

# Long Lake Reserve Community Development District

# Board of Supervisors' Meeting December 8, 2025

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

www.longlakecdd.org

## LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT

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

**Board of Supervisors** Sara Schwartz Chairman

Gabrielle Roberts Vice-Chairman Stephanie Greenfield Assistant Secretary Denise Crowder **Assistant Secretary** 

Mark Barnum **Assistant Secretary** 

**District Manager** Darryl Adams Rizzetta & Company, Inc.

**District Counsel** Scott Steady Burr Forman, PA

Tyson Waag **District Engineer** 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 Office the District at least forty-eight (48)hours before 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

<u>District Office · Wesley Chapel, Florida (813) 944-1001</u>

<u>Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614</u>

<u>longlakecdd.org</u>

December 1, 2025

Board of Supervisors Long Lake Reserve Community Development District

## **AGENDA**

**Dear Board Members:** 

The Regular meeting of the Board of Supervisors of the Long Lake Reserve Community Development District will be held on **Monday, December 8, 2025, at 9:00 a.m.** at the Long Lake Reserve Amenity Center, located at 19617 Breynia Dr., Lutz, FL 33558. The following is the tentative agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL
- 2. AUDIENCE COMMENTS
- 3. STAFF REPORTS
  - A. District Counsel
  - B. District Engineer
  - C. Presentation of Aquatic Service Report ......Tab 1
  - D. Landscape Report (Under Separate Cover)
  - E. Clubhouse Manager
    - i. Presentation of Clubhouse Report (Under Separate Cover)
  - F. District Manager
    - Presentation of District Manager's Report......Tab 2
    - Consideration of McDirmit Davis Engagement Letter....Tab 3
- 4. BUSINESS ITEMS
  - A. Discussion of Meeting Time Change
- 5. BUSINESS ADMINISTRATION
  - A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on November 10, 2025 (Under Separate Cover)
  - B. Consideration of Operation and Maintenance
    Expenditures for October 2025 .......Tab 4
- 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 <a href="mailto:scraft@rizzetta.com">scraft@rizzetta.com</a>.

Sincerely,

Darryl Adams

Darryl Adams
District Manager

## Tab 1





# Long Lake Reserve CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

**Inspection Date:** 2025-11-07

## Prepared for:

District Manager Rizzetta & Company

Prepared by:

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

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PONDS B2	6

#### A

### **Comments:**

Normal growth observed

Minor Shorelines growth normal for this time of year. Treatment is showing good signs of effectiveness. Site has erosion growing on homeowners side.

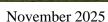
## **Action Required:**

Routine maintenance next visit

## **Target:**

Shoreline weeds







November 2025

В1

### **Comments:**

Treatment in progress

Open water looks very good. New beneficial Gulf Spike Rush will fill the shoreline perimeter well. Current treatment for grasses is responding well.

## **Action Required:**

Routine maintenance next visit

## **Target:**

Shoreline weeds



November 2025



November 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



November 2025



November 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



November 2025



November 2025

G2

### **Comments:**

Normal growth observed

Site has show great result from last months treatment. Minor new growth observed today. Site is free of surface algae.

## **Action Required:**

Re-inspect next visit

## **Target:**

Surface algae



November 2025



November 2025

G1

## **Comments:**

Normal growth observed

Minor shoreline grasses exposed due to water level drop. Site was treated during inspection. Site responded very well to shoreline treatment.

## **Action Required:**

Routine maintenance next visit

## **Target:**

Shoreline weeds



November 2025



November 2025

## Site: H1

## **Comments:**

Treatment in progress

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

## **Action Required:**

Routine maintenance next visit

## **Target:**

Shoreline weeds





November 2025 November 2025

## Site: C

## **Comments:**

Site looks good

Site is in good shape free of shoreline grasses and algae. Site responded well to floating weed and surface algae treatment.

## **Action Required:**

Routine maintenance next visit

## **Target:**

Surface algae



November 2025



## Site: B3

## **Comments:**

Site looks good

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

## **Action Required:**

Routine maintenance next visit

## **Target:**

Surface algae





November 2025 November 2025

SOLITUDE LAKE MANAGEMENT

888.480.LAKE (5253)

## Site: B2

### **Comments:**

Treatment in progress

Site is in good shape free of shoreline grasses and very minor subsurface algae. Floating weeds were decomposing during time of inspection.

## **Action Required:**

Routine maintenance next visit

## **Target:**

Floating Weeds





November 2025

## Management Summary

November 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 and have been responding very well to treatments.

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! Have a great day!

## Long Lake Reserve CDD Waterway Inspection Report

2025-11-07

Site	Comments	Target	Action Required
A	Normal growth observed	Shoreline weeds	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	Normal growth observed	Surface algae	Re-inspect next visit
G1	Normal growth observed	Shoreline weeds	Routine maintenance next visit
H1	Treatment in progress	Shoreline weeds	Routine maintenance next visit
С	Site looks good	Surface algae	Routine maintenance next visit
В3	Site looks good	Surface algae	Routine maintenance next visit
B2	Treatment in progress	Floating Weeds	Routine maintenance next visit



## Tab 2



## **UPCOMING DATES TO REMEMBER**

- Next Meeting: January 12, 2026, at 09:00 am
- FY 2024-2025 Audit Completion Deadline: June 30, 2026

District Manager's Report December 8

2025

## **District Manager Updates**

<b>10/31/2025</b> \$309,553
\$309,553
\$136,880
\$351,431
\$797,864
Under Budget





# Long Lake Reserve Community Development District

Financial Statements (Unaudited)

October 31, 2025

Prepared by: Rizzetta & Company, Inc.

longlakecdd.org rizzetta.com

## Assets Cash In Bank Investments Accounts Receivable Refundable Deposits Fixed Assets Amount Available in Debt Service Amount To Be Provided Debt Service Total Assets Liabilities Accounts Payable Accrued Expenses Revenue Bonds Payable-Long Term Deposits Payable Total Liabilities Fund Equity & Other Credits Beginning Fund Balance Investment In General Fixed Assets Net Change in Fund Balance Total Fund Equity & Other Credits Total Liabilities & Fund Equity

## Long Lake Reserve Community Development District

Balance Sheet As of 10/31/2025 (In Whole Numbers)

Long-Term Debt	Fixed Assets Group	Total Gymnt Fund	Capital Project Fund	Debt Service Fund	Reserve Fund	General Fund
0	0	169,665	0	1,545	0	168,120
0	0	628,289	89	349,886	136,880	141,433
0	0	1,072,635	0	343,570	25,000	704,066
0	0	9,317	0	0	0	9,317
0	6,913,730	0	0	0	0	0
695,001	0	0	0	0	0	0
3,919,999	0	0	0	0	0	0
4,615,000	6,913,730	1,879,906	89	695,001	161,880	1,022,936
0	0	3,261	0	0	0	3,261
0	0	6,250	0	0	0	6,250
4,615,000	0	0	0	0	0	0
0	0	250	0	0	0	250
4,615,000	0	9,761	0	0	0	9,761
0	0	000 571	00	240.752	127 200	404.220
0	0	889,571	89	348,753	136,389	404,339
0	6,913,730	0	0	0	0	0
0		980,574	0	346,248	25,491	608,836
0	6,913,730	1,870,145	89	695,001	161,880	1,013,175
4,615,000	6,913,730	1,879,906	89	695,001	161,880	1,022,936

See Notes to Unaudited Financial Statements

	Year Ending Through 09/30/2026 10/31/2025		Year To Date 10/31/2025		
_	Annual Budget	YTD Budget	YTD Actual	YTD Variance	
Revenues					
Interest Earnings Interest Earnings	0	0	467	467	
Special Assessments					
Tax Roll	704,066	704,066	707,344	3,278	
Total Revenues	704,066	704,066	707,811	3,745	
Expenditures					
Legislative					
Supervisor Fees	12,000	1,000	800	200	
Total Legislative	12,000	1,000	800	200	
Financial & Administrative					
Accounting Services	21,271	1,773	1,773	0	
Administrative Services	5,318	443	443	0	
Arbitrage Rebate Calculation	400	0	0	0	
Assessment Roll	5,908	5,908	5,908	0	
Auditing Services	4,000	0	0	0	
Bank Fees	300	300	0	300	
Disclosure Report	5,000	0	417	(417)	
District Engineer	12,500	1,041	1,000	42	
District Management	23,752	1,980	1,979	0	
Dues, Licenses & Fees	175	175	175	0	
Financial & Revenue Collections	5,908	492	492	0	
Legal Advertising	1,500	125	0	125	
Miscellaneous Mailings	1,000	83	0	83	
Public Officials Liability Insurance	3,405	3,405	3,209	196	
Tax Collector/Property Appraiser Fees	300	0	0	0	
Trustees Fees	3,500	3,500	0	3,500	
Website Hosting, Maintenance, Backup & E	3,200	267	105	162	
Total Financial & Administrative	97,437	19,492	15,501	3,991	
Legal Counsel					
District Counsel	10,000	833	0	833	
Total Legal Counsel	10,000	833	0	833	
Security Operations					
Security Camera Maintenance	4,000	334	0	333	
Security Monitoring Services	7,000	583	0	584	
Security Services & Patrols	26,000	2,167	0	2,166	
Total Security Operations	37,000	3,084	0	3,083	
Electric Utility Services					
Utility - Recreation Facilities	12,000	1,000	850	150	
Utility - Street Lights	48,400	4,033	3,500	534	
Utility Services	6,000	500	61	439	
Total Electric Utility Services	66,400	5,533	4,411	1,123	

Garbage/Solid Waste Control Services

	Year Ending 09/30/2026	Through 10/31/2025	Year To D 10/31/20	
<del>-</del>	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Garbage - Residential	58,870	4,906	4,405	501
Solid Waste Assessment	500	0	0	0
Total Garbage/Solid Waste Control Services	59,370	4,906	4,405	501
Water-Sewer Combination Services				
Utility Services	17,000	1,417	1,466	(50)
Total Water-Sewer Combination Services	17,000	1,417	1,466	(50)
Stormwater Control				
Aquatic Maintenance	10,170	847	0	848
Aquatic Plant Replacement	10,000	833	0	833
Stormwater Assessments	5,000	0	0	0
Stormwater System Maintenance	2,000	167	0	167
Wetland Monitoring & Maintenance	12,774	1,065	1,912	(848)
Total Stormwater Control	39,944	2,912	1,912	1,000
Other Physical Environment				
Entry & Walls Maintenance & Repair	1,500	125	0	125
Fire Ant Treatment	1,500	125	0	125
General Liability Insurance	4,163	4,163	3,922	241
Holiday Decorations	500	250 500	0	250 500
Irrigation Maintenance & Repair Landscape - Annuals/Flowers	6,000 2,500	500 208	0 0	500 209
Landscape - Annuals/Howers Landscape - Mulch	2,000	167	0	166
Landscape Maintenance	81,500	6,791	8,977	(2,185)
Landscape Replacement Plants, Shrubs, Tr	15,000	1,250	0	1,250
Property Insurance	38,106	38,106	34,786	3,320
Reserve Study	5,000	417	0	417
Well Maintenance	2,000	167	0	167
Total Other Physical Environment	159,769	52,269	47,685	4,585
Road & Street Facilities				
Parking Lot Repair & Maintenance	5,000	416	0	416
Sidewalk Maintenance & Repair	5,000	417	0	417
Total Road & Street Facilities	10,000	833	0	833
Parks & Recreation				
Access Control Maintenance & Repair	6,000	500	0	500
Clubhouse Janitorial Services	15,800	1,317	1,317	(0.040)
Clubhouse Maintenance & Repair Clubhouse Supplies	9,500 4,000	791 334	7,641 187	(6,849) 146
Dock Repairs and Maintenance	500	41	0	41
Employee - Amenity Staff	109,902	9,159	8,434	724
Facility A/C & Heating Maintenance & Rep	1,000	83	0	84
Furniture Repair & Replacement	3,000	250	0	250
Lighting Replacement	500	42	0	41
Management Contract	14,200	1,183	1,100	84
Pest Control	2,500	208	139	69 350
Playground Equipment & Maintenance Pool Permits	3,000 500	250 0	0 0	250 0
1 John Offinio	000	J	0	9

	Year Ending 09/30/2026	Through 10/31/2025	Year T 10/31	
•	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Pool Repair & Maintenance Pool Service Contract	4,000 20,580	334 1,715	0 1,700	334 15
Telephone, Internet, Cable	3,500	291	313	(22)
Tennis/Athletic Court/Park Maintenance	3,000	250	0	250
Trail/Bike Path Maintenance	2,000	167	0	167
Total Parks & Recreation	203,482	16,915	20,831	(3,916)
Special Events				// <b>22-</b> \
Special Events	8,000	667	1,764	(1,097)
Total Special Events	8,000	667	1,764	(1,097)
Contingency Miscellaneous Contingency	8,664	722	200	522
Total Contingency	8,664	722	200	522
Total Expenditures	729,066	110,583	98,975	11,608
Total Experiences	729,000	110,303		11,000
Total Excess of Revenues Over(Under) Expenditures	(25,000)	593,483	608,836	15,353
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	404,339	404,339
Total Fund Balance, End of Period	0	618,483	1,013,175	394,692

-	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To 10/31/ YTD Actual	
Revenues	7 tilldal Budgot	TID Budgot	T I D / Notaar	TTD Variation
Interest Earnings Interest Earnings	0	0	491	491
Special Assessments Tax Roll Total Revenues	25,000 25,000	25,000 25,000	25,000 25,491	0 491
Expenditures				
Contingency Capital Reserve Total Contingency Total Expenditures	25,000 25,000 25,000	25,000 25,000 25,000	0 0 0	25,000 25,000 25,000
Total Excess of Revenues Over(Under) Expenditures	0	0	25,491	25,491
Fund Balance, Beginning of Period	0	0	136,389	136,389
Total Fund Balance, End of Period	0	0	161,880	161,880

## 176 Debt Service Fund S2018

	Year Ending 09/30/2026	Through 10/31/2025	Year To 10/31/	
<del>-</del>	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings Interest Earnings	0	0	1,133	1,133
Special Assessments Tax Roll Total Revenues	343,570 343,570	343,570 343,570	345,115 346,248	1,545 2,678
Expenditures		040,070	040,240	2,010
Debt Service Interest Principal Total Debt Service	243,570 100,000 243,570	243,570 100,000	0 0	243,570 100,000
Total Expenditures	343,570 343,570	343,570 343,570	0	343,570 343,570
Total Excess of Revenues Over(Under) Expenditures	0	0	346,248	346,248
Fund Balance, Beginning of Period	0	0	348,753	348,753
Total Fund Balance, End of Period	0	0	695,001	695,001

## Long Lake Reserve CDD Investment Summary October 31, 2025

		]	Balance as of
Account	Investment	<u>O</u>	ctober 31, 2025
Valley National Bank	Governmental Checking	\$	141,433
	<b>Total General Fund Investments</b>	\$	141,433
FLCLASS Reserve	Average Monthly Yield: 4.2333%	\$	136,880
	Total Reserve Fund Investments	\$	136,880
Regions Bank 2018 Revenue	Goldman Sachs Financial Square Funds	\$	58,871
Regions Bank 2018 Reserve	Goldman Sachs Financial Square Funds Goldman Sachs Financial Square Funds		170,636
Regions Bank 2018 Interest	Goldman Sachs Financial Square Funds		117,084
Regions Bank 2018 Sinking Fund	Goldman Sachs Financial Square Funds		36
Regions Bank 2018 Redemption	Goldman Sachs Financial Square Funds		3,259
	<b>Total Debt Service Fund Investments</b>	\$	349,886
Regions Bank Series 2018 Construction	Goldman Sachs Financial Square Funds	\$	89
	<b>Total Capital Project Fund Investments</b>	\$	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/R Ledger From 10/01/2025 to 10/31/2025

	Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
176, 2172							
	176-001	176 General Fund	Pasco County Tax Collector	AR00002885	12110	10/01/2025	704,065.96
Sum for 176, 2172	2		Collector				704,065.96
110, 2110	176-005	176 Reserve Fund	Pasco County Tax Collector	AR00002885	12110	10/01/2025	25,000.00
Sum for 176, 2173	3						25,000.00
176, 2174	176-200	176 Debt Service Fund S2018	Pasco County Tax Collector	AR00002885	12110	10/01/2025	343,569.56
Sum for 176, 2174 Sum for 176 Sum Tota	6						343,569.56 1,072,635.52 <b>1,072,635.52</b>

# Long Lake Reserve Community Development District Summary A/P Ledger From 10/01/2025 to 10/31/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
176, 2172						
•	176 General Fund	10/15/2025	Charter Communica- tions	1301951101525 ACH	19617 Breynia Drive 10/25	313.20
	176 General Fund	10/01/2025	Pasco County Utilities	23330179 ACH 10/25	19244 Breynia Irrigation Drive 10/25	330.38
	176 General Fund	10/01/2025	Pasco County Utilities	23330359 ACH 10/25	19617 Breynia Drive 10/25	276.06
	176 General Fund	10/01/2025	Pasco County Utilities	23330648 ACH 10/25	19932 Leonard Road 10/25	837.57
	176 General Fund	10/01/2025	Pasco County Utilities	23330649 ACH 10/25	Morsani PH 2 Irrigation 10/25	22.37
	176 General Fund	10/31/2025	Rizzetta & Company, Inc.	INV0000104790	Cell Phone 10/25	50.00
	176 General Fund	10/31/2025	Valley National Bank	CC103125-176	Clubhouse Supplies 10/25	135.41
	176 General Fund	10/31/2025	Valley National Bank	CC103125-176	Clubhouse Supplies 10/25	1,296.13
Sum for 176, 2172 Sum for 176 Sum Total						3,261.12 3,261.12 <b>3,261.12</b>

## Long Lake Reserve Community Development District Notes to Unaudited Financial Statements October 31, 2025

## **Balance Sheet**

- 1. Trust statement activity has been recorded through 10/31/25.
- 2. See EMMA (Electronic Municipal Market Access) at <a href="https://www.emma.msrb.org">https://www.emma.msrb.org</a> for Municipal Disclosures and Market Data.
- 3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

## Summary A/R Ledger - Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY25-26 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

## <u>Summary A/R Ledger – Subsequent Collections</u>

- 5. General Fund Payments for Invoice #AR00002885 totaling \$23,911.13 were received in November 2025.
- 6. Debt Service Fund Payments for Invoice #AR00002885 totaling \$11,268.03 were received in November 2025.

## Tab 3



1800 Pembrook Drive, Suite 170 Orlando, Florida 32810 407-843-5406 www.mcdirmitdavis.com

November 6, 2025

Board of Supervisors

Long Lake Reserve Community Development District
5844 Old Pasco Road, Suite 100

Wesley Chapel, FL 33544

The following represents our understanding of the services we will provide Long Lake Reserve Community Development District.

You have requested that we audit the governmental activities, each major fund, and the aggregate remaining fund information of Long Lake Reserve Community Development District (the "District"), as of September 30, 2025, and for the year then ended and the related notes, which collectively comprise the District's basic financial statements as listed in the table of contents. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS) and in accordance with Government Auditing Standards, will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

Accounting principles generally accepted in the United States of America, (U.S. GAAP,) as promulgated by the Governmental Accounting Standards Board (GASB) require that certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the GASB, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the required supplementary information (RSI) in accordance with auditing standards generally accepted in the United States of America, (U.S. GAAS). These limited procedures will consist primarily of inquiries of management regarding their methods of measurement and presentation, and comparing the information for consistency with management's responses to our inquiries. We will not express an opinion or provide any form of assurance on the RSI. The following RSI is required by U.S. GAAP. This RSI will be subjected to certain limited procedures but will not be audited:

1. Management's Discussion and Analysis

#### **Auditor Responsibilities**

We will conduct our audit in accordance with GAAS and in accordance with Government Auditing Standards, and Chapter 10.550, Rules of the Auditor General. As part of an audit in accordance with GAAS, Government Auditing Standards, and Chapter 10.550, Rules of the Auditor General, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design
  and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to
  provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for
  one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the
  override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate
  in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control.
  However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal
  control relevant to the audit of the financial statements that we have identified during the audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates
  made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures,
  and whether the financial statements represent the underlying transactions and events in a manner that achieves fair
  presentation.

• Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS and Government Auditing Standards.

Our responsibility as auditors is limited to the period covered by our audit and does not extend to any other periods.

## Compliance with Laws and Regulations

As previously discussed, as part of obtaining reasonable assurance about whether the basic financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

## **Management Responsibilities**

Our audit will be conducted on the basis that management acknowledge and understand that they have responsibility:

- a. For the preparation and fair presentation of the basic financial statements in accordance with accounting principles generally accepted in the United States of America;
- For the design, implementation, and maintenance of the system of internal control relevant to the preparation and fair
  presentation of basic financial statements that are free from material misstatement, whether due to error, fraudulent
  financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or
  contractual agreements;
- c. To provide us with:
  - i. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the basic financial statements such as records, documentation, and other matters;
  - ii. Additional information that we may request from management for the purpose of the audit;
  - iii. Unrestricted access to persons within the entity and others from whom we determine it necessary to obtain audit evidence.
- d. For including the auditor's report in any document containing basic financial statements that indicates that such basic financial statements have been audited by us;
- e. For identifying and ensuring that the entity complies with the laws and regulations applicable to its activities;
- f. For adjusting the basic financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the current year period(s) under audit are immaterial, both individually and in the aggregate, to the basic financial statements as a whole;
- q. For acceptance of nonattest services, including identifying the proper party to oversee nonattest work:
- h. For maintaining adequate records, selecting and applying accounting principles, and safeguarding assets;
- i. For informing us of any known or suspected fraud affecting the entity involving management, employees with significant role in internal control and others where fraud could have a material effect on the financials; and
- j. For the accuracy and completeness of all information provided.

With regard to the supplementary information referred to above, you acknowledge and understand your responsibility: (a) for the preparation of the supplementary information in accordance with the applicable criteria; (b) to provide us with the appropriate written representations regarding supplementary information; (c) to include our report on the supplementary information in any document that contains the supplementary information and that indicates that we have reported on such supplementary information; and (d) to present the supplementary information with the audited basic financial statements, or if the supplementary information will not be presented with the audited basic financial statements, to make the audited basic financial statements readily available to the intended users of the supplementary information no later than the date of issuance by you of the supplementary information and our report thereon. The accompanying supplementary information will be presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information, which is the responsibility of management, will be subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. Our auditor's report will provide an opinion on the supplementary information in relation to the basic financial statements as a whole.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit.

#### **Nonattest Services**

With respect to any nonattest services we perform, such as drafting the financial statements, we will not assume management responsibilities on behalf of the District. However, we will provide advice and recommendations to assist management of the District in performing its responsibilities.

The District's management is responsible for (a) making all management decisions and performing all management functions; (b) assigning a competent individual to oversee the services; (c) evaluating the adequacy of the services performed; (d) evaluating and accepting responsibility for the results of the services performed; and (e) establishing and maintaining internal controls, including monitoring ongoing activities.

Our responsibilities and limitations of the nonattest services are as follows:

- We will perform the services in accordance with applicable professional standards, including Government Auditing Standards.
- The nonattest services are limited to the services previously outlined. Our firm, in its sole professional judgment, reserves
  the right to refuse to do any procedure or take any action that could be construed as making management decisions or
  assuming management responsibilities, including determining account coding and approving journal entries.

Government Auditing Standards require that we document an assessment of the skills, knowledge, and experience of management, should we participate in any form of the preparation of the basic financial statements and related schedules or disclosures as these actions are deemed a non-audit service.

#### Reporting

We will issue a written report upon completion of our audit of the District's basic financial statements. Our report will be addressed to the governing body of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add an emphasis-of-matter or other-matter paragraph(s) to our auditor's report, or if necessary, withdraw from the engagement. If our opinions on the basic financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue a report as a result of this engagement.

In accordance with the requirements of *Government Auditing Standards*, we will also issue a written report describing the scope of our testing over internal control over financial reporting and over compliance with laws, regulations, and provisions of grants and contracts, including the results of that testing. However, providing an opinion on internal control and compliance will not be an objective of the audit and, therefore, no such opinion will be expressed.

We also will issue a written report on the District's compliance with the requirements of Section 218.415, Florida Statutes upon completion of our audit.

## Other

We understand that your employees will prepare all confirmations we request and will locate any documents or support for any other transactions we select for testing.

If you intend to publish or otherwise reproduce the basic financial statements and make reference to our firm, you agree to provide us with printers' proofs or masters for our review and approval before printing. You also agree to provide us with a copy of the final reproduced material for our approval before it is distributed.

Regarding the electronic dissemination of audited financial statements, including financial statements published electronically on your Internet website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Professional standards prohibit us from being the sole host and/or the sole storage for your financial and non-financial data. As such, it is your responsibility to maintain your original data and records and we cannot be responsible to maintain such original information. By signing this engagement letter, you affirm that you have all the data and records required to make your books and records complete.

## **Provisions of Engagement Administration, Timing and Fees**

During the course of the engagement, we may communicate with you or your personnel via fax or e-mail, and you should be aware that communication in those mediums contains a risk of misdirected or intercepted communications.

We expect to begin our audit in January 2026 and the audit reports and all corresponding reports will be issued no later than June 1, 2026.

Tamara Campbell is the engagement partner for the audit services specified in this letter. Her responsibilities include supervising McDirmit Davis, LLC's services performed as part of this engagement and signing or authorizing another qualified firm representative to sign the audit report.

Our fee for these services described in this letter will be \$4,000 for the year ended September 30, 2025, inclusive of all costs and out-of-pocket expenses, unless the scope of the engagement is changed; the assistance that the District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding.

Our invoices for fees shall be rendered upon completion of the work, shall provide sufficient detail to demonstrate that fees charged are solely for the specified services as actually rendered and shall demonstrate compliance with the terms of this agreement.

This Agreement provides for the agreement period of one (1) year, unless terminated earlier in accordance with this Agreement. This agreement may be renewed for one additional year subject to the mutual agreement by both parties to the terms and fees for such renewal. The District agrees that Auditor may terminate this Agreement with or without cause by providing sixty (60) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Auditor agrees that the District may terminate this Agreement immediately with cause. Auditor further agrees that the District may terminate this Agreement by providing thirty (30) days' written notice of termination to Auditor. Upon any termination of this Agreement, Auditor shall be entitled to payment for all work and/or services rendered up until the effective termination date, subject to whatever claims or off-sets the District may have against Auditor.

Whenever possible, we will attempt to use the District's personnel to assist in the preparation of schedules and analyses of accounts. This effort could substantially reduce our time requirements and facilitate the timely conclusion of the audit. Further, we will be available during the year to consult with you on financial management and accounting matters of a routine nature.

During the course of the audit we may observe opportunities for economy in, or improved controls over, your operations. We will bring such matters to the attention of the appropriate level of management, either orally or in writing.

You agree to inform us of facts that may affect the basic financial statements of which you may become aware during the period from the date of the auditor's report to the date the financial statements are issued.

We agree to retain our audit documentation or work papers for a period of at least five years from the date of our report.

## **Public Records**

Auditor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and. Accordingly, Auditor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Auditor acknowledges that the designated public records custodian for the District is Rizzetta ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Auditor shall 1) Keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Auditor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Auditor, Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District, in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS

# RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT 813-994-1001, DARRYLA@RIZZETTA.COM, OR AT 5844 OLD PASCO ROAD, SUITE 100, WESLEY CHAPEL, FL 33544.

At the conclusion of our audit engagement, we will communicate to the board the following significant findings from the audit:

- Our view about the qualitative aspects of the entity's significant accounting practices;
- Significant difficulties, if any, encountered during the audit;
- Uncorrected misstatements, other than those we believe are trivial, if any;
- Disagreements with management, if any;
- Other findings or issues, if any, arising from the audit that are, in our professional judgment, significant and relevant to those charged with governance regarding their oversight of the financial reporting process;
- Material, corrected misstatements that were brought to the attention of management as a result of our audit procedures;
- Representations we requested from management;
- Management's consultations with other accountants, if any; and
- Significant issues, if any, arising from the audit that were discussed, or the subject of correspondence, with management.

The audit documentation for this engagement is the property of McDirmit Davis, LLC and constitutes confidential information. However, we may be requested to make certain audit documentation available to a federal or state agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities, pursuant to authority given to it by law or regulation, or to peer reviewers. If requested, access to such audit documentation will be provided under the supervision of McDirmit Davis, LLC's personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies of information contained therein to others, including other governmental agencies.

In accordance with the requirements of *Government Auditing Standards*, we have attached a copy of our latest external peer review report of our firm for your consideration and files.

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the basic financial statements including our respective responsibilities.

We appreciate the opportunity to be your financial statement auditors and look forward to working with you and your staff.

Respectfully,

MCD inmit Davis

MOLOUMU DOWN
McDirmit Davis, LLC Orlando, FL
RESPONSE:
This letter correctly sets forth our understanding. Long Lake Reserve Community Development District Acknowledged and agreed on behalf of Long Lake Reserve Community Development District by:
Tiller

## Tab 4

## LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT

<u>District Office · Wesley Chapel, Florida · 813-994-1001</u>

<u>Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa Florida 33614</u>

<u>www.longlakereserve.org</u>

# Operation and Maintenance Expenditures October 2025 For Board Approval

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

Approval of Expenditures:									
	Chairperson								
	Vice Chairperson								
	Assistant Secretary								

The total items being presented: \$70,815.65

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

## Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check No	Invoice Number	Invoice Description	Invoice Amount
Charter Communications	20251006	1301951091525 09/25 ACH	19617 Breynia Drive 09/25	\$313.20
Coastal Waste & Recycling, Inc.	300216	SW0001176736	Monthly Waste & Recycle 10/25	\$4,404.44
Cooper Pools Inc.	300217	2025-1222	Serice Call for Boom Arm and Actuator 09/25	\$2,727.30
Cooper Pools Inc.	300227	2025-1281	Monthly Commercial Pool Service 10/25	\$1,700.00
DCSI, Inc.	300218	34167	Cloud Cover Music Server Subscription 09/25	\$24.99
DCSI, Inc.	300218	34231	Serice Call 10/25	\$7,641.00
Duke Energy	20251001	9100 8628 5638 08/25 ACH	000 Henley Road 08/25	\$3,558.95
Duke Energy	20251029	9100 8628 5638 09/25 ACH	000 Henley Road 09/25	\$3,558.95
Duke Energy	20251027-1	9100 8628 4637	19245 Breynia Dr 09/25	\$30.80
Duke Energy	20251027-2	09/25 ACH 9100 8628 5034	19932 Leonard Rd 09/25	\$30.80
Duke Energy	20251027-3	09/25 ACH 9100 8628 5448	19617 Breynia Dr - Morsani Amenity 09/25	\$890.63
Florida Department of	20251030	09/25 ACH 93390 ACH	Special District Fee for FY 25-26	\$175.00
Commerce Florida Department of	20251020	61-8018624517-5	Sales Tax 09/25	\$81.78
Revenue Gabrielle B Roberts	300219	09/25 ACH GR100625	Board of Supervisors Meeting 10/06/25	\$200.00

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

## Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check No	Invoice Number	Invoice Description	Invoice Amount
Jayman Enterprises, LLC	300220	4227	Dog Station Maintenance 09/25	\$200.00
Mark Barnum	300221	M100625	Board of Supervisors Meeting 10/06/25	\$200.00
Music Factory & Communications Group, Office Pride	300226	2	(1) Hour Dance Class 10/16/25	\$150.00
	300222	Inv-281316	Janitorial Services 09/25	\$43.99
Office Pride	300228	Inv-282088	Janitorial Services 10/25	\$1,316.62
Pasco County Utilities	20251022-1	23139474 09/25 ACH	Morsani PH 2 Irrigation 09/25	\$21.56
Pasco County Utilities	20251022-2	23139746 09/25 ACH	19932 Leonard Road 09/25	\$906.23
Pasco County Utilities	20251022-3	23139280 09/25 ACH	19244 Breynia Irrigation Drive 09/25	\$390.47
Pasco County Utilities	20251022-4	23139459 09/25 ACH	19617 Breynia Drive 09/25	\$229.91
Rizzetta & Company, Inc.	300213	INV0000103525	Personnel Reimbursement 09/25	\$9,758.99
Rizzetta & Company, Inc.	300214	INV0000103661	Assessment Roll (Annual) 10/25	\$5,908.00
Rizzetta & Company, Inc.	300215	INV0000103545	District Management Fee 10/25	\$5,209.08
Rizzetta & Company, Inc.	300225	INV0000103780	Amenity Management & Oversight and Personnel Reimbursement 10/25 Cell Phone and EE Recruiting 09/25	\$5,286.36
Rizzetta & Company, Inc.	300230	INV0000103868		\$281.05

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

## Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check No	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	300231	INV0000104435	Personnel Reimbursement 10/25	\$3,917.04
Sara Schwartz	300223	SS100625	Board of Supervisors Meeting 10/06/25	\$200.00
Solitude Lake	300229	PSI209870	Monthly Billing 10/25	\$1,912.00
Management, LLC Stephanie T Greenfield	300224	SG100625	Board of Supervisors Meeting 10/06/25	\$200.00
Valley Bank	20251028	Valley CC 09/25 ACH	Credit Card Expenses 09/25	\$369.76
Yellowstone Landscape	20251023-1	1011363	Landscape Enhancement - Tree Removal 09/25	\$2,200.00
Yellowstone Landscape			<u>\$6,776.75</u>	
Total Report				\$ 70,815.65



September 15, 2025

Invoice Number: 1301951091525 Account Number: 8337 13 001 1301951

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 09/15/25 through 10/14/25 details on following pages	
Previous Balance	313.20
Payments Received -Thank You!	-313.20
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
YOUR AUTO PAY WILL BE PROCESSED 10/02/25	
Total Due by Auto Pay	\$313.20

### **Auto Pay Notice**

### **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.





### 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 09162025 NNNNNNNN 01 996108

LONG LAKE RESERVE CDD 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390 September 15, 2025

LONG LAKE RESERVE CDD

Invoice Number: 1301951091525
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 Page 2 of 4

September 15, 2025

LONG LAKE RESERVE CDD

Invoice Number: 1301951091525 Account Number: 8337 13 001 1301951

Spectrum Business™ TV Total



### **Contact Us**

Spectrum Business™ Voice Total

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

8633 2390 DY RP 15 09162025 NNNNNNNN 01 996108

Charge Details		
Previous Balance		313.20
EFT Payment	09/02	-313.20
Remaining Balance		\$0.00

Payments received after 09/15/25 will appear on your next bill. Service from 09/15/25 through 10/14/25

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

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	

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

\$49.00



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



\$59.98



Page 3 of 4 September 15, 2025

LONG LAKE RESERVE CDD

Invoice Number: 1301951091525 Account Number: 8337 13 001 1301951 SpectrumBUSINESS\*

**Contact Us** 

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

8633 2390 DY RP 15 09162025 NNNNNNNN 01 996108

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.



Page 4 of 4 September 15, 2025

LONG LAKE RESERVE CDD

Invoice Number: 1301951091525 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 09162025 NNNNNNNN 01 996108





Bill To: LONG LAKE RESERVE CDD 3434 COLWELL AVE

> SUITE 200 TAMPA, FL 33614

RECEIVED 10/06/25

Invoice Page Date Customer Site SW0001176736 Page 1 of 1 10/01/2025 16950

PO Number Due Date

10/26/2025

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

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
 SW0001176736

 Page
 Page 1 of 1

 Date
 10/01/2025

 Customer
 16950

 Site
 0

 PO Number

**Due Date** 

10/26/2025

Please return this portion with payment to:

Coastal Waste & Recycling

PO Box 632201

Cincinnati, OH 45263-2201

AMOUNT REMITTED

0025756SW0169500000SW000117673600004404442

Cooper Pools, CP Remodeling & Resurfacing 4850 Allen Rd Zephyrhills, FL 33541-3551 estimates@cooperpoolsinc.com +1 (844) 766-5256



\$2,727.30

### 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.: 2025-1222

Terms: Net 30

Invoice date: 09/30/2025 Due date: 10/30/2025 Technician: Bob

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

Total

Ways to pay



View and pay

Cooper Pools, CP Remodeling & Resurfacing 4850 Allen Rd Zephyrhills, FL 33541-3551 estimates@cooperpoolsinc.com +1 (844) 766-5256



\$1,700.00

### 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.: 2025-1281

Terms: Net 30

Invoice date: 10/01/2025 Due date: 10/31/2025

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

**Total** 

Ways to pay



View and pay



DCSI, Inc. "Security & Sound"

P.O. Box 265 Lutz, FL 33548 +9496500 info@dcsisecurity.com

http://DCSIsecurity.com





**BILL TO** 

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

Long Lake Reserve CDD 19617 Breynia Drive Lutz, FL 33558

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
34167	09/23/2025	\$24.99	10/08/2025	Net 15	

P.O. NUMBERSALES REPACCT#/LOT/BLKInstall Date: 6/23/25DCClubhouse Audio

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

Thank you for choosing DCSI, Inc as your "Security & Sound" company! \*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

SUBTOTAL	24.99
TAX (6.5%)	0.00

TOTAL 24.99

BALANCE DUE COA OO

\$24.99

<sup>\*\*</sup>Returned Checks will receive \$25 NSF Fee.

<sup>\*\*\*</sup>Late Fees are 1.5% per month



DCSI, Inc. "Security & Sound"

P.O. Box 265 Lutz, FL 33548 +9496500 info@dcsisecurity.com http://DCSIsecurity.com **Invoice** 

7,641.00

**BILL TO** 

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

SHIP TO

Long Lake Reserve CDD 19617 Breynia Drive Lutz, FL 33558



INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
34231	10/07/2025	\$7,641.00	10/22/2025	Net 15	

P.O. NUMBER **SALES REP** ACCT#/LOT/BLK Estimate #: 12361 DC Clubhouse Access

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

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

**SUBTOTAL** TAX (6.5%)

0.00 TOTAL

7,641.00

BALANCE DUE \$7,641.00

Pay invoice

<sup>\*\*\*</sup>Late Fees are 1.5% per month

### Your Energy Bill

Page 1 of 3

**Service address**LONG LAKE RESERVE COMMUNITY

LITE MORSANI PH1&4 SL

LONG LAKE RESERVE COMMUNIT
DEVELOPMENTDISTRICT
000 HENLEY RD

Bill date Sep 8, 2025 For service Aug 5 - Sep 3

30 days

Billing summary

Previous Amount Due	\$3,558.42
Payment Received Aug 28	-3,558.42
Current Lighting Charges	3,543.05
Taxes	15.90
Total Amount Due Sep 29	\$3,558.95

Account number 9100 8628 5638



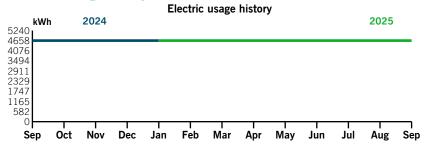
Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least two full working days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit Call811.com.

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



### Your usage snapshot



#### Average temperature in degrees

02- 70-	12-	04-	36-	0/-	00-	70-	01-	02-	04"	04"	01-
Current Month				Sep	2024	12-N	onth U	sage	Avg Mo	nthly (	Jsage
Electric (kV	Vh)	4,6	58	4,0	658	į	55,896			4,658	
Avg. Daily (kWh) 155		1	41		154						
12-month	usage ba	ased on	most re	cent h	istory						



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

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



Account number 9100 8628 5638

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

#### Amount of automatic draft

**\$3,558.95** by Sep 29

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

\$\_\_\_\_\_\_ \$\_\_\_\_Add here, to help others with a contribution to Share the Light

Amount enclosed

### LONG LAKE RESERVE COMMUNITY DEVELOPMENTDISTRICT

LONG LAKE RESERVE COMM DEV 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390 Duke Energy Payment Processing PO Box 1094 Charlotte, NC 28201-1094



### 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

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Charlotte, NC 28201-1094

In person duke-energy.com/location

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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: Oct 2

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

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

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

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

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

#### When you pay by check

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

#### **Asset Securitization Charge**

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

#### **Medical Essential Program**

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

#### **Special Needs Customers**

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

### Para nuestros clientes que hablan Español

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



### Your usage snapshot - Continued

Outdoor Lighting		
Billing period Aug 05 - Sep 03		
Description	Quantity	Usage
50 WATT LED OCAL 3000K TY V BL	1	17 kWh
54W MITCH LED PT CLR	4	76 kWh
50 MTCH III 3K F	1	19 kWh
50MTCHTR III3K THRBM	2	38 kWh
SV FLAGLER ACR 9500L	92	4,508 kWh
Total	100	4,658 kWh

## Billing details - Lighting

Billing Period - Aug 05 25 to Sep 03 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 @ 0.062c	2.89	
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	\$3,543	.05

### **Billing details - Taxes**

Total Taxes	\$15.90
Gross Receipts Tax	12.81
Regulatory Assessment Fee	\$3.09

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

### **Your Energy Bill**

Page 1 of 3

Service address
LONG LAKE RESERVE COMMUNITY

Y

Bill date Oct 6, 2025 For service Sep 4 - Oct 2

29 days

DEVELOPMENTDISTRICT
000 HENLEY RD
LITE MORSANI PH1&4 SL

Account number 9100 8628 5638

### Billing summary

Total Amount Due Oct 27	\$3,558.95
Taxes	15.90
Current Lighting Charges	3,543.05
Payment Received Sep 29	-3,558.95
Previous Amount Due	\$3,558.95

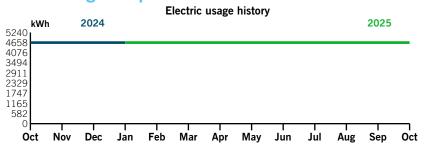
## \$

Thank you for your payment.

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



### Your usage snapshot



#### Average temperature in degrees

/6° /2°	64°	560	6/0	680	/6"	810	820	84°	840	810	80°
Current Month				Oct	2024	12-N	lonth U	sage	Avg Mo	nthly L	Jsage
Electric (kWh)	)	4,6	58	4,6	658	ĺ	55,896		4	1,658	
Avg. Daily (kWh) 161		1	66		153						
12-month usage based on most recent history											



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

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



Account number 9100 8628 5638

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

#### Amount of automatic draft

**\$3,558.95** by Oct 27

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

### LONG LAKE RESERVE COMMUNITY DEVELOPMENTDISTRICT

LONG LAKE RESERVE COMM DEV 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390 Duke Energy Payment Processing PO Box 1094 Charlotte, NC 28201-1094



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Electric outage duke-energy.com/outages

duke-energy.com

877.372.8477

800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing

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By mail payable to Duke Energy P.O. Box 1094

Charlotte, NC 28201-1094

duke-energy.com/location In person

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Home duke-energy.com/manage-home **Business** duke-energy.com/manage-bus

**General questions or concerns** 

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For hearing impaired TDD/TTY 711

International 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: Nov 4

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

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



### Your usage snapshot - Continued

Outdoor Lighting										
Billing period Sep 04 - Oct 02										
Description	Quantity	Usage								
50 WATT LED OCAL 3000K TY V BL	1	17 kWh								
54W MITCH LED PT CLR	4	76 kWh								
50 MTCH III 3K F	1	19 kWh								
50MTCHTR III3K THRBM	2	38 kWh								
SV FLAGLER ACR 9500L	92	4,508 kWh								
Total	100	4,658 kWh								

### Billing details - Lighting

Billing Period - Sep 04 25 to Oct 02 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 @ 0.062c	2.89						
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 \$3,54							

### **Billing details - Taxes**

Total Taxes	\$15.90
Gross Receipts Tax	12.81
Regulatory Assessment Fee	\$3.09

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

### **Your Energy Bill**

Page 1 of 3

Service address

Υ

Oct 3, 2025

LONG LAKE RESERVE COMMUNITY DEVELOPMENTDISTRICT

For service Sep 3 - Oct 1 29 days

19245 BREYNIA DR SIGN MONUMENT-IRRIGATION

Account number 9100 8628 4637

Bill date

### Billing summary

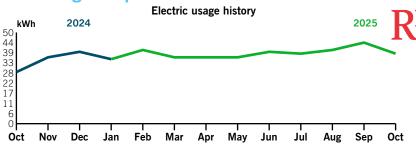
Total Amount Due Oct 24	\$30.80	
Taxes	0.80	
Current Electric Charges	30.00	
Payment Received Sep 26	-30.80	
Previous Amount Due	\$30.80	



Thank you for your payment.

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

### Your usage snapshot



### Average temperature in degrees

70	12	04	50	07	00	70	01	62	04	04	01	01
			Current	Month	Oct	2024	12-N	onth C	Jsage	Avg Mo	nthly l	Jsage
Electr	ric (kWh)		38	3	2	28		457			38	
Avg. I	Daily (kW	/h)	1			1		1				
12-m	12-month usage based on most recent history											



statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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

Amount of automatic draft



Account number 9100 8628 4637

Ω10

After 00 days from h

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this

**\$30.80** by Oct 24

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

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

Add here, to help others with a contribution to Share the Light

**Amount enclosed** 

LONG LAKE RESERVE COMMUNITY DEVELOPMENTDISTRICT

LONG LAKE RESERVE COMM DEV 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390 Duke Energy Payment Processing PO Box 1094 Charlotte, NC 28201-1094



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800.228.8485

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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

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Home duke-energy.com/manage-home

Business duke-energy.com/manage-bus

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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: Nov 3

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### Your usage snapshot - Continued

Current electric usage for meter number 3539949								
Actual reading on Oct 1 2423								
Previous reading on Se	- 2385							
Energy Used		38 kWh						
Billed kWh	38.000 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 - Sep 03 25 to Oct 01 25		
Meter - 3539949		
Customer Charge	\$17.32	
Energy Charge		
38.000 kWh @ 12.173c	4.62	
Fuel Charge		
38.000 kWh @ 3.925c	1.49	
Asset Securitization Charge		
38.000 kWh @ 0.194c	0.07	
Minimum Bill Adjustment	6.50	
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 dukeenergy.com/rates

### **Billing details - Taxes**

Total Taxes	\$0.80
Gross Receipts Tax	0.77
Regulatory Assessment Fee	\$0.03

### Your Energy Bill

Page 1 of 3

Service address LONG LAKE RESERVE COMMUNITY

DEVELOPMENTDISTRICT
19932 LEONARD RD
SIGN

Bill date Oct 3, 2025 For service Sep 3 - Oct 1

Account number 9100 8628 5034

29 days

### **Billing summary**

Previous Amount Due	\$30.80
Payment Received Sep 26	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Oct 24	\$30.80

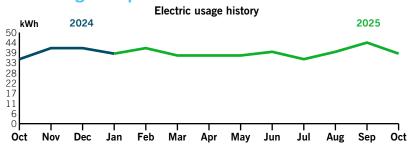
### \$

Thank you for your payment.

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### Your usage snapshot



#### Average temperature in degrees

/6º	/2º	64°	56°	6/0	680	/6"	810	820	84"	840	810	810
			Current	Month	Oct	2024	12-N	lonth U	sage	Avg Mo	onthly (	Jsage
Electric	(kWh)		38	3	3	35		467			39	
Avg. Da	ily (kW	h)	1			1		1				
12-month usage based on most recent history												



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

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



Account number 9100 8628 5034

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

#### Amount of automatic draft

**\$30.80** by Oct 24

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\$\_\_\_\_\_ \$\_\_\_Add here, to help others with a contribution to Share the Light

Amount enclosed

### LONG LAKE RESERVE COMMUNITY DEVELOPMENTDISTRICT

LONG LAKE RESERVE COMM DEV 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390 Duke Energy Payment Processing PO Box 1094 Charlotte, NC 28201-1094



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Charlotte, NC 28201-1094

In person duke-energy.com/location

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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: Nov 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

Current electric usage for meter number 3589801								
Actual reading on Oct 1 2508								
Previous reading on Sep	- 2470							
Energy Used		38 kWh						
Billed kWh	38.000 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 - Sep 03 25 to Oct 01 25		
Meter - 3589801		
Customer Charge	\$17.32	
Energy Charge		
38.000 kWh @ 12.173c	4.62	
Fuel Charge		
38.000 kWh @ 3.925c	1.49	
Asset Securitization Charge		
38.000 kWh @ 0.194c	0.07	
Minimum Bill Adjustment	6.50	
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 dukeenergy.com/rates

### **Billing details - Taxes**

Total Taxes	\$0.	80
Gross Receipts Tax	0.77	
Regulatory Assessment Fee	\$0.03	

### **Your Energy Bill**

Page 1 of 3

Service address

Bill date For service Sep 3 - Oct 1

Oct 3, 2025

LONG LAKE RESERVE COMMUNITY DEVELOPMENTDISTRICT

29 days

19617 BREYNIA DR \*MORSANI AMENITY

Account number 9100 8628 5448



Thank you for your payment.

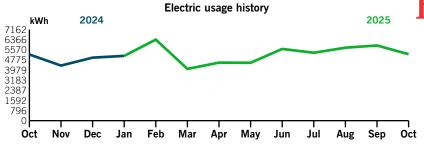
To help us repair malfunctioning streetlights, quickly: 1. Visit dukeenergy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.



### Billing summary

Total Amount Due Oct 24	\$890.63
Taxes	23.03
Current Electric Charges	867.60
Payment Received Sep 26	-1,005.18
Previous Amount Due	\$1,005.18

### Your usage snapshot



### Average temperature in degrees

76- 7	2-	04-	36-	67-	00-	76-	01-	02-	04"	04"	01-	01-
Current Month		Oct 2024		12-Month Usage		Avg Monthly Usage		Jsage				
Electric (	kWh)		5,2	19	5,	197	(	51,717		Ę	5,143	
Avg. Dail	y (kV	√h)	18	80	1	86		169				
12-mont	12-month usage based on most recent history											



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

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



Account number 9100 8628 5448

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

\$890.63 by Oct 24

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

Add here, to help others with a contribution to Share the Light

**Amount enclosed** 

LONG LAKE RESERVE COMMUNITY DEVELOPMENTDISTRICT

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

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



### We're here for you

Report an emergency

Electric outage duke-energy.com/outages

duke-energy.com

877.372.8477

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

duke-energy.com/location In person

**Help managing your account** (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless

Home duke-energy.com/manage-home

**Business** duke-energy.com/manage-bus

**General questions or concerns** 

Online duke-energy.com Home: Mon - Fri (7 a.m. to 7 p.m.) 800.700.8744 Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477

For hearing impaired TDD/TTY 711

International 1.407.629.1010

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042

St Petersburg, FL 33733

### Important to know

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### Your usage snapshot - Continued

Current electric usage for meter number 1008121							
Actual reading on (	216284						
Previous reading or	n Sep 3	- 211065					
Energy Used		5,219 kWh					
Billed kWh	5,219.000 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 - Sep 03 25 to Oct 01 25	
Meter - 1008121	
Customer Charge	\$17.32
Energy Charge	
5,219.000 kWh @ 12.173c	635.31
Fuel Charge	
5,219.000 kWh @ 3.925c	204.85
Asset Securitization Charge	
5,219.000 kWh @ 0.194c	10.12
Total Current Charges	\$867.60

### **Billing details - Taxes**

Т	otal Taxes	\$23.03
G	Gross Receipts Tax	22.27
R	Regulatory Assessment Fee	\$0.76

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

For a complete listing of all Florida rates and riders, visit dukeenergy.com/rates

### rionuaconimerce, opeciai District Accountability Program

### Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Involced: 10/01/2025				Invoice No: 93390
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025:
				\$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

813-514-0400 Ext:

brizzetta@rizzetta.com

813-514-0401

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

Mr. William Rizzetta 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614

2. Telephone:

3. Fax:

4. Email:



5. Status:	Independent
6. Governing Body:	Elected
7. Website Address:	longlakecdd.org
8. County(ies):	Pasco
9. Special Purpose(s):	Community Development
10. Boundary Map on File:	06/26/2018
11. Creation Document on File:	06/26/2018
12. Date Established:	08/22/2017
13. Creation Method:	Local Ordinance
14. Local Governing Authority:	Pasco County
15. Creation Document(s):	County Ordinance 17-27
16. Statutory Authority:	Chapter 190, Florida Statutes
17. Authority to Issue Bonds:	Yes
18. Revenue Source(s):	Assessments
STEP 2: Sign and date to certify accuracy ar	nd completeness.
By signing and dating below, I do hereby cer	tify that the profile above (changes noted if necessary) is accurate and complete:
Registered Agent's Signature:	Date 0CT 1 7 2025
STEP 3: Pay the annual state fee or certify e	ligibility for zero annual fee.
a. Pay the Annual Fee: Pay the annual fee	by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.
b. Or, Certify Eligibility for the Zero Fee:	By initialing both of the following items, I, the above signed registered agent, do hereby certify that to
he best of my knowledge and belief, BOTH	of the following statements and those on any submissions to the Department are true, correct,
complete, and made in good faith. I understa	nd that any information I give may be verified.
1 This special district is not a componer	at unit of a general purpose local government as determined by the special district and its Certified
<sup>⊃</sup> ublic Accountant; and,	
2 This special district is in compliance w	rith its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida
Department of Financial Services (DFS) and	that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a
Fiscal Year 2023 - 2024 AFR with DFS and h	has included an income statement with this document verifying \$3,000 or less in revenues for the
current fiscal year.	
Department Use Only: Approved: Denie	d: Reason:
<b>3TEP 4:</b> Make a copy of this document for you	pur records.
STEP 5: Email this document to SpecialDistr	icts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East
vladison Street, MSC #120, Tallahassee, FL	32399-4124. Direct questions to 850.717.8430.

DOR Home e-Services Home Print Page Contacts Logout
Sales Tax - Click for Help NODE: 4

**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: 251017556174

DR15-EZ

81.78

	Certificate Number	Collection Period	Confirm Date and Time
ı	61-8018624517-5	09/2025	10/17/2025 11:26:08 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: 10/20/2025
Amount for Check: \$81.78

Bank Routing Number:
Bank Account Number: Checking
Corporate/Personal: Corporate
LONG LAKE RESERVE
COMMUNITY
DEVELOPMENT

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

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

Signature: Phone Number: EMail Address:		Tracy 813-53 tprest	3-29			
Cross Sales (Do not include tax) Exempt Sales (Include these in Gross Sales, Line 1) Taxable Sales/Purchases	1168.22	\$ \$ \$	A.	Taxable Sales and Purchases Not Subject to Discretionary Sales Surtax	\$	0.00
(Include Internet/Oul+of-State Purchases)	1168.22		B.	Total Discretionary Sales Surtax Due	\$	0.82
			4.	Total Tax Due (Include Discretionary Sales Surtax from Line B)	\$	81.78
			5.	Less Lawful Deductions	\$	0.00
You have chosen not to d	onato vany cellection		6.	Less DOR Credit Memo	\$	0.00
allowance to e			7.	Net Tax Due	\$	81.78
			8.	<ul> <li>a. Less (-) Collection Allowance;</li> <li>Late,</li> </ul>	or if \$	0.00
			8.	b. Plus (+) Penalty and Interest	\$	0.00
					•	

9. Amount Due With Return

Payment you have authorized	
	81.78

### Long Lake Reserve CDD Meeting Date: October 6, 2025

### SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Paid	GR 100625
Gabrielle Roberts		
Sara Schwartz		SS 100625
Denise Crowder		
Stephanie Greenfield		SG 100625
Mark Barnum	<b>V</b>	
(*) Does not get paid		MB 100625

NOTE: Supervisors are only paid if checked present.

### **EXTENDED MEETING TIMECARD**

Meeting Start	Time:	9:00
Meeting End Time:		9:44
<b>Total Meeting</b>	Time:	: 44
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:

### Jayman Enterprises, LLC

1020 HILL FLOWER DR Brooksville, FL 34604

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

Date	Invoice #
10/1/2025	4227

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
Quantity	September 2025 Dog station maintenance	200.00	200.00
All work is cor	mplete!	RECEIVED 10/01/25 Total	\$200.00



Issued to:

Long Lake Reserve 19617 Breynia Dr. Lutz, Fl 33558

Pay to:

Music Factory & Communications Group, Inc. 18890 Deer Tracks Loop Lutz, Fl 33558 Invoice No. 2

Date: 10/3/2025 Due Date: 10/16/2025

RECEIVED

**DESCRIPTION** TOTAL

One hour Dance Class from 6:30 pm – 7:45 pm October 16th, 2025 \$150.00

SUBTOTAL \$150.00

**TOTAL** \$150.00

OFFICE PRIDE

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

Customer LONG0008 Number:

Invoice Number: Inv-281316

**Invoice Date:** 09-29-2025

Due Date: 10/28/2025

RECEIVE D

Bill Long Lake Reserve CDD

To: 5844 Old Pasco Road. STE 100
Wesley Chapel, FL 33544

Location: Long La

**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	10/28/2025	F0214	
Quantity	De	escription	Rate	Amount	
1	Pacific Blue Select Multifold Paper Towels, 1-ply, 250 Sheets/Pack, 16 Packs/Carton (20389)		\$43.99	\$43.99	
	Subtotal				
	Sales Tax				
	Total				
		PAYMENT	T/CREDIT APPLIED	\$0.00	
	AMOUNT DUE				
Refe	Reference Inv-281316 with your payment to ensure prompt and accurate application.				
Autopay Cu	Autopay Customers: Payment will be drafted on the date due. This invoice is for your records.				

### BILLING QUESTIONS: BILLINGSERVICES@OFFICEPRIDE.COM

Current	1 – 30 days overdue	31 – 60 days overdue	61 – 90 days overdue	91 days overdue	Total
\$43.99	\$0.00	\$0.00	\$0.00	\$0.00	\$43.99

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.

20210118 OP-7006



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

Customer LONG0008 Number:

Invoice Number: Inv-282088

Invoice Date: 10-01-2025

Due Date: 10/31/2025

Bill Long Lake Reserve CDD

To: 5844 Old Pasco Road. STE 100
Wesley Chapel, FL 33544

Service 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	10/31/2025	F0214	
Quantity	De	escription	Rate	Amount	
1	Day Porter Serv	ices 3x per week	\$1,316.62	\$1,316.62	
			Subtotal	\$1,316.62	
	Sales Tax				
	RECEIVE Total				
		PAYMEN	T/CREDIT APPLIED	\$0.00	
	AMOUNT DUE				
<mark>Refe</mark>	Reference Inv-282088 with your payment to ensure prompt and accurate application.				
Autopay Cus	Autopay Customers: Payment will be drafted on the date due. This invoice is for your records.				

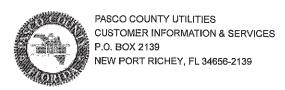
### BILLING QUESTIONS: BILLINGSERVICES@OFFICEPRIDE.COM

Current	1 – 30 days overdue	31 – 60 days overdue	61 – 90 days overdue	91 days overdue	Total
\$1,360.61	\$0.00	\$0.00	\$0.00	\$0.00	\$1,360.61

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.

20210118 OP-7006



LAND O' LAKES **NEW PORT RICHEY** DADE CITY

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



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

42-52319

LONG LAKE RESERVE CDD

Service Address:

MORSANI PH 2 IRRIGATION

Bill Number:

23139747

Billing Date:

10/2/2025

Billing Period:

8/18/2025 to 9/17/2025 New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.

Please visit bit ly/pcurates for details.

Account #	Customer #						
1013885	01399734						
Please use the 15-digitin	umber below When ough your bank						
101388501399734							
White is added to the company of the	7 1 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2						

Previou		ous Current		# of Days	Consumption		
Service	Meter#	Date	Read	Date	Read		in thousands
Irrig Potable	18091001	8/18/2025	992	9/17/2025	992	30	0

	Usage History	Transactions	
	Irrigation		
September 2025	0	Previous Bill	21.56
August 2025	0	Payment 09/22/25	-21.56 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		
January 2025	0	TOTAL BALANCE DUE	\$21.56
December 2024	0		
November 2024	0		
October 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.

Total Balance Due	¢04 E6
Current Transactions	21.56
Balance Forward	0.00
Customer #	01399734
Account #	1013885

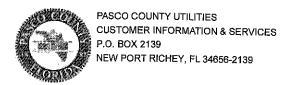
Total Balance Due \$21.56 10/20/2025 Due Date

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

The Total Due will be electronically transferred on 10/20/2025.

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

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



LAND O' LAKES NEW PORT RICHEY DADE CITY

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



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

LONG LAKE RESERVE CDD

Service Address:

19932 LEONARD ROAD

Bill Number:

23139746

Billing Date:

10/2/2025

Billing Period:

8/18/2025 to 9/17/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025. Please visit bit ly/pcurates for details.

Account#	Customer #
1013880	01399734
Please use the 15-digit n	umber below when ough your bank

101388001399734

Service Meter#		Prev	ious	Current		# of Days	Consumption
Service	Meter #	Date	Read	Date	Read	1	in thousands
Irrig Potable	190296326	8/18/2025	8603	9/17/2025	8737	30	134
	lleor	ıo History			Tron	eastions	· · · · · · · · · · · · · · · · · · ·

	Usage History			Transactions	
	Irrig	gation			
September 2025	1	134	Previous Bill		951.33
August 2025	1	139	Payment 09/22/25		-951.33 CR
July 2025	1	130	Balance Forward		0.00
June 2025	1	127	Current Transactions		
May 2025	1	135	Irrigation		
April 2025	•	129	Water Base Charge		39.80
March 2025	1	32	Water Tier 1	50.0 Thousand Gals X \$3,34	167.00
February 2025	1	44	Water Tier 2	25.0 Thousand Gals X \$6.69	167.25
January 2025	1	28	Water Tier 3	59.0 Thousand Gals X \$9.02	532.18
December 2024	1	18	Total Current Transactions		906.23
November 2024	1	30			
October 2024	1	32	TOTAL BALANCE DUE		\$906.23



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 # Customer #	1013880 01399734
Balance Forward	0.00
Current Transactions	906.23

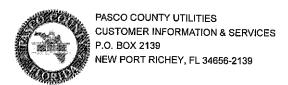
**Total Balance Due** \$906.23 10/20/2025

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

The Total Due will be electronically transferred on 10/20/2025.

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

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



LAND O' LAKES NEW PORT RICHEY DADE CITY

4791

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

4851



912 0 1 42-52319

60

<u>UtilCustServ@MyPasco.net</u> Pay By Phone: 1-855-786-5344

LONG LAKE RESERVE CDD

Service Address:

19244 BREYNIA IRRIGATION DR

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.

8/18/2025

Bill Number:

23139280

Billing Date:

Irrig Potable

10/2/2025

14369796

Billing Period: 8/

8/18/2025 to 9/17/2025

R10704/25

Account # Customer #

0991370 01393846

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

099137001393846

30

Please visit bit.ly/pcurates for details.

Service Meter# Previous Current # of Days Consumption In thousands

9/17/2025

Usage History		Transactions			
		irrigation			
September 2025		60	Previous Bill		408.51
August 2025		62	Payment 09/22/25		-408.51 CR
July 2025		66	Balance Forward		0.00
June 2025		60	Current Transactions		
May 2025		65	Irrigation		
April 2025		63	Water Base Charge		21.56
March 2025	•	65	Water Tier 1	25.0 Thousand Gals X \$3.34	83.50
February 2025		64	Water Tier 2	13.0 Thousand Gals X \$6.69	86.97
January 2025		62	Water Tier 3	22.0 Thousand Gals X \$9.02	198.44
December 2024		64	Total Current Transactions		390.47
November 2024		63	TOTAL DALAMOEDUE		2000 47
October 2024		59	TOTAL BALANCE DUE		\$390.47



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0991370
Customer # 01393846

Balance Forward 0.00

Current Transactions 390.47

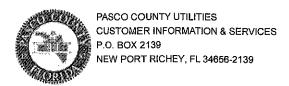
Total Balance Due \$390.47

Due Date 10/20/2025

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

The Total Due will be electronically transferred on 10/20/2025.

LONG LAKE RESERVE CDD 3434 COLWELL AVENUE STE 200 TAMPA FL 33614 PASCO COUNTY UTILITIES CUSTOMER INFORMATION & SERVICES P.O. BOX 2139 NEW PORT RICHEY, FL 34656-2139



LAND O' LAKES **NEW PORT RICHEY** DADE CITY

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

1063



42-52319

10

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

LONG LAKE RESERVE CDD

Service Address:

19617 BREYNIA DR

Bill Number:

23139459

Billing Date:

10/2/2025

14328640

Billing Period:

Water

8/18/2025 to 9/17/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.

8/18/2025

1053

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

30

	Please v	isit bit ly/pcurates	for details.	71. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1			
_		Prev	/ious	Cur	rent	# of Days	Consumption
Service	Meter#	Date	Read	Date	Read		in thousands

9/17/2025

Usage History		Transactions			
	Water				
September 2025	10	Previous Bill	49.00		
August 2025	8	Payment 09/22/25	-49.00 CR		
July 2025	32	Balance Forward	0.00		
June 2025	11	Current Transactions			
May 2025	12	Water			
April 2025	8	Water Base Charge	39.80		
March 2025	12	Water Tier 1 10.0 Thousand Ga	als X \$2.10 21.00		
February 2025	13	Sewer			
January 2025	11	Sewer Base Charge	99.71		
December 2024	8	Sewer Charges 10.0 Thousand Ga	als X \$6.94 69.40		
November 2024	5	Total Current Transactions	229.91		
October 2024	2	TOTAL BALANCE DUE	\$229.91		



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 0.00 Balance Forward 229.91 **Current Transactions** 

**Total Balance Due** \$229.91 10/20/2025 **Due Date** 

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

The Total Due will be electronically transferred on 10/20/2025.

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

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

## Invoice

Date	Invoice #
9/26/2025	INV0000103525

#### 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 00055 Description Qty Rate Amount Personnel Reimbursement 1.00 \$9,758.99 \$9,758.99 \$9,758.99 Subtotal Total \$9,758.99

## Invoice

Date	Invoice #
10/3/2025	INV0000103661

#### Bill To:

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



Services for the month of Terms **Client Number** October Upon Receipt 00176 Description Qty Rate Amount Assessment Roll (Annual) 1.00 \$5,908.00 \$5,908.00 \$5,908.00 Subtotal Total \$5,908.00

## **Invoice**

Date	Invoice #
10/2/2025	INV0000103545

#### Bill To:

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



Services for the month of Terms **Client Number** October Upon Receipt 00176 Description Rate Amount Qty **Accounting Services** 1.00 \$1,772.58 \$1,772.58 Administrative Services 1.00 \$443.17 \$443.17 **Dissemination Services** 1.00 \$416.67 \$416.67 Financial & Revenue Collections 1.00 \$492.33 \$492.33 Management Services 1.00 \$1,979.33 \$1,979.33 Website Compliance & Management 1.00 \$105.00 \$105.00 \$5,209.08 Subtotal Total \$5,209.08

## Invoice

Date	Invoice #
10/10/2025	INV0000103780

#### Bill To:

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



Services for the month of Terms **Client Number** October Upon Receipt 00055 Description Rate Amount Qty Amenity Management & Oversight 1.00 \$1,100.00 \$1,100.00 Personnel Reimbursement 1.00 \$4,186.36 \$4,186.36 \$5,286.36 Subtotal Total \$5,286.36

## Invoice

Date	Invoice #
10/1/2025	INV0000103868

#### 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 00055 Description Qty Rate Amount 231.05 EE RECRUITING \$1.00 \$231.05 \$50.00 50.00 Cell Phone \$1.00 \$281.05 Subtotal Total \$281.05

## Invoice

Date	Invoice #
10/24/2025	INV0000104435

#### Bill To:

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



Services for the month of Terms **Client Number** October Upon Receipt 00055 Description Qty Rate Amount Personnel Reimbursement 1.00 \$3,917.04 \$3,917.04 \$3,917.04 Subtotal Total \$3,917.04



#### **Please Remit Payment to:**

Fax #: (888) 358-0088

Bill

To:

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



#### **INVOICE**

Page: 1

Invoice Number: PSI209870
Invoice Date: 10/2/2025

Ship

To: Long Lake Reserve CDD

c/o Rizzetta

3434 Colwell AVE, Suite 200

Tampa, FL 33614 United States

Tampa, FL 33614

c/o Rizzetta

Long Lake Reserve CDD

3434 Colwell AVE, Suite 200

Customer ID 9879

P.O. Number

P.O. Date 10/2/2025

Our Order No.

 Ship Date
 10/2/2025

 Due Date
 11/1/2025

 Terms
 Net 30

Item/DescriptionUnitOrder QtyQuantityUnit PriceTotal PriceAnnual Maintenance111,912.001,912.00

Annual Maintenance October Billing 10/1/2025 - 10/31/2025 Lake All Wetland 1

Wetland 2

Ship Via

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



Toll Free - 1-844-626-6581

TTY 1-301-665-4443

International Collect - 1-301-665-4442

#### 0 LONG LAKE RESERVE CDD 0

ACCOUNT SUMMARY	
Credit Limit	\$10,000.00
Credit Available	\$9,630.00
Statement Closing Date	September 30, 2025
Days in Billing Cycle	30
Previous Balance	\$561.13
Payments & Credits	\$576.66
Purchases & Other Charges	\$385.29
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$369.76
Questions? Call Customer Service	

#### **PAYMENT INFORMATION**

New Balance\$369.76Minimum Payment Due\$369.76Payment Due DateOctober 27, 2025



Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRAN	ISACTI	ONS			
Tran Date	Post Date	Reference Number	Transaction Description		Amount
			TOTAL	<b>\$561.13-</b>	
09/25	09/25	F1515008C00CHGDDA	AUTOMATIC PAYMENT -	THANK YOU	561.13 <b>-</b>
		GREGG GRUHL	TOTAL	\$369.76	
09/02	09/02	55432867M5W4ZHS7X	AMAZON.COM*U09499OF	3 AMZN.COM/BILL WA	32.52
			MCC: 5942 MERCHANT	ZIP:	
09/09	09/09	55432867W5VN6PPEH	AMAZON.COM*SW09C3LD3 AMZN.COM/BILL WA		81.85
			MCC: 5942 MERCHANT	ZIP:	
09/09	09/09	12302027W00M0ZESX	MAILCHIMP ATLANTA GA	1	19.50
			MCC: 5818 MERCHANT	ZIP:	
09/10	09/10	55432867X5W34T4NJ	AMAZON.COM*CR4S42Q0	3 AMZN.COM/BILL WA	4.55
			MCC: 5942 MERCHANT	ZIP:	
09/10	09/10	55432867X5W35H0Z4	AMAZON MKTPL*B64WK8	SU3 AMZN.COM/BILL WA	33.73
			MCC: 5942 MERCHANT	ZIP:	
09/11	09/11	55432867Y5W842SRB	AMAZON MKTPL*VW6P88	CB3 AMZN.COM/BILL WA	40.61
			MCC: 5942 MERCHANT	ZIP:	
09/13	09/13	0543684818PJ3V26V	FSP*BOUNCE GENIE TAN	IPA FL	172.53

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 DateOctober 27, 2025New Balance\$369.76Minimum Payment Due\$369.76Past Due Amount\$0.00

Make Check Payable to:

Amount Enclosed:

\$

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

Valley Bank PLEASE DO NOT MAIL CHECKS St Petersburg FL 33716

#### 0 LONG LAKE RESERVE CDD 0

TRANSACTIONS (continued)				
Post Date	Reference Number	Transaction Description		Amount
09/22	0543684898R3NFHNY	MCC: 7999 MERCHANT ZIP: FSP*BOUNCE GENIE TAMPA FL MCC: 7999 MERCHANT ZIP:	CREDIT	15.53-
	KELLIE SPRAGUE	TOTAL	\$0.00	
	ANGELA DEL CASTILLO	TOTAL >	\$0.00	
	MICHELLE WHITE	TOTAL :	\$0.00	
	Post Date	Post Date Reference Number  09/22 0543684898R3NFHNY  KELLIE SPRAGUE ANGELA DEL CASTILLO	Post Date  Reference Number  Transaction Description  MCC: 7999 MERCHANT ZIP:  FSP*BOUNCE GENIE TAMPA FL MCC: 7999 MERCHANT ZIP:  KELLIE SPRAGUE ANGELA DEL CASTILLO  TOTAL TOTAL TOTAL	Post Date         Reference Number         Transaction Description           09/22         0543684898R3NFHNY         MCC: 7999 MERCHANT ZIP:

#### IMPORTANT ACCOUNT INFORMATION

\$0 - \$369.76 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 10/27/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY			
Previous Cashback Balance	\$2.07	THE MORE YOU SPEND, THE MORE YOU EARN	
Cashback Earned this Statement	\$0.92	\$0-\$500,000 = 0.25%	
New Cashback Balance	\$2.99	\$500,001-\$1,500,000 = 0.60%	
Your cashback will be award on	Feb 2026	\$1,500,00-\$4,000,000 = 0.75%	
Cashback Earned this Statement New Cashback Balance	\$0.92 \$2.99	\$0-\$500,000 = 0.25% \$500,001-\$1,500,000 = 0.60%	

\$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 Cyc <b>l</b> e	Interest Charge
Purchases	14.25% (v)	\$0.00	30	\$0.00

(v) = variable (f) = fixed

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

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

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

Your accumulated rewards will not change, however beginning August 1, rewards on additional spend will be calculated using the percentages above.

This change will not impact the timing of your rewards credit (i.e. if you were due to receive your rewards in September, you will still receive them in September).

#### INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

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

#### MAKING PAYMENTS

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

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

#### **BALANCE COMPUTATION METHOD**

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

#### **INTEREST**

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

#### CREDIT BALANCE

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

#### **NOTICE TO PAST-DUE CUSTOMERS:**

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

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

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

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

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

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

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

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

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

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

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

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

#### TELEPHONE MONITORING AND RECORDING.

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

#### Long Lake Reserve CDD

#### **Clubhouse Credit Card Ending 6979**

09/01/25-09/30/25

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

					house plies		ograms - vents
				5720	0-4734	574	400 <b>-</b> 4775
Date	Vendor Name	Reason for Expenditure	Amount				
9/2/2025	Amazon.com	Clubhouse Supplies	\$ (32.52)	\$	(32.52)		
9/8/2025	Amazon.com	Event Supplies	\$ (81.85)			\$	(81.85
9/8/2025	Mailchimp	E-Blast Subscription	\$ (19.50)	\$	(19.50)		
9/10/2025	Amazon.com	Event Supplies	\$ (33.73)			\$	(33.73
9/10/2025	Amazon.com	Event Supplies	\$ (4.55)			\$	(4.55
9/10/2025	Amazon.com	Event Supplies	\$ (40.61)			\$	(40.61
9/13/2025	Bounce Genie	Event Rental	\$ (172.53)			\$	(172.53
9/22/2025	Bounce Genie	Event Rental - REFUND	\$ 15.53			\$	15.53
		001-10102	(369.76)	(52	2.02)	(;	317.74)

# Long Lake Reserve Debit Card Reconciliation September 2025

Date	Payee	Amount	Description
9.2.25	Amazon	\$32.52	Clubhouse Supplies
9.8.25	Amazon	\$81.85	Event Supplies
9.8.25	Mailchimp	\$19.50	E-Blast Subscription
9.10.25	Amazon	\$33.73	Event Supplies
9.10.25	Amazon	\$4.55	Event Supplies
9.10.25	Amazon	\$40.61	Event Supplies
9.13.25	Bounce Genie	\$157.00	Event Rental
			,
		,	

## amazon.com

#### Final Details for Order #113-9870277-3622649

Paid By: Long Lake Reserve Placed By: Manager Reserve Order Placed: September 2, 2025

Amazon.com order number: 113-9870277-3622649

Order Total: \$32.52

Shipped on September 2, 2025	
Items Ordered  1 of: Lipton Lemon Iced Tea Mix, Sweetened, Makes 10 Quarts Sold by: Amazon (seller profile) Rusiness Price Condition: New	<b>Price</b> \$6.29
1 of: Scotch Thermal Laminating Pouches, 200 Count, Clear, 3 mil., Ideal Office or School Supplies, Fits Letter Sized Paper (8 .9 in. × 11.4 in.) Sold by: Amazon (seller profile) Business Price Condition: New	\$21.24
1 of: Country Time Cherry Lemonade flavored with other natural flavor Drink Mix, 18.3 oz Canister Sold by: Amazon.com Condition: New	\$4.99
Shipping Address: Item(s) Subtotal:	\$32.52
Manager Long Lake Reserve 19617 BREYNIA DR Shipping & Handling:	\$2.99
LUTZ, FL 33558-5612 Free Shipping: United States	-\$2.99 
Total before tax:	\$32.52
Shipping Speed: Sales Tax: Rush Shipping	\$0.00 
Total for This Shipment:	\$32.52

Payment information			
Payment Method:	Item(s) Subtotal:	\$32.52	
MasterCard   Last digits: 7664	Shipping & Handling:	\$2.99	
	Promotion applied:	-\$2.99	
	Total before tax:	\$32.52	
	Estimated Tax:	\$0.00	
	Grand Total:	\$32.52	
Credit Card transactions	MasterCard ending in 7664: September 2, 2025:	: \$32.52	



THE .

#### Details for Order #113-3403225-6057816

Paid By: Long Lake Reserve Placed By: Manager Reserve Order Placed: September 8, 2025

Amazon.com order number: 113-3403225-6057816

Order Total: \$81.85

## **Not Yet Shipped**

**Items Ordered** Price 2 of: Pure Life Purified Water Bottles, 24 Pack - Still Bottled Water with Added Minerals for a Crisp Taste, Plastic Bottles -\$3.49

8 FI Oz

Sold by: Amazon (seller profile)

Business Price Condition: New

**Shipping Address:** Item(s) Subtotal: \$6.98 Manager Long Lake Reserve Shipping & Handling: \$0.99 19617 BREYNIA DR Free Shipping: -\$0.99

LUTZ, FL 33558-5612 **United States** 

Total before tax: \$6.98 **Shipping Speed:** 

Sales Tax:

\$0.00

Rush Shipping

**Total for This Shipment:** 

\$6.98

#### **Not Yet Shipped**

**Items Ordered Price** \$22.43

1 of: Doritos Flavored Tortilla Chips, Favorites Variety Pack (Nacho Cheese and Cool Ranch), 1 Ounce (Pack of 40) Sold by: Amazon.com

Condition: New

Rush Shipping

**Shipping Address:** Item(s) Subtotal: \$22.43 Manager Long Lake Reserve

Shipping & Handling: \$0.50 19617 BREYNIA DR Free Shipping: -\$0.50 LUTZ, FL 33558-5612

**United States** 

Total before tax: \$22.43 Sales Tax: \$0.00 **Shipping Speed:** 

**Total for This Shipment:** \$22.43

#### **Not Yet Shipped**

**Price Items Ordered** 

1 of: Doritos Flavored Tortilla Chips, Favorites Variety Pack (Nacho Cheese and Cool Ranch), 1 Ounce (Pack of 40)

\$22.43

Sold by: Amazon.com Condition: New **Shipping Address:** Item(s) Subtotal: Manager Long Lake Reserve Shipping & Handling: 19617 BREYNIA DR LUTZ. FL 33558-5612

**United States** Total before tax: \$22.43

**Shipping Speed:** Sales Tax: \$0.00 Rush Shipping

**Total for This Shipment:** \$22.43

Free Shipping:

\$22.43

\$0.50

-\$0.50

**Not Yet Shipped** 

**Items Ordered** Price

1 of: Pure Life Purified Water Bottles, 24 Pack - Still Bottled Water with Added Minerals for a Crisp Taste, Plastic Bottles -\$3.49 8 FI Oz

Sold by: Amazon (seller profile)

**Business Price** Condition: New

1 of: OREO Original, OREO Golden, CHIPS AHOY! & Nutter Butter Cookie Snacks Variety Pack, School Snacks, 56 Snack Packs \$26.52

Cookies Per Pack) Sold by: Amazon.com Condition: New

**Shipping Address:** Item(s) Subtotal: \$30.01 Manager Long Lake Reserve Shipping & Handling: \$1.00 19617 BREYNIA DR Free Shipping: -\$1.00

LUTZ, FL 33558-5612 United States

Total before tax: \$30.01

**Shipping Speed:** Sales Tax: \$0.00

Rush Shipping

**Total for This Shipment:** \$30.01

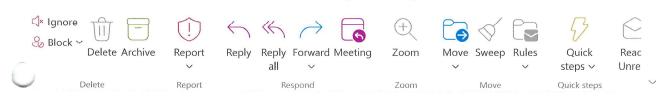
Payment information

**Payment Method:** Item(s) Subtotal: \$81.85 MasterCard | Last digits: 7664 Shipping & Handling: \$2.99

Promotion applied: -\$2.99

Total before tax: \$81.85 Estimated Tax: \$0.00

Grand Total: \$81.85



## Your order has been processed.

#### Order MC19646695

Processed on September 09, 2025 09:39 AM New York.

Essentials plan \$13.00

500 contacts

Additional Contact Blocks \$6.50

Up to 250 contacts \$6.50 x 1 contact blocks

Paid via Mast ending in 7664 which expires 07/2027 \$19.50

on September 09, 2025

Balance as of September 09, 2025 \$0.00

Issued by

Issued to

813-515-4149

Fran Carroll Mailchimp
manager@longlakereserve.com c/o The Rocket Science Group, LLC
manager@longlakereserve.com 405 N. Angier Ave. NE, Atlanta, GA 30308 USA
Long Lake Reserve CDD www.mailchimp.com
5844 Old Pasco Road Suite 100 Wesley Tax ID: US EIN 58-2554149
Chapel, FL 33544

View In Your Account

#### Order Details

## **Order Summary**

Order placed September 10, 2025

Order # 113-7457164-8430628

#### Ship to

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

#### Payment method

Mastercard ending in 7664
View related transactions

#### **Order Summary**

Item(s) Subtotal: \$33.73
Shipping & Handling: \$0.00
Total before tax: \$33.73
Estimated tax to be collected:
Grand Total: \$33.73

#### Placed by

Manager Reserve



JoyServe 16 Oz Plastic Fish Bowl (12 Pack) 4 Inch Heavy Duty Plastic Ivy Bowls, for Candy, Carnival Games, Prizes, Centerpieces and Party Decoration Supplies, BPA-

Free

Sold by: EZ SPACE

Supplied by: Other

\$23.74



Ocean Sea Animal Centerpiece Sticks Sea Theme Party Table Toppers Ocean Party Table Centerpieces 28 PCS Marine Animals Party Table Decorations for Under The Sea Baby Shower Supplies

Sold by: candy chef Supplied by: Other

\$9.99

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business prime

English

**United States** 

### **Order Summary**

Order placed September 10, 2025

Order # 113-1270732-9478646

#### Ship to

Placed by

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

#### Payment method

Mastercard ending in 7664 View related transactions

Manager Reserve

#### **Order Summary**

**Grand Total:** 

Item(s) Subtotal: \$4.55 \$0.00 Shipping & Handling: Total before tax: \$4.55 Estimated tax to be \$0.00 collected:

\$4.55

## **Arriving tomorrow**



Amazon Basics Small Disposable Clear Plastic Cups, 9oz, 100 Count Supplied by: Other

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Sell on Start a Selling Account Selfservice Advertising Solutions

Payments Login and Pay with Amazon

Scalable Computing Turk Ondemand Scalable Workforce

eBook Bulk Buying Solution

9/10/25, 12:19 PM Order Details

## **Order Summary**

Order placed September 10, 2025

Order # 113-8316428-7232246

Ship to Manager Long Lake Reserve 19617 BREYNIA DR

LUTZ, FL 33558-5612 United States

#### Payment method

Mastercard ending in 7664 View related transactions

#### **Order Summary**

Item(s) Subtotal: \$40.61 Shipping & Handling: \$2.99 -\$2.99 Free Shipping: Total before tax: \$40.61 Estimated tax to be \$0.00 collected:

**Grand Total:** 

\$40.61

#### Placed by

Manager Reserve

#### Arriving tomorrow 10 AM - 3 PM



8 Pcs Fish Net Decorative and Tablecloth Set, Ocean Waves Plastic Tablecloths and Cotton Fish Net Set for Birthday Decorations Nautical Themed Party Baby Shower Pirate Mermaid Birthday Party Supply

Sold by: The Better and Better Supplied by: Other

\$26.99



Pureegg Light Blue Plastic Table Runners - 10 Pack, 14" x 108", Water Resistant & Disposable Centerpiece Decorations for Table Cloth, Wedding, Birthday, Holiday,

Baby Shower, Party, Home Decor Sold by: Pureegg-LYT

Supplied by: Other

\$6.64

#### Arriving tomorrow 10 AM - 3 PM



Pure Life Purified Water Bottles, 24 Pack - Still Bottled Water with Added Minerals for a Crisp Taste, Plastic Bottles - 8 Fl Oz

Sold by: Amazon

Supplied by: Other

\$3.49

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#### Your Updated Receipt from Bounce Genie - Order #32891

From receipt=ers-mail.com@mailgun.ers-mail.com <receipt=ers-mail.com@mailgun.ers-mail.com> on behalf of Bounce Genie <receipt@ers-mail.com>

Date Mon 9/22/2025 1:48 PM

To Manager < manager@longlakereserve.com >

## Invoice/Receipt #32891

Bounce Genie
15308 Casey Rd Important Information - Please Read Below!
Tampa, FL 33624
(813) 355-0933
bouncegenietampa.com

09/13/2025 12:00pm, 09/13/2025 04:30pm Long Lake Reserve CDD Gregg Gruhl 19617 Breynia DR. Lutz, FL 33558 manager@longlakereserve.com /813-515-4149 Order Created by: Customer

#### **Customer Comments:**

		Sat, Sep 13 12:00 -	→ 4:30 pm
Single Lane Slip N Slide rental	\$207.00	x = \$207.00	)
	SubTotal		\$207.00
	Tax: 0%	\$0.00	\$207.00

Total \$207.00

Customer - 08/22/2025 12:21pm Credit Card (Visa, MC, Disc, Amex)

Payment (7664) \$50.00

admin - 09/13/2025 09:26pm Card on File Payment (7664) \$172.53

09/22/2025 01:48pm Refund - Card on File Credit (7664) -\$15.53

Due \$0.00

Click here to read and sign your contract

Save this Receipt and CLICK BELOW:

# (Click here to View and/or Pay your Balance)

## **IMPORTANT INFO PLEASE READ CAREFULLY**

## Payment Info:

Payment is due on delivery. No payment, no setup! If we set up and you haven't paid by card or cash, we'll automatically charge the remaining balance on the card we have on file. This was also stated in the contract you signed when you reserved.

## Additional Info:

- \*\*For Safety Reasons:\*\* Immediately unplug the blower and go inside if there is or if you think there will be severe weather (strong winds, heavy rain, or lightning).
- The inflatable will come with one water hose. We like to attach our hose to your hose, so if you're renting a water slide, please have at least one water hose available. There's a



#### **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
1011363	9/30/2025
TERMS	PO NUMBER
Net 30	

#### Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

**Invoice Due Date:** October 30, 2025

Invoice Amount: \$2,200.00

Description Current Amount

tree removal

Landscape Enhancement \$2,200.00



# IN COMMERCIAL LANDSCAPING



Proposal #: 591941 Date: 8/12/2025

From: Seth Mendoza

## Landscape Enhancement Proposal for Long Lake Reserve CDD

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

## **LOCATION OF PROPERTY**

1692 Nature View Dr Lutz, FL 33558

#### tree removal

DESCRIPTION	QTY UNIT PRIC		AMOUNT	
General Labor	30	\$70.00	\$2,100.00	
chains	2	\$50.00	\$100.00	

19318 leonard rd house next to the fallen tree

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

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

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

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

	AUTHORIZATION TO PERFORM WORK:	Subt
Ву	Maile E Roll	Sales
	Cabielle & Roberts Print Name/Title	Prop
Date	9/2/25	

Long Lake Reserve CDD

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

THIS IS NOT AN INVOICE



#### **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
1013604	10/1/2025
TERMS	PO NUMBER
Net 30	

#### Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: October 31, 2025

**Invoice Amount:** \$6,776.75

Description Current Amount

Monthly Landscape Maintenance October 2025

\$6,776.75



Invoice Total \$6,776.75

# IN COMMERCIAL LANDSCAPING