br>Manager Long Lake Reserve<br>19617 BREYNIA DR<br>LUTZ, FL 33558-5612<br>United States<br><br>**Shipping Speed:**<br>FREE Prime Delivery | Item(s) Subtotal: $12.27<br>Shipping & Handling: $0.00<br>-----<br>Total before tax: $12.27<br>Sales Tax: $0.00<br>-----<br>**Total for This Shipment: $12.27**<br>----- |

| Payment information | |
|---|---|
| **Payment Method:**<br>MasterCard \| Last digits: 6979<br><br>**Billing address**<br>Manager Long Lake Reserve<br>19617 BREYNIA DR<br>LUTZ, FL 33558-5612<br>United States | Item(s) Subtotal: $12.27<br>Shipping & Handling: $0.00<br>-----<br>Total before tax: $12.27<br>Estimated Tax: $0.00<br>-----<br>**Grand Total: $12.27** |
| **Credit Card transactions** | MasterCard ending in 6979: June 3, 2025: $12.27 |

To view the status of your order, return to Order Summary .

amazon.com

## Final Details for Order #112-0430081-0485825

Print this page for your records.

**Order Placed:** June 6, 2025
**Amazon.com order number:** 112-0430081-0485825
**Order Total: $100.00**

### Gift Cards

| Received | Amount |
|---|---|
| **E-mail gift card to: vaishaliun@gmail.com**<br>- **From:** Manager Reserve<br>- **Message:**<br>We love you!!!!! | $100.00 |

### Payment information

| | |
|---|---|
| Item(s) Subtotal: | $100.00 |
| | ----- |
| Total before tax: | $100.00 |
| Estimated tax to be collected: | $0.00 |
| | ----- |
| **Grand Total:** | **$100.00** |

**Payment Method:**
MasterCard | Last digits: 6979

To view the status of your order, return to Order Summary.

**Please note:** This is not a VAT invoice.

Long Lake Res

CDD Receipt for Pay

Date: 6.6.25

From: Publix

Amount: 25.62

Purchased by: KS

Purpose: Mandala Art Class

Scanned: ____________

Publix

The Shoppes at Sunlake Centre
18901 State Road 54
Lutz, FL 33558
Store Manager: Robert Hodges
813-948-1275

1219 66Q 089 654

| | |
|---|---|
| 15CT GUAV CHS PSTY | 5.99 F |
| SHOT GLASSES W/LID | 3.99 T |
| 24CT ASSORTED CKIE | 5.99 F |
| SPINDRIFT RASP LIM | 6.89 T F |
| PUBLIX SPRNG WATER | |
| 1 @ 2 FOR 4.00 | 2.00 F |
| SPINDRIFT PCHSTRAW | 6.89 T F |
| Promotion | -6.89 T F |

| | |
|---|---|
| Order Total | 24.86 |
| Sales Tax | 0.76 |
| Grand Total | 25.62 |
| Credit Payment | 25.62 |
| Change | 0.00 |

Savings Summary
Special Price Savings 6.89

***************************************
* Your Savings at Publix *
* 6.89 *
***************************************

Receipt ID: 1219 66Q 089 654

PRESTO!
Trace #: 081350
Reference #: 1246086124
Acct #: XXXXXXXXXXXX6979
Purchase Mastercard
Amount: $25.62
Auth #: 006887

CREI PURCHASE

amazon.com

## Final Details for Order #112-4365569-8233843

**Order Placed:** June 11, 2025
**Amazon.com order number:** 112-4365569-8233843
**Order Total: $68.00**

| Shipped on June 12, 2025 | |
|---|---|
| **Items Ordered** | **Price** |
| 2 of: *MAC-T PE08663 Foam Golf Clubs, 27" Length Putters, Assorted Colors, Pack of 6*<br>Sold by: Nasco Education (seller profile)<br>Condition: New | $34.00 |

**Shipping Address:**
Manager Long Lake Reserve
19617 BREYNIA DR
LUTZ, FL 33558-5612
United States

**Shipping Speed:**
Standard Shipping

| | |
|---|---|
| Item(s) Subtotal: | $68.00 |
| Shipping & Handling: | $0.00 |
| | ----- |
| Total before tax: | $68.00 |
| Sales Tax: | $0.00 |
| | ----- |
| **Total for This Shipment:** | **$68.00** |
| | ----- |

### Payment information

**Payment Method:**
MasterCard | Last digits: 6979

**Billing address**
Manager Long Lake Reserve
19617 BREYNIA DR
LUTZ, FL 33558-5612
United States

| | |
|---|---|
| Item(s) Subtotal: | $68.00 |
| Shipping & Handling: | $0.00 |
| | ----- |
| Total before tax: | $68.00 |
| Estimated Tax: | $0.00 |
| | ----- |
| **Grand Total:** | **$68.00** |

**Credit Card transactions** MasterCard ending in 6979: June 12, 2025: $68.00

To view the status of your order, return to Order Summary .

amazon.com

Final Details for Order #112-9829988-8972251

**Order Placed:** June 11, 2025
**Amazon.com order number:** 112-9829988-8972251
**Order Total: $69.15**

**Shipped on June 11, 2025**

| **Items Ordered** | **Price** |
|---|---|
| 1 of: *Ganowo Fidget Snake Cube Mini Twist Puzzle(12PACK) -Party Favors for Kid 8-12, Goody Bag Filler,Carnival Prizes,Classroo m Students Gift for Kids,Teens*<br>Sold by: USMETOO (seller profile)<br>Business Price<br>Condition: New | $11.38 |
| 1 of: *FUN LITTLE TOYS Mini Animals Building Blocks Sets for Goodie Bags, Prizes, Birthday Gifts, Party Favors for Kids 12 Boxe s Christmas Stocking Stuffers*<br>Sold by: Fun Little Toys (seller profile)<br>Business Price<br>Condition: New | $18.50 |

**Shipping Address:**
Manager Long Lake Reserve
19617 BREYNIA DR
LUTZ, FL 33558-5612
United States

**Shipping Speed:**
Delivery in fewer trips to your address

| | |
|---|---|
| Item(s) Subtotal: | $29.88 |
| Shipping & Handling: | $0.00 |
| | ----- |
| Total before tax: | $29.88 |
| Sales Tax: | $0.00 |
| | ----- |
| **Total for This Shipment:** | **$29.88** |
| | ----- |

**Shipped on June 12, 2025**

| **Items Ordered** | **Price** |
|---|---|
| 1 of: *Funny Fidget Spinner Bulk Toys Mini 20 Pcs,Birthday Gifts Party Favors Supplies Goodie Bags Stuffers for Kids Adults,Sen sory Toys for Boys Girls Anxiety Stress Relief,Treasure Box Toy Classroom Prizes*<br>Sold by: MINGKE-US (seller profile)<br>Condition: New | $15.99 |

**Shipping Address:**
Manager Long Lake Reserve
19617 BREYNIA DR
LUTZ, FL 33558-5612
United States

**Shipping Speed:**
Delivery in fewer trips to your address

| | |
|---|---|
| Item(s) Subtotal: | $15.99 |
| Shipping & Handling: | $0.00 |
| | ----- |
| Total before tax: | $15.99 |
| Sales Tax: | $0.00 |
| | ----- |
| **Total for This Shipment:** | **$15.99** |
| | ----- |

**Shipped on June 12, 2025**

| **Items Ordered** | **Price** |
|---|---|
| 1 of: *Qyeahkj 30pcs Father's Day Craft Kits for Kids, Fun DIY Paper Handmade Trophy Tie Craft for Daddys Day Girls Boys H ome Classroom Indoor Game Activities Favors*<br>Sold by: QyeahUS (seller profile)<br>Business Price<br>Condition: New | $9.99 |

**Shipping Address:**
Manager Long Lake Reserve
19617 BREYNIA DR
LUTZ, FL 33558-5612
United States

**Shipping Speed:**
Delivery in fewer trips to your address

| | |
|---|---|
| Item(s) Subtotal: | $9.99 |
| Shipping & Handling: | $0.00 |
| | ----- |
| Total before tax: | $9.99 |
| Sales Tax: | $0.00 |
| | ----- |
| **Total for This Shipment:** | **$9.99** |
| | ----- |

**Shipped on June 12, 2025**

| **Items Ordered** | **Price** |
|---|---|
| 1 of: *Jucoan 4 Pack Golf Putting Cup and Flag, Plastic Golf Hole Putting Practice Training Cup Aids for Men Woman Kid Adult In door Outdoor Backyard Office*<br>Sold by: Jucoan (seller profile)<br>Business Price<br>Condition: New | $13.29 |

**Shipping Address:**
Manager Long Lake Reserve
19617 BREYNIA DR
LUTZ, FL 33558-5612
United States

**Shipping Speed:**
Delivery in fewer trips to your address

| | |
|---|---|
| Item(s) Subtotal: | $13.29 |
| Shipping & Handling: | $0.00 |
| | ----- |
| Total before tax: | $13.29 |
| Sales Tax: | $0.00 |
| | ----- |
| **Total for This Shipment:** | **$13.29** |
| | ----- |

**Payment information**

**Payment Method:**
MasterCard | Last digits: 6979

**Billing address**
Manager Long Lake Reserve
19617 BREYNIA DR
LUTZ, FL 33558-5612
United States

| | |
|---|---|
| Item(s) Subtotal: | $69.15 |
| Shipping & Handling: | $0.00 |
| | ----- |
| Total before tax: | $69.15 |
| Estimated Tax: | $0.00 |
| | ----- |
| **Grand Total:** | **$69.15** |

**Credit Card transactions** MasterCard ending in 6979: June 12, 2025: $69.15

To view the status of your order, return to Order Summary .

amazon.com

Final Details for Order #112-7285303-0586625

**Order Placed:** June 11, 2025
**Amazon.com order number:** 112-7285303-0586625
**Order Total: $40.77**

**Shipped on June 12, 2025**

| **Items Ordered** | **Price** |
|---|---|
| 2 of: *Green and Brown Balloon Garland Arch Kit,Brow Green and Black Balloons Garland Kit with 2pcs Star Foil Balloons for Vide o Theme Jungle Safari Game Party Baby Shower Grauation Birthday Decorations*<br>Sold by: MingdeUS (seller profile)<br>Business Price<br>Condition: New | $14.39 |

**Shipping Address:**
Manager Long Lake Reserve
19617 BREYNIA DR
LUTZ, FL 33558-5612
United States

**Shipping Speed:**
Delivery in fewer trips to your address

| | |
|---|---|
| Item(s) Subtotal: | $28.78 |
| Shipping & Handling: | $0.00 |
| | ----- |
| Total before tax: | $28.78 |
| Sales Tax: | $0.00 |
| | ----- |
| **Total for This Shipment:** | **$28.78** |
| | ----- |

**Shipped on June 12, 2025**

| **Items Ordered** | **Price** |
|---|---|
| 1 of: *4 Pack Green Gingham Tablecloths, Green and White Checkered Tablecloths 86.6 x 51.2 Inches Gingham Table Covers Rectangu*<br>*lar Waterproof Picnic Table Covers for Birthday Party Holiday Outdoor Supplies*<br>Sold by: GTZMY (seller profile)<br>Condition: New | $11.99 |

**Shipping Address:**
Manager Long Lake Reserve
19617 BREYNIA DR
LUTZ, FL 33558-5612
United States

**Shipping Speed:**
Delivery in fewer trips to your address

| | |
|---|---|
| Item(s) Subtotal: | $11.99 |
| Shipping & Handling: | $0.00 |
| | ----- |
| Total before tax: | $11.99 |
| Sales Tax: | $0.00 |
| | ----- |
| **Total for This Shipment:** | **$11.99** |
| | ----- |

**Payment information**

**Payment Method:**
MasterCard | Last digits: 6979

**Billing address**
Manager Long Lake Reserve
19617 BREYNIA DR

| | |
|---|---|
| Item(s) Subtotal: | $40.77 |
| Shipping & Handling: | $0.00 |
| | ----- |
| Total before tax: | $40.77 |
| Estimated Tax: | $0.00 |

| | |
|---|---|
| LUTZ, FL 33558-5612<br>United States | -----<br>**Grand Total: $40.77** |
| **Credit Card transactions** | MasterCard ending in 6979: June 12, 2025: $40.77 |

To view the status of your order, return to Order Summary .

Long Lake

CDD Receipt for

Date: 6/12

From: Publix

Amount: 26.95

Purchased by: KS

Purpose: Father's Day

Scanned:

Publix

The Shoppes at Sunlake Centre
18901 State Road 54
Lutz, FL 33558-5268
(813) 948-1275
Store Manager: Robert Hodges

| | | |
|---|---|---|
| Thomas Cin Raisin Bagels | F | 5.29 |
| Thomas Plain Bagels | F | 0.00 |
| You saved: $5.29 | | |
| Thomas Blueberry Bagel | F | 5.29 |
| Thomas Plain Bagels | F | 0.00 |
| You saved: $5.29 | | |
| Thomas Cin Swirl Bagels | F | 5.29 |
| Thomas Everything Bagel | F | 0.00 |
| You saved: $5.29 | | |
| Starbucks Caramel Machiat | F | 6.49 |
| Starbucks Crml Mach Zero | F | 0.00 |
| You saved: $6.49 | | |
| Thomas Everything Bage | F | 5.29 |
| Kell Ng Sft Bkd Appl Cinn | F | 4.59 |
| Kell Ng Sft Bkd Mxd Berry | F | 0.00 |
| You saved: $4.59 | | |

| | |
|---|---|
| Subtotal | 32.24 |
| Total Tax | 0.00 |
| Total | 32.24 |
| Credit | 32.24 |
| Change | 0.00 |

******************************************

SAVINGS: $26.95

******************************************

MasterCard: *6979 $32.24
Credit Card Purchase
Auth/Trace: 012339/054412 Chip Read
Reference: 001639686394
A0000000041010
Mastercard

06/12/2025 11:47AM
Thank you for shopping at Store 1219
Your cashier today was Jordan D.
9751, 0105, 242

Club Publix members save more.
Join

amazon.com

## Final Details for Order #112-1644502-4712222

**Order Placed:** June 11, 2025
**Amazon.com order number:** 112-1644502-4712222
**Order Total: $23.98**

| Shipped on June 12, 2025 | |
|---|---|
| **Items Ordered** | **Price** |
| 2 of: *Tellingyou 24 Sets Father's Day Cards Gift Color Your Own Good Dad Cards DIY Coloring Greeting Craft Gift with Enve lope for Happy Father's Day Party Home Classroom School Activities*<br>Sold by: Kuananzee (seller profile)<br>Condition: New | $11.99 |

**Shipping Address:**
Manager Long Lake Reserve
19617 BREYNIA DR
LUTZ, FL 33558-5612
United States

**Shipping Speed:**
FREE Prime Delivery

| | |
|---|---|
| Item(s) Subtotal: | $23.98 |
| Shipping & Handling: | $0.00 |
| | ----- |
| Total before tax: | $23.98 |
| Sales Tax: | $0.00 |
| | ----- |
| **Total for This Shipment:** | **$23.98** |
| | ----- |

### Payment information

**Payment Method:**
MasterCard | Last digits: 6979

**Billing address**
Manager Long Lake Reserve
19617 BREYNIA DR
LUTZ, FL 33558-5612
United States

| | |
|---|---|
| Item(s) Subtotal: | $23.98 |
| Shipping & Handling: | $0.00 |
| | ----- |
| Total before tax: | $23.98 |
| Estimated Tax: | $0.00 |
| | ----- |
| **Grand Total:** | **$23.98** |

**Credit Card transactions** MasterCard ending in 6979: June 12, 2025: $23.98

To view the status of your order, return to Order Summary .

YELLOWSTONE LANDSCAPE

## INVOICE

| INVOICE # | INVOICE DATE |
|---|---|
| 973328 | 8/1/2025 |
| **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

**Property Name:** Long Lake Reserve CDD

**Address:** 1692 Nature View Dr
Lutz, FL 33558

**Remit To:**

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

**Invoice Due Date:** August 31, 2025

**Invoice Amount:** $6,776.75

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

**Invoice Total** **$6,776.75**

RECEIVED 08/08/2025

Excellence
IN COMMERCIAL LANDSCAPING

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