



Rizzetta & Company

Long Lake Reserve Community Development District

Board of Supervisors' Meeting November 10, 2025

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

www.longlakecdd.org

LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors	Sara Schwartz Gabrielle Roberts Stephanie Greenfield Denise Crowder Mark Barnum	Chairman Vice-Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Darryl Adams	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

November 3, 2025

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

FINAL 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, November 10, 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 tentative agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ITEMS**
 - A. Presentation of Arbitrage Series 2018 Report..... Tab 1
 - B. Discussion of FIA Risk Services Site Review Report Tab 2
 - C. Consideration Resolution 2026-01; Designating
an Assistant Secretary Tab 3
- 4. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - i. Consideration of Proposal for Re-Vegetation at Pond C Tab 4
 - C. Presentation of Aquatic Service Report Tab 5
 - D. Landscape Report (*Under Separate Cover*)
 - E. Clubhouse Manager
 - i. Presentation of Clubhouse Report..... Tab 6
 - F. District Manager
 - i. Presentation of District Manager's Report..... Tab 7
 - ii. Presentation of 3rd Quarter Website Audit..... Tab 8
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors'
Regular Meeting held on October 6, 2025 Tab 9
 - B. Consideration of Operation and Maintenance
Expenditures for September 2025 Tab 10
- 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

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

October 15, 2025

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

Re: Long Lake Reserve Community Development District
(Pasco County, Florida)
\$5,205,000 Special Assessment Bonds, Series 2018
Annual Arbitrage Report for the period September 24, 2024 to September 24, 2025

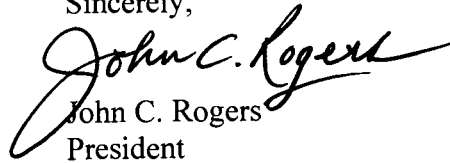
Dear Long Lake Reserve Community Development District Board of Supervisors:

Please find attached the Annual Arbitrage Report for Long Lake Reserve Community Development District (Pasco County, Florida), \$5,205,000 Special Assessment Bonds, Series 2018 ("Series 2018")

As calculated in the Annual Arbitrage Report, **no arbitrage liability was incurred** on Series 2018 during the annual period September 24, 2024 to September 24, 2025, and therefore there is **no need to file** with the U.S. Treasury Department (I.R.S.).

Please note that the next annual arbitrage report for Series 2018 Bonds is due September 24, 2026.

Sincerely,



John C. Rogers
President

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

October 15, 2025

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

Re: Long Lake Reserve Community Development District
(Pasco County, Florida)
\$5,205,000 Special Assessment Bonds, Series 2018
Annual Arbitrage Report for the period September 24, 2024 to September 24, 2025

Dear Long Lake Reserve Community Development District Board of Supervisors:

This opinion is being delivered to you pursuant to our engagement to calculate the annual arbitrage liability, if any, under section 148 of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder (the "Code") for Long Lake Reserve Community Development District (Pasco County, Florida) (the "District"), \$5,205,000 Special Assessment Bonds, Series 2018 ("Series 2018") for the annual period September 24, 2023 to September 24, 2024 (the "Annual Computation Period"). Our opinion is accompanied by an Annual Arbitrage Report (the "Annual Arbitrage Report").

The scope of our engagement was limited to preparing a computation of annual arbitrage liability, if any, for Series 2018, based upon the following information from the referenced sources:

Trust fund and account statements for Series 2018 Bonds for the period September 24, 2024 to September 24, 2025

Source: Regions Bank, Birmingham, Alabama

Closing Documents for Series 2018, including Official Statement, Arbitrage and Tax Certificate and I.R.S. Form "8038-G"

Source: Rizzetta & Company, Tampa, Florida

Annual Arbitrage Report for Series 2018 for the period September 24, 2023 to September 24, 2024, dated June 10, 2025, prepared by Arbitrage Rebate Counselors, LLC (the "Prior Annual Arbitrage Report")

In accordance with the terms of our engagement, we did not audit the aforementioned information, and we express no opinion as to the completeness or the accuracy of such information for purposes of calculating the annual arbitrage liability amount, if any.

32 Whitemarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: jcrogers279@gmail.com

This Annual Arbitrage Report incorporates all the facts, assumptions, procedures, and conclusions of the Prior Annual Arbitrage Report.

Our Understanding of the Financing

According to the Official Statement, proceeds of Series 2018 were applied to (i) finance the costs of acquiring, constructing, and equipping assessable improvements comprising a portion of a capital improvement program; (ii) pay certain costs associated with the issuance of Series 2018; (iii) make a deposit into Series 2018 Debt Service Reserve Account; and (iv) pay a portion of the interest to become due on Series 2018..

Factors Entering Our Computations

- a) Our examination of the trust funds and accounts established with respect to Series 2018 Bonds included Series 2018 Costs of Issuance Account, Series 2018 Acquisition and Construction Account, Series 2018 Interest Account, Series 2018 Reserve Account, Series 2018 Debt Service Fund, and Series 2018 Prepayment Account.
- b) According to the Code, proceeds of Series 2018 deposited to Series 2018 Costs of Issuance Account could be invested at a yield greater than the yield on Series 2018 for the three-year period September 24, 2018 to September 24, 2021 (the “three-year temporary period”), but were subject to arbitrage rebate.
- c) According to the Code, proceeds of Series 2018 deposited to Series 2018 Acquisition and Construction Account could be invested at a yield greater than the yield on Series 2018 during the three-year temporary period, but were subject to arbitrage rebate.

According to the Code, proceeds remaining in Series 2018 Acquisition and Construction Account after the expiration of the three-year period were restricted to the yield on Series 2018.

- d) According to the Code, proceeds of Series 2018 deposited to Series 2018 Interest Account could be invested at a yield greater than the yield on Series 2018 during the three-year temporary period, but were subject to arbitrage rebate.
- e) According to the Code, proceeds of Series of 2018 deposited to Series 2018 Reserve Account could be invested at an unrestricted yield in perpetuity, but were subject to arbitrage rebate.

- f) The Series 2018 Debt Service Fund constituted a “bona fide debt service fund” as defined in the Code during the Annual Computation Period if (1) such fund were used primarily to achieve a proper matching of revenues and debt service payable on Series 2018, (2) monies deposited therein were spent within a thirteen-month period from the date of receipt thereof, and (3) such funds were exhausted in each Bond Year (as defined in paragraph “h” below), except for a reasonable carryover amount not to exceed the greater of one year’s earnings in such funds or one-twelfth of annual debt service.

In accordance with the Code, a “bona fide debt service fund” is “unrestricted” as to yield, and not subject to arbitrage rebate.

- g) Proceeds of Series 2018 were not on deposit in Series 2018 Prepayment Account during the Annual Computation Period.
- h) “Bond Year” is defined, in accordance with the Code, as the one-year period beginning on September 24, 2024 and ending on September 24, 2025.
- i) According to the Arbitrage and Tax Certificate, the District did not use any proceeds of Series 2018 to reimburse costs incurred by the District prior to September 24, 2018.
- j) According to the Arbitrage and Tax Certificate, the District did not enter into any hedging transaction with respect to Series 2018.
- k) All amounts withdrawn from the trust funds and accounts were assumed to be spent on the day they were withdrawn.
- l) Computations of yield are based on a 360-day year and semiannual compounding.
- m) No investment acquired (or sold) by the District was acquired (or sold) for an amount that was more (or less) than the fair market value of such investment during the Annual Computation Period.
- n) The calculation of arbitrage rebate liability for the Annual Computation Period is made as of September 24, 2025 (the “Annual Computation Date”).

Based upon the assumptions referred to in the preceding paragraphs and the related information referred to above, the computations presented in the accompanying Annual Arbitrage Report and are presented below:

1. The Sources and Uses of Funds Upon Issuance of Series 2018 are as shown on Page A-1.

Long Lake Reserve Community Development District
Annual Arbitrage Report
Page Four

2. The yield on Series of 2018 is 5.10361464% (the "Series of 2018 Yield"), as calculated on Pages B-1, B-2 and B-3.
3. The District earned \$2,864.55 less on its investments of proceeds of Series of 2018 during the Annual Computation Period than it would have earned had such proceeds been invested at the Series of 2018 Yield and therefore **did not incur an arbitrage liability on the Series 2018** during such period, as calculated on Page C-1
4. Our examination of Series 2018 Debt Service Fund showed that such fund constituted a "bona fide debt service fund" the Bond Year and therefore was not subject to arbitrage rebate during such period.

Arbitrage Rebate Counselors, LLC
ARBITRAGE REBATE COUNSELORS, LLC

Long Lake Reserve Community Development District
(Pasco County, Florida)
\$5,205,000
Special Assessment Bonds, Series 2018

Annual Arbitrage Report
For the Period September 24, 2024 to September 24, 2025

October 15, 2025

Long Lake Reserve Community Development District
(Pasco County, Florida)
\$5,205,000.00
Special Assessment Bonds
Series 2018

Sources and Uses of Funds Upon Issuance of the Series 2018 (1)

Sources:

Par Amount of Series 2018 Bonds	\$5,205,000.00
Plus: Original Issue Discount	<u>(12,669.90)</u>
Total Sources	<u>\$5,192,330.10</u>

Uses:

Deposit to Series 2018 Acquisition and Construction Account	\$4,539,496.33
Deposit to Series 2018 Debt Service Reserve Account	171,662.51
Deposit to Phase 1 Capitalized Interest Subaccount	10,147.38
Deposit to Phases 2 & 3 Capitalized Interest Subaccount	181,923.88
Deposit to Series 2018 Costs of Issuance Account	<u>289,100.00</u>
Total Uses	<u>\$5,192,330.10</u>

Note:

(1) Source: Official Statement for the 2018 Bonds, dated September 14, 2018.

Long Lake Reserve Community Development District

(Pasco County, Florida)

\$5,205,000.00

Special Assessment Bonds

Series 2018

Series 2018 - Pricing Report

Dated Date: 9/14/2018
Issuance Date: 9/14/2018

Date	Phase 1 Term Bond			Phase 2 & 3 Term Bond			Yield	Bond Years	Original Issue Discount +/- Premium (+)	Production
	Principal Amount	Interest Rate	Price	Principal Amount	Interest Rate	Price				
5/1/2019	\$30,000.00	5.000%	99.747%	\$0.00	...	99.747%	5.020%	18.92	(\$75.90)	\$29,924.10
5/1/2020	30,000.00	5.000%	99.747%	50,000.00	5.000%	99.747%	5.020%	130.44	(202.40)	79,797.60
5/1/2021	30,000.00	5.000%	99.747%	50,000.00	5.000%	99.747%	5.020%	210.44	(202.40)	79,797.60
5/1/2022	35,000.00	5.000%	99.747%	55,000.00	5.000%	99.747%	5.020%	316.75	(227.70)	89,772.30
5/1/2023	35,000.00	5.000%	99.747%	55,000.00	5.000%	99.747%	5.020%	416.75	(227.70)	89,772.30
5/1/2024	35,000.00	5.000%	99.747%	60,000.00	5.000%	99.747%	5.020%	534.90	(240.35)	94,759.65
5/1/2025	40,000.00	5.000%	99.747%	60,000.00	5.000%	99.747%	5.020%	663.06	(253.00)	99,747.00
5/1/2026	40,000.00	5.000%	99.747%	65,000.00	5.000%	99.747%	5.020%	801.21	(265.65)	104,734.35
5/1/2027	45,000.00	5.000%	99.747%	70,000.00	5.000%	99.747%	5.020%	992.51	(290.95)	114,709.05
5/1/2028	45,000.00	5.000%	99.747%	75,000.00	5.000%	99.747%	5.020%	1,107.51	(290.95)	114,709.05
5/1/2029	45,000.00	5.000%	99.747%	80,000.00	5.000%	99.747%	5.020%	1,275.67	(303.60)	119,696.40
5/1/2030	50,000.00	5.000%	99.747%	85,000.00	5.000%	99.747%	5.020%	1,511.97	(328.90)	129,671.10
5/1/2031	55,000.00	5.000%	99.747%	85,000.00	5.000%	99.747%	5.020%	1,768.28	(354.20)	139,645.80
5/1/2032	55,000.00	5.000%	99.747%	85,000.00	5.000%	99.747%	5.020%	2,194.58	(354.20)	139,645.80
5/1/2033	60,000.00	5.000%	99.747%	90,000.00	5.000%	99.747%	5.020%	2,744.04	(392.15)	149,620.50
5/1/2034	60,000.00	5.000%	99.747%	95,000.00	5.000%	99.747%	5.020%	3,353.50	(417.45)	164,582.55
5/1/2035	65,000.00	5.000%	99.747%	100,000.00	5.000%	99.747%	5.020%	3,987.96	(430.10)	179,544.60
5/1/2036	65,000.00	5.000%	99.747%	105,000.00	5.000%	99.747%	5.020%	4,225.26	(455.40)	194,506.65
5/1/2037	70,000.00	5.000%	99.747%	120,000.00	5.000%	99.747%	5.020%	4,542.42	(493.35)	204,518.60
5/1/2038	75,000.00	5.140%	99.767%	125,000.00	5.125%	99.764%	5.140%	4,978.72	(493.20)	209,506.80
5/1/2039	80,000.00	5.140%	99.767%	130,000.00	5.125%	99.764%	5.140%	5,553.18	(516.65)	219,483.35
5/1/2040	80,000.00	5.140%	99.767%	135,000.00	5.125%	99.764%	5.140%	6,034.49	(551.90)	234,448.10
5/1/2041	85,000.00	5.140%	99.767%	145,000.00	5.125%	99.764%	5.140%	6,663.94	(575.35)	244,424.65
5/1/2042	90,000.00	5.140%	99.767%	150,000.00	5.125%	99.764%	5.140%	7,323.40	(610.60)	259,389.40
5/1/2043	95,000.00	5.140%	99.767%	160,000.00	5.125%	99.764%	5.140%	7,874.71	(645.85)	274,354.15
5/1/2044	100,000.00	5.140%	99.767%	170,000.00	5.125%	99.764%	5.140%	8,589.17	(669.30)	284,330.70
5/1/2045	105,000.00	5.140%	99.767%	175,000.00	5.125%	99.764%	5.140%	9,481.78	(704.55)	299,295.45
5/1/2046	110,000.00	5.140%	99.767%	185,000.00	5.125%	99.764%	5.140%	6,279.26	(751.45)	315,248.55
5/1/2047	115,000.00	5.140%	99.767%	195,000.00	5.125%	99.764%	5.140%			
5/1/2048	125,000.00	5.140%	99.767%	205,000.00	5.125%	99.764%	5.140%			
5/1/2049	0.00	...	...							
				\$3,255,000.00				100,757.04	(\$12,669.90)	\$5,192,330.10

Principal Amount \$1,950,000.00
Plus: Original Issue Premium (\$12,669.90)
\$1,937,330.10

Gross Interest Cost \$5,119,965.00
Less: Net Original Issue Premium (\$12,669.90)
\$5,132,634.90

NIC % 5.0941%

Bond Years 100,757.04
Average Coupon 5.0815%
Average Life (Years) 51.67

Note: (1) Source: Official Statement for the 2023 Bonds, dated April 5, 2023.

Long Lake Reserve Community Development District
(Pasco County, Florida)
\$5,205,000.00
Special Assessment Bonds
Series 2018

Series 2018 - Debt Service Payable

Dated Date: 9/24/2018
First Interest
Payment Date: 11/1/2018

Date	Phase 1 Term Bond		Phases 2 & 3 Term Bond		Interest	Semiannual Debt Service	Annual Debt Service
	Principal Amount	Interest Rate	Principal Amount	Interest Rate			
11/1/2018					0.00	\$27,102.50	\$27,102.50
5/1/2019					750.00	131,850.00	161,850.00
11/1/2019					0.00	131,100.00	131,100.00
5/1/2020	30,000.00	5.000%	\$50,000.00	5.000%	2,000.00	131,100.00	211,100.00
11/1/2020					0.00	129,100.00	129,100.00
5/1/2021	30,000.00	5.000%	50,000.00	5.000%	2,000.00	129,100.00	209,100.00
11/1/2021					0.00	127,100.00	127,100.00
5/1/2022	35,000.00	5.000%	55,000.00	5.000%	2,250.00	127,100.00	217,100.00
11/1/2022					0.00	124,850.00	124,850.00
5/1/2023	35,000.00	5.000%	55,000.00	5.000%	2,250.00	124,850.00	214,850.00
11/1/2023					0.00	122,600.00	122,600.00
5/1/2024	35,000.00	5.000%	60,000.00	5.000%	2,375.00	122,600.00	217,600.00
11/1/2024					0.00	120,225.00	120,225.00
5/1/2025	40,000.00	5.000%	60,000.00	5.000%	2,500.00	120,225.00	220,225.00
11/1/2025					0.00	117,725.00	117,725.00
5/1/2026	40,000.00	5.000%	65,000.00	5.000%	2,625.00	117,725.00	222,725.00
11/1/2026					0.00	115,100.00	115,100.00
5/1/2027	45,000.00	5.000%	70,000.00	5.000%	2,875.00	115,100.00	230,100.00
11/1/2027					0.00	112,225.00	112,225.00
5/1/2028	45,000.00	5.000%	70,000.00	5.000%	2,875.00	112,225.00	227,225.00
11/1/2028					0.00	109,350.00	109,350.00
5/1/2029	45,000.00	5.000%	75,000.00	5.000%	3,000.00	109,350.00	229,350.00
11/1/2029					0.00	106,350.00	106,350.00
5/1/2030	50,000.00	5.000%	80,000.00	5.000%	3,250.00	106,350.00	236,350.00
11/1/2030					0.00	103,100.00	103,100.00
5/1/2031	55,000.00	5.000%	85,000.00	5.000%	3,500.00	103,100.00	243,100.00
11/1/2031					0.00	99,600.00	99,600.00
5/1/2032	55,000.00	5.000%	85,000.00	5.000%	3,500.00	99,600.00	239,600.00
11/1/2032					0.00	96,100.00	96,100.00
5/1/2033	60,000.00	5.000%	90,000.00	5.000%	3,750.00	96,100.00	246,100.00
11/1/2033					0.00	92,350.00	92,350.00
5/1/2034	60,000.00	5.000%	95,000.00	5.000%	3,875.00	92,350.00	247,350.00
11/1/2034					0.00	88,475.00	88,475.00
5/1/2035	65,000.00	5.000%	100,000.00	5.000%	4,125.00	88,475.00	253,475.00
11/1/2035					0.00	84,350.00	84,350.00
5/1/2036	65,000.00	5.000%	105,000.00	5.000%	4,250.00	84,350.00	254,350.00
11/1/2036					0.00	80,100.00	80,100.00
5/1/2037	70,000.00	5.000%	110,000.00	5.000%	4,500.00	80,100.00	260,100.00
11/1/2037					0.00	75,600.00	75,600.00
5/1/2038	75,000.00	5.000%	120,000.00	5.000%	4,875.00	75,600.00	270,600.00
11/1/2038					0.00	70,725.00	70,725.00
5/1/2039	80,000.00	5.125%	125,000.00	5.125%	5,253.13	70,725.00	275,725.00
11/1/2039					0.00	65,471.88	65,471.88
5/1/2040	80,000.00	5.125%	130,000.00	5.125%	5,381.25	65,471.88	275,471.88
11/1/2040					0.00	60,090.63	60,090.63
5/1/2041	85,000.00	5.125%	135,000.00	5.125%	5,637.50	60,090.63	280,090.63
11/1/2041					0.00	54,453.13	54,453.13
5/1/2042	90,000.00	5.125%	145,000.00	5.125%	6,021.88	54,453.13	289,453.13
11/1/2042					0.00	48,431.25	48,431.25
5/1/2043	95,000.00	5.125%	150,000.00	5.125%	6,278.13	48,431.25	293,431.25
11/1/2043					0.00	42,153.13	42,153.13
5/1/2044	100,000.00	5.125%	160,000.00	5.125%	6,662.50	42,153.13	302,153.13
11/1/2044					0.00	35,490.63	35,490.63
5/1/2045	105,000.00	5.125%	170,000.00	5.125%	7,046.88	35,490.63	310,490.63
11/1/2045					0.00	28,443.75	28,443.75
5/1/2046	110,000.00	5.125%	175,000.00	5.125%	7,303.13	28,443.75	313,443.75
11/1/2046					0.00	21,140.63	21,140.63
5/1/2047	115,000.00	5.125%	185,000.00	5.125%	7,687.50	21,140.63	321,140.63
11/1/2047					0.00	13,453.13	13,453.13
5/1/2048	125,000.00	5.125%	195,000.00	5.125%	8,200.00	13,453.13	333,453.13
11/1/2048					0.00	5,253.13	5,253.13
5/1/2049	0.00	5.125%	205,000.00	5.125%	5,253.13	5,253.13	210,253.13
	<u>\$1,950,000.00</u>		<u>\$3,255,000.00</u>			<u>\$5,119,965.00</u>	<u>\$10,324,965.00</u>

#REF!

Note: (1) Source: Official Statement for the 2018 Bonds, dated September 14, 2018.

Long Lake Reserve Community Development District
(Pasco County, Florida)
\$5,205,000.00
Special Assessment Bonds
Series 2018

Series 2018 - Proof of Yield

P.V. Date: 9/24/2018
Series of 2018
Bond Yield: 5.10361464%

<u>Date (1)</u>	<u>Semiannual Debt Service (1)</u>	<u>Muni Days To Computation Date</u>	<u>Present Value Factor</u>	<u>Present Value</u>
11/1/2018	\$27,102.50	37	0.99483382	\$26,962.48
5/1/2019	161,850.00	217	0.97007926	157,007.33
11/1/2019	131,100.00	397	0.94594068	124,012.82
5/1/2020	211,100.00	577	0.92240274	194,719.22
11/1/2020	129,100.00	757	0.89945050	116,119.06
5/1/2021	209,100.00	937	0.87706938	183,395.21
11/1/2021	127,100.00	1117	0.85524517	108,701.66
5/1/2022	217,100.00	1297	0.83396401	181,053.59
11/1/2022	124,850.00	1477	0.81321240	101,529.57
5/1/2023	214,850.00	1657	0.79297715	170,371.14
11/1/2023	122,600.00	1837	0.77324542	94,799.89
5/1/2024	217,600.00	2017	0.75400467	164,071.42
11/1/2024	120,225.00	2197	0.73524269	88,394.55
5/1/2025	220,225.00	2377	0.71694757	157,889.78
11/1/2025	117,725.00	2557	0.69910769	82,302.45
5/1/2026	222,725.00	2737	0.68171172	151,834.24
11/1/2026	115,100.00	2917	0.66474862	76,512.57
5/1/2027	230,100.00	3097	0.64820761	149,152.57
11/1/2027	112,225.00	3277	0.63207819	70,934.98
5/1/2028	227,225.00	3457	0.61635012	140,050.16
11/1/2028	109,350.00	3637	0.60101342	65,720.82
5/1/2029	229,350.00	3817	0.58605834	134,412.48
11/1/2029	106,350.00	3997	0.57147539	60,776.41
5/1/2030	236,350.00	4177	0.55725531	131,707.29
11/1/2030	103,100.00	4357	0.54338907	56,023.41
5/1/2031	243,100.00	4537	0.52986786	128,810.88
11/1/2031	99,600.00	4717	0.51668310	51,461.64
5/1/2032	239,600.00	4897	0.50382642	120,716.81
11/1/2032	96,100.00	5077	0.49128966	47,212.94
5/1/2033	246,100.00	5257	0.47906484	117,897.86
11/1/2033	92,350.00	5437	0.46714422	43,140.77
5/1/2034	247,350.00	5617	0.45552023	112,672.93
11/1/2034	88,475.00	5797	0.44418547	39,299.31
5/1/2035	253,475.00	5977	0.43313275	109,788.33
11/1/2035	84,350.00	6157	0.42235507	35,625.65
5/1/2036	254,350.00	6337	0.41184556	104,752.92
11/1/2036	80,100.00	6517	0.40159757	32,167.97
5/1/2037	260,100.00	6697	0.39160457	101,856.35
11/1/2037	75,600.00	6877	0.38186023	28,868.63
5/1/2038	270,600.00	7057	0.37235837	100,760.17
11/1/2038	70,725.00	7237	0.36309293	25,679.75
5/1/2039	275,725.00	7417	0.35405806	97,622.66
11/1/2039	65,471.88	7597	0.34524799	22,604.03
5/1/2040	275,471.88	7777	0.33665715	92,739.58
11/1/2040	60,090.63	7957	0.32828007	19,726.55
5/1/2041	280,090.63	8137	0.32011145	89,660.22
11/1/2041	54,453.13	8317	0.31214608	16,997.33
5/1/2042	289,453.13	8497	0.30437892	88,103.43
11/1/2042	48,431.25	8677	0.29680503	14,374.64
5/1/2043	293,431.25	8857	0.28941959	84,924.75
11/1/2043	42,153.13	9037	0.28221794	11,896.37
5/1/2044	302,153.13	9217	0.27519548	83,151.17
11/1/2044	35,490.63	9397	0.26834776	9,523.83
5/1/2045	310,490.63	9577	0.26167044	81,246.22
11/1/2045	28,443.75	9757	0.25515926	7,257.69
5/1/2046	313,443.75	9937	0.24881011	77,987.97
11/1/2046	21,140.63	10117	0.24261894	5,129.12
5/1/2047	321,140.63	10297	0.23658183	75,976.04
11/1/2047	13,453.13	10477	0.23069494	3,103.57
5/1/2048	333,453.13	10657	0.22495453	75,011.79
11/1/2048	5,253.13	10837	0.21935696	1,152.31
5/1/2049	<u>210,253.13</u>	11017	0.21389868	<u>44,972.87</u>
Total	<u>\$10,324,965.00</u>			<u>\$5,192,330.10 (2)</u>

Notes: (1) See Page B-2.

(2) \$5,192,330.10 = \$5,205,000 [Principal Amount of Series of 2018 Bonds]
- \$12,669.90 [Original Issue Discount on 2018 Bonds].

Tab 2



FLORIDA INSURANCE ALLIANCE



Long Lake Reserve Community Development District

Date of Visit: Wednesday October 8, 2025, at 1:00 PM

District Manager: Sean Craft SCraft@rizzetta.com

Field Manager: Angela Castillo acastillo@rizzetta.com

Address: 19617 Breynia Dr., Lutz, FL 33558

FIA Attendees: Dennis Thomas, FIA Risk Services Consultant
Maggie Elliott, FIA Risk Services Consultant

Visit Overview

The purpose of the visit on the above referenced date was to allow our team to review Long Lake Reserve Community Development District from a risk management perspective. The visit allowed us to support the District's loss control efforts by identifying any hazards that could lead to accidents and claims and discuss recommendations to remediate any loss producing conditions. Those observations and recommendations are included in this letter. While we did not have the opportunity to observe all areas owned and/or maintained by the District, we feel that the areas we were able to observe are representative of the general current condition of the property.

District Summary

The Long Lake Reserve Community Development District (CDD) is a special-purpose government body that was established in 2017 to manage the community's infrastructure and facilities in Pasco County, Florida. The CDD encompasses approximately 175 acres and is responsible for maintaining the infrastructure that supports the 320 homes and nine ponds within the community. All District-owned property is publicly accessible.

The community offers a wide range of recreational amenities and other facilities, including a clubhouse, a swimming pool, a playground, boardwalks, a dock, and courts for basketball and tennis/pickleball. Other CDD-managed property includes the fencing, benches, picnic tables, pavilions, and entry features.

In addition, the CDD is responsible for services such as storm water management, maintaining conservation areas, landscaping, and infrastructure management. The Long Lake Reserve CDD complements the functions of the community's homeowner's association (HOA), which is responsible for enforcing deed restrictions and managing amenities.

Strengths

Strengths highlight some of the existing risk mitigation strategies in place. Consistent application is important to the District's overall risk management program.

- District overall very well maintained

Critical Recommendations

Critical recommendations are associated with exposures and hazards that represent a significant danger or risk warranting immediate attention. While follow-up for all recommendations is encouraged, items in the critical category may require documented resolution and review by FIA's Risk Services team as indicated in the recommendation description.

- No Critical recommendations observed

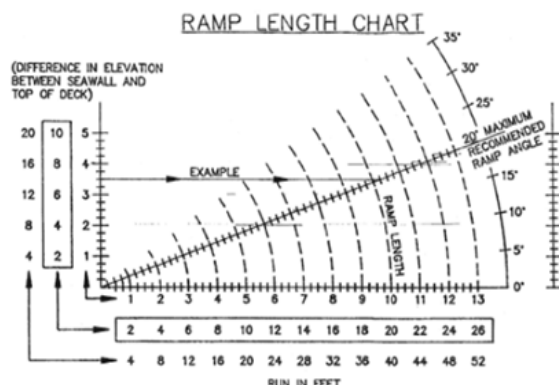
Important Recommendations

Important recommendations are provided to address exposures that if not corrected, have the potential to result in moderate injury or property/liability losses. Some of these recommendations have been proposed from prior visits.

- Dock Ramp
- Basketball Pads

Dock Ramp – Based on a prior recommendation- The floating dock's connective ramp has the ability to become very steep for climbing or descending and may pose a fall hazard.

Recommendation- Please consider posting signage at the dock ramp with "Use ramp at your own risk. Possible steep incline." Generally acceptable ramp inclines are 30° or less and preferably 20° or less. If water level is low enough to provide a 30° angle or more, advise locking gate/denying access.



Basketball Goal Pads- The Basketball goal posts did not offer any protection if a person was to run into them while playing. Providing a protective padding can mitigate possibly injuries if struck.

Recommendation - Consider the addition of padding as shown in the bottom right photo to reduce the likelihood and severity of collision injuries.



Advisory Recommendations

Advisory Recommendation is a suggestion meant to provide information to make an informed decision and is generally not mandatory.

- No Advisory recommendations observed

Thank you for including us in your risk management efforts. We appreciate your collaborative approach and are committed to working together to develop and implement effective risk mitigation strategies.

Tab 3

RESOLUTION 2026-01

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

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

WHEREAS, the Board of Supervisors of the District now desires to appoint an Assistant Secretary.

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

Section 1. Darryl Adams is appointed as Assistant Secretary and Sean Craft is removed as an Assistant Secretary.

Section 2. This Resolution shall not supersede any appointments made by the Board other than specified in Section 1.

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

PASSED AND ADOPTED THIS 10TH DAY OF NOVEMBER 2025.

**LONG LAKE RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Tab 4



Consolidated Land Services, Inc.

Estimate

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

Date	Estimate #
10/6/2025	00000407

Name / Address

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

Project

Access Point Re-vegetation

Description	Qty	U/M	Rate	Total
Project: Access Point at Pond C Re-vegetation CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc. will begin restoration of access point, and re-vegetate with St. Augustine Sod. Includes, stripping to grade, disposal of organic materials and re-vegetation with St. Augustine sod.	1	ea	4,426.42	4,426.42
Approved by:		<i>Estimate Valid for 30 Days.</i> <i>CLS, Inc. Provides Competition Sensitive Pricing.</i>		
		Total \$4,426.42		

Tab 5

SOLITUDE

LAKE MANAGEMENT



Long Lake Reserve CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2025-10-03

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

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PONDS F, G2, G1	4
PONDS H1, C, B3	5
PONDS B2	6
MANAGEMENT/COMMENTS SUMMARY	6, 7
SITE MAP	8

A

Comments:

Normal growth observed

Minor Shorelines growth normal for this time of year. Treatment is showing good signs of effectiveness.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



October 2025



October 2025

B1

Comments:

Treatment in progress

Open water looks very good. Very little shoreline grasses. Current treatment for grasses is responding well.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



October 2025



October 2025

SE

Comments:

Normal growth observed

Minor shoreline growth and submerged algae present and treated during inspection. Site has erosion starting on homeowners side.

Action Required:

Routine maintenance next visit

Target:

Surface algae



October 2025



October 2025

F

Comments:

Normal growth observed

Site is in good shape. Very minor shoreline weeds present during inspection. Free of algae.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



October 2025



October 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



October 2025



October 2025

G1

Comments:

Normal growth observed

Minor shoreline grasses exposed due to water level drop. Site was treated during inspection.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



October 2025



October 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



October 2025



October 2025

Site: C

Comments:

Site looks good

Site is in good shape free of shoreline grasses and algae.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



October 2025



October 2025

Site: B3

Comments:

Site looks good

Site is in good shape free of shoreline grasses and algae.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



October 2025



October 2025

Site: B2**Comments:**

Site looks good

Site is in good shape free of shoreline grasses and very minor subsurface algae.

Action Required:

Routine maintenance next visit

Target:

Sub-surface algae



October 2025



October 2025

Management Summary

October has been a little cooler month. We are starting to see a slow in the shoreline grasses but are not fully out of growing season yet as we are still seeing some minor growth around sites. 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.

Sites have very minor to no algae growth at time of inspection.

Site water level is starting to drop exposing some shoreline growth that was previously submerged. Sites were treated for grasses during inspection. Please allow 2 weeks for full results.

Site SE had some erosion starting on homeowners side. Please let me know if you would like this addressed before it continues.

As the temperature continue to cool 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

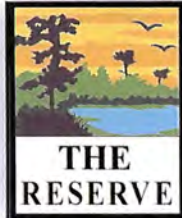
Thank you for choosing Solitude Lake Management!

Site	Comments	Target	Action Required
A	Normal growth observed	Species non-specific	Routine maintenance next visit
B1	Treatment in progress	Shoreline weeds	Routine maintenance next visit
SE	Normal growth observed	Surface algae	Routine maintenance next visit
F	Normal growth observed	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	Site looks good	Torpedograss	Routine maintenance next visit
B3	Site looks good	Shoreline weeds	Routine maintenance next visit
B2	Site looks good	Sub-surface algae	Routine maintenance next visit



Tab 6

November 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 November Newsletter
- Planning events for December
- Tennis Program will start Sunday, November 9th from 12-4pm and every Sunday at this time
- Reaching out to vendors about event in December
- Question on Clubhouse office Hours for the Holiday Season

Upcoming Events

- Saturday, Nov. 1st-Saturday, 22nd Thanksgiving Food Drive
- Saturday, Nov. 1st-Saturday, 22nd Basket Raffle
- Tuesday, Nov. 11th Veterans Day Pin Giveaway
- Friday, Nov. 14th Coffee and Donuts 9:30-11:30am
- Saturday, Nov. 15th Art Class 11:00am Starting
- Saturday, Nov. 15th All Things 80's Music Trivia 3:00pm Start Time



Rizzetta & Company

Continued Regular Cleaning/Maintenance by staff.

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

Vendor That Made a Site Visit or Performed a Service

- Home Team – Regular services
- Rep from Gemstone came by to help with getting the app on managers phone and to show how to operate the lighting system
- Office Pride – Regular services
- Yellowstone – Regular services
- Solitude – Regular Services
- Cooper Pools – Regular services & repair to pool chair
- DCSI – Danny came by to help with the new system
- Pressure Washing Clean - came by to do a walk through on the property
- FL Insurance Alliance – Walk through with District Manager and insurance team

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 – Nov. 5th - 6:30 pm
- CDD Meeting – Nov. 10th – 9:00 am
- HOA Board Meeting – Nov. 18th– 6:00 pm

Facilities Upcoming Rentals (Private Event)

- Nov. 1st - Daubar Baby Shower (Multi-Purpose room)
- Nov. 8th – Tavaréz Baby Shower (Multi-Purpose room)
- Nov. 22nd- Joshi Birthday Party (Multi-Purpose room)



Rizzetta & Company



Pressure Washing Clean

OCTOBER 24, 2025

Ricardo Guerrero-Johnson
1809 Leaf Flower Lane
Lutz, FL 33558
(813)808-6692
info@pressurewashingclean.com

TO: Angela Del Castillo
19617 Breynia Dr.
Lutz, FL 33558
(813) 515-4149
manager@longlakereserve.com

Found through: Neighborhood referral

Important Notes/ Information

- I will plan accordingly with you on a date and time for scheduled job that works for you and homeowners.
- This project will take a full day to complete.
- We will use a mixture of water/sodium hypochlorite and a surfactant on the concrete surfaces.
- Natural/Organic stain removal on surfaces include: algae, mold, mildew, lichen on sidewalks.
- We will blow away all leaves, sticks, branches, debris and clear the area.
- All concrete surfaces requested for will be surface cleaned/pressure washed. Manager has done a walk-through with us and pointed out all surfaces.
- We have a cold-water pressure washing unit. We will apply a batch mix of sodium hypochlorite, soap, and water.
- **Before and after pictures will be taken and will be sent to you upon completion.
- **We are 100% satisfaction guaranteed.
- **We will set up cones and block off our rig/setup while working on project. We will block off the side of the road that we are on from pedestrians/vehicles.
- **
- We accept any form of payment: Cash/Check/Card (Debit/Credit)
- *** If you pay through card, there will be a 3% upcharge for bank fees.
- Electronically, we accept payment only through Zelle.

DESCRIPTION	UNIT PRICE	TOTAL PRICE
The Reserve at Long Lake Ranch Clubhouse 10,337 sqft in total of concrete (sidewalks, walkways, pads, boardwalk) - x 0.18c per sqft -Price includes gas, chemicals, labor costs -Client has shown us start point to end point -Water supply/ refills will be at pool facility /clubhouse of the neighborhood. -All natural/organic stains will be removed of all concrete surfaces -Project is 1 day – 1 ½ *We will pre-treat and post treat. UPDATED **Rails on the Boardwalk are included.	(Original amount is \$1,860.66)	\$1,750.00
TOTAL		\$1,750.00

\$110.66 has been discounted in this quote. (Family/Friend/Neighbor discount)

If you have any questions, comments, or concerns, please feel free to contact me at any -time.



[Click to see full view](#)



Basketball Pole Pad 72" Tall and 2"x4" Thick Fits 4"x4", 5"x5", 6"x6" Pole All-Weather Durable UV-Resistant Waterproof Square Basketball Pole Padding for Player Protection and Safety

[Visit the ProSlam Store](#)

3.7 (26) | [Search or ask](#)

\$168⁰⁰



Buying multiple items? [Go to multi-select](#)

Color: **dark green**



\$168.00
FREE Delivery
Tomorrow



See
available
options



See
available
options



\$118.90
FREE Delivery
Thursday



\$168.00



\$168.00
FREE Delivery
Thursday



\$168.00



\$168.00



\$168.00

Size: **6"x6"**

[4"x4"](#)

[5"x5"](#)

[6"x6"](#)

\$168⁰⁰

FREE delivery **November 10 - 13.** [Details](#)

Deliver to Long - Lutz 33558

In Stock

Qty:

[Add to Cart](#)

Need more than 60 units?

[Request for Quote](#)

[Secure transaction](#)

Ships from and sold by **ProSlam.**

Seller Credentials:

[Business Hour Delivery](#)

Return policy:

30-day [refund/replacement](#)

[Add to List](#)



Portable Basketball Hoop Height...

75

~~\$100.00~~ \$100.00



Fits 3", 3.5" and 4" round pole



Click to see full view

Basketball Pole Padding Heavy Duty Safety Pad for 3"- 5" Round Poles, Waterproof & Durable –Garage, Basement, Outdoor Court Safety Pad

Visit the VANCL Store

4.2 (22) | Search or ask

\$148⁰⁰

prime Tomorrow

FREE Returns

Coupon price \$133.20 Terms



Buying multiple items? Go to multi-select

Size: 3"&4"

3"

3"&4"

4"

5"

Style Name: 3 Sides-72" Tall

3 Sides-72" Tall

Full Wrap Around-60" Tall

Full Wrap Around-72" Tall

Color: Red



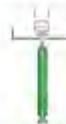
\$148.00
FREE Delivery
Sunday



\$148.00



\$125.70
FREE Delivery
Sunday



\$148.00



\$148.00

\$148⁰⁰

prime Tomorrow

FREE Returns

FREE delivery Tomorrow, November 1. Order within 2 hrs 10 mins

Deliver to Long - Lutz 33558

In Stock

Qty: 1

Add to Cart

Need more than 68 units?

Request for Quote

Secure transaction

Sold by VanclSports and Fulfilled by Amazon.

Return policy: 30-day refund / replacement

This item has been tested to certify it can ship safely in its original box or bag to avoid unnecessary packaging. Since 2015, we have reduced the weight of outbound packaging per shipment by 41% on average, that's over 2 million tons of packaging material.

If you still require Amazon packaging for this item, choose "Ship in Amazon packaging" at



Goalsetter Wrap-Around Pole Pad



\$179.99

\$ Best Price Guarantee

Found this product at a lower price?

Starting at \$17/mo with **affirm**

✓ In Stock ⌚ Usually Arrives in 3-10 Days

🚚 Free Shipping on Accessories

Help protect your players against impact into the basketball pole when playing on your court with basketball pole padding. This Goalsetter Wrap-Around Pole Pad adds protection to any 4" or 5-6" poles. Choose one of 4 standard colors: red, blue, green, or classic black.

Please Note: This pad is NOT compatible with the Launch or Launch Pro

Q. What if I'm tax exempt?

A. No problem! Go ahead and checkout; if you're charged sales tax, give us a call and we'll collect documentation to properly refund your sales tax.

Q. Do you accept purchase orders?

A. Yes! We accept purchase orders on all products. To place an order using a purchase order as payment, please give us a call at (800) 689-0281. We will request a copy of your tax exempt form at that time as well.



SHOPPING GUARANTEE

FREE with your purchase

🛡️ \$10,000 ID Theft Protection 🌟 \$1,000 Purchase Guarantee 💰 \$100 Lowest Price Guarantee

Tab 7



Rizzetta & Company

UPCOMING DATES TO REMEMBER

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

District Manager's Report

November 10th

2025

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FINANCIAL SUMMARY

9/30/2025

General Fund Cash & Investment
Balance:

\$376,776

Reserve Fund Cash & Investment
Balance:

\$136,389

Debt Service Fund Investment
Balance:

\$348,753

**Total Cash and Investment
Balances:**

\$861,918

General Fund Expense Variance: \$20,149

Under Budget



Rizzetta & Company



Professionals in Community Management



Rizzetta & Company

Long Lake Reserve Community Development District

**Financial Statements
(Unaudited)**

September 30, 2025

Prepared by: Rizzetta & Company, Inc.

longlakecdd.org
rizzetta.com

Long Lake Reserve Community Development District

Balance Sheet

As of 09/30/2025

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	235,792	0	0	0	235,792	0	0
Investments	140,984	136,389	348,753	89	626,215	0	0
Prepaid Expenses	41,917	0	0	0	41,917	0	0
Refundable Deposits	9,317	0	0	0	9,317	0	0
Fixed Assets	0	0	0	0	0	6,913,730	0
Amount Available in Debt Service	0	0	0	0	0	0	348,753
Amount To Be Provided Debt Service	0	0	0	0	0	0	4,266,247
Total Assets	428,010	136,389	348,753	89	913,241	6,913,730	4,615,000
Liabilities							
Accounts Payable	18,827	0	0	0	18,827	0	0
Accrued Expenses	6,560	0	0	0	6,560	0	0
Other Current Liabilities	82	0	0	0	82	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	4,615,000
Deposits Payable	401	0	0	0	401	0	0
Total Liabilities	25,870	0	0	0	25,870	0	4,615,000
Fund Equity & Other Credits							
Beginning Fund Balance	394,805	105,772	325,270	26,282	852,128	0	0
Investment In General Fixed Assets	0	0	0	0	0	6,913,730	0
Net Change in Fund Balance	7,334	30,617	23,483	(26,193)	35,243	0	0
Total Fund Equity & Other Credits	402,139	136,389	348,753	89	887,371	6,913,730	0
Total Liabilities & Fund Equity	428,010	136,389	348,753	89	913,241	6,913,730	4,615,000

Long Lake Reserve Community Development District

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	3,231	3,231
Special Assessments				
Tax Roll	678,736	678,736	683,834	5,098
Other Misc. Revenues				
Miscellaneous Revenue	0	0	3,857	3,857
Total Revenues	678,736	678,736	690,922	12,186
Expenditures				
Legislative				
Supervisor Fees	12,000	12,000	9,200	2,800
Total Legislative	12,000	12,000	9,200	2,800
Financial & Administrative				
Accounting Services	20,453	20,453	20,453	0
Administrative Services	5,113	5,113	5,113	0
Arbitrage Rebate Calculation	450	450	400	50
Assessment Roll	5,681	5,681	5,681	0
Auditing Services	4,000	4,000	4,000	0
Bank Fees	300	300	482	(182)
Disclosure Report	5,000	5,000	5,000	0
District Engineer	12,500	12,500	10,149	2,351
District Management	22,838	22,838	22,838	0
Dues, Licenses & Fees	175	175	215	(40)
Financial & Revenue Collections	5,681	5,681	5,681	0
Legal Advertising	1,500	1,500	638	862
Miscellaneous Mailings	1,000	1,000	542	458
Public Officials Liability Insurance	3,267	3,267	3,027	240
Tax Collector/Property Appraiser Fees	300	300	312	(12)
Trustees Fees	3,500	3,500	3,500	0
Website Hosting, Maintenance, Backup & E	3,200	3,200	2,775	425
Total Financial & Administrative	94,958	94,958	90,806	4,152
Legal Counsel				
District Counsel	16,000	16,000	7,991	8,009
Total Legal Counsel	16,000	16,000	7,991	8,009
Security Operations				
Security Camera Maintenance	4,000	4,000	0	4,000
Security Monitoring Services	6,500	6,500	7,379	(879)
Total Security Operations	10,500	10,500	7,379	3,121
Electric Utility Services				
Utility - Recreation Facilities	12,000	12,000	9,990	2,010
Utility - Street Lights	48,400	48,400	42,061	6,339
Utility Services	6,000	6,000	740	5,260
Total Electric Utility Services	66,400	66,400	52,791	13,609

See Notes to Unaudited Financial Statements

Long Lake Reserve Community Development District

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Garbage/Solid Waste Control Services				
Garbage - Residential	58,870	58,870	52,853	6,017
Solid Waste Assessment	500	500	0	500
Total Garbage/Solid Waste Control Services	59,370	59,370	52,853	6,517
Water-Sewer Combination Services				
Utility Services	22,500	22,500	17,209	5,291
Total Water-Sewer Combination Services	22,500	22,500	17,209	5,291
Stormwater Control				
Aquatic Maintenance	10,002	10,002	23,738	(13,736)
Aquatic Plant Replacement	10,000	10,000	32,500	(22,500)
Stormwater Assessments	5,000	5,000	1,148	3,852
Stormwater System Maintenance	2,000	2,000	0	2,000
Wetland Monitoring & Maintenance	12,606	12,606	22,720	(10,114)
Total Stormwater Control	39,608	39,608	80,106	(40,498)
Other Physical Environment				
Entry & Walls Maintenance & Repair	1,500	1,500	0	1,500
Fire Ant Treatment	1,500	1,500	0	1,500
General Liability Insurance	3,804	3,804	3,700	104
Holiday Decorations	500	500	335	165
Irrigation Maintenance & Repair	6,000	6,000	1,595	4,405
Landscape - Annuals/Flowers	2,500	2,500	0	2,500
Landscape - Mulch	2,000	2,000	0	2,000
Landscape Maintenance	81,500	81,500	85,061	(3,561)
Landscape Replacement Plants, Shrubs, Tr	15,000	15,000	775	14,225
Property Insurance	38,741	38,741	35,283	3,458
Well Maintenance	2,000	2,000	0	2,000
Total Other Physical Environment	155,045	155,045	126,749	28,296
Road & Street Facilities				
Parking Lot Repair & Maintenance	5,000	5,000	0	5,000
Sidewalk Maintenance & Repair	5,000	5,000	7,425	(2,425)
Total Road & Street Facilities	10,000	10,000	7,425	2,575
Parks & Recreation				
Access Control Maintenance & Repair	6,000	6,000	695	5,305
Clubhouse Janitorial Services	15,800	15,800	16,613	(813)
Clubhouse Maintenance & Repair	9,500	9,500	5,235	4,265
Clubhouse Supplies	4,000	4,000	1,630	2,370
Dock Repairs and Maintenance	500	500	250	250
Employee - Amenity Staff	101,900	101,900	108,237	(6,337)
Facility A/C & Heating Maintenance & Rep	1,000	1,000	0	1,000
Furniture Repair & Replacement	3,000	3,000	0	3,000
Lighting Replacement	500	500	753	(253)
Management Contract	13,200	13,200	13,200	0
Pest Control	2,500	2,500	1,625	875
Playground Equipment & Maintenance	3,000	3,000	400	2,600

See Notes to Unaudited Financial Statements

Long Lake Reserve Community Development District

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025	Through 09/30/2025	Year To Date 09/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Pool Permits	500	500	280	220
Pool Repair & Maintenance	4,000	4,000	17,146	(13,146)
Pool Service Contract	20,580	20,580	20,442	138
Telephone, Internet, Cable	3,500	3,500	3,283	217
Tennis/Athletic Court/Park Maintenance	3,000	3,000	1,668	1,332
Trail/Bike Path Maintenance	6,000	6,000	0	6,000
Total Parks & Recreation	198,480	198,480	191,457	7,023
Special Events				
Special Events	8,000	8,000	7,584	416
Total Special Events	8,000	8,000	7,584	416
Contingency				
Miscellaneous Contingency	10,875	10,875	32,037	(21,162)
Total Contingency	10,875	10,875	32,037	(21,162)
Total Expenditures	703,736	703,736	683,587	20,149
Total Excess of Revenues Over(Under) Expenditures	(25,000)	(25,000)	7,335	32,335
Total Other Financing Sources(Uses)				
Carry Forward Fund Balance				
Carry Forward Fund Balance	25,000	25,000	0	(25,000)
Total Other Financing Sources(Uses)	25,000	25,000	0	(25,000)
Fund Balance, Beginning of Period	0	0	394,804	394,804
Total Fund Balance, End of Period	0	0	402,139	402,139

Long Lake Reserve Community Development District

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	5,617	5,617
Special Assessments				
Tax Roll	25,000	25,000	25,000	0
Total Revenues	<u>25,000</u>	<u>25,000</u>	<u>30,617</u>	<u>5,617</u>
Expenditures				
Contingency				
Capital Reserve	25,000	25,000	0	25,000
Total Contingency	<u>25,000</u>	<u>25,000</u>	<u>0</u>	<u>25,000</u>
Total Expenditures	<u>25,000</u>	<u>25,000</u>	<u>0</u>	<u>25,000</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>30,617</u>	<u>30,617</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>105,772</u>	<u>105,772</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>136,389</u>	<u>136,389</u>

176 Debt Service Fund S2018 **Long Lake Reserve Community Development District**

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	15,961	15,961
Special Assessments				
Tax Roll	343,570	343,570	346,059	2,489
Total Revenues	<u>343,570</u>	<u>343,570</u>	<u>362,020</u>	<u>18,450</u>
Expenditures				
Debt Service				
Interest	243,570	243,570	240,450	3,120
Principal	100,000	100,000	125,000	(25,000)
Total Debt Service	<u>343,570</u>	<u>343,570</u>	<u>365,450</u>	<u>(21,880)</u>
Total Expenditures	<u>343,570</u>	<u>343,570</u>	<u>365,450</u>	<u>(21,880)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>(3,430)</u>	<u>(3,430)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	26,914	26,914
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>26,914</u>	<u>26,914</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>325,269</u>	<u>325,269</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>348,753</u>	<u>348,753</u>

See Notes to Unaudited Financial Statements

176 Capital Projects Fund S2018 **Long Lake Reserve Community Development District**

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	721	721
Total Revenues	<u>0</u>	<u>0</u>	<u>721</u>	<u>721</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>721</u>	<u>721</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(26,914)	(26,914)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(26,914)</u>	<u>(26,914)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>26,282</u>	<u>26,282</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>89</u>	<u>89</u>

See Notes to Unaudited Financial Statements

**Long Lake Reserve CDD
Investment Summary
September 30, 2025**

<u>Account</u>	<u>Investment</u>	<u>Balance as of September 30, 2025</u>
Valley National Bank	Governmental Checking	\$ 140,984
	Total General Fund Investments	\$ 140,984
FLCLASS Reserve	Average Monthly Yield: 4.2990%	\$ 136,389
	Total Reserve Fund Investments	\$ 136,389
Regions Bank 2018 Revenue	Goldman Sachs Financial Square Funds	\$ 175,354
Regions Bank 2018 Reserve	Goldman Sachs Financial Square Funds	170,069
Regions Bank 2018 Interest	Goldman Sachs Financial Square Funds	42
Regions Bank 2018 Sinking Fund	Goldman Sachs Financial Square Funds	36
Regions Bank 2018 Redemption	Goldman Sachs Financial Square Funds	3,252
	Total Debt Service Fund Investments	\$ 348,753
Regions Bank Series 2018 Construction	Goldman Sachs Financial Square Funds	\$ 89
	Total Capital Project Fund Investments	\$ 89

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

Long Lake Reserve Community Development District
Summary A/P Ledger
From 09/01/2025 to 09/30/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
176, 2172						
	176 General Fund	09/15/2025	Charter Communica-	1301951091525	09/2519617 Breynia Drive	313.20
			tions	ACH	09/25	
	176 General Fund	09/30/2025	Cooper Pools Inc.	2025-1222	Service Call for Boom	2,727.30
					Arm and Actuator	
					09/25	
	176 General Fund	09/23/2025	DCSI, Inc.	34167	Cloud Cover Music	24.99
					Server Subscription	
					09/25	
	176 General Fund	09/08/2025	Duke Energy	9100 8628 5638	08.25 000 Henley Road	3,558.95
				ACH	08/25	
	176 General Fund	09/30/2025	Jayman Enterprises,	4227	Dog Station Mainte-	200.00
			LLC		nance 09/25	
	176 General Fund	09/29/2025	Office Pride	Inv-281316	Janitorial Services	43.99
					09/25	
	176 General Fund	09/26/2025	Rizzetta & Company,	INV0000103525	Personnel Reimburse-	9,758.99
			Inc.		ment 09/25	
	176 General Fund	09/30/2025	Yellowstone Land-	1011363	Landscape Enhance-	2,200.00
			scape		ment - Tree Removal	
					09/25	
Sum for 176, 2172						18,827.42
Sum for 176						18,827.42
Sum Total						18,827.42

Long Lake Reserve Community Development District
Notes to Unaudited Financial Statements
September 30, 2025

Balance Sheet

1. Trust statement activity has been recorded through 09/30/25.
2. See EMMA (Electronic Municipal Market Access) at <https://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Tab 8



Quarterly Compliance Audit Report

Long Lake Reserve

Date: October 2025 - 3rd Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

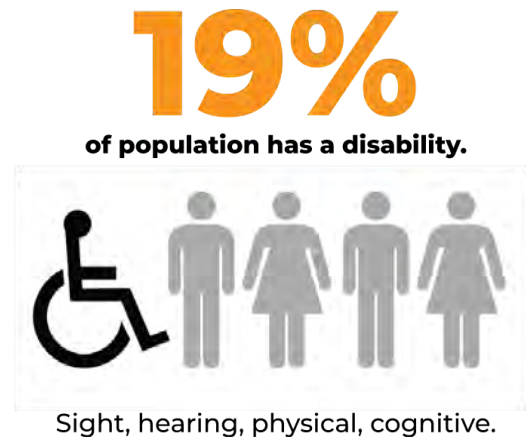
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

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

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

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

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

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

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



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

Tab 9

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, October 6, 2025, at 9:00 a.m.** at the Long Lake Reserve Amenity Center, located at 19617 Breynia Dr., Lutz, FL 33558.

Present and constituting a quorum were:

Sara Schwartz	Board of Supervisor, Chairman
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)
Angela Castillo	Clubhouse Manager, Rizzetta & Co.
Seth Mendoza	Representative, Yellowstone Landscaping
Brian Alexander	Representative, Yellowstone Landscaping

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

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

SECOND ORDER OF BUSINESS**Audience Comments**

Ms. Shannon Caput of 19321 Leonard Avenue informed the Board of encroaching Caesar Weed from the wetland area behind her property as well as her neighbor's property. The Board stated that they would pass this information along to Solitude so that they can investigate any recommendations to the Board for removal.

THIRD ORDER OF BUSINESS**Ratification of FY 2025-2026 EGIS Insurance Renewal**

On a Motion by Ms. Greenfield, seconded by Ms. Roberts, with all in favor, the Board of Supervisors ratified the FY 2025-2026 EGIS Insurance Renewal, as presented, for the Long Lake Reserve Community Development District.

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

The Board directed Ms. Castillo to obtain one more proposal and then set a not to exceed amount of \$3,000 with the job being awarded to the lowest bidder, authorizing the Chairman to sign outside of a meeting.

FIFTH ORDER OF BUSINESS**Consideration of Seventh Addendum to Contract for Professional Amenity Services**

Mr. Craft reviewed the Seventh Addendum to the Contract for Professional Amenity Services with the Board.

On a Motion by Ms. Schwartz, seconded by Ms. Roberts, with all in favor, the Board of Supervisors approved the Seventh Addendum to the Contract for Professional Amenity Services with Rizzetta & Company as presented, for the Long Lake Reserve Community Development District.

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

Nothing to report.

B. District Engineer

Nothing to report.

C. Presentation of Aquatic Service Report

The Board reviewed the aquatic report.

D. Landscape Report

Mr. Mendoza shared his report with the Board and the Board approved a proposal in the amount of \$5,000 to remove four (4) tree stumps located throughout the district's property.

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 \$5,000 to remove four (4) tree stumps located throughout the district's property, for the Long Lake Reserve Community Development District.

E. Clubhouse Manager

i. Presentation of Clubhouse Report

Ms. Castillo reviewed her report with the Board. The Board gave direction to Mr. Craft to inquire as to whether the HOA would be willing to contribute funds towards the annual Christmas Party. Ms. Castillo stated that she would like to approach local businesses about sponsoring community events and the Board granted her permission to do so. The Board also directed her to gather proposals together for replacing the broken pool loungers in December 2025 and present those proposals at the January 2026 meeting.

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 November 10th, 2025, at 9:00 a.m. at the Long Lake Amenity Center.

SEVENTH ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors Meeting held on
September 8, 2025**

On a Motion by Ms. Greenfield, seconded by Ms. Roberts, with all in favor, the Board of Supervisors approved the September 8th, 2025, Meeting Minutes, as presented, for the Long Lake Reserve Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures
For August 2025**

On a Motion by Ms. Schwartz, seconded by Ms. Greenfield, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for August 2025 (\$37,447.04), for the Long Lake Reserve Community Development District.

NINTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests.

TENTH 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. Roberts, seconded by Ms. Crowder, with all in favor, the Board of Supervisors adjourned the meeting at 9:44 a.m., for the Long Lake Reserve Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 10

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 September 2025 For Board Approval

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

The total items being presented: **\$107,725.34**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Long Lake Reserve Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check No	Invoice Number	Invoice Description	Invoice Amount
Allon Sams	300178	090425 Sams	Live Music 09/13/25	\$ 500.00
Burr & Forman, LLP	300209	1594359	General Legal Services 08/25	\$ 280.00
Charter Communications	20250904	1301951081525	19617 Breynia Drive 08/25	\$ 313.20
Coastal Waste & Recycling, Inc.	300197	08/25 ACH SW0001128135	Monthly Waste & Recycle 09/25	\$ 4,404.44
Consolidated Land Services, Inc.	300203	00000248	Pond A Erosion Repair 09/25	\$ 2,899.44
Consolidated Land Services, Inc.	300203	00000249	Pond C Repairs 09/25	\$ 4,496.33
Consolidated Land Services, Inc.	300203	00000252	Pond C Priority Repair 09/25	\$ 1,207.99
Consolidated Land Services, Inc.	300210	00000250	Pond C Minor Repair 09/25	\$ 4,592.32
Consolidated Land Services, Inc.	300210	00000251	Pond C Priority Repair 09/25	\$ 10,541.74
Cooper Pools Inc.	300204	2025-1105	Serice Call - Pool Repair 09/25	\$ 158.45
Cooper Pools Inc.	300204	2025-1163	Monthly Commercial Pool Service 09/25	\$ 1,700.00
Duke Energy	20250902	9100 8628 5638	000 Henley Road 07/25	\$ 3,558.42
Duke Energy	20250929-2	07/25 ACH 9100 8628 5448	19617 Breynia Dr - Morsani Amenity 08/25	\$ 1,005.18
Duke Energy	20250929-3	08/25 ACH 9100 8628 4637	19245 Breynia Dr 08/25	\$ 30.80
		08.25 ACH		

Long Lake Reserve Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check No	Invoice Number	Invoice Description	Invoice Amount
Duke Energy	20290929-1	9100 8628 5034	19932 Leonard Rd 08/25	\$ 30.80
Egis Insurance Advisors, LLC	300205	08/25 ACH 29384	Policy #100125326 10/01/2025-10/01/2026	\$ 41,917.00
Florida Department of Revenue	20250911	61-8018624517-5	Sales Tax 08/25	\$ 26.17
Floyd T Lewis	300179	08/25 ACH 0001	Live Music 09/25	\$ 400.00
Gabrielle B Roberts	300198	GB090825	Board of Supervisors Meeting 09/08/25	\$ 200.00
HomeTeam Pest Defense, Inc.	300211	113001344	Pest Control Service 09/25	\$ 138.60
Jayman Enterprises, LLC	300177	4174	Dog Station Maintenance 08/25	\$ 200.00
Mark Barnum	300199	MB090825	Board of Supervisors Meeting 09/08/25	\$ 200.00
Music Factory & Communications Group, Office Pride	300208	1	1 Hour Dance Class 09/25	\$ 150.00
	300176	Inv-276712	Janitorial Services 08/25	\$ 64.96
Office Pride	300206	Inv-277534	Janitorial Services 09/25	\$ 1,316.62
Pasco County Utilities	20240924-3 176	22974518 08.25 ACH	19932 Leonard Road 08/25	\$ 951.33
Pasco County Utilities	20250924-1 176	22974519 08.25 ACH	Morsani PH 2 Irrigation 08/25	\$ 21.56
Pasco County Utilities	20250924-2 176	22974230 08.25 ACH	19617 Breynia Drive 08/25	\$ 49.00

Long Lake Reserve Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check No	Invoice Number	Invoice Description	Invoice Amount
Pasco County Utilities	20250924-4 176	22974050 08.25 ACH	19244 Breynia Irrigation Drive 08/25	\$ 408.51
Rizzetta & Company, Inc.	300174	INV0000102357	Personnel Reimbursement 08/25	\$ 4,265.04
Rizzetta & Company, Inc.	300175	INV0000102227	District Management Fees 09/25	\$ 5,028.76
Rizzetta & Company, Inc.	300186	INV0000102399	Cell Phone 08/25	\$ 50.00
Rizzetta & Company, Inc.	300202	INV0000102424	Amenity Management & Oversight and Personnel Reimbursement 09/25	\$ 5,398.91
Shauna Solomon	300180	INV-000012	Vocal Performance 09/25	\$ 350.00
Solitude Lake Management, LLC	300207	PSI202423	Monthly Billing 09/25	\$ 1,912.00
Stantec Consulting Services, Inc.	300212	2459339	Engineering Services 09/25	\$ 1,182.25
Stephanie T Greenfield	300200	SG090825	Board of Supervisors Meeting 09/08/25	\$ 200.00
The Observer Group, Inc.	300201	25-01897P	Legal Advertising 09/25	\$ 87.50
Valley National Bank	20250926	Valley CC 08/25 ACH 176	Credit Card Expenses 08/25	\$ 561.13
Yellowstone Landscape	20250924-1	992887	Monthly Landscape Maintenance 09/25	\$ 6,776.75
Yellowstone Landscape	20250924-2	992716	Irrigation Repairs 08/25	<u>\$ 150.14</u>
Total Report				<u>\$ 107,725.34</u>

ALLON SAMS

15122 BARBY AVE TAMPA FL 33625

813-610-5100

Attention: Gregg Gruhl
Long Lake Reserve
Date: 9/4/25

Project Title: Live Music
Terms: 30 Days

Description	Quantity	Unit Price	Cost
Musical Performance 9/13/2025	1	\$500.00	\$500.00
		Subtotal	\$500.00
		Total	\$500.00

Thank you!

Sincerely yours,

Allon Sams



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

26 Sep 2025
Invoice # 1594359
Bill Atty: S. Steady
As of 08/31/25

0030779 LONG LAKE RESERVE CDD
0000001 General Government

BILL SUMMARY THROUGH AUGUST 31, 2025

Professional Services		<u>\$280.00</u>
TOTAL DUE THIS BILL	09/26/25	\$280.00

WIRING INSTRUCTIONS:

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

0030779 LONG LAKE RESERVE CDD
0000001 General Government

26 Sep 2025
Invoice # 1594359
Page 2

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

26 Sep 2025
Invoice # 1594359
Bill Atty: S. Steady
As of 08/31/25

EMPLOYER I.D. #63-0322727

0030779 LONG LAKE RESERVE CDD
0000001 General Government

Date	Description	Tkpr	Hours	Value
08/11/25	Attend Board meeting.	SIS	0.80	\$280.00
	Total Services		0.80	\$280.00
	Total Services and Disbursements			\$280.00
	TOTAL NOW DUE			\$280.00

SUMMARY OF SERVICES

Name	Rate	Hours	Amount
Scott I. Steady	\$350.00	0.80	\$280.00
TOTALS		0.80	\$280.00

August 15, 2025
Invoice Number: 1301951081525
Account Number: **8337 13 001 1301951**

Auto Pay Notice

Service At: 19617 BREYNIA DR
LUTZ FL 33558-5612

Contact Us

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

Summary *Service from 08/15/25 through 09/14/25
details on following pages*

Previous Balance	267.68
Payments Received -Thank You!	-267.68
Remaining Balance	\$0.00
Spectrum Business™ TV	49.00
Spectrum Business™ Internet	169.99
Spectrum Business™ Voice	59.98
Other Charges	28.00
Taxes, Fees and Charges	6.23
Current Charges	\$313.20
<i>YOUR AUTO PAY WILL BE PROCESSED 09/02/25</i>	
Total Due by Auto Pay	\$313.20

NEWS AND INFORMATION

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

IMPORTANT PHONE UPDATE

Good news: Effective on or after 10/1/2025, the Call Guard tool which protects Spectrum Business Voice customers from spam calls will be upgraded to version 3.0. You can adjust Call Guard settings by logging into your account at Spectrumbusiness.net.

- Change the Call Guard level of protection setting to High to block more calls or Low to block less.
- Go to, "Allow List" to add an unlimited number of trusted phone numbers

RECEIVED
08/19/25**Thank you for choosing Spectrum Business.**

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

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 15 08162025 NNNNNNNN 01 996133

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

August 15, 2025

LONG LAKE RESERVE CDD

Invoice Number: 1301951081525
Account Number: 8337 13 001 1301951
Service At: 19617 BREYNIA DR
LUTZ FL 33558-5612

Total Due by Auto Pay **\$313.20**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833713001130195100313205



Invoice Number: 1301951081525
 Account Number: 8337 13 001 1301951

LONG LAKE RESERVE CDD

Contact Us

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

8633 2390 DY RP 15 08162025 NNNNNNNN 01 996133

Charge Details

Previous Balance		267.68
EFT Payment	08/02	-267.68
Remaining Balance		\$0.00

Payments received after 08/15/25 will appear on your next bill.

Service from 08/15/25 through 09/14/25

Spectrum Business™ TV

Spectrum Business TV	45.00
Promotional Discount	-10.00
Spectrum Receiver	14.00
	\$49.00

Spectrum Business™ TV Total \$49.00

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
Spectrum Business Internet Gig	300.00
Promotional Discount	-50.01

Your promotional price will expire on 08/14/26

Promotional Discount	-100.00
----------------------	---------

Your promotional price will expire on 08/14/26

\$169.99

Spectrum Business™ Internet Total \$169.99

Spectrum Business™ Voice

Phone number (813) 304-0959

Spectrum Business Voice	50.00
Promotional Discount	-20.01

Spectrum Business™ Voice Continued

Your promotional price will expire on 08/14/26

\$29.99

Phone number (813) 515-4149

Spectrum Business Voice	50.00
Promotional Discount	-20.01

Your promotional price will expire on 08/14/26

\$29.99

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$59.98

Other Charges

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

Taxes, Fees and Charges

Communications Services Tax	6.23
Taxes, Fees and Charges Total	\$6.23

Current Charges \$313.20

Total Due by Auto Pay \$313.20

Billing Information

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

Continued on the next page....

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



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





Invoice Number: 1301951081525
Account Number: 8337 13 001 1301951

LONG LAKE RESERVE CDD**Contact Us**

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

8633 2390 DY RP 15 08162025 NNNNNNNN 01 996133

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

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

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

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

The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - . FEES AND CHARGES: E911 Fee \$0.80, Federal USF \$3.53, Florida CST \$10.48, TRS Surcharge \$0.16.

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

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

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

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

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

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

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

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



August 15, 2025

LONG LAKE RESERVE CDD

Invoice Number:

1301951081525

Account Number::

8337 13 001 1301951



Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 15 08162025 NNNNNNNN 01 996133





www.coastalwasteinc.com

INVOICE

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

Invoice SW0001128135
Page Page 1 of 1
Date 09/01/2025
Customer 16950
Site 0
PO Number
Due Date 09/26/2025

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) STEFFEN CHEERIN 1746 CHERRY WALK RD, LUTZ FL Serv #001 96 GALLON MSW 320 - 0YD 640x Week				
01 - Sep	MONTHLY - WASTE COLLECTION (Sep 01/25 - Sep 30/25)		\$3,747.20	1.00	\$3,747.20
01 - Sep	ADMIN FEE - MONTHLY (Sep 01/25 - Sep 30/25)		\$3.95	1.00	\$3.95
	Serv #002 18 GALLON COMMINGLE 320 - 0YD 320x Week				
01 - Sep	MONTHLY - RECYCLING COLLECTION (Sep 01/25 - Sep 30/25)		\$563.20	1.00	\$563.20
01 - Sep	CART FEE - MONTHLY (Sep 01/25 - Sep 30/25)		\$17.32	1.00	\$17.32
01 - Sep	FUEL SURCHARGE				\$72.77
RECEIVED 09/09/25					

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 SW0001128135
Page Page 1 of 1
Date 09/01/2025
Customer 16950
Site 0
PO Number
Due Date 09/26/2025

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

AMOUNT REMITTED	
------------------------	--

0025756SW0169500000SW000112813500004404440



Consolidated Land Services, Inc.

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

Invoice

Date	Invoice #
9/19/2025	00000248

Bill To

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

RECEIVED
09/19/25

		Terms		Project
		Due on receipt		Pond A Bank Erosion
Item	Description	U/M	Total %	Amount
4.0 Stormwater	Pond A: Erosion repair with C350 Turf Reinforcement Mat (Soft) Armoring System with Earth Anchoring System. CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc. will re-grade, backfill, compact and re-stabilize eroded areas in order to return to pre-existing design grade. Once design grade is restored, CLS, Inc., will utilize contractor's means and methods to install Type C350 Turf Reinforcement Mat (Soft) Armoring System with Earth Anchoring System and Toe-in Trench in order to reinforce, and increase the longevity of the embankment to mitigate future erosion and damage. Once completed, the restored area and access points will be re-vegetated with sod. 1. Mobilize 2. Re-grade, backfill, compact and re-establish eroded area back to pre-existing grade 3. Contractor's means and methods to install Type C350 Turf Reinforcement Mat (Soft) Armoring System with Earth Anchoring System and Toe-In Trench 4. Re-vegetate with Sod 5. De-mobilize	ea	100.00%	2,899.44
It's been a pleasure working with you!		Total		
A finance charge of 1.5% per month shall be assessed on all amounts that are unpaid within 30 days of issuance of this invoice. Customer agrees to pay all reasonable attorney's fees and costs both prior to, during and after lawsuit is filed, as well as all costs of appeal for any attempts by contractor to collect sums due under this invoice.		Payments/Credits		
		Balance Due		



Consolidated Land Services, Inc.

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

Invoice

Date	Invoice #
9/19/2025	00000248

Bill To

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

		Terms		Project	
		Due on receipt		Pond A Bank Erosion	
Item	Description	U/M	Total %	Amount	
	*Track mat systems will be utilized to minimize disturbances to access points and work areas. Access areas are considered common areas, and are not included in this estimate. If customer would like access areas restored and/or revegetated a proposal may be provided. *CLS, Inc. is not responsible for irrigating or watering re-vegetated/sodded areas. In the event, watering is requested, a proposal may be provided. *One (1) year Manufacturing Warranty applies to all product material. Warranty does not cover labor, normal wear and tear, harsh Florida weather conditions, force majeure, including, but not limited to, abuse, misuse, mishandling, neglect or improper alterations. *Project Owner is responsible for all permitting requirements, marking irrigation and private utilities. CLS, Inc. will call in commercial utility locates as required.				
It's been a pleasure working with you!		Total		\$2,899.44	
A finance charge of 1.5% per month shall be assessed on all amounts that are unpaid within 30 days of issuance of this invoice. Customer agrees to pay all reasonable attorney's fees and costs both prior to, during and after lawsuit is filed, as well as all costs of appeal for any attempts by contractor to collect sums due under this invoice.		Payments/Credits		\$0.00	
		Balance Due		\$2,899.44	



Consolidated Land Services, Inc.

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

Invoice

Date	Invoice #
9/19/2025	00000249

Bill To

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

RECEIVED
09/19/25

		Terms		Project
		Due on receipt		Pond C Minor Repair
Item	Description	U/M	Total %	Amount
4.0 Stormwater	Pond C MES Structure Minor Repair CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc., will excavate obstructing materials and vegetation to restore proper waterflow surrounding the MES Structure. Once proper waterflow is restored, CLS, Inc. will then re-grade, backfill, compact and re-stabilize eroded areas around MES structure where erosion has occurred to return to pre-existing design grade. CLS, Inc. will then utilize contractor's means and methods to install High Strength Geogrid Flexamat (Hard) Armoring system, Mirafi (type FW404) Nonwoven Geotextile with Earth Anchoring System, Trenches and Toe-In, and install Rip Rap at outfall of MES Structure. CLS, Inc., will fortify the MES structure by mortaring the joint between the MES Structure and Hard Armoring System to repair and add stability to the structure in order to reinforce, and increase the longevity of the MES structure to mitigate future erosion and damage. Once completed, the area around MES structure where erosion occurred will be re-vegetated with sod. 1. Mobilize 2. Excavate materials and vegetation 3. Re-grade, backfill, compact and re-establish eroded area back to pre-existing grade 4. Contractor's means and methods to install High Strength Geogrid Flexamat (Hard) Armoring system and Mirafi (type FW404) Nonwoven Geotextile with Earth Anchoring System, Trenches and Toe-In, and install Rip Rap 5. Mortar joint between MES structure and Hard Armoring System 6. Re-vegetate with Sod 7. De-mobilize	ea	100.00%	4,496.33
It's been a pleasure working with you!		Total		
A finance charge of 1.5% per month shall be assessed on all amounts that are unpaid within 30 days of issuance of this invoice. Customer agrees to pay all reasonable attorney's fees and costs both prior to, during and after lawsuit is filed, as well as all costs of appeal for any attempts by contractor to collect sums due under this invoice.		Payments/Credits		
		Balance Due		



Consolidated Land Services, Inc.

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

Invoice

Date	Invoice #
9/19/2025	00000249

Bill To

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

		Terms		Project	
		Due on receipt		Pond C Minor Repair	
Item	Description	U/M	Total %	Amount	
	**After vegetation has been cleared and the MES Structure has been excavated, CLS will conduct an evaluation to determine if any additional damage has occurred to MES Structure. In the event damage has been identified CLS will immediately notify Project Engineer, and Change Order may be provided for recommended repair.				
It's been a pleasure working with you!		Total			
A finance charge of 1.5% per month shall be assessed on all amounts that are unpaid within 30 days of issuance of this invoice. Customer agrees to pay all reasonable attorney’s fees and costs both prior to, during and after lawsuit is filed, as well as all costs of appeal for any attempts by contractor to collect sums due under this invoice.		Payments/Credits			
		Balance Due			



Consolidated Land Services, Inc.

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

Invoice

Date	Invoice #
9/19/2025	00000249

Bill To

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

		Terms		Project
		Due on receipt		Pond C Minor Repair
Item	Description	U/M	Total %	Amount
	*Track mat systems will be utilized to minimize disturbances to access points and work areas. Access areas are considered common areas, and are not included in this estimate. If customer would like access areas restored and/or revegetated a proposal may be provided. *CLS, Inc. is not responsible for irrigating or watering re-vegetated/sodded areas. In the event, watering is requested, a proposal may be provided. *One (1) year Manufacturing Warranty applies to all product material. Warranty does not cover labor, normal wear and tear, harsh Florida weather conditions, force majeure, including, but not limited to, abuse, misuse, mishandling, neglect or improper alterations. *Project Owner is responsible for all permitting requirements, marking irrigation and private utilities. CLS, Inc. will call in commercial utility locates as required.			
It's been a pleasure working with you!		Total \$4,496.33		
A finance charge of 1.5% per month shall be assessed on all amounts that are unpaid within 30 days of issuance of this invoice. Customer agrees to pay all reasonable attorney's fees and costs both prior to, during and after lawsuit is filed, as well as all costs of appeal for any attempts by contractor to collect sums due under this invoice.		Payments/Credits \$0.00		
		Balance Due \$4,496.33		



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Invoice

Date	Invoice #
9/19/2025	00000252

Bill To

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

RECEIVED
09/19/25

		Terms	Project	
		Due on receipt	Pond C Priority Rep...	
Item	Description	U/M	Total %	Amount
9.0 General Condi...	Dewatering for Pond C Priority Repair (Org. estimate 348) Pond C requires dewatering in order to return to pre-existing grade and install Rip Rap around Structure. As a result of dewatering, all repairs should be able to be completed without any further changes to the scope of work or materials.	ea	100.00%	1,207.99
It's been a pleasure working with you!		Total		
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		Balance Due		
		\$1,207.99		
		\$0.00		
		\$1,207.99		



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Mailing Address:
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Dade City, FL 33526

Invoice

Date	Invoice #
9/19/2025	00000250

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

RECEIVED
09/26/25

		Terms		Project
		Due on receipt		Pond C Minor Repai...
Item	Description	U/M	Total %	Amount
3.0 Erosion Restora...	Change Order: Ref. estimate 348 Change in material due to rising high water levels inhibiting revegetation for sod to germinate for proper installation of Flexamat. Recommended substitution of material from sod and Flexamat to Rip Rap, and scope of work to continue with re-establishing eroded area back to pre-existing grade per original estimate 348 to utilize contractor means and methods to re-grade, backfill, compact and re-stabilize eroded areas around MES structure where erosion has occurred. Additional Rip Rap and imported fill material will be required to complete project.	ea	100.00%	2,296.16
3.0 Erosion Restora...	Change Order: Ref. estimate 349 Change in material due to rising high water levels inhibiting revegetation for sod to germinate for proper installation of Flexamat. Recommended substitution of material from sod and Flexamat to Rip Rap, and scope of work to continue with re-establishing eroded area back to pre-existing grade per original estimate 349 to utilize contractor means and methods to re-grade, backfill, compact and re-stabilize eroded areas around MES structure where erosion has occurred. Additional Rip Rap and imported fill material will be required to complete project.	ea	100.00%	2,296.16
It's been a pleasure working with you!		Total \$4,592.32		
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		Balance Due \$4,592.32		



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Invoice

Date	Invoice #
9/19/2025	00000251

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C/O Rizetta & Company, Inc.
5844 Old Pasco Road Suite 100
Wesley Chapel, FL 33544

RECEIVED
09/26/25

		Terms		Project
		Due on receipt		Pond C Priority Repair
Item	Description	U/M	Total %	Amount
4.0 Stormwater	Pond C MES Structure Priority Repair CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc., will excavate obstructing materials and vegetation to restore proper waterflow surrounding the MES Structure. Once proper waterflow is restored, CLS, Inc. will then re-grade, backfill, compact and re-stabilize eroded areas around MES structure where erosion has occurred to return to pre-existing design grade. CLS, Inc., will then attempt to reset the MES, and then prep excavated area to pour collar in order to repair separated joint within MES pipe, and will then Mortar MES structure from both the inside and outside in order to properly reseal stormwater pipe joint. CLS, Inc. will then utilize contractor's means and methods to install High Strength Geogrid Flexamat (Hard) Armoring system, Mirafi (type FW404) Nonwoven Geotextile with Earth Anchoring System, Trenches and Toe-In, and install Rip Rap at outfall of MES Structure. CLS, Inc., will fortify the MES structure by mortaring the joint between the MES Structure and Hard Armoring System to repair and add stability to the structure in order to reinforce, and increase the longevity of the MES structure to mitigate future erosion and damage. Once completed, the area around MES structure where erosion occurred will be re-vegetated with sod. 1. Mobilize 2. Excavate materials and vegetation 3. Evaluate structure for unidentified damage 3. Attempt to reset MES 4. Repair Separated MES Joint 3. Re-grade, backfill, compact and re-establish eroded area back to pre-existing grade	ea	100.00%	10,541.74
It's been a pleasure working with you!		Total		
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5844 Old Pasco Road Suite 100
Wesley Chapel, FL 33544

		Terms		Project	
		Due on receipt		Pond C Priority Repair	
Item	Description	U/M	Total %	Amount	
	4. Contractor’s means and methods to install High Strength Geogrid Flexamat (Hard) Armoring system and Mirafi (type FW404) Nonwoven Geotextile with Earth Anchoring System, Trenches and Toe-In, and install Rip Rap 5. Mortar joint between MES structure and Hard Armoring System 6. Re-vegetate with Sod 7. De-mobilize **After vegetation has been cleared and the MES Structure has been excavated, CLS will conduct an evaluation to determine if any additional damage has occurred to MES Structure. In the event damage has been identified CLS will immediately notify Project Engineer, and Change Order may be provided for recommended repair.				
It's been a pleasure working with you!		Total			
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		Balance Due			



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Date	Invoice #
9/19/2025	00000251

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

		Terms		Project
		Due on receipt		Pond C Priority Repair
Item	Description	U/M	Total %	Amount
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It's been a pleasure working with you!		Total \$10,541.74		
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		Balance Due \$10,541.74		

INVOICE

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

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



Cleaning Commercial Acct:Rizzetta & Company:The Reserve at Long Lake Ranch

Bill to

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

Ship to

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

Invoice details

Technician: Wendy / Joey

Invoice no.: 2025-1105
Terms: Net 30
Invoice date: 09/02/2025
Due date: 10/02/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		1" FPT PIN TYPE VALVE WITH FC	1" FPT PIN TYPE VALVE WITH FC	1	\$158.45	\$158.45
2.			Technician reported that the toro valve is dripping and needs replaced.			

Ways to pay



Total **RECEIVED** 08/27/25 **\$158.45**

View and pay

INVOICE

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

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



Cleaning Commercial Acct:Rizzetta & Company:The Reserve at Long Lake Ranch

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

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

Invoice details

Invoice no.: 2025-1163
Terms: Net 30
Invoice date: 09/01/2025
Due date: 10/01/2025



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

Total \$1,700.00

Ways to pay



View and pay

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Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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

Help managing your account (not applicable for all customers)

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

General questions or concerns

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

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Sep 3

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Jul 03 - Aug 04		
Description	Quantity	Usage
50 WATT LED OCAL 3000K TY V BL	1	17 kWh
54W MITCH LED PT CLR	4	76 kWh
50 MTCH III 3K F	1	19 kWh
50MTCHTR III3K THRBM	2	38 kWh
SV FLAGLER ACR 9500L	92	4,508 kWh
Total	100	4,658 kWh

Billing details - Lighting

Billing Period - Jul 03 25 to Aug 04 25	
Customer Charge	\$1.86
Energy Charge	
4,658.000 kWh @ 6.782c	315.90
Fuel Charge	
4,658.000 kWh @ 3.829c	178.35
Asset Securitization Charge	
4,658.000 kWh @ 0.051c	2.38
Fixture Charge	
SV FLAGLER ACR 9500L	1,464.64
54W MITCH LED PT CLR	67.92
50 WATT LED OCAL 3000K TY V BL	8.73
50 MTCH III 3K F	21.44
50MTCHTR III3K THRBM	33.96
Maintenance Charge	
SV FLAGLER ACR 9500L	264.04
54W MITCH LED PT CLR	8.16
50 WATT LED OCAL 3000K TY V BL	2.04
50 MTCH III 3K F	2.04
50MTCHTR III3K THRBM	4.08
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
100 Pole(s) @ \$11.670	1,167.00
Total Current Charges	\$3,542.54

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$3.09
Gross Receipts Tax	12.79
Total Taxes	\$15.88

We're here for you

Report an emergency

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

Convenient ways to pay your bill

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

Help managing your account (not applicable for all customers)

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

General questions or concerns

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

Call before you dig

Call	800.432.4770 or 811
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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: Oct 1

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

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When you pay by check

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Asset Securitization Charge

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Medical Essential Program

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Your usage snapshot - Continued

Current electric usage for meter number 1008121

Actual reading on Sep 2	211065
Previous reading on Aug 2	- 205161
Energy Used	5,904 kWh
Billed kWh	5,904.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 02 25 to Sep 02 25

Meter - 1008121

Customer Charge	\$17.32
Energy Charge	
5,904.000 kWh @ 12.173c	718.70
Fuel Charge	
5,904.000 kWh @ 3.925c	231.73
Asset Securitization Charge	
5,904.000 kWh @ 0.194c	11.45
Total Current Charges	\$979.20

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	\$0.85
Gross Receipts Tax	25.13
Total Taxes	\$25.98

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800.228.8485

Convenient ways to pay your bill

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In person duke-energy.com/location

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Your usage snapshot - Continued

Current electric usage for meter number 3539949	
Actual reading on Sep 2	2385
Previous reading on Aug 2	- 2341
Energy Used	44 kWh
Billed kWh	44.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 02 25 to Sep 02 25	
Meter - 3539949	
Customer Charge	\$17.32
Energy Charge	
44.000 kWh @ 12.173c	5.36
Fuel Charge	
44.000 kWh @ 3.925c	1.73
Asset Securitization Charge	
44.000 kWh @ 0.194c	0.09
Minimum Bill Adjustment	5.50
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

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Report an emergency

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800.228.8485

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Charlotte, NC 28201-1094
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Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

Para nuestros clientes que hablan Español

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

Your usage snapshot - Continued

Current electric usage for meter number 3589801	
Actual reading on Sep 2	2470
Previous reading on Aug 2	- 2426
Energy Used	44 kWh
Billed kWh	44.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 02 25 to Sep 02 25	
Meter - 3589801	
Customer Charge	\$17.32
Energy Charge	
44.000 kWh @ 12.173c	5.36
Fuel Charge	
44.000 kWh @ 3.925c	1.73
Asset Securitization Charge	
44.000 kWh @ 0.194c	0.09
Minimum Bill Adjustment	5.50
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



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

RECEIVED
09/19/25

INVOICE

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

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 Florida Insurance Alliance Package - Renew policy 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

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555
Atlanta, GA 30374-8555

accounting@egisadvisors.com

09/16/2025



State of Florida
Department of Revenue

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

Original Return

FOR YOUR RECORDS ONLY - DO NOT MAIL

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

Access Source: 61-8018624517-5

Confirmation Number: 250910554054

DR15-EZ

Certificate Number	Collection Period	Confirm Date and Time
61-8018624517-5	08/2025	09/10/2025 09:44:28 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: 9/11/2025
Amount for Check: \$26.17
Bank Routing Number:
Bank Account Number:
Bank Account Type: Checking
Corporate/Personal: Corporate
Name on Bank Account: LONG LAKE RESERVE COMMUNITY DEVELOPMENT

RECEIVED
09/10/25

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

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

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

- Gross Sales
(Do not include tax) 387.83
- Exempt Sales
(Include these in Gross Sales, Line 1) 0.00
- Taxable Sales/Purchases
(Include Internet/Out-of-State Purchases) 387.83

Discretionary Sales Surtax Information		
	Taxable Sales and	
A.	Purchases Not Subject to Discretionary Sales Surtax	\$ 0.00
B.	Total Discretionary Sales Surtax Due	\$ 0.26

- Total Tax Due
(Include Discretionary Sales Surtax from Line B) \$ 26.17
- Less Lawful Deductions \$ 0.00
- Less DOR Credit Memo \$ 0.00
- Net Tax Due \$ 26.17
- a. Less (-) Collection Allowance; or if Late, \$ 0.00
- b. Plus (+) Penalty and Interest \$ 0.00
- Amount Due With Return \$ 26.17

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



TO Long Lake Reserve
19617 Breynia Dr, Lutz FL 33558
Attn: Gregg Gruhl

Make all checks payable to Floyd Lewis Music, LLC.
THANK YOU FOR YOUR BUSINESS!

Long Lake Reserve CDD
Meeting Date: September 8, 2025

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Paid	
Gabrielle Roberts	☒	GB 090825
Sara Schwartz	☐	
Denise Crowder	☐	
Stephanie Greenfield	☒	SG 090825
Mark Barnum	☒	MB 090825

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

RECEIVED
09/09/25

EXTENDED MEETING TIMECARD

Meeting Start Time:	9:04
Meeting End Time:	10:01
Total Meeting Time:	57

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

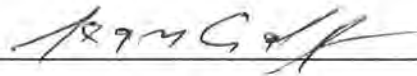
Total at \$175 per Hour:	\$0.00
--------------------------	--------

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: _____



WORKWAVE 600-762-0301
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HomeTeam Pest Defense, Inc.
4710 Eisenhower Boulevard
Suite F-3
Tampa, FL 33634-6337
813-886-4700

Invoice and detailed service report

INVOICE #: 113001344

WORK DATE: 09/26/2025

BILL-TO 3030534

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

Phone: 813-515-4149

LOCATION 2929829

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

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

Time In: 09/26/2025 01:20:28 PM
Time Out: 09/26/2025 02:09:19 PM

Customer Signature

Customer Unavailable to Sign

Technician Signature

Branden Dearth

License #: JE325021

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

Today's Service Comments

Hi Mr/Ms,

Today's 6-Point Advantage Service:

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

<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
Intice 10		73079-6	10.0000%	n/a	Orthoboric Acid 10%	2.5000 Pound	2.5000 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%	0.0300	Deltamethrin	22.0000 Fluid Ounce	0.1389 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 #: 113001344

WORK DATE: 09/26/2025

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Tandem		100-1437	15.1000%	0.1300	Thiamethoxam 11.6%; Lambda-cyhalothrin 3.5%	3.0000 Gallon	0.0258 Gallon

Areas Applied: Exterior perimeter

Target Pests: Roaches

PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Lot #
Suspend Polyzone	4.7500%	22.0000 Fluid Ounce	One Gallon Compressed Sprayer	2:08:10 PM
101563-143	0.03000000	0.1389 Fluid Ounce	Spot Treatment	

Target Pests: Spiders

Areas Applied: Exterior entry points

Weather: 0°, 0 MPH

Intice 10	10.0000%	2.5000 Pound		2:08:22 PM
73079-6	n/a	2.5000 Pound	Broadcast	

Target Pests: Ants

Areas Applied: Exterior perimeter

Weather: 0°, 0 MPH

Tandem	15.1000%	3.0000 Gallon	Backpack Compressed Sprayer	2:08:01 PM
100-1437	0.13000000	0.0258 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.

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Invoice

Date	Invoice #
9/1/2025	4174

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

P.O. No.	Terms	Project

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

RECEIVED
09/01/25



INVOICE

Issued to:

Long Lake Reserve
19617 Breynia Dr.
Lutz, FL 33558

Invoice No. 1

Date: 9/12/2025
Due Date: 9/25/2025

Pay to:

Music Factory & Communications Group, Inc.
18890 Deer Tracks Loop
Lutz, FL 33558

DESCRIPTION**TOTAL**

One hour Dance Class from 6:30 pm – 7:45 pm
September 25th, 2025

\$150.00

SUBTOTAL

\$150.00

TOTAL

\$150.00

RIZZETTA & COMPANY, INC.

CHECK REQUEST

Date: 9/23/25

Association: Long Lake Reserve

Amount Requested: \$ 150 Check Number: _____

Payable to: music factory & communications
Group, Inc.

Address: see invoice

G/L Code: _____

Purpose: Dance class

Angela Delcastillo
Requested by

Approved by

Staff Accountant

Date Processed

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-276712
Invoice Date: 08-28-2025
Due Date: 09/26/2025

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

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

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

Reference – P.O. No.		Terms	Due Date	Franchise
		Net 30	09/26/2025	F0214
Quantity	Description	Rate	Amount	
1	Coastwide Professional 55-60 Gal. Trash Bags, High Density, 22 Mic., Black, 25 Bags/Roll, 6 Rolls (CW17712)	\$64.96	\$64.96	
Subtotal			\$64.96	
Sales Tax			\$0.00	
Total			\$64.96	
PAYMENT/CREDIT APPLIED			\$0.00	
AMOUNT DUE			\$64.96	
Reference Inv-276712 with your payment to ensure prompt and accurate application.				
Autopay Customers: Payment will be drafted on the date due. This invoice is for your records.				
			RECEIVED 08/29/25	

BILLING QUESTIONS: BILLINGSERVICES@OFFICEPRIDE.COM

Current	1 – 30 days overdue	31 – 60 days overdue	61 – 90 days overdue	91 days overdue	Total
\$64.96	\$0.00	\$0.00	\$0.00	\$0.00	\$64.96

Each Office Pride franchise is independently owned and operated.

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

INVOICE

OFFICE PRIDE*Commercial Cleaning Services*

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

Customer
Number: **LONG0008**

Invoice Number: **Inv-277534**

Invoice Date: **09-01-2025**

Due Date: **10/01/2025**

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

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

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

Reference – P.O. No.	Terms	Due Date	Franchise
	Net 30	10/01/2025	F0214
Quantity	Description	Rate	Amount
1	Day Porter Services 3x per week	\$1,316.62	\$1,316.62
Subtotal			\$1,316.62
Sales Tax			\$0.00
Total			\$1,316.62
PAYMENT/CREDIT APPLIED			\$0.00
AMOUNT DUE			\$1,316.62
Reference Inv-277534 with your payment to ensure prompt and accurate application.			
Autopay Customers: Payment will be drafted on the date due. This invoice is for your records.			
RECEIVED 09/02/25			

BILLING QUESTIONS: BILLINGSERVICES@OFFICEPRIDE.COM

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

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: **19932 LEONARD ROAD**

Bill Number: 22974518

Billing Date: 9/3/2025

Billing Period: 7/18/2025 to 8/18/2025

RECEIVED
09.19.25

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	190296326	7/18/2025	8464	8/18/2025	8603	31	139

Usage History		
	Water	Irrigation
August 2025		139
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

Transactions		
Previous Bill		870.15
Payment 08/21/25		-870.15 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	64.0 Thousand Gals X \$9.02	577.28
Total Current Transactions		951.33
TOTAL BALANCE DUE		\$951.33



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 1013880
Customer # 01399734
Balance Forward 0.00
Current Transactions 951.33

Total Balance Due \$951.33
Due Date 9/22/2025

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

**The Total Due will be electronically
transferred on 09/22/2025.**

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

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



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

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

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

1 0 1
42-52319

LONG LAKE RESERVE CDD

Service Address: **MORSANI PH 2 IRRIGATION**

Bill Number: 22974519

Billing Date: 9/3/2025

Billing Period: 7/18/2025 to 8/18/2025

RECEIVED
09.19.25

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

Account #	Customer #
1013885	01399734
Please use the 15-digit number below when making a payment through your bank	
101388501399734	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	18091001	7/18/2025	992	8/18/2025	992	31	0

Usage History			Transactions	
	Water	Irrigation	Previous Bill	0.92
August 2025		0	Payment 08/21/25	-0.92 CR
July 2025		0	Balance Forward	0.00
June 2025		0	Current Transactions	
May 2025		0	Irrigation	
April 2025		0	Water Base Charge	21.56
March 2025		0	Total Current Transactions	21.56
February 2025		0	TOTAL BALANCE DUE	\$21.56
January 2025		0		
December 2024		0		
November 2024		0		
October 2024		0		
September 2024		0		



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 1013885
Customer # 01399734
Balance Forward 0.00
Current Transactions 21.56

Total Balance Due \$21.56
Due Date 9/22/2025

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

**The Total Due will be electronically
transferred on 09/22/2025.**

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

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



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

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

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

1 0 1
42-52319

LONG LAKE RESERVE CDD

Service Address: **19617 BREYNIA DR**

Bill Number: 22974230

Billing Date: 9/3/2025

Billing Period: 7/18/2025 to 8/18/2025

RECEIVED
09.19.25

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	14328640	7/18/2025	1045	8/18/2025	1053	31	8

Usage History

	Water
August 2025	8
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

Transactions

Previous Bill	437.47
Payment 08/21/25	-437.47 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	39.80
Water Tier 1 8.0 Thousand Gals X \$2.10	16.80
Sewer	
Sewer Base Charge	99.71
Sewer Charges 8.0 Thousand Gals X \$6.94	55.52
Adjustments	
Adjustment	-162.83 CR
Total Current Transactions	49.00
TOTAL BALANCE DUE	\$49.00

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 1002200
Customer # 01399734
Balance Forward 0.00
Current Transactions 49.00

Total Balance Due \$49.00
Due Date 9/22/2025

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

**The Total Due will be electronically
transferred on 09/22/2025.**

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

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





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

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

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

1 0 1
42-52319

LONG LAKE RESERVE CDD

Service Address: **19244 BREYNIA IRRIGATION DR**

Bill Number: 22974050

Billing Date: 9/3/2025

Billing Period: 7/18/2025 to 8/18/2025

RECEIVED
09.19.25

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	14369796	7/18/2025	4729	8/18/2025	4791	31	62

Usage History		
	Water	Irrigation
August 2025		62
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

Transactions		
Previous Bill		444.59
Payment 08/21/25		-444.59 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	24.0 Thousand Gals X \$9.02	216.48
Total Current Transactions		408.51
TOTAL BALANCE DUE		\$408.51



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0991370
Customer # 01393846
Balance Forward 0.00
Current Transactions 408.51

Total Balance Due \$408.51
Due Date 9/22/2025

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

**The Total Due will be electronically
transferred on 09/22/2025.**

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

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

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

Invoice

Date	Invoice #
8/29/2025	INV0000102357

Bill To:

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

RECEIVED
08/29/25

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

[illegible]

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

Invoice

Date	Invoice #
9/2/2025	INV0000102227

Bill To:

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



Services for the month of	Terms	Client Number
September	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 #
9/1/2025	INV0000102399

Bill To:

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

RECEIVED
09/12/25

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

[illegible]

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

Invoice

Date	Invoice #
9/12/2025	INV0000102424

Bill To:

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

RECEIVED
09/15/25

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

[illegible]

Shauna Solomon Pub.
605 Manor Drive
Bartow Florida 33830
U.S.A
chocolatechicprod@gmail.com

INVOICE

INV-000012

Balance Due
\$350.00

Bill To
Long Lake Reserve

Invoice Date : 02 Sep 2025
Terms : Custom
Due Date : 13 Sep 2025

Subject :
Music Performance

#	Item & Description	Qty	Rate	Amount
1	Vocal Performance	1.00	350.00	350.00

RECEIVED
09/09/25

Sub Total 350.00

Total \$350.00

Balance Due \$350.00

Notes
Thanks for your business.



INVOICE

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

Page: 1

Invoice Number: PSI202423
Invoice Date: 9/2/2025

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 9/2/2025
Due Date 10/2/2025
Terms Net 30

Customer ID 9879
P.O. Number
P.O. Date 9/2/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance September Billing 9/1/2025 - 9/30/2025 Lake All Wetland 1 Wetland 2		1	1	1,912.00	1,912.00

RECEIVED
09/02/25

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

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



INVOICE

Page 1 of 2

Invoice Number 2459339
Invoice Date September 25, 2025
Customer Number 154444
Project Number 238202113

Bill To	EFT/ACH Remit To (Preferred)	Alternative Remit 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	Stantec Consulting Services Inc. (SCSI) Email Remittance: eft@stantec.com	Stantec Consulting Services Inc. (SCSI) 13980 Collections Center Drive Chicago IL 60693 United States Federal Tax ID 11-2167170

09/25/25

Project Description: Long Lake Reserve CDD

Stantec Project Manager:	Waag, Tyson
Authorization Amount:	\$10,327.00
Authorization Previously Billed:	\$6,794.00
Authorization Budget Remaining:	\$2,350.75
Authorization Billed to Date:	\$7,976.25
Current Invoice Due:	\$1,182.25
For Period Ending:	September 19, 2025

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

Please contact Adam Fowler if you have any questions concerning this invoice.

[E-mail: Adam.Fowler@Stantec.com](mailto:Adam.Fowler@Stantec.com)

**** PLEASE INCLUDE AN INVOICE # WITH PAYMENT ****

Thank you.

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 Number2459339

Project Number238202113

Top Task 2025

2025 FY General Consulting

Professional Services

Billing Level	Date	Hours	Rate	Current Amount
Level 09				
Nurse, Vanessa M	2025-08-25	0.50	183.00	91.50
Nurse, Vanessa M	2025-09-03	0.25	183.00	45.75
		0.75		137.25
Level 10				
Waag, R Tyson (Tyson)	2025-08-25	1.00	190.00	190.00
Waag, R Tyson (Tyson)	2025-08-26	1.00	190.00	190.00
Waag, R Tyson (Tyson)	2025-09-08	2.50	190.00	475.00
Waag, R Tyson (Tyson)	2025-09-17	0.75	190.00	142.50
Waag, R Tyson (Tyson)	2025-09-19	0.25	190.00	47.50
		5.50		1,045.00
Professional Services Subtotal		6.25		1,182.25

Top Task 2025 Total

1,182.25

Total Fees & Disbursements

\$1,182.25

INVOICE TOTAL (USD)

\$1,182.25

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-08-25	238202113	2025	Direct - Regular	NURSE, VANESSA M	0.50	183.00	91.50	ENTERED FY2026 TASK INFO INTO PIPELINE & PREPARED TASK 2026 PSF	
2025-09-03	238202113	2025	Direct - Regular	NURSE, VANESSA M	0.25	183.00	45.75	SENT FY2026 INFO TO PA TO OPEN 2026 TASK	
2025-08-25	238202113	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	CORRESPONDENCE WITH VENDOR (CLS, INC.) FOR ON-SITE REPAIRS AND EASEMENT ACCESS POINTS.	
2025-08-26	238202113	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	CORRESPONDENCE WITH VENDOR (CLS, INC.) FOR ON-SITE REPAIRS. EMAIL CORRESPONDENCE WITH DM AND CHAIR REGARDING CO FOR CLS.	
2025-09-08	238202113	2025	Direct - Regular	WAAG, R TYSON (TYSON)	2.50	190.00	475.00	MONTHLY BOARD MEETING PREPARATION AND ATTENDANCE. EMAIL CORRESPONDENCE WITH DM REGARDING REPAIR CHANGE ORDER. VENDOR CORRESPONDENCE REGARDING CHANGE ORDER APPROVAL AND SCHEDULING WORK COMPLETION	
2025-09-17	238202113	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.75	190.00	142.50	TEAM COORDINATION AND DISCUSSION WITH VENDOR ON SITE CONDUCTING REPAIRS AT POND C.	
2025-09-19	238202113	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	REVIEW REPAIR INVOICING AND EMAIL CORRESPONDENCE FROM THE DM.	
Total subTask 2025					6.25		\$1,182.25		
Total Top Task 2025					6.25		\$1,182.25		
Total Project 238202113					6.25		\$1,182.25		

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-01897P

Date 09/12/2025

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

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

Description

Amount

Serial # 25-01897P Notice of Public Meeting Dates RE: Fiscal Year 2025-2026 Published: 9/12/2025	\$87.50
--	---------

Important Message

Please include our Serial #
on your check

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

Paid

()

Total

\$87.50

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

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

NOTICE OF PUBLIC MEETING DATES

LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025-2026, regular monthly meetings of the Board of Supervisors of Long Lake Reserve Community Development District are scheduled to be held at 9:00 a.m. * except for December, March, June and August will convene at 6:00 p.m. at the Long Lake Reserve Amenity Center, located at 19617 Breyntia Dr., Lutz, FL 33558:

October 6, 2025
November 10, 2025
December 8, 2025 *
January 12, 2026
February 9, 2026
March 9, 2026 *
April 13, 2026
May 11, 2026
June 8, 2026 *
July 13, 2026
August 10, 2026 *
September 14, 2026

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., located at 3434 Colwell Avenue Suite 200, Tampa, FL 33614, (813) 994-1001, during normal business hours, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any meeting may be continued to a time, date and location approved by the Board on the records at the meeting without additional publication of notice.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting because of a disability or impairment should contact the District's management company office, Rizzetta & Company at (813) 994-1001 at least two (2) business days prior to the date of the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1-(800) 955-8770, for aid in contacting the District.

Each person who decides to appeal any action taken at these meetings 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

Sean Craft

District Manager

September 12, 2025

25-01897P

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

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0 LONG LAKE RESERVE CDD 0

ACCOUNT SUMMARY

Credit Limit \$10,000.00
Credit Available \$9,438.00
Statement Closing Date August 31, 2025
Days in Billing Cycle 31
Previous Balance \$0.00
Payments & Credits \$372.03
Purchases & Other Charges \$933.16
Balance Transfer \$0.00
FEES CHARGED \$0.00
INTEREST CHARGED \$0.00
New Balance \$561.13
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 \$561.13
Minimum Payment Due \$561.13
Payment Due Date September 25, 2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL	\$104.53
08/06	08/06	F1515006U000PR218	ADJUSTMENT-PAYMENTS	372.03
08/06	08/06		*FINANCE CHARGE* PREV CYCLE PURCHASES	4.53
08/06	08/06		PREVIOUS CYCLE LATE FEE	100.00
08/12	08/12	853341170EHMSBRVQ	PAYMENT - PAYPOINT NEW YORK NY	372.03-
		GREGG GRUHL	TOTAL	\$456.60
08/20	08/20	5543286786149L5JW	AMAZON MKTPL*DW6RB8VB3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	19.97
08/20	08/20	554328678615EJPKX	AMAZON MKTPL*0O1GK6Q33 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	55.20
08/21	08/21	55432867961D9K88F	AMAZON MKTPL*836IR4PH3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	93.75
08/21	08/21	55432867961FF7KY8	AMAZON.COM*Y72V10ED3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	15.98
08/21	08/21	55432867961G19YBB	AMAZON.COM*EP8VZ3R03 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	28.99

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

Account Number:
Payment Due Date September 25, 2025
New Balance \$561.13
Minimum Payment Due \$561.13
Past Due Amount \$0.00

Amount Enclosed:

\$

Make Check
Payable to:

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

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

TRANSACTIONS (continued)				
Tran Date	Post Date	Reference Number	Transaction Description	Amount
08/22	08/22	05436847A8PJFVY05	FSP*BOUNCE GENIE TAMPA FL MCC: 7999 MERCHANT ZIP:	50.00
08/27	08/27	55432867F63J180QL	AMAZON.COM*G10254VS3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	3.34
08/28	08/28	55432867G5SB5MT4K	AMAZON MKTPL*D269P61Z3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	127.26
08/28	08/28	55432867G5SGPXSYZ	AMAZON.COM*578VK7AZ3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	29.46
08/28	08/28	55432867G5SK4KMVZ	AMAZON.COM*UM3EJ9DT3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	30.98
08/31	08/31	55432867K5VE8NQDY	AMAZON.COM*JA6AX1KM3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	1.67
		KELLIE SPRAGUE	TOTAL	\$0.00
		MICHELLE WHITE	TOTAL	\$0.00

IMPORTANT ACCOUNT INFORMATION

\$0 - \$561.13 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 09/25/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$0.93	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$1.14	\$0-\$500,000 = 0.25%
New Cashback Balance	\$2.07	\$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	31	\$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:

<i>Tiers</i>	<i>Cashback %</i>
<i>\$0 - \$500,000</i>	<i>0.25</i>
<i>\$500,001 - \$1,500,000</i>	<i>0.60</i>
<i>\$1,500,001 - \$4,000,000</i>	<i>0.75</i>
<i>\$4,000,001 - \$12,500,000</i>	<i>0.90</i>
<i>\$12,500,001 +</i>	<i>1.00</i>

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

08/01/25-08/31/25

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

				Bank Fees	Clubhouse Supplies	Programs - Events
				51300-4901	57200-4734	57400-4775
Date	Vendor Name	Reason for Expenditure	Amount			
8/6/2025	Valley National Bank	Finance Charge	\$ (4.53)	\$ (4.53)		
8/6/2025	Valley National Bank	Late Fee	\$ (100.00)	\$ (100.00)		
8/20/2025	Amazon	Art Class Supplies	\$ (19.97)			\$ (19.97)
8/20/2025	Amazon	Art Class Supplies	\$ (55.20)			\$ (55.20)
8/20/2025	Amazon	Clubhouse Supplies	\$ (93.75)		\$ (93.75)	
8/21/2025	Amazon	Clubhouse Supplies	\$ (15.98)		\$ (15.98)	
8/20/2025	Amazon	Clubhouse Supplies	\$ (28.99)		\$ (28.99)	
8/22/2025	Bounce Genie	Event Rental Deposit	\$ (50.00)			\$ (50.00)
8/27/2025	Amazon	Art Class Supplies	\$ (5.01)			\$ (5.01)
8/27/2025	Amazon	Event Supplies	\$ (127.26)			\$ (127.26)
8/28/2025	Amazon	Clubhouse Supplies	\$ (29.46)		\$ (29.46)	
8/28/2025	Amazon	Clubhouse Supplies	\$ (30.98)		\$ (30.98)	
		001-10102	(561.13)	(104.53)	(199.16)	(257.44)

Long Lake Reserve Credit Card Reconciliation August 2025	
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[illegible]

Amazon.com order number: 1 13-0734875-3237027

Order Total: \$19.97

Shipped on August 19, 2025

	Price
Items Ordered	\$1
2 Of: FolkArt Multi-Surface Paint in Assorted Colors (2 oz), 2930, Eggplant part 1 of 2	.67
FolkArt Multi-Surface Paint in Assorted Colors (2 oz), 2930, Eggplant (Pack of 2)	
Sold by: Amazon.com	
Condition: New	

Shipping Address:	Item(s) Subtotal	\$3.34
Manager Long Lake Reserve	Shipping & Handling:	\$0.00
19617 BREYNIA DR		
LUTZ, FL 33558-5612	Total before tax:	\$3.34
United States	Sales Tax:	\$0.00
Shipping Speed:	Total for This Shipment:	\$3.34
FREE Prime Delivery		-----

Shipped on August 19, 2025

	Price
Items Ordered	\$6.64
1 Of: 25 PCS Plastic Paint Palettes, 6 Wells Rectangular White Tray Palettes for D/ Y Craft and Art Painting Party Watercolor (4.72 * 3.26 inch)	
Sold by: WUTING0809	
Business Price	
Condition: New	
	\$9.99
1 Of: Patelai 100 Pcs Wood Dowels Assorted Sizes Dowel Rods for Crafting Wood Sticks 1/8, 3/16, 1/4 5/16, 3/8 x 6 Inch Unfinished Round Hardwood Sticks for DIY Models Making Spring Wedding Ribbon, 5 Size Sold by: EQualand	
Condition: New	

Shipping Address:	Item(s) Subtotal:	\$16.63
Manager Long Lake Reserve	Shipping & Handling:	\$0.00
19617 BREYNIA DR		
LUTZ, FL 33558-5612	Total before tax:	\$16.63
United States	Sales Tax:	\$0.00
Shipping Speed:	Total for This Shipment:	\$16.63
FREE Prime Delivery		-----

Paid By: Long Lake Reserve
Placed By: Manager Reserve
Order Placed: August 2025

Payment Method:	Item(s) Subtotal:	\$19.97
MasterCard I Last digits: 7664	Shipping & Handling:	\$0.00
	Total before	\$19.97
	tax: Estimated	\$0.00
	Tax:	\$19.97
	Grand Total:	
Credit Card transactions	MasterCard ending in 7664: August 20, 2025: \$19.97	

To view the status of your order, return to [Order Summary](#).

Paid By: Long Lake Reserve

Placed By: Manager Reserve

Order Placed: August 19, 2025

Amazon.com order number: 1 13-1388147-6959406

Order Total: \$55.20

Shipped on August 20, 2025		
Items Ordered		Price
I Of: VI TEVER [20pcs Set] Glass Cups with bamboo Lids and Glass Straw - Beer Shaped 16 oz Iced Coffee Drinking Glasses, Cute Tumbler Cup for Smoothie. Boba Tea, Whiskey, Water		\$50.34
Sold by: VITEVER Business Price Condition: New		\$4.86
I Of: Amazon Basics Adult Wet Wipes Flushable Fragrance Free, 126 Count (3 Packs of 42) Packaging May Vary		
Sold by: Amazon Business Price Condition: New		
Shipping Address: Manager Long Lake Reserve 19617 BREYNIA DR LUTZ, FL 33558-5612 United States Shipping Speed: Rush Shipping	Item(s)	\$55.20
	Subtotal:	\$2.99
	& Handling: Free	-\$2.99
	Shipping:	-----
	Total before tax:	\$55.20
	Sales Tax.	\$0.00
Total for This Shipment:		\$55.20

Payment information		
Payment Method: MasterCard I Last digits: 7664	Item(s)	\$55.20
	Subtotal' Shipping &	\$2.99
	Handling:	-\$2.99
	Promotion applied:	-----
	Total before tax:	\$55.20
	Estimated Tax:	\$0.00
Grand Total:		\$55.20
Credit Card transactions		MasterCard ending in 7664: August 20, 2025: \$55.20

To view the status of your order, return to [Order Summary](#) .

amazon.com

Paid By: Long Lake Reserve
Placed By: Manager Reserve
Order Placed: August 20, 2025

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Amazon.com order number: 1 13-1303761-9318620
Order Total: \$93.75

Shipped on August 20, 2025	
Items Ordered 1 Of: American Supply Pool Lift Chair Protective Cover for Global Lift Legend Series Sold by: My American Supply Co. Condition: New	Price \$93.75
Shipping Address: Manager Long Lake Reserve 19617 BREYNIA DR LUTZ, FL 33558-5612 United States	Item(s) Subtotal' \$93.75 Shipping & Handling: \$0.00 Total before tax: \$93.75 Sales Tax: \$0.00 Total for This Shipment: \$93.75 -----
Shipping Speed: FREE Prime Delivery	
Payment information	
Payment Method: MasterCard I Last digits: 7664	Item(s) Subtotal' Shipping & \$93.75 Handling: \$0.00 Total before \$93.75 tax: Estimated \$0.00 Tax. \$93.75 Grand Total:
Credit Card transactions	MasterCard ending in 7664: August 20, 2025: \$93.75

To view the status of your order, return to [Order Summary](#).

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amazon.com

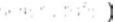
Paid By: Long Lake Reserve

Placed By: Manager Reserve

Order Placed: August 20, 2025

Amazon.com order number: 1 13-5717867-2354665

Order Total: \$15.98

Shipped on August 21, 2025		
Items Ordered 1 Of: Amazon Basics 2-Ply Flex-Sheets Paper Towels, 12 Basics Rolls = 32 Regular Rolls, Everyday Value with 150 Shccts per Rol		Price \$15.98
Sold by: Amazon  Business Price Condition: New		
Shipping Address: Manager Long Lake Reserve 19617 BREYNIA DR LUTZ, FL 33558-5612 United States Shipping Speed: Rush Shipping	Item(s) Subtotal	\$15.98
	Shipping & Handling:	\$2.99
	Free Shipping:	-\$2.99
	Total before tax:	-----
	Sales Tax:	\$15.98
		\$0.00
Total for This Shipment:		\$15.98 -----
Payment information		
Payment Method: MasterCard Last digits: 7664	Item(s)	\$15.98
	Subtotal:	\$15.98
	Shipping & Handling:	\$2.99
	Promotion applied-	-\$2.99
	Total before tax:	-----
	Estimated Tax:	\$15.98
Grand Total:		\$15.98
Credit Card transactions	MasterCard ending in 7664: August 21 , 2025: \$15.98	

To view the status of your order, return to [Order Summary](#) .

amazon.com

Paid By: Long Lake Reserve
Placed By: Manager Reserve
Order Placed: August 20, 2025

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Amazon.com order number: 1 13-4249304-8195403
Order Total: \$28.99

Shipped on August 21, 2025	
Made in USA - FSC Certi Items Ordered 1 Of: HP Printer Paper 8.5 x 11 Paper Copy & Print 20 lb 5 Ream Case - 2500 Sheets 92 Bright fiedl 200350c Sold by: Amazon.com Condition: New	Price \$28.99
Shipping Address: Manager Long Lake Reserve 19617 BREYNIA DR LUTZ, FL 33558-5612 United States Shipping Speed: Rush Shipping	Item(s) Subtotal \$28.99 Shipping & Handling: \$2.99 Free Shipping: -\$2.99 Total before tax: ----- Sales Tax: \$28.99 \$0.00 Total for This Shipment: \$28.99 -----
Payment information	
Payment Method: MasterCard Last digits: 7664	Item(s) Subtotal \$28.99 Shipping & Handling: \$2.99 Promotion applied -\$2.99 Total before tax: ----- Estimated Tax: \$28.99 \$0.00 Grand Total: \$28.99
Credit Card transactions	MasterCard ending in 7664: August 21 , 2025: \$28.99

To view the status of your order, return to [Order Summary](#) .

Invoice/Receipt #32891



Bounce Genie

1 5308 Casey Rd Important Information - Please Read Below!
 Tampa, FL 33624 (81 3)
 355-0933
 bouncegenietampa.co
 m

09/13/2025 1 2:00pm, 09/13/2025 04:30pm

Long Lake Reserve CDD

Gregg Gruhl 19617 Breynia DR

. Lutz, FL 33558

manager@longlakereserve.co

m

/81 3-51 5-4149

-Q rder Created by: Customer _

ustomer Comments:

sat, sep 13 12:00 4:30 pm

Single Lane Slip N Slide rental

\$207.00

\$207.00

SubTotal

\$207.00

Tax: 7.5%

\$15.53

\$222.53

Total \$222.53

Credit Card (Visa, MC, Disc, Amex) Payment \$50.00
 (7664)

Due \$172.53

amazon.com

Paid By: Long Lake Reserve
Placed By: Manager Reserve
Order Placed: August 27, 2025
Amazon.com order number:

Items Ordered		Price
2 Of: FolkArt Multi-Sudace Acrylic Paint, Baby Pink 2 F/ Oz (Pack of i)		\$1
Sold by: Amazon (Amazon.com)		.67
Business Price		
Condition: New		
Shipping Address:		Item(s) Subtotal • \$3.34
Manager Long Lake Reserve		Shipping & Handling: \$0.00
19617 BREYNIA DR		
LUTZ, FL 33558-5612		Total before tax: \$3.34
United States		Sales Tax: \$0.00
Shipping Speed:		Total for This Shipment: \$3.34
FREE Prime Delivery		
Shipped on August 31, 2025		
Items Ordered		Price
1 Of: FolkArt Multi-Sudace Pant in Assorted Colors (2 oz), 2923, Light Blue		\$1
Sold by: Amazon (Amazon.com)		.67
Business Price		
Condition: New		
Shipping Address:		Item(s) Subtotal: \$1
Manager Long Lake Reserve		Shipping & Handling: .67
19617 BREYNIA DR		\$0.00
LUTZ, FL 33558-5612		Total before tax:
United States		Sales Tax: \$1
Shipping Speed:		.67
FREE Prime Delivery		Total for This Shipment: \$0.00
		\$1.67
Payment information		
Payment Method:		Item(s) Subtotal:
MasterCard I Last digits: 7664		Shipping & Handling: \$0.00
		Total before tax: .
		Estimated Tax: \$0.00

Grand Total: \$5.01

Credit Card transactions

MasterCard ending in 7664: August 31 , 2025: \$1 .67

MasterCard ending in 7664: August 27, 2025: \$3.34

To view the status of your order, return to C): der Sun

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Shipping Address:		Item(s) Subtotal:	\$6.63
Manager Long Lake Reserve		Shipping & Handling:	\$0.00
19617 BREYNIA DR			
LUTZ, FL 33558-5612		Total before tax:	\$6.63
United States		Sales Tax:	\$0.00
Shipping Speed:			
Delivery in fewer trips to your address		Total for This Shipment:	\$6.63
Shipped on August 27, 2025			
Items Ordered			Price
I Of: 96 PCS Shark Pre-Cut Temporary Tattoos Sticker Sea Animal Fish Under The Sea Ocean Birthday Party Decorations Decor rs Supplies Gifts Boys Girls Cute Fake Tattoo School Reward Themed (Normal) Sold by: MeolsDaBest View Profile Condition: New			\$7.20
I Of: JAPBOR Occan Animals Coloring Books - 24PCS Under The Sea Mini Colouring Book Bulk for Kids Party Favors. Sea Animal Sum mer DIY Art Drawing Booklet Supplies, Birthday Painting Game Goodie Bag Fillers Sold by: JAPBOR Business Price Condition. New			\$11.39
I Of: 96 PCS Ocean Pre-Cut Animals Temporary Tattoos Themed Birthday Party Decorations Favors Supplies Décor Shark Sea Turtle Whale Fish Tattoo Stickers Gifts For Game Boys Girls Sold by: MeolsDaBest View Profile Condition: New			\$7.99
I Of: AUGSUN 30PCS Ocean Crafts, Colorful Ocean Animals Scratch Masks DIY Under The Sea Scratch Off Cards Magic Rainbow Scratch Ah Summer Party Favors School Activities Sold by: Augsun US View Profile Business Price Condition. New			\$8.90
2 Of: 4 Pack Under The Sea Tablecloths Ocean Waves Underwater Table Cover Ocean Animals Table Cloth Ocean Sea Life Tablecloth Ocean Animal Table Cover Summer Beach Pool Birthday Party Supplies 51 x 86 IN Sold by: Jingcai001 View Profile Condition. New			\$5.79
I Of: 24 Sets Summer Fruits Headband Craft Kits DIY Fruit of The Spirit Paper Hat Crown with Strawberry Cutouts Back to School Art Stickers Craft for Kid Holiday Party Favor Supplies School Home Activity Sold by: LegendfateUS View Profile Business Price Condition: New			\$11.99

Shipping Address:	Item(s)	\$59.05
Manager Long Lake Reserve	Subtotal:	\$0.00
19617 BREYNIA DR	Shipping & Handling:	----
LUTZ, FL 33558-5612	Total before tax:	\$59.05
United States	Sales Tax:	\$0.00
Shipping Speed:	Total for This	\$59.05
Delivery in fewer trips to your address	Shipment:	

Payment information

Payment Method:	Item(s)	Subtotal:
MasterCard I Last digits: 7664	\$127.26	Shipping & Handling.
	\$0.00	
	Total before tax:	\$127.26
	Estimated Tax:	\$0.00
	Grand Total:	\$127.26

Credit Card transactions

MasterCard ending in 7664: August 27, 2025: \$127.26

To view the status of your order, return to [Order Summary](#) .

amazon.com

Paid By: Long Lake Reserve
Placed By: Manager Reserve
Order Placed: August 27, 2025
Amazon.com order number:

1 13-8228698-3063434

Order Total: \$29.46

Shipped on August 28, 2025		
Items Ordered 1 Of: Roundup Weed and Grass Killer with Pump 'N Go 2 Sprayer, Use in and Around Flowcr Beds, Trees & Sold by: Amazon Business Price Condition: New 1 Of: CloroxPro Clorox Clean-Up Disinfectant Cleaner with Bleach Spray, 32 Ounces (35417) Sold by: Amazon.com Condition: New	More, 1.33 gal	Price
		\$21
		.97
		\$7.49
Shipping Address: Manager Long Lake Reserve 19617 BREYNIA DR LUTZ, FL 33558-5612 United States Shipping Speed: Rush Shipping	Item(s)	\$29.46
	Subtotal: Shipping	\$2.99
	& Handling: Free	-\$2.99
	Shipping:	-----
	Total before tax:	\$29.46
	Sales Tax.	\$0.00
	Total for This Shipment:	\$29.46

Payment information		
Payment Method: MasterCard I Last digits: 7664	Item(s)	\$29.46
	Subtotal: Shipping &	\$2.99
	Handling: Promotion	-\$2.99
	applied:	-----
	Total before tax:	\$29.46
	Estimated Tax:	\$0.00
	Grand Total:	\$29.46
Credit Card transactions	MasterCard ending in 7664: August 28, 2025: \$29.46	

To view the status of your order, return to [Order Summary](#) .

amazon.com

Paid By: Long Lake Reserve
Placed By: Manager Reserve
Order Placed: August 27, 2025
Amazon.com order number:
Order Total: \$30.98

Shipped on August 28, 2025		
Items Ordered		Price \$30.98
I Of: CloroxPro Clorox Germicidal Bleach, 121 Ounce Bottle, Pack of 3 (Package May Vary)		
Sold by: Amazon		
Business Price		
Condition: New		
Shipping Address:	Item(s)	\$30.98
Manager Long Lake Reserve	SubtotalShipping &	\$0.00
19617 BREYNIA DR	Handling:	
LUTZ, FL 33558-5612		\$30.98
United States	Total before tax:	\$0.00
	Sales Tax:	
Shipping Speed:		\$30.98
FREE Prime Delivery	Total for This Shipment:	-----
Payment information		
Payment Method:	Item(s)	
MasterCard I Last digits:	Subtotal' Shipping &	\$30.98
7664	Handling:	\$0.00
	Total before tax:	\$30.98
	Estimated Tax	\$0.00
	Grand Total:	\$30.98
Credit Card transactions	MasterCard ending in 7664: August 28, 2025: \$30.98	

To view the status of your order, return to [Order Summary](#) .

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1 13-1380561-2191401
Order Total: \$5.01

Shipped on August 27, 2025

**Bill To:**

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

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

INVOICE #	INVOICE DATE
992887	9/2/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 2, 2025**Invoice Amount:** \$6,776.75

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

RECEIVED
09/08/25

Invoice Total **\$6,776.75**

Excellence

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
992716	9/8/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Long Lake Reserve CDD

Address: 1692 Nature View Dr
Lutz, FL 33558

Invoice Due Date: October 8, 2025

Invoice Amount: \$150.14

Description	Current Amount
Irrigation Inspection and repairs made on 8/11/25	
Irrigation Repairs	\$150.14

Invoice Total \$150.14

RECEIVED
09/08/25

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