



Rizzetta & Company

Long Lake Reserve Community Development District

**Board of Supervisors' Meeting
February 9, 2026**

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

www.longlakecdd.org

LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors	Sara Schwartz Gabrielle Roberts Stephanie Greenfield Denise Crowder Mark Barnum	Chairman Vice-Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Darryl Adams	Rizzetta & Company, Inc.
District Counsel	Erin R. McCormick	Erin McCormick Law, PA
District Engineer	Tyson Waag	Stantec Consulting

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

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

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

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

LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors
Long Lake Reserve
Community Development
District

February 2, 2026

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, February 9, 2026 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. Pasco Sheriff's Reports..... Tab 1
 - D. Presentation of Aquatic Service Report Tab 2
 - E. Presentation of Lake Management Service Report..... Tab 3
 - F. Landscape Report (*Under Separate Cover*)
 - G. Clubhouse Manager
 - i. Presentation of Clubhouse Report Tab 4
 - H. District Manager
 - i. Presentation of District Manager's Report Tab 5
 - ii. Presentation of the 4th Quarterly Website Audit Tab 6
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2026-02; General Elections (*Under Separate Cover*)
 - B. Discussion of Landscaping near home 1851 Leaf Flower Lane Tab 7
 - C. Discussion of 2026-2027 Budget
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on December 8, 2025..... Tab 8
 - B. Consideration of Operation and Maintenance Expenditures for November 2025..... Tab 9
- 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 at Darryl Adams darryla@rizzetta.com.

Sincerely,

Darryl Adams

Darryl Adams
District Manager

Tab 1



Pasco Sheriff's Office
ATTN: Secondary Employment Office Administrator
7432 Little Road
New Port Richey, FL 34654

LONG LAKE RESERVE CDD

The below is a consolidated daily report of all the deputies that worked the SECURITY/TRAFFIC COMMUNITY detail on 1/20/2026

Deputy: **COAKLEY, DAVID (7714)**
Position: COMMUNITY SECURITY/TRAFFIC
Scheduled Time 4:00PM - 8:00PM
Actual Time 4:00PM - 8:00PM
Display Text Answer Text1
Event Number: 2026041084
Who did you contact upon arrival? I made contact with the clubhouse manager Shawn.
Number of field interview reports: N/A
Number of parking tickets: NONE
Amount of time running radar: NO RADAR
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:
2026041148 WRITTEN WARNING ISSUED FOR FAILURE TO STOP AT STOP SIGN.
2026041258 VERBAL WARNING ISSUED TO JUVENILE ON MINI DIRTBIKE. SPOKE TO PARENTS ABOUT LAWS PERTAINING TO MOTORCYCLES IN FLORIDA. PARENT UNDERSTOOD AND ADVISED HE WILL NOT BE ALLOWED TO RIDE ON SIDEWALKS AND STREETS ANYMORE.
2026041368 WRITTEN WARNING ISSUED FOR SPEEDING.
2026041422 WRITTEN WARNING ISSUED FOR IMPROPER DISPLAY OF TAG AND SPEEDING.
2026041523 WRITTEN WARNING ISSUED FOR SPEEDING.
2026041558 WRITTEN WARNING ISSUED FOR SPEEDING.



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Please document a detailed Narrative of events that took place during your detail:

I arrived at the clubhouse at 1555 hours and made contact with Shawn. She advised me of the expectations of the detail, particularly speeding and stop sign enforcement. I conducted various patrols of the Long Lake Reserve community, and conducted several traffic stops as listed above. I remained highly visible to the community in my marked patrol vehicle.

YES

Was the PSO manpower assigned to the detail sufficient? If no, please provide details and a recommendation for future details.

List any facts, circumstances, or information Extra Duty Admin should be aware of if this detail becomes reoccurring.

I was provided with a lockbox code for bathroom use at the clubhouse. The staff wanted me to pass along the code for all deputies working this detail in the future. Lockbox code: [REDACTED] located by the pool gate.



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LONG LAKE RESERVE CDD

The below is a consolidated daily report of all the deputies that worked the SECURITY/TRAFFIC COMMUNITY detail on 1/21/2026

Deputy:	NGUYEN, NHAN (7672)
Position:	COMMUNITY SECURITY/TRAFFIC
Scheduled Time	9:00AM - 1:00PM
Actual Time	9:00AM - 1:00PM
Display Text	Answer Text1
Event Number:	2026042354
Who did you contact upon arrival?	DARRYL ADAMS 813-928-9099
Number of field interview reports:	0
Number of parking tickets:	0
Amount of time running radar:	0
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	Negative
Please document a detailed Narrative of events that took place during your detail:	I conducted multiple patrols within the neighborhoods. I utilized my steady blue and red lights to increase law enforcement presence. While on my patrols, I did not observe anything suspicious or unusual. I parked in various places within the neighborhood to increase law enforcement presence. I frequently checked club houses, playground, and pool area to ensure no one is trespassing. There were school bus pickups in the morning, during which, I monitored traffic for violations. Nothing suspicious was seen throughout the rest of my assignment.
Was the PSO manpower assigned to the detail sufficient? If no, please provide details and a recommendation for future details.	YES
List any facts, circumstances, or information Extra Duty Admin should be aware of if this detail becomes reoccurring.	Negative



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LONG LAKE RESERVE CDD

The below is a consolidated daily report of all the deputies that worked the SECURITY/TRAFFIC COMMUNITY detail on 1/22/2026

Deputy:	GALLAGHER, COLIN (5377)
Position:	COMMUNITY SECURITY/TRAFFIC
Scheduled Time	4:00PM - 8:00PM
Actual Time	4:00PM - 8:00PM
Display Text	Answer Text1
Event Number:	2026045715
Who did you contact upon arrival?	Spoke with Angela on arrival.
Number of field interview reports:	0
Number of parking tickets:	0, no hazardous parking issues observed.
Amount of time running radar:	0
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	2 Traffic Stops
Please document a detailed Narrative of events that took place during your detail:	Conducted periodic patrols throughout the community and observed no suspicious activity throughout the shift. Conducted traffic enforcement at the stop signs at the main thoroughfares for the community. No parking issues or juvenile issues observed throughout the shift.
Was the PSO manpower assigned to the detail sufficient? If no, please provide details and a recommendation for future details.	YES
List any facts, circumstances, or information Extra Duty Admin should be aware of if this detail becomes reoccurring.	N/A



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LONG LAKE RESERVE CDD

The below is a consolidated daily report of all the deputies that worked the SECURITY/TRAFFIC COMMUNITY detail on 1/26/2026

Deputy: **STEWART, JEREMIAH (7523)**

Position: COMMUNITY SECURITY/TRAFFIC

Scheduled Time 7:00AM - 11:00AM

Actual Time 7:00AM - 11:00AM

Display Text Answer Text1

Event Number: DETAIL - 2026052925
ILLEGAL PARKING-2026053028

WHILE ENROUTE TO THE DETAIL, 2026052951 (TRAFFIC CRASH WITH ENTRAPMENT) CAME OUT AND I WAS DISPATCHED TO THE CALL. THIS RESULTED IN ME BEING 15 MINS LATE TO THE DETAIL. ALL POC'S WERE NOTIFIED VIA VM ON THEIR PROVIDED PHONES AND SERGEANT W. DUNCAN WAS NOTIFIED

Who did you contact upon arrival? LEFT VOICEMAIL FOR ANGELA DEL CASTILLO 813-515-4149 AND DARRYL ADAMS 813-928-9099

Number of field interview reports: N/A

Number of parking tickets: ONE WARNING FLYER

Amount of time running radar: N/A

Were there any other types of violations, such as trespassing, written warnings, additional event numbers:

N/A

CONDUCTED HIGH VISABILITY PATROL THROUGHOUT THE COMMUNITY WITH CRUISE LIGHTS ACTIVE. MAINTAINED A POST TO MONITOR SPEEDING AND STOP SIGN VIOLATIONS

Please document a detailed Narrative of events that took place during your detail: YES

Was the PSO manpower assigned to the detail sufficient? If no, please provide details and a recommendation for future details.

List any facts, circumstances, or information Extra Duty Admin should be aware of if this detail becomes reoccurring. N/A



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LONG LAKE RESERVE CDD

The below is a consolidated daily report of all the deputies that worked the SECURITY/TRAFFIC COMMUNITY detail on 1/6/2026

Deputy: **RAPP, MICHAEL (3130)**

Position: COMMUNITY SECURITY/TRAFFIC

Scheduled Time 4:00PM - 8:00PM

Actual Time 4:00PM - 8:00PM

Display Text	Answer Text1
Event Number:	2026011597
Who did you contact upon arrival?	Darryl, by phone.
Number of field interview reports:	2
Number of parking tickets:	12 warnings
Amount of time running radar:	3 hours
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	See below
Please document a detailed Narrative of events that took place during your detail:	At start of detail I attempted to call Angela, but it went to voicemail. I then spoke with Darryl by phone and he advised the biggest complaint was speeding through the neighborhood. He also confirmed this was only for Long Lake Reserve, which is the eastern portion of Long Lake Ranch. I actively patrolled the community looking for speeders and other violations. I issued two warnings for speed, and a citation for an equipment violation. I stopped a juvenile resident on a non-street legal electric moped; he was returned to his parents with a warning. I also observed several vehicles parked on the main roads for a majority of this shift; I gave them all warnings and their tags have been documented for future enforcement. I also stopped two people on gas-powered minibikes (very loud) coming from Leonard Road and cutting through LLR. These minibike are not street legal, and neither operator had a valid license. They were cited for the criminal violations and warned that if they are caught in LLR (or anywhere else) the bikes will be impounded and they may get arrested. No other problems reported or observed.



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Was the PSO manpower assigned to the detail sufficient? If no, please provide details and a recommendation for future details.	YES
List any facts, circumstances, or information Extra Duty Admin should be aware of if this detail becomes reoccurring.	N/A



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LONG LAKE RESERVE CDD

The below is a consolidated daily report of all the deputies that worked the SECURITY/TRAFFIC COMMUNITY detail on 1/15/2026

Deputy: **VOGELE, KEVIN (7376)**

Position: COMMUNITY SECURITY/TRAFFIC

Scheduled Time 4:00PM - 8:00PM

Actual Time 4:00PM - 8:00PM

Display Text	Answer Text1
Event Number:	2026030895
Who did you contact upon arrival?	Angela
Number of field interview reports:	NA
Number of parking tickets:	NA
Amount of time running radar:	4
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	2026031152 - Unlawful speed 2026031172 - Unlawful speed 2026031217 - Failure to stop at stop sign 2026031239 - Unlawful speed
Please document a detailed Narrative of events that took place during your detail:	I provided heavy police presence throughout the neighborhood. I observed multiple traffic infractions and conducted the above listed traffic stops. I did not observe anything unusual or suspicious throughout the shift.
Was the PSO manpower assigned to the detail sufficient? If no, please provide details and a recommendation for future details.	YES
List any facts, circumstances, or information Extra Duty Admin should be aware of if this detail becomes reoccurring.	NA



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LONG LAKE RESERVE CDD

The below is a consolidated daily report of all the deputies that worked the SECURITY/TRAFFIC COMMUNITY detail on 1/14/2026

Deputy: **VOGELE, KEVIN (7376)**

Position: COMMUNITY SECURITY/TRAFFIC

Scheduled Time 4:00PM - 8:00PM

Actual Time 4:00PM - 8:00PM

Display Text	Answer Text1
Event Number:	2026028651
Who did you contact upon arrival?	Angela
Number of field interview reports:	NA
Number of parking tickets:	NA
Amount of time running radar:	4
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	2026028810 - juveniles on E-bikes 2026029027 - Failure to stop at stop sign 2026029033 - Unlawful speed 2026029063 - Unlawful speed 2026029073 - Failure to stop at stop sign 2026029102 - Failure to stop at stop sign 2026029146 - Failure to stop at stop sign
Please document a detailed Narrative of events that took place during your detail:	I provided heavy police presence throughout the neighborhood. I observed multiple traffic infractions and conducted the above listed traffic stops. I did not observe anything unusual or suspicious throughout the shift.
Was the PSO manpower assigned to the detail sufficient? If no, please provide details and a recommendation for future details.	YES
List any facts, circumstances, or information Extra Duty Admin should be aware of if this detail becomes reoccurring.	NA



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LONG LAKE RESERVE CDD

The below is a consolidated daily report of all the deputies that worked the SECURITY/TRAFFIC COMMUNITY detail on 1/9/2026

Deputy: **GIORDANO, VINCENT (7677)**

Position: COMMUNITY SECURITY/TRAFFIC

Scheduled Time 7:00AM - 11:00AM

Actual Time 7:00AM - 11:00AM

Display Text	Answer Text1
Event Number:	2026017227
Who did you contact upon arrival?	Angela Del Castillo Primary: (813)515-4149
Number of field interview reports:	A vehicle pulled up to me during a directed patrol at an intersection and was glad to see enforcement in his community due to speeding latley.
Number of parking tickets:	NA
Amount of time running radar:	NA
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	No violations were observed
Please document a detailed Narrative of events that took place during your detail:	I conducted directed patrols at intersections with my patrol lights to deter speeding. I drove around the neighborhood several times through my shift to show presence in the community.
Was the PSO manpower assigned to the detail sufficient? If no, please provide details and a recommendation for future details.	YES
List any facts, circumstances, or information Extra Duty Admin should be aware of if this detail becomes reoccurring.	NA

Tab 2



Long Lake Reserve CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2026-01-05

Prepared for:

District Manager
Rizzetta & Company

Prepared by:

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

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SITE MAP	8

A

Comments:

Site looks good

Minor Shorelines growth normal for this time of year. Site has erosion growing on homeowners side.

**Action Required:**

Routine maintenance next visit

Target:

Shoreline weeds

B1

Comments:

Site looks good

Open water looks very good. New beneficial Gulf Spike Rush will fill the shoreline perimeter well.

**Action Required:**

Routine maintenance next visit

Target:

Shoreline weeds

SE

Comments:

Site looks good

Site has Erosion starting on homeowners side.

**Action Required:**

Routine maintenance next visit

Target:

Surface algae

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

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

G1

Comments:

Site looks good

Minor shoreline grasses exposed due to water level drop. Site responded very well to shoreline treatment.

**Action Required:**

Routine maintenance next visit

Target:

Shoreline weeds

Site: H1**Comments:**

Site looks good

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

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

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

Site: B2**Comments:**

Site looks good

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

**Action Required:**

Routine maintenance next visit

Target:

Floating Weeds

Management Summary

January has been a little cooler month. We are starting to see a slow in the shoreline grasses. 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

2026-01-05

Site	Comments	Target	Action Required
A	Site looks good	Shoreline weeds	Routine maintenance next visit
B1	Site looks good	Shoreline weeds	Routine maintenance next visit
SE	Site looks good	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	Site looks good	Shoreline weeds	Routine maintenance next visit
H1	Site looks good	Shoreline weeds	Routine maintenance next visit
C	Site looks good	Surface algae	Routine maintenance next visit
B3	Site looks good	Surface algae	Routine maintenance next visit
B2	Site looks good	Floating Weeds	Routine maintenance next visit



Tab 3



Work Order	00922310	Account	Long Lake Reserve CDD
Work Order Number	00922310	Contact	Darryl Adams
		Address	19617 Breynia Drive Lutz, FL 33558 United States
Created Date	1/7/2026		

Work Details

Specialist Comments to Customer	Good morning, All sites are looking good.	Prepared By	Sebastian Kalua
Site B1 was treated for some green surface algae. This was the only site in need of treatment.			
You should see results after 2 weeks.			
Thank you for choosing Solitude Lake Management. Have a great day!			

Work Order Assets

Asset	Status	Product Work Type
Lake All	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Lake All	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Lake All	DYE APPLICATION	
Lake All	SHORELINE WEED CONTROL	
Lake All	LAKE WEED CONTROL	
Lake All	ALGAE CONTROL	
Lake All		



Work Order	00924470	Account	Long Lake Reserve CDD
Work Order Number	00924470	Contact	Darryl Adams
		Address	19617 Breynia Drive Lutz, FL 33558 United States
Created Date	1/21/2026		

Work Details

Specialist Comments to Customer	Good morning, Today's focus was to get all of the trash cleared from the ponds. All sites have been cleared of trash and debris.	Prepared By	Sebastian Kalua
Inspections were done for all sites. Most sites have little to no growth and the new beneficial plants are in good condition. There was a small amount of algae and grasses in site G2.			
Site G2 has been treated for grasses and algae. It may take 1-2 months to see full results.			
Thank you for choosing Solitude Lake Management. Have a great day!			

Work Order Assets

Asset	Status	Product Work Type
Lake All	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Lake All	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Lake All	DYE APPLICATION	
Lake All	SHORELINE WEED CONTROL	
Lake All	LAKE WEED CONTROL	
Lake All	ALGAE CONTROL	
Lake All		



Work Order 00915126

Work Order 00915126
Number

Created Date 1/27/2026

Account Long Lake Reserve CDD
 Contact Darryl Adams
 Address 19617 Breynia Drive
 Lutz, FL 33558
 United States

Work Details

Specialist	Good morning,	Prepared By	Sebastian Kalua
Comments to Customer	All sites have been cleaned and trash has been removed.		
	Water levels for all sites has been low recently even with recent raining. Expected to go down even more this season.		
	Sites are looking good with little to no growth of any sort.		
	Thank you for choosing Solitude Lake Management. Have a great day!		

Work Order Assets

Asset	Status	Product Work Type
Lake All	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Lake All	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Lake All	DYE APPLICATION	
Lake All	SHORELINE WEED CONTROL	
Lake All	LAKE WEED CONTROL	
Lake All	ALGAE CONTROL	
Lake All		



Work Order 00921296

Work Order 00921296
Number

Created Date 1/29/2026

Account Long Lake Reserve CDD
 Contact Darryl Adams
 Address 19617 Breynia Drive
 Lutz, FL 33558
 United States

Work Details

Specialist Good morning,
 Comments to Prepared By Sebastian Kalua
 Customer All sites have little to no growth.

 Trash and debris has been removed from all sites.

 Due to the cold weather and low water levels, there is a possibility that fish can die. Although this is a natural occurrence it is still unfortunate.

 If you have any questions or concerns please feel free to contact me @
 Sebastian.kalua@solitudelake.com

 Thank you for choosing Solitude Lake Management. Have a great day!

Work Order Assets

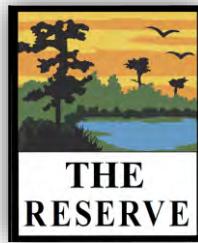
Asset	Status	Product Work Type
Lake All	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Lake All	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Lake All	DYE APPLICATION	
Lake All	SHORELINE WEED CONTROL	
Lake All	LAKE WEED CONTROL	
Lake All	ALGAE CONTROL	
Lake All		

Tab 4

January 2026 Monthly Manager's Report



The Reserve at Long Lake Reserve CDD

19617 Breynia Drive Lutz,
FL 33558

Phone: 813.515.4149

Email: Manager@longlakereserve.com

Clubhouse Manager: Angela Del Castillo

Events Update

- Created Long Lake Reserve January Newsletter and Flyers
- Planned events up until June 2026
- Put Budget together for each month's events

Upcoming Events

- Friday, Jan. 2nd 5th Annual Polar Plunge / Starting at 11:00am
- Monday, Jan. 5th-24th Reset and Pamper Yourself Spa Basket Raffle
- Friday, Jan. 16th Coffee and Bagels / 9:30-11:30am



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Clubhouse Operations/Maintenance Projects:

Board Walk

- There are several boards on the boardwalk that need to be replaced due to wear and deterioration. A review of the affected areas is underway so repairs can be scheduled.
- Jayman Enterprises to come out in January to look at areas to be repaired and to put together a quote

TV

- TV has been installed

Pool Furniture

- Waiting on quotes for furniture repair

Pasco Sheriff Extra Duty Detail

- They have a schedule for January -March 2026 and have put the schedule in their system and will let the clubhouse manager know if anyone picks the shifts

Continued Regular Cleaning/Maintenance by staff.

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

Vendor That Made a Site Visit or Performed a Service

- Home Team – Regular services
- Office Pride – Regular services
- Yellowstone – Regular services
- Solitude – Regular services
- Cooper Pools – Regular services



Rizzetta & Company

- Pressure Washing Clean – Came by to look at pavers around the pool and entrance for pressure washing, waiting on quote
- Spectrum – Came out to look at the cable box and put a new one in
- Home Theater installation – Installed the new TV
- Rizzetta Management – Came out to do a property audit test

Equipment/Playground/Dock Safety Checks

- Daily routine checks of playground trash, wasp's issues, and conditions of equipment.
- Spider webs removed weekly on dock.
- There is mold on some of the boards on the dock / will be addressing

January Meetings

- HOA ACC Meeting – January 7th - 6:30 pm
- CDD Meeting – January 12th – 9:00 am
- HOA Board Meeting – January 20th – 6:00pm

Facilities Upcoming Rentals (Private Event)

- January 10th – Thollapati Birthday Party (Multi-Purpose room)
- January 25– Shinners Birthday Party (Park Pavilion)



Rizzetta & Company



FLORIDA PATIO FURNITURE INC.

506 8th Street West
Palmetto, FL 34221

Estimate

Date	Estimate #
8/7/2025	30930

Name / Address
Long Lake Reserve Gregg Gruhl/813-515-4149 19617 Breynia Dr. Lutz, FL 33558 manager@longlakereserve.com

Ship To
Long Lake Reserve Gregg Gruhl/813-515-4149 19617 Breynia Dr. Lutz, FL 33558 manager@longlakereserve.com

		P.O. No.	Terms	Due Date	Rep	FOB			
		8725Gregg	50%DN Bal C.O.D.	8/7/2025	Anna	Palmetto			
Item	Quantity	Description			Cost	Total			
I-150	36	Island Breeze Sling Chaise Lounge With Arms, 1.5"x.75" Flat Extrusion			360.00	12,960.00T			
I-50	72	Island Breeze Sling Dining Chair, 1.5"x.75" Flat Extrusion Frame: TBD Fabric: TBD			152.00	10,944.00T			
Freight		Shipping Charge			300.00	300.00			
					Subtotal	\$24,204.00			
					Sales Tax (7.5%)	\$1,792.80			
					Total	\$25,996.80			

Phone #	Fax #
941-722-5643	941-723-9223



FLORIDA PATIO FURNITURE INC.

506 8th Street West
Palmetto, FL 34221

Estimate

Date	Estimate #
8/7/2025	30931

Name / Address
Long Lake Reserve Gregg Gruhl/813-515-4149 19617 Breynia Dr. Lutz, FL 33558 manager@longlakereserve.com

Ship To
Long Lake Reserve Gregg Gruhl/813-515-4149 19617 Breynia Dr. Lutz, FL 33558 manager@longlakereserve.com

		P.O. No.	Terms	Due Date	Rep	FOB			
		8725Gregg	50%DN Bal C.O.D.	8/7/2025	Anna	Palmetto			
Item	Quantity	Description			Cost	Total			
Chaises	36	Refinish/Resling I-150 Island Breeze Sling Chaise Lounge			237.00	8,532.00T			
Chair	72	Refinish/Resling I-50 Island Breeze Sling Dining Chair Frame: TBD Fabric: TBD			105.00	7,560.00T			
Freight		Shipping Charge			300.00	300.00			
					Subtotal	\$16,392.00			
					Sales Tax (7.5%)	\$1,206.90			
					Total	\$17,598.90			

Phone #	Fax #
941-722-5643	941-723-9223



FLORIDA PATIO FURNITURE INC.

506 8th Street West
Palmetto, FL 34221

Estimate

Date	Estimate #
8/7/2025	30932

Name / Address
Long Lake Reserve Gregg Gruhl/813-515-4149 19617 Breynia Dr. Lutz, FL 33558 manager@longlakereserve.com

Ship To
Long Lake Reserve Gregg Gruhl/813-515-4149 19617 Breynia Dr. Lutz, FL 33558 manager@longlakereserve.com

		P.O. No.	Terms	Due Date	Rep	FOB			
		8725Gregg	50%DN Bal C.O.D.	8/7/2025	Anna	Palmetto			
Item	Quantity	Description			Cost	Total			
Resling	36	Resling Only I-150 Island Breeze Sling Chaise Lounge, Replace Glides and All Necessary Hardware			138.00	4,968.00T			
Resling	72	Resling Only I-50 Island Breeze Sling Dining Chair, Replace Glides and All Necessary Hardware Frame: TBD Fabric: TBD			95.00	6,840.00T			
Freight		Shipping Charge			300.00	300.00			
					Subtotal	\$12,108.00			
					Sales Tax (7.5%)	\$885.60			
					Total	\$12,993.60			

Phone #	Fax #
941-722-5643	941-723-9223

Tab 5



UPCOMING DATES TO REMEMBER

- **Next Meeting:** March 9, 2026, at 06:00 pm
- **FY 2024-2025 Audit Completion Deadline:** June 30, 2026
- **Next Election (Seats):** Term 11/22 – 11/26 (Seat 1-Gabrielle Roberts); & Term 11/22-11/26 (Seat 3-Sara Schwartz)

District Manager's Report

February 9

2026

District Manager Updates

<u>FINANCIAL SUMMARY</u>		<u>12/31/2025</u>
General Fund Cash & Investment Balance:		\$908,580
Reserve Fund Cash & Investment Balance:		\$162,790
Debt Service Fund & Investment Balance:		<u>\$564,034</u>
Total Cash and Investment Balances:		\$1,635,404
General Fund Expense Variance:	\$41,793	Under Budget

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Rizzetta & Company

Long Lake Reserve Community Development District

**Financial Statements
(Unaudited)**

December 31, 2025

Prepared by: Rizzetta & Company, Inc.

longlakecdd.org
rizzetta.com

Long Lake Reserve Community Development District

Balance Sheet

As of 12/31/2025

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	766,299	25,000	0	0	791,299	0	0
Investments	142,281	137,790	564,034	89	844,194	0	0
Accounts Receivable	33,554	0	15,812	0	49,367	0	0
Refundable Deposits	9,317	0	0	0	9,317	0	0
Fixed Assets	0	0	0	0	0	6,913,730	0
Amount Available in Debt Service	0	0	0	0	0	0	579,846
Amount To Be Provided Debt Service	0	0	0	0	0	0	4,035,154
Total Assets	951,451	162,790	579,846	89	1,694,177	6,913,730	4,615,000
Liabilities							
Accounts Payable	22,746	0	0	0	22,746	0	0
Accrued Expenses	1,000	0	0	0	1,000	0	0
Other Current Liabilities	21	0	0	0	21	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	4,615,000
Deposits Payable	1,400	0	0	0	1,400	0	0
Total Liabilities	25,167	0	0	0	25,167	0	4,615,000
Fund Equity & Other Credits							
Beginning Fund Balance	402,938	136,389	348,753	89	888,169	0	0
Investment In General Fixed Assets	0	0	0	0	0	6,913,730	0
Net Change in Fund Balance	523,346	26,401	231,093	0	780,841	0	0
Total Fund Equity & Other Credits	926,284	162,790	579,846	89	1,669,010	6,913,730	0
Total Liabilities & Fund Equity	951,451	162,790	579,846	89	1,694,177	6,913,730	4,615,000

Long Lake Reserve Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 12/31/2025	Year To Date 12/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,403	1,403
Special Assessments				
Tax Roll	704,066	704,066	707,370	3,304
Other Misc. Revenues				
Miscellaneous Revenue	0	0	354	354
Total Revenues	704,066	704,066	709,127	5,061
Expenditures				
Legislative				
Supervisor Fees	12,000	3,000	2,200	800
Total Legislative	12,000	3,000	2,200	800
Financial & Administrative				
Accounting Services	21,271	5,318	5,318	0
Administrative Services	5,318	1,329	1,329	0
Arbitrage Rebate Calculation	400	400	400	0
Assessment Roll	5,908	5,908	5,908	0
Auditing Services	4,000	0	0	0
Bank Fees	300	300	33	267
Disclosure Report	5,000	1,250	1,250	0
District Engineer	12,500	3,125	2,479	646
District Management	23,752	5,938	5,938	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	5,908	1,477	1,477	0
Legal Advertising	1,500	375	174	202
Miscellaneous Mailings	1,000	250	0	250
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	3,500	0
Website Hosting, Maintenance, Backup & E	3,200	2,040	1,830	209
Total Financial & Administrative	97,437	34,790	33,020	1,770
Legal Counsel				
District Counsel	10,000	2,500	1,085	1,415
Total Legal Counsel	10,000	2,500	1,085	1,415
Security Operations				
Security Camera Maintenance	4,000	1,000	0	1,000
Security Monitoring Services	7,000	1,750	1,440	310
Security Services & Patrols	26,000	6,500	0	6,500
Total Security Operations	37,000	9,250	1,440	7,810
Electric Utility Services				
Utility - Recreation Facilities	12,000	3,000	2,519	481
Utility - Street Lights	48,400	12,100	10,709	1,391
Utility Services	6,000	1,500	185	1,315

See Notes to Unaudited Financial Statements

Long Lake Reserve Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Year	Through	Year To Date	
		Annual Budget	12/31/2025	12/31/2025	
			YTD Budget	YTD Actual	YTD Variance
Total Electric Utility Services	66,400		16,600	13,413	3,187
Garbage/Solid Waste Control Services					
Garbage - Residential	58,870		14,717	13,213	1,504
Solid Waste Assessment	500		500	0	500
Total Garbage/Solid Waste Control Services	59,370		15,217	13,213	2,004
Water-Sewer Combination Services					
Utility Services	17,000		4,250	4,652	(402)
Total Water-Sewer Combination Services	17,000		4,250	4,652	(402)
Stormwater Control					
Aquatic Maintenance	10,170		2,543	0	2,543
Aquatic Plant Replacement	10,000		2,500	0	2,500
Stormwater Assessments	5,000		3,800	1,189	2,611
Stormwater System Maintenance	2,000		500	0	500
Wetland Monitoring & Maintenance	12,774		3,193	5,736	(2,543)
Total Stormwater Control	39,944		12,536	6,925	5,611
Other Physical Environment					
Entry & Walls Maintenance & Repair	1,500		375	0	375
Fire Ant Treatment	1,500		375	0	375
General Liability Insurance	4,163		4,163	3,922	241
Holiday Decorations	500		500	0	500
Irrigation Maintenance & Repair	6,000		1,500	0	1,500
Landscape - Annuals/Flowers	2,500		625	0	625
Landscape - Mulch	2,000		500	0	500
Landscape Maintenance	81,500		20,375	15,754	4,622
Landscape Replacement Plants, Shrubs, Tr	15,000		3,750	0	3,750
Property Insurance	38,106		38,106	34,786	3,320
Reserve Study	5,000		1,250	0	1,250
Well Maintenance	2,000		500	0	500
Total Other Physical Environment	159,769		72,019	54,462	17,558
Road & Street Facilities					
Parking Lot Repair & Maintenance	5,000		1,250	0	1,250
Sidewalk Maintenance & Repair	5,000		1,250	0	1,250
Total Road & Street Facilities	10,000		2,500	0	2,500
Parks & Recreation					
Access Control Maintenance & Repair	6,000		1,500	0	1,500
Clubhouse Janitorial Services	15,800		3,950	4,164	(215)
Clubhouse Maintenance & Repair	9,500		2,375	10,920	(8,544)
Clubhouse Supplies	4,000		1,000	222	778
Dock Repairs and Maintenance	500		125	375	(250)
Employee - Amenity Staff	109,902		27,476	24,275	3,200
Facility A/C & Heating Maintenance & Rep	1,000		250	0	250
Furniture Repair & Replacement	3,000		750	0	750
Lighting Replacement	500		125	0	125
Management Contract	14,200		3,550	3,300	250

See Notes to Unaudited Financial Statements

Long Lake Reserve Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 12/31/2025	Year To Date 12/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Pest Control	2,500	625	416	209
Playground Equipment & Maintenance	3,000	750	0	750
Pool Permits	500	0	0	0
Pool Repair & Maintenance	4,000	1,000	0	1,000
Pool Service Contract	20,580	5,145	5,100	45
Telephone, Internet, Cable	3,500	875	940	(65)
Tennis/Athletic Court/Park Maintenance	3,000	750	0	750
Trail/Bike Path Maintenance	2,000	500	0	500
Total Parks & Recreation	203,482	50,746	49,712	1,033
Special Events				
Special Events	8,000	2,000	5,059	(3,059)
Total Special Events	8,000	2,000	5,059	(3,059)
Contingency				
Miscellaneous Contingency	8,664	2,166	600	1,566
Total Contingency	8,664	2,166	600	1,566
Total Expenditures	729,066	227,574	185,781	41,793
Total Excess of Revenues Over(Under) Ex- penditures	(25,000)	476,492	523,346	46,854
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	402,938	402,938
Total Fund Balance, End of Period	0	501,492	926,284	424,792

Long Lake Reserve Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 12/31/2025	Year To Date 12/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,401	1,401
Special Assessments				
Tax Roll	25,000	25,000	25,000	0
Total Revenues	25,000	25,000	26,401	1,401
Expenditures				
Contingency				
Capital Reserve	25,000	25,000	0	25,000
Total Contingency	25,000	25,000	0	25,000
Total Expenditures	25,000	25,000	0	25,000
Total Excess of Revenues Over(Under) Ex- penditures	0	0	26,401	26,401
Fund Balance, Beginning of Period	0	0	136,389	136,389
Total Fund Balance, End of Period	0	0	162,790	162,790

Long Lake Reserve Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 12/31/2025 YTD Budget	Year To Date 12/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	3,050	3,050
Special Assessments				
Tax Roll	343,570	343,570	345,127	1,558
Total Revenues	343,570	343,570	348,177	4,608
Expenditures				
Debt Service				
Interest	243,570	243,570	117,084	126,485
Principal	100,000	100,000	0	100,000
Total Debt Service	343,570	343,570	117,084	226,485
Total Expenditures	343,570	343,570	117,084	226,485
Total Excess of Revenues Over(Under) Ex- penditures	0	0	231,093	231,093
Fund Balance, Beginning of Period	0	0	348,753	348,753
Total Fund Balance, End of Period	0	0	579,846	579,846

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 12/31/2025	Year To Date 12/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1	1
Total Revenues	0	0	1	1
Total Excess of Revenues Over(Under) Ex- penditures	0	0	1	1
Fund Balance, Beginning of Period	0	0	88	88
Total Fund Balance, End of Period	0	0	89	89

Long Lake Reserve CDD
Investment Summary
December 31, 2025

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>December 31, 2025</u>
Valley National Bank	Governmental Checking	\$ 142,281
	Total General Fund Investments	\$ 142,281
FLCLASS Reserve	Average Monthly Yield: 3,8943%	\$ 137,790
	Total Reserve Fund Investments	\$ 137,790
Regions Bank 2018 Revenue	Goldman Sachs Financial Square Funds	\$ 388,929
Regions Bank 2018 Reserve	Goldman Sachs Financial Square Funds	171,727
Regions Bank 2018 Interest	Goldman Sachs Financial Square Funds	63
Regions Bank 2018 Sinking Fund	Goldman Sachs Financial Square Funds	36
Regions Bank 2018 Redemption	Goldman Sachs Financial Square Funds	3,279
	Total Debt Service Fund Investments	\$ 564,034
Regions Bank Series 2018 Construction	Goldman Sachs Financial Square Funds	\$ 89
	Total Capital Project Fund Investments	\$ 89

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

Long Lake Reserve Community Development District
Summary A/R Ledger
From 12/01/2025 to 12/31/2025

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	33,554.64
Sum for 176, 2172						33,554.64
176, 2174						
176-200	176 Debt Service Fund S2018	Pasco County Tax Collector	AR00002885	12110	10/01/2025	15,812.51
Sum for 176, 2174						15,812.51
Sum for 176						49,367.15
Sum Total						49,367.15

See Notes to Unaudited Financial Statements

Long Lake Reserve Community Development District
Summary A/P Ledger
From 12/01/2025 to 12/31/2025

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
176, 2172					
176 General Fund	12/01/2025	Burr & Forman, LLP	1619742	General Legal Services 11/25	735.00
176 General Fund	12/01/2025	Burr & Forman, LLP	1600863	General Legal Services 09/25	350.00
176 General Fund	12/15/2025	Charter Communications	1301951121525	19617 Breynia Drive 12/25	313.20
176 General Fund	12/23/2025	DCSI, Inc.	34571	Cloud Cover Music Server Subscription 12/25	24.99
176 General Fund	12/01/2025	DCSI, Inc.	34446	Cloud Cover Music Server Subscription 11/25	24.99
176 General Fund	12/01/2025	DCSI, Inc.	34313	Cloud Cover Music Server Subscription 10/25	24.99
176 General Fund	12/31/2025	Duke Energy	910086285638-01082	000 Henley Road 12/25	3,591.62
176 General Fund	12/31/2025	Duke Energy	910086285448-01062	19617 Breynia Dr - 6 Morsani Amenit 12/25	879.92
176 General Fund	12/31/2025	Duke Energy	910086285034-01062	19932 Leonard Rd 6 12/25	30.80
176 General Fund	12/31/2025	Duke Energy	910086284637-01062	19245 Breynia Dr 6 12/25	30.80
176 General Fund	12/01/2025	HomeTeam Pest Defense, Inc.	114709179	Pest Control Service 11/25	138.60
176 General Fund	12/01/2025	HomeTeam Pest Defense, Inc.	115563271	Pest Control Service 12/25	138.60
176 General Fund	12/01/2025	Jayman Enterprises, LLC	4309	Repair boardwalk 11/25	375.00
176 General Fund	12/31/2025	Jayman Enterprises, LLC	4352	Dog Station Maintenance 12/25	200.00
176 General Fund	12/08/2025	Long Lake Reserve CDD	120825 Kady	Music Dec 20th Event 12/25	350.00
176 General Fund	12/01/2025	Office Pride	Inv-290970	Janitorial Services 12/25	1,316.62
176 General Fund	12/01/2025	Office Pride	Inv-285983	Janitorial Services 10/25	64.96
176 General Fund	12/01/2025	Office Pride	Inv-294916	Janitorial Services 12/25	149.76
176 General Fund	12/01/2025	Office Pride	Inv-286619	Janitorial Services 11/25	1,316.62
176 General Fund	12/31/2025	Pasco County Utilities	23700675	19617 Breynia Drive 12/25	219.78
176 General Fund	12/31/2025	Pasco County Utilities	23700964	19932 Leonard Road 12/25	940.53
176 General Fund	12/31/2025	Pasco County Utilities	23700495	19244 Breynia Irrigation Drive 12/25	358.46
176 General Fund	12/31/2025	Pasco County Utilities	23700965	Morsani PH 2 Irrigation 12/25	22.37
176 General Fund	12/18/2025	Pressure Washing Clean, LLC	0528	Pressure Washing 12/25	1,750.00
176 General Fund	12/03/2025	Regions Bank Corporate Trust	127525	Trustee Fees S2018 Bl# 9135 12/25	3,500.00
176 General Fund	12/31/2025	Rizzetta & Company, Inc.	INV0000106321	Cell Phone for DEC Services 12/25	50.00
176 General Fund	11/01/2025	SafeTouch, LLC	20940	Quarterly Video Surveillance Monitoring 11/25	1,440.00
176 General Fund	12/01/2025	Solitude Lake Management, LLC	PSI223488	Monthly Billing 12/25	1,912.00
176 General Fund	12/01/2025	Stantec Consulting Services, Inc.	2467437	Engineering Services 09/25	142.50
176 General Fund	12/01/2025	Stantec Consulting Services, Inc.	2499330	Engineering Services 11/25	804.00
176 General Fund	12/31/2025	Valley National Bank	CC123125	Clubhouse Supplies 12/25	34.50
176 General Fund	12/31/2025	Valley National Bank	CC123125	Clubhouse Supplies 12/25	200.00

Long Lake Reserve Community Development District
Summary A/P Ledger
From 12/01/2025 to 12/31/2025

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
176 General Fund	12/31/2025	Valley National Bank	CC123125	Clubhouse Supplies 12/25	1,315.22
Sum for 176, 2172					22,745.83
Sum for 176					22,745.83
Sum Total					22,745.83

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

Balance Sheet

1. Trust statement activity has been recorded through 12/31/25.
2. See EMMA (Electronic Municipal Market Access) at <https://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

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.

Summary A/R Ledger – Subsequent Collections

5. General Fund – Payment for Invoice #AR00002885 in the amount of \$11,814.77 was received in January 2026.
6. Debt Service Fund – Payment for Invoice #AR00002885 in the amount of \$5,567.67 was received in January 2026.

Tab 6



Quarterly Compliance Audit Report

Long Lake Reserve

Date: December 2025 - 4th Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit

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<i>ADA Accessibility</i>	2
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Audit Process	3

Audit results

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Florida F.S. 189.069 Requirements	5

Helpful information:

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ADA Compliance Categories	7
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Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

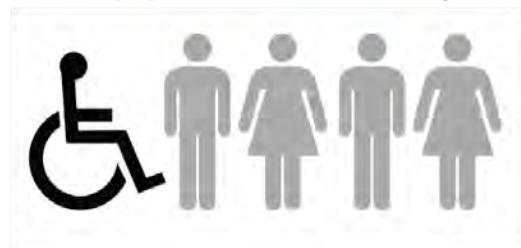
With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law,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

The legal and right thing to do

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

19%

of population has a disability.



Sight, hearing, physical, cognitive.



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

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

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

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

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

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

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



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

Tab 7













Tab 8

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Long Lake Reserve Community Development District was held on **Monday, December 8, 2025, at 9:00 a.m.** at the Long Lake Reserve Amenity Center, located at 19617 Breynia Dr., Lutz, FL 33558.

Present and constituting a quorum were:

Sara Schwartz
Gabrielle Roberts
Denise Crowder
Mark Barnum

Board of Supervisor, Chairman
Board of Supervisor, Chairman
Board Supervisor, Assistant Secretary
Board Supervisor, Assistant Secretary

Also present were:

Darryl Adams
Scott Steady
Angela Castillo
Seth Mendoza

**District Manager, Rizzetta & Co.
District Counsel, Burr Forman, P.A.
Clubhouse Manager, Rizzetta & Co.
Representative, Yellowstone Landscaping**

Audience

Present

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

There were no comments from the audience.

THIRD ORDER OF BUSINESS

STAFF REPORTS

A. District Counsel

Mr. Steady resigned and mentioned that he would be the attorney for the City of Tampa.

On a Motion by Ms. Crowder, seconded by Ms. Roberts, with four in favor, the Board of Supervisors accepted Scott Steady's resignation and approved Erin McCormick as District Counsel, for the Long Lake Reserve Community Development District.

45

B. District Engineer

46 No items were reported.
47

48

C. Presentation of Aquatic Service Report

49 No issues were reported.
50

51

D. Landscape Report

52 The Board requested that landscaping monitor the CLS sod
53 damage. If the sod does not recover, the Board will consider options after April 2026.
54

55

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

56 Ms. Castillo reviewed her report with the Board.
57

58

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

59 Mr. Adams reviewed the District Manager's Report and advised the Board that the next
60 regular meeting is scheduled for January 12, 2026, at 9:00 a.m. at the Long Lake Amenity
61 Center.
62

63

ii. Consideration of McDirmit Davis Engagement Letter

64

65 On a Motion by Ms. Schwartz, seconded by Ms. Roberts, with four in favor, the Board
66 of Supervisors approved the McDirmit Davis Engagement Letter, for the Long Lake
67 Reserve Community Development District.

68

FOURTH ORDER OF BUSINESS**BUSINESS ITEMS**

69

A. Discussion of Proposed Meeting Time Change

70 The Board tabled the discussion until next month.
71

72

FIFTH ORDER OF BUSINESS**Consideration of Minutes of the Board
of Supervisors Meeting held on
November 10, 2025**

73

74 The Board requested edits to Line 109 to reflect Mr. Barnum, not Ms.
75

76

77 On a Motion by Ms. Schwartz, seconded by Ms. Crowder, with three in favor, the
78 Board of Supervisors approved the November 10, 2025, Meeting Minutes, as
79 presented, for the Long Lake Reserve Community Development District.

80

81 **SIXTH ORDER OF BUSINESS**
82
83

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

On a Motion by Ms. Crowder, seconded by Ms. Schwartz, with four in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for October 2025 (\$70,815.65), for the Long Lake Reserve Community Development District.

84
85 **SEVENTH ORDER OF BUSINESS**
86

Supervisor Requests

87 There were no supervisor requests.

88
89 **EIGHTH ORDER OF BUSINESS**

Adjournment

90
91 Mr. Adams stated that if there was no further business to come before the Board,
92 then a motion to adjourn was in order.
93

On a Motion by Ms. Roberts, seconded by Ms. Crowder, with four in favor, the Board of Supervisors adjourned the meeting at 10:08 a.m., for the Long Lake Reserve Community Development District.

94
95
96
97
98
99 Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 9

LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · 813-994-1001
Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa Florida 33614
www.longlakereserve.org

Operation and Maintenance Expenditures November 2025 For Board Approval

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

The total items being presented: **\$28,749.07**

Approval of Expenditures:

Chairperson
 Vice Chairperson
 Assistant Secretary

Long Lake Reserve Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check No	Invoice Number	Invoice Description	Invoice Amount
Charter Communications	20251104	1301951101525 ACH	19617 Breynia Drive 10/25	\$ 313.20
Coastal Waste & Recycling, Inc.	300234	SW0001229405	Monthly Waste & Recycle 11/25	\$ 4,404.44
Cooper Pools Inc.	300244	2025-1400	Monthly Commercial Pool Service 11/25	\$ 1,700.00
Duke Energy	20251128-1	910086285448-110525 ACH	19617 Breynia Dr - Morsani Amenity 10/25	\$ 899.82
Duke Energy	20251128-2	910086284637-110525 ACH	19245 Breynia Dr 10/25	\$ 30.80
Duke Energy	20251128-3	910086285034-110525 ACH	19932 Leonard Rd 10/25	\$ 30.80
HomeTeam Pest Defense, Inc.	300245	113879602	Pest Control Service 10/25	\$ 138.60
Jayman Enterprises, LLC	300246	4274	Dog Station Maintenance 10/25	\$ 200.00
Mark Barnum	300240	MB111025	Board of Supervisors Meeting 11/10/25	\$ 200.00
Music Factory & Communications Group, Pasco County Tax Collector	300235	3	1 Hour Dance Class 11/25	\$ 150.00
Pasco County Tax Collector	300237	11/19/25 - 34-26-18-0070-0P100-0000	2025 Stormwater Assessments 11/25	\$ 468.40
Pasco County Utilities	300238	34261800700P100000-111825	2025 Stormwater Assessments 11/25	\$ 720.48
	20251124-1	23330179 ACH 10/25	19244 Breynia Irrigation Drive 10/25	\$ 330.38

Long Lake Reserve Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check No	Invoice Number	Invoice Description	Invoice Amount
Pasco County Utilities	20251124-2	23330359 ACH 10/25	19617 Breynia Drive 10/25	\$ 276.06
Pasco County Utilities	20251124-3	23330648 ACH 10/25	19932 Leonard Road 10/25	\$ 837.57
Pasco County Utilities	20251124-4	23330649 ACH 10/25	Morsani PH 2 Irrigation 10/25	\$ 22.37
Rizzetta & Company, Inc.	300232	INV0000104457	District Management Services 11/25	\$ 5,209.08
Rizzetta & Company, Inc.	300233	INV0000104790	Cell Phone 10/25	\$ 50.00
Rizzetta & Company, Inc.	300236	INV0000104596	Amenity Management & Oversight and Personnel Reimbursement 11/25 11/25	\$ 5,198.40
Rizzetta & Company, Inc.	300243	INV0000105089	Personnel Reimbursement 11/25	\$ 3,825.13
Sara Schwartz	300241	SS111025	Board of Supervisor Meeting 11/10/25	\$ 200.00
Solitude Lake Management, LLC	300239	PSI216547	Monthly Billing 11/25	\$ 1,912.00
Stephanie T Greenfield	300242	SG111025	Board of Supervisor Meeting 11/10/25	\$ 200.00
Valley National Bank	20251126	CC103125-176	Clubhouse Supplies 10/25	\$ 1,431.54
Total Report				\$ 28,749.07

October 15, 2025
 Invoice Number: 1301951101525
 Account Number: 8337 13 001 1301951
 Service At: 19617 BREYNIA DR
 LUTZ FL 33558-5612

Auto Pay Notice

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

Summary *Service from 10/15/25 through 11/14/25
 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
<i>YOUR AUTO PAY WILL BE PROCESSED 11/02/25</i>	
Total Due by Auto Pay	\$313.20

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.

Enjoy multi-line savings on Business Mobile with 4 lines for \$80/mo total. Call 1-866-706-3793 to claim this exclusive offer.



RECEIVED
10.17.25

Thank you for choosing Spectrum Business.
 We appreciate your prompt payment and value you as a customer.

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

October 15, 2025

LONG LAKE RESERVE CDD

Invoice Number: 1301951101525
 Account Number: 8337 13 001 1301951
 Service At: 19617 BREYNIA DR
 LUTZ FL 33558-5612

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

LONG LAKE RESERVE CDD
 Invoice Number: 1301951101525
 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 10162025 NNNNNNNN 01 994143

Charge Details

Previous Balance	313.20
EFT Payment	10/02
Remaining Balance	\$0.00

Payments received after 10/15/25 will appear on your next bill.

Service from 10/15/25 through 11/14/25

Spectrum Business™ TV

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

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
Spectrum Business Internet Gig	300.00
Promotional Discount	-50.01
Your promotional price will expire on 08/14/26	
Promotional Discount	-100.00
Your promotional price will expire on 08/14/26	
	\$169.99
Spectrum Business™ Internet Total	\$169.99

Spectrum Business™ Voice

Phone number (813) 304-0959	
Spectrum Business Voice	50.00
Promotional Discount	-20.01

Spectrum Business™ Voice Continued

Your promotional price will expire on 08/14/26

\$29.99

Phone number (813) 515-4149

Spectrum Business Voice	50.00
Promotional Discount	-20.01

Your promotional price will expire on 08/14/26

\$29.99

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total

\$59.98

Other Charges

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

Taxes, Fees and Charges

Communications Services Tax	6.23
Taxes, Fees and Charges Total	\$6.23
Current Charges	\$313.20
Total Due by Auto Pay	\$313.20

Billing Information

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

Continued on the next page....

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



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



LONG LAKE RESERVE CDD
 Invoice Number: 1301951101525
 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 10162025 NNNNNNNN 01 994143

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 \$3.72, 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.





Exclusive savings for Spectrum Business Internet customers

Spectrum Mobile Business Unlimited
4 lines for
\$80 /mo total
Business Internet is required.
Corporate Liability plans available.

Add up to 20 lines at the same low price per line

- **Unlimited talk, text and data**
(reduced speeds after 30 GB)
- **No fees** for mobile hotspot data
- **Nationwide 5G** included

J.D. POWER AWARD
#1 in Customer Satisfaction
for Small Business Internet Service



Call 1-877-785-9422 or Visit spectrum.com/business/mobile

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. Standard rates apply after promo period or if qualifying services not maintained. **BUSINESS UNLIMITED MOBILE:** Per line activation fee, Spectrum Business Internet and Auto Pay required. Devices excluded from offer. Smartwatch does not qualify as a line. Reduced speeds after 30 GB of usage per line, 10 GB for Mobile Hotspots. **J.D. POWER AWARD:** For J.D. Power 2025 award information, visit jdpower.com/awards. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Pricing subject to change. Installation & other equipment charges, taxes & fees may apply. Restrictions apply. Call for details. ©2025 Charter Communications, all rights reserved.

BAP-2509-NMOB

SA8PF1QF



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 15 10162025 NNNNNNNN 01 994143

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

833713001130195100313205

Invoice Number: Long Lake Reserve Cdd
Account Number:: 1301951101525
8337 13 001 1301951



Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**
8633 2390 DY RP 15 10162025 NNNNNNNN 01 994143



Invoice Number: LONG LAKE RESERVE CDD
Account Number:: 1301951101525
8337 13 001 1301951



Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**
8633 2390 DY RP 15 10162025 NNNNNNNN 01 994143





www.coastalwasteinc.com

INVOICE

Invoice	SW0001229405
Page	Page 1 of 1
Date	11/01/2025
Customer	16950
Site	0
PO Number	
Due Date	11/26/2025

Bill To: **LONG LAKE RESERVE CDD**
PO BOX 32414
CHARLOTTE, NC 28232

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 - Nov	MONTHLY - WASTE COLLECTION (Nov 01/25 - Nov 30/25)		\$3,747.20	1.00	\$3,747.20
01 - Nov	ADMIN FEE - MONTHLY (Nov 01/25 - Nov 30/25)		\$3.95	1.00	\$3.95
	Serv #002 18 GALLON COMMINGLE 320 - 0YD 320x Week				
01 - Nov	MONTHLY - RECYCLING COLLECTION (Nov 01/25 - Nov 30/25)		\$563.20	1.00	\$563.20
01 - Nov	CART FEE - MONTHLY (Nov 01/25 - Nov 30/25)		\$17.32	1.00	\$17.32
01 - Nov	FUEL SURCHARGE				\$72.77

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	SW0001229405
Page	Page 1 of 1
Date	11/01/2025
Customer	16950
Site	0
PO Number	
Due Date	11/26/2025

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

AMOUNT REMITTED

0025756SW0169500000SW000122940500004404449

INVOICE

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

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



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

Bill to

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

Ship to

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

RECEIVED
11/02/25

Invoice details

Invoice no.: 2025-1400

Terms: Net 30

Invoice date: 11/01/2025

Due date: 12/01/2025

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

Ways to pay



View and pay

We're here for you**Report an emergency**

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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

Help managing your account (not applicable for all customers)

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

General questions or concerns

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

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know**Your next meter reading on or after: Dec 1**

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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



duke-energy.com
877.372.8477

Page 3 of 3

Account number 9100 8628 5448

Your usage snapshot - Continued

Current electric usage for meter number 1008121

Actual reading on Nov 3	221558
Previous reading on Oct 2	216284
Energy Used	5,274 kWh
Billed kWh	5,274.000 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 - Oct 02 25 to Nov 03 25

Meter - 1008121

Customer Charge	\$17.32
Energy Charge	
5,274.000 kWh @ 12.173c	642.01
Fuel Charge	
5,274.000 kWh @ 3.925c	207.00
Asset Securitization Charge	
5,274.000 kWh @ 0.194c	10.23
Total Current Charges	\$876.56

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.76
Gross Receipts Tax	22.50
Total Taxes	\$23.26



duke-energy.com
877.372.8477

Page 2 of 3

Account number 9100 8628 4637

200834173397

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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

Help managing your account (not applicable for all customers)

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

General questions or concerns

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

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Dec 1

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

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

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

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

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

When you pay by check

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

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duke-energy.com
877.372.8477

Page 3 of 3

Account number 9100 8628 4637

Your usage snapshot - Continued

Current electric usage for meter number 3539949

Actual reading on Nov 3	2468
Previous reading on Oct 2	- 2423
Energy Used	45 kWh
Billed kWh	45.000 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 - Oct 02 25 to Nov 03 25

Meter - 3539949

Customer Charge	\$17.32
Energy Charge	
45.000 kWh @ 12.173c	5.47
Fuel Charge	
45.000 kWh @ 3.925c	1.77
Asset Securitization Charge	
45.000 kWh @ 0.194c	0.09
Minimum Bill Adjustment	5.35
Total Current Charges	\$30.00

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

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

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

Billing details - Taxes

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



duke-energy.com
877.372.8477

Page 2 of 3

Account number 9100 8628 5034

200834173398

We're here for you

Report an emergency

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

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

Help managing your account (not applicable for all customers)

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

General questions or concerns

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

Call before you dig

Call	800.432.4770 or 811
------	---------------------

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: Dec 1

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

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

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Para nuestros clientes que hablan Español

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



duke-energy.com
877.372.8477

Page 3 of 3

Account number 9100 8628 5034

Your usage snapshot - Continued

Current electric usage for meter number 3589801

Actual reading on Nov 3	2551
Previous reading on Oct 2	- 2508
Energy Used	43 kWh
Billed kWh	43.000 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 - Oct 02 25 to Nov 03 25

Meter - 3589801

Customer Charge	\$17.32
Energy Charge 43.000 kWh @ 12.173c	5.23
Fuel Charge 43.000 kWh @ 3.925c	1.69
Asset Securitization Charge 43.000 kWh @ 0.194c	0.08
Minimum Bill Adjustment	5.68
Total Current Charges	\$30.00

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

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

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

Billing details - Taxes

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



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

Service Slip/Invoice

INVOICE: 113879602
DATE: 10/30/2025
ORDER: 113879602

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

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

RECEIVED
10/31/25

Work Date	Time	Target Pest	Technician	Time In
10/30/2025	12:12 PM		BLDEARTH	Branden Dearth
Purchase Order	Terms	Last Service	Map Code	Time Out
	DUE UPON RECEIPT	10/30/2025	N/A	Lic:JE325021

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

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE



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

Invoice and detailed service report

INVOICE #: 113879602

WORK DATE: 10/30/2025

BILL-TO 3030534

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

Phone: 813-515-4149

LOCATION 2929829

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

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

Time In: 10/30/2025 12:12:18 PM

Time Out: 10/30/2025 12:44:29 PM

Customer Signature

Customer Unavailable to Sign

Technician Signature

Branden Dearth

License #: JE325021

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

Today's Service Comments

Hi Mr/Ms,

Today's 6-Point Advantage Service:

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

Today's Service Comments:

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

Curbside Call was completed, (yes) , (no. Mr was home. No signature. COVID 19.)

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

Your next scheduled service month will be in +3months.

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

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Intice 10	73079-6		10.0000%	n/a	Orthoboric Acid 10%	2.5000 Pound	2.5000 Pound
Areas Applied:	Exterior perimeter						
Target Pests:	Ants						
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Onslaught - Fastcap	1021-2574		6.4000%	0.0620	cyano methyl-4-chloro-alpha-benzeneacetate	18.0000 Ounce	1.1160 Ounce
Areas Applied:	Exterior entry points						

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



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

Invoice and detailed service report

INVOICE #: 113879602

WORK DATE: 10/30/2025

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Target Pests: Ants							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Termidor SC		7969-210-AA	9.1000%	0.0300	Fipronil	3.5000 Gallon	0.0115 Gallon
Areas Applied: Exterior perimeter							
Target Pests: Ants, Roaches							

PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Lot #
Onslaught - Fastcap	6.4000%	18.0000 Ounce	One Gallon Compressed Sprayer	12:42:45 PM
1021-2574	0.06200000	1.1160 Ounce	Crack & Crevice	
Target Pests: Ants				
Areas Applied: Exterior entry points				
Weather: 0°, 0 MPH				
Intice 10	10.0000%	2.5000 Pound		12:42:36 PM
73079-6	n/a	2.5000 Pound	Broadcast	
Target Pests: Ants				
Areas Applied: Exterior perimeter				
Weather: 0°, 0 MPH				
Termidor SC	9.1000%	3.5000 Gallon	Backpack Compressed Sprayer	12:43:02 PM
7969-210-AA	0.03000000	0.0115 Gallon	Perimeter	
Target Pests: Ants, Roaches				
Areas Applied: Exterior perimeter				
Weather: 0°, 0 MPH				

GENERAL COMMENTS / INSTRUCTIONS

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

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

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Date	Invoice #
11/1/2025	4274

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

RECEIVED
11/01/25

P.O. No.	Terms	Project

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

Long Lake Reserve CDD

Meeting Date: November 10, 2025

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Paid	
Gabrielle Roberts		SS111025
Sara Schwartz	Yes	
Denise Crowder		
Stephanie Greenfield	Yes	SG111025
Mark Barnum	Yes	MB111025

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	9:00am
Meeting End Time:	10:14am
Total Meeting Time:	1.14
Time Over (3) Hours:	
Total at \$175 per Hour:	\$0.00

RECEIVED
11/18/25

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:

Daryl Adams

RIZZETTA & COMPANY, INC.

CHECK REQUEST

Date: 11/4/25

Association: Long Lake Reserve

Amount Requested: \$ 150.00 Check Number:

Payable to: music factory & communications
group, Inc.

Address: See invoice

G/L Code:

Purpose: Dance class at LLR

Angela Del Castillo

Requested by

Approved by

Staff Accountant

Date Processed



INVOICE

Issued to:

Long Lake Reserve
19617 Breynia Dr.
Lutz, FL 33558

Invoice No. 3

Date: 11/5/2025
Due Date: 11/20/2025

Pay to:

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

DESCRIPTION	TOTAL
One hour Dance Class from 6:30 pm – 7:45 pm November 20th, 2025	\$150.00
SUBTOTAL	\$150.00
TOTAL	\$150.00

Mike Fasano**Pasco County Tax Collector***"Thank You for allowing us to serve you."***2025 Real Estate Tax Notice****NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**
Pay your current taxes online at www.pascotaxes.com

Parcel / Account Number	Escrow	Tax District
34-26-18-0070-0P100-0000		UF

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

SCAN TO PAY



19625 BREYNIA DRIVE
MORSANI PHASE 1 PB 75 PG 053 TRA
CT P1
See Additional Legal on Tax Roll



Ad Valorem Taxes						
Taxing Authority	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Taxes Levied
COUNTY COMMISSION - OPERATING	727-847-8980	7.4042	0	0	0	0.00
SCHOOL OPERATING STATE LAW	727-774-2268	3.0260	0	0	0	0.00
SCHOOL - CAPITAL OUTLAY	727-774-2268	1.5000	0	0	0	0.00
VOTER APPROVED - SCHOOL - ADDITIONAL OPERATING	727-774-2268	1.0000	0	0	0	0.00
SCHOOL - LOCAL DISCRETIONARY	727-774-2268	0.7480	0	0	0	0.00
COUNTY MUNICIPAL SERVICE FIRE DIST	727-847-8980	2.1225	0	0	0	0.00
COUNTY PARKS MSTU	727-847-8980	0.0000	0	0	0	0.00
COUNTY ROADS MSTU	727-847-8980	0.4052	0	0	0	0.00
SW FLA WATER MANAGEMENT DISTRICT	800-423-1476	0.1831	0	0	0	0.00
PASCO COUNTY MOSQUITO CONTROL	727-376-4568	0.2091	0	0	0	0.00
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2019	727-847-8980	0.0182	0	0	0	0.00
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2020	727-847-8980	0.0364	0	0	0	0.00
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2024	727-847-8980	0.0100	0	0	0	0.00
VOTER APPROVED - COUNTY JAIL BOND 2019	727-847-8980	0.0229	0	0	0	0.00
VOTER APPROVED - COUNTY JAIL BOND 2021	727-847-8980	0.0953	0	0	0	0.00
VOTER APPROVED - COUNTY PARKS & REC BOND 2019	727-847-8980	0.0086	0	0	0	0.00
VOTER APPROVED - COUNTY PARKS & REC BOND 2022	727-847-8980	0.0116	0	0	0	0.00
VOTER APPROVED - COUNTY LIBRARIES BOND 2019	727-847-8980	0.0081	0	0	0	0.00
VOTER APPROVED - COUNTY LIBRARIES BOND 2021	727-847-8980	0.0077	0	0	0	0.00

Total Millage	16.8169	Total Ad Valorem Taxes	\$0.00
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Levying Authority	Non-Ad Valorem Taxes	Amount
Levying Authority	Telephone	Amount
LONG LAKE RESERVE CDD	813-933-5571	0.00
COUNTY STORMWATER	727-834-3611	750.50

Total Non-Ad Valorem Taxes	\$750.50
Total Combined Taxes & Assessments	\$750.50

If Paid By Please Pay	Nov 30, 2025 \$720.48	Dec 31, 2025 \$727.98	Jan 31, 2026 \$735.49	Feb 28, 2026 \$742.99	Mar 31, 2026 \$750.50
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Your check is your receipt, or you may visit our website, www.pascotaxes.com to print a receipt.

♦ PLEASE DETACH AND RETURN BOTTOM STUB WITH PAYMENT ♦

18309

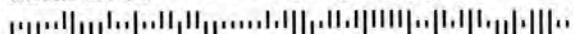
Mike Fasano**Pasco County Tax Collector***"Thank You for allowing us to serve you."***2025 Real Estate Tax Notice****NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**
Pay your current taxes online at www.pascotaxes.com

Parcel / Account Number	Escrow	Tax District
34-26-18-0070-0P100-0000		UF

If Paid By Please Pay	Nov 30, 2025 \$720.48	Dec 31, 2025 \$727.98	Jan 31, 2026 \$735.49	Feb 28, 2026 \$742.99	Mar 31, 2026 \$750.50
--------------------------	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

PLEASE PAY IN U.S. FUNDS (U.S. BANK) TO: MIKE FASANO, PASCO COUNTY TAX COLLECTOR, PO BOX 276, DADE CITY, FL 33526-0276
Alt Key: 1084909

RE33/9155 1-2 *****ALL FOR AADC 335



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

19625 BREYNIA DRIVE

MORSANI PHASE 1 PB 75 PG 053 TRA
CT P1

See Additional Legal on Tax Roll





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

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

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

1901 0 1
42-52319



LONG LAKE RESERVE CDD

Service Address: 19244 BREYNIA IRRIGATION DR

Bill Number: 23330179

Billing Date: 11/4/2025

Billing Period: 9/17/2025 to 10/16/2025

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

Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Irrig Potable	14369796	9/17/2025	4851	10/16/2025	4903	29	52

Usage History

	Irrigation			
October 2025	52	Previous Bill		390.47
September 2025	60	Payment 10/20/25		-390.47 CR
August 2025	62	Balance Forward		0.00
July 2025	66	Current Transactions		
June 2025	60	Irrigation		
May 2025	65	Water Base Charge		22.37
April 2025	63	Water Tier 1	25.0 Thousand Gals X \$3.47	86.75
March 2025	65	Water Tier 2	13.0 Thousand Gals X \$6.94	90.22
February 2025	64	Water Tier 3	14.0 Thousand Gals X \$9.36	131.04
January 2025	62	Total Current Transactions		330.38
December 2024	64	TOTAL BALANCE DUE		\$330.38
November 2024	63			

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	330.38
Total Balance Due	\$330.38
Due Date	11/21/2025

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

The Total Due will be electronically transferred on 11/21/2025.

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

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

013938468099137012333017960000330381



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

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

UtilCustServ@MyPasco.net

Pay By Phone: 1-855-786-5344

NOV - 7 2025

1902 0 1
42-52319



LONG LAKE RESERVE CDD

Service Address: 19617 BREYNIA DR

Bill Number: 23330359

Billing Date: 11/4/2025

Billing Period: 9/17/2025 to 10/16/2025

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

Please visit bit.ly/pcurates for details.

Account #	Customer #
1002200	01399734
Please use the 15-digit number below when making a payment through your bank.	
10022001399734	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	14328640	9/17/2025	1063	10/16/2025	1077	29	14

Usage History

Water

October 2025	14	Previous Bill	229.91
September 2025	10	Payment 10/20/25	-229.91 CR
August 2025	8	Balance Forward	0.00
July 2025	32	Current Transactions	
June 2025	11	Water	
May 2025	12	Water Base Charge	41.29
April 2025	8	Water Tier 1	14.0 Thousand Gals X \$2.18 30.52
March 2025	12		
February 2025	13	Sewer Base Charge	103.45
January 2025	11	Sewer Charges	14.0 Thousand Gals X \$7.20 100.80
December 2024	8	Total Current Transactions	276.06
November 2024	5		
		TOTAL BALANCE DUE	\$276.06

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 1002200
Customer # 01399734
Balance Forward 0.00
Current Transactions 276.06

Total Balance Due	\$276.06
Due Date	11/21/2025

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

The Total Due will be electronically
transferred on 11/21/2025.

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

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

01399734410022003233035980000276069



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

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

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



NOV 7 2025

1903 0 1

42-52319

LONG LAKE RESERVE CDD

Service Address: **19932 LEONARD ROAD**
Bill Number: 23330648
Billing Date: 11/4/2025
Billing Period: 9/17/2025 to 10/16/2025

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 number below when making a payment through your bank.	
101388001399734	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	190296326	9/17/2025	8737	10/16/2025	8860	29	123

Usage History

	Irrigation
October 2025	123
September 2025	134
August 2025	139
July 2025	130
June 2025	127
May 2025	135
April 2025	129
March 2025	132
February 2025	144
January 2025	128
December 2024	118
November 2024	130

Transactions

Irrigation	Previous Bill	906.23
	Payment 10/20/25	-906.23 CR
Balance Forward		0.00
Current Transactions		
Irrigation		
Water Base Charge	41.29	
Water Tier 1	50.0 Thousand Gals X \$3.47	173.50
Water Tier 2	25.0 Thousand Gals X \$6.94	173.50
Water Tier 3	48.0 Thousand Gals X \$9.36	449.28
Total Current Transactions		837.57
TOTAL BALANCE DUE		\$837.57



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 1013880
Customer # 01399734

Balance Forward 0.00
Current Transactions 837.57

Total Balance Due \$837.57
Due Date 11/21/2025

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

The Total Due will be electronically
transferred on 11/21/2025.

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

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

013997344101388092333064850000837572



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

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

UtilCustServ@MyPasco.net

Pay By Phone: 1-855-786-5344

1904 0 1

42-52319



LONG LAKE RESERVE CDD

Service Address: **MORSANI PH 2 IRRIGATION**

Bill Number: 23330649

Billing Date: 11/4/2025

Billing Period: 9/17/2025 to 10/16/2025

NOV - 7 2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Irrig Potable	18091001	9/17/2025	992	10/16/2025	992	29	0

Usage History

Irrigation

October 2025	0	Previous Bill	21.56
September 2025	0	Payment 10/20/25	-21.56 CR
August 2025	0	Balance Forward	0.00
July 2025	0	Current Transactions	
June 2025	0	Irrigation	
May 2025	0	Water Base Charge	22.37
April 2025	0	Total Current Transactions	22.37
March 2025	0		
February 2025	0	TOTAL BALANCE DUE	\$22.37
January 2025	0		
December 2024	0		
November 2024	0		



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 1013885
Customer # 01399734

Balance Forward 0.00
Current Transactions 22.37

Total Balance Due \$22.37
Due Date 11/21/2025

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

The Total Due will be electronically
transferred on 11/21/2025.

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

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

013997344101388542333064920000022378

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

Invoice

Date	Invoice #
11/2/2025	INV0000104457

Bill To:

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

RECEIVED
10/30/25

10/30/25

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

Invoice

Date	Invoice #
11/1/2025	INV0000104790

Bill To:

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

RECEIVED
11/12/25

Description	Services for the month of		Client Number
	October	Upon Receipt	
Cell Phone	50.00	\$1.00	\$50.00
		Subtotal	\$50.00
		Total	\$50.00

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

Invoice

Date	Invoice #
11/7/2025	INV0000104596

Bill To:

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

RECEIVED
11/06/25

11/06/25

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

Invoice

Date	Invoice #
11/21/2025	INV0000105089

Bill To:

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

Description	Services for the month of		Client Number
	November	Terms	
Personnel Reimbursement	Qty 1.00	Rate \$3,825.13	Amount \$3,825.13
	Subtotal		\$3,825.13
	Total		\$3,825.13

**Please Remit Payment to:**

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

INVOICE

Page: 1

Invoice Number: PSI216547
Invoice Date: 11/2/2025

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

RECEIVED
11/02/25

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

Ship Via
Ship Date 11/2/2025
Due Date 12/2/2025
Terms Net 30

Customer ID 9879
P.O. Number
P.O. Date 11/2/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	1,912.00	1,912.00
November Billing					
11/1/2025 - 11/30/2025					
Lake All					
Wetland 1					
Wetland 2					

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

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



RECEIVED
NOV - 6 2025

0 LONG LAKE RESERVE CDD 0

ACCOUNT SUMMARY		BY:	PAYMENT INFORMATION	
Credit Limit	\$10,000.00		New Balance	\$1,431.54
Credit Available	\$8,524.00		Minimum Payment Due	\$1,431.54
Statement Closing Date	October 31, 2025		Payment Due Date	November 25, 2025
Days in Billing Cycle	31			
Previous Balance	\$369.76			
Payments & Credits	\$369.76			
Purchases & Other Charges	\$1,431.54			
Balance Transfer	\$0.00			
FEES CHARGED	\$0.00			
INTEREST CHARGED	\$0.00			
New Balance	\$1,431.54			
Questions? Call Customer Service				
Toll Free - 1-844-626-6581				
International Collect - 1-301-665-4442				
TTY 1-301-665-4443				

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS				
Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL	\$369.76-
10/27	10/27	F1515009C00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	369.76-
		GREGG GRUHL	TOTAL	\$19.50
10/09	10/09	12302028S00PYEGNN	MAILCHIMP ATLANTA GA	19.50
		KELLIE SPRAGUE	MCC: 5818 MERCHANT ZIP:	
		ANGELA DEL CASTILLO	TOTAL	\$0.00
			TOTAL	\$1,412.04
10/01	10/01	55432868J62RS97Z4	LOWES #02238* LUTZ FL	6.98
			MCC: 5200 MERCHANT ZIP: 33549	
10/01	10/01	55432868J62SNJ7BF	AMAZON MKTPL*NJ0MY6MH2 AMZN.COM/BILL WA	26.94
			MCC: 5942 MERCHANT ZIP:	
10/01	10/01	55432868J62XHSK6R	AMAZON MKTPL*NJ9037542 AMZN.COM/BILL WA	23.49
			MCC: 5942 MERCHANT ZIP:	

Transactions continued on next page

1080 0001 TVH 001 7 31 251031 0 PAGE 1 of 3 10 1515 0000 BASE 654

Please detach bottom portion and submit with payment using enclosed envelope



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

0 LONG LAKE RESERVE CDD 0
LONG LAKE RESERVE COMMUNITY DEVELO
3434 COLWELL AVE SUITE 200
TAMPA FL 33614
654

PAYMENT INFORMATION		
Account Number:		
Payment Due Date	November 25, 2025	
New Balance	\$1,431.54	
Minimum Payment Due	\$1,431.54	
Past Due Amount	\$0.00	
Amount Enclosed:	\$	

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716
654

00143154001431546

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.

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
10/02	10/02	55432868K636ETX6Y	SQ *MOORE BOUNCE AND P GOSQ.COM FL MCC: 7929 MERCHANT ZIP: 33543	25.00
10/02	10/02	82305098KEHP1GBS9	AMAZON MARK* NJ7XI98J2 SEATTLE WA MCC: 5999 MERCHANT ZIP:	94.15
10/03	10/03	82305098LEHMMY1AM	AMAZON MARK* NV3VH34C1 SEATTLE WA MCC: 5999 MERCHANT ZIP:	162.99
10/09	10/09	55432868S5W2DT8D7	AMAZON.COM*NF6ZF9D70 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	150.00
10/09	10/09	82305098VEHJM5G10M	AMAZON MARK* NF3E58C02 SEATTLE WA MCC: 5999 MERCHANT ZIP:	94.53
10/09	10/09	02305378V00GPBFXR	PUBLIX #129 BRANDON FL MCC: 5411 MERCHANT ZIP: 33510	82.23
10/16	10/16	5543286915Y88RX1Q	AMAZON.COM*NM7XI1L02 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	18.68
10/16	10/16	823050991EHP895SZ	AMAZON MARK* NM5T952T1 SEATTLE WA MCC: 5999 MERCHANT ZIP:	33.75
10/17	10/17	823050992EHN22ANF	AMAZON MARK* NM6BQ7U71 SEATTLE WA MCC: 5999 MERCHANT ZIP:	76.81
10/21	10/21	554328696600ZN2KW	SQ *MOORE BOUNCE AND P WESLEY CHAPEL FL MCC: 7929 MERCHANT ZIP: 33543	494.87
10/22	10/22	05416019743AA2AA7	WAL-MART #3463 BRANDON FL MCC: 5411 MERCHANT ZIP:	16.36
10/22	10/22	05436849800A5SGAR	DOLLARTREE LUTZ FL MCC: 5331 MERCHANT ZIP: 33559	20.43
10/22	10/22	05438849800A5SG52	DOLLAR TREE LAND O LAKES FL MCC: 5331 MERCHANT ZIP: 34639	5.35
10/23	10/23	05436849900A8LRAE	DOLLAR TREE SEFFNER FL MCC: 5331 MERCHANT ZIP: 33584	19.16
10/23	10/23	02305379900GT747T	WINN DIXIE #2454 SEFFNER FL MCC: 5411 MERCHANT ZIP: 33584	27.09
10/24	10/24	05436849A00AWN8QE	DOLLAR TREE THONOTOSASSA FL MCC: 5331 MERCHANT ZIP: 33592	33.23
		MICHELLE WHITE	TOTAL	\$0.00

IMPORTANT ACCOUNT INFORMATION

\$0 - \$1,431.54 WILL BE DEDUCTED FROM YOUR ACCOUNT AND
CREDITED AS YOUR AUTOMATIC PAYMENT ON 11/25/25. THE
AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS
POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$2.99	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$3.58	\$0-\$500,000 = 0.25%
New Cashback Balance	\$6.57	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Feb 2026	\$1,500,001-\$4,000,000 = 0.75% \$4,000,001-\$12,500,000 = 0.90% \$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

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

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	31	\$0.00

(v) = variable (f) = fixed

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

Long Lake Reserve CDD**Clubhouse Credit Card Ending 8901****10/01/25-10/31/25***All Expenditures must be supported by receipts in order to be eligible for reimbursement.**Attach all receipts to this form.*

				Clubhouse Supplies	Programs - Events
				57200-4734	57400-4775
Date	Vendor Name	Reason for Expenditure	Amount		
10/9/2025	Mail Chimp	E-Blast Subscription	\$ (19.50)	\$ (19.50)	
10/1/2025	Lowe's	Event Supplies	\$ (6.98)		\$ (6.98)
10/1/2025	Amazon	Event Supplies	\$ (26.94)		\$ (26.94)
10/1/2025	Amazon	Event Supplies	\$ (23.49)		\$ (23.49)
10/2/2025	Moore House	Event Deposit/Rental	\$ (25.00)		\$ (25.00)
10/1/2025	Amazon	Event Supplies	\$ (94.15)		\$ (94.15)
10/1/2025	Amazon	Event Supplies	\$ (162.99)		\$ (162.99)
10/8/2025	Amazon	Art Class/Gift Card/Event	\$ (150.00)		\$ (150.00)
10/9/2025	Amazon	Event Supplies	\$ (94.53)		\$ (94.53)
10/9/2025	Publix	Event Supplies	\$ (82.23)		\$ (82.23)
10/1/2025	Amazon	Event Supplies	\$ (18.68)		\$ (18.68)
10/16/2025	Amazon	Office Supplies	\$ (33.75)	\$ (33.75)	
10/16/2025	Amazon	Office Supplies	\$ (76.81)	\$ (76.81)	
10/21/2025	Moore House	Event Rental	\$ (494.87)		\$ (494.87)
10/22/2025	Walmart	Event Supplies	\$ (16.36)		\$ (16.36)
10/22/2025	Dollar Tree	Event Supplies	\$ (20.43)		\$ (20.43)
10/22/2025	Dollar Tree	Office Supplies	\$ (5.35)	\$ (5.35)	
10/23/2025	Dollar Tree	Event Supplies	\$ (19.16)		\$ (19.16)
10/23/2025	WinnDlxie	Event Supplies	\$ (27.09)		\$ (27.09)
10/24/2025	Dollar Tree	Event Supplies	\$ (33.23)		\$ (33.23)
		001-10102	(1,431.54)	(135.41)	(1,296.13)

Long Lake Reserve Debit Card Reconciliation
October 2025

Date	Payee	Amount	Description
10/1/2025	Lowes	\$6.98	Event Supply
10/1/2025	Amazon	\$162.99	Event Supplies
10/1/2025	Amazon	\$26.94	Event Supplies
10/1/2025	Amazon	\$23.49	Event Supplies
10/1/2025	Amazon	\$18.68	Event Supplies
10/1/2025	Amazon	\$94.15	Event Supplies
10/2/2025	Moore Bounce	\$25.00	Event Deposit / Rental
10/8/2025	Amazon	\$94.53	Event Supplies
10/8/2025	Amazon	\$150.00	Gift Card / Art Class / Event
10/9/2025	Publix	\$82.23	Event Supplies
10/16/2025	Amazon	\$33.75	Office Supplies
10/16/2025	Amazon	\$76.81	Office Supplies
10/21/2025	Moore Bounce	\$494.87	Event Rental
10/22/2025	Walmart	\$16.36	Event Supplies
10/22/2025	Dollar Tree	\$20.43	Event Supplies
10/22/2025	Dollar Tree	\$5.35	Office Supplies
10/23/2025	Dollar Tree	\$19.16	Event Supplies
10/23/2025	Winn-Dixie	\$27.09	Event Supplies
10/24/2025	Dollar Tree	\$33.23	Event Supplies
10/30/2025	Amazon	\$44.95	Event Raffle



Long Lake Rese



CDD Receipt for Pay

Date: 10/1/25

From: Lowe's

Amount: \$ 6.98

Purchased by: AD

Pumpkin for weight

Purpose: the pumpkin challenge

Scanned: events

LEARN MORE AT LOWES.COM/NYLOVESREWARDS

LOWE'S HOME CENTERS, LLC

21500 STATE RD 54

LUTZ, FL 33549 (813) 345-9020

- SALE -

SR: ESTLAND04 107774 TRANS#: 226784202 10-01-2

4145661 MEDIUM PUMPKINS PBS 6.98

SUBTOTAL: 6.98

TOTAL TAX: 0.00

INVOICE 94171 TOTAL: 6.98

N/C: 6.98

HC: XXXXXXXXXXXX8901 AMOUNT: 6.98 AUTHED: 001281

CHIP REFID:223840171452 10/01/25 08:44:47

CUSTOMER CODE: NA

TVR : 0000008000

TSI : E800 RID : A0000000041010

ORE: 2238 TERMINAL: 40 10/01/25 08:44:53

OF ITEMS PURCHASED:
INCLUDES FEES, SERVICES AND SPECIAL ORDER ITEM



THANK YOU FOR SHOPPING LOWE'S.

FOR FULL DETAILS ON OUR RETURN POLICY, VISIT

LOWES.COM/RETURNS

A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
AT OUR CUSTOMER SERVICE DESK

BY LOWE'S REWARDS CREDIT CARDHOLDERS GET MORE.
FOR DETAILS VISIT LOWES.COM/NYLOVESREWARDS

SHARE YOUR FEEDBACK!

ENTER FOR A CHANCE TO BE
ONE OF FIVE \$500 WINNERS DRAWN MONTHLY!
ENTRE EN EL SORTEO MENSUAL
PARA SER UNO DE LOS CINCO GANADORES DE \$500!

ENTER BY COMPLETING A SHORT SURVEY
WITHIN ONE WEEK AT: LOWES.COM/SURVEY
Y O U R I D #941712 223822 740017

NO PURCHASE NECESSARY TO ENTER OR WIN.
WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER.
OFFICIAL RULES & WINNERS AT: LOWES.COM/SURVEY

ORE: 2238 TERMINAL: 40 10/01/25 08:44:53



Details for Order #113-8366174-9726602

Order Placed: October 1, 2025

Amazon.com order number: 113-8366174-9726602

Order Total: \$26.94

Not Yet Shipped	
Items Ordered	
1 of: 2025 New Halloween 3D Lighted Bats, LED Purple Lighted 3D Bats Halloween Decoration, Upgrade LED Glowing Bat Group Hanging Wall Luminous Glow Clings Multipack (12Pcs Black)	Price \$10.95
Sold by: Coloday (seller profile)	
Condition: New	
Shipping Address: Manager Long Lake Reserve 19617 BREYNIA DR LUTZ, FL 33558-5612 United States	
Shipping Speed: Standard Shipping	
Payment information	
Payment Method: MasterCard Last digits: 8901	Item(s) Subtotal: \$10.95 Shipping & Handling: \$15.99 ----- Total before tax: \$26.94 Estimated Tax: \$0.00 ----- Grand Total: \$26.94
To view the status of your order, return to Order Summary .	

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Details for Order #113-3062387-8018646

Order Placed: October 1, 2025

Amazon.com order number: 113-3062387-8018646

Order Total: \$23.49

Not Yet Shipped	
Items Ordered	Price
1 of: Kellogg's Rice Krispies Treats Original Marshmallow Mini Squares 60ct Halloween - Pack of 1 Sold by: HTX FINDS (seller profile) Condition: New	\$23.49
Shipping Address: Manager Long Lake Reserve 19617 BREYNIA DR LUTZ, FL 33558-5612 United States	
Shipping Speed: Standard Shipping	
Payment information	
Payment Method: MasterCard Last digits: 8901	Item(s) Subtotal: \$23.49 Shipping & Handling: \$0.00 ----- Total before tax: \$23.49 Estimated Tax: \$0.00 ----- Grand Total: \$23.49
To view the status of your order, return to Order Summary .	

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Moore Bounce and Party Rentals
39045 County Road 54 Zephyrhills, FL, 33542
Phone: (813) 995-7915

Invoice: 53327739
Order Date: 10/2/2025

Event Location

Long Lake Reserve CDD / Rizzetta & Company
Angela Del Castillo

19617 Breynia Dr
Lutz, FL 33558
Cell: (386) 804-2919 Office: (813) 515-4149

Start Date: 10/25/2025 1:00pm
End Date: 10/25/2025 5:00pm
Delivery method: Drop Off
Event Notes: We are tax exempt.

Billing Contact

Angela Del Castillo Cell: (386) 804-2919 Office: (813) 515-4149

Onsite Contact

Angela Del Castillo Cell: (386) 804-2919 Office: (813) 515-4149

Name	Qty	Total
 Axe Throwing	1	\$149.99
 Dual Lane Basketball	1	\$149.99
 Soccer Challenge	1	\$149.99

Rentals subtotal		\$449.97
Delivery Fee	E	\$38.40
Damage Waiver (+7%)	E	\$31.50
Sales Tax	Exempt 0%	\$0.00
Total		\$519.87
Deposit Due		\$0.00
Amount Paid		\$25.00
Balance Due		\$494.87

Contract and Terms

Information & Terms: A non-refundable deposit and an authorized signature on your proposal will reserve your activities and date. The balance is due on or before the date of the event prior to set-up. We reserve the right to set appropriate rules of conduct and age/weight/time limits in order to best facilitate your event and maintain a safe environment.

Cancellation and Rain Policy: This contract, after signing, is a legal and binding contract. To cancel or reschedule, sufficient notice must be given at least 48 hours prior to start of your event. Cancellation of event with less than 48 hour notice forfeits entire deposit. Cancellation after set-up has begun forfeits any refund. Postponement of event with at least 1-week notice may entitle you to use all or part of your deposit towards a timely rescheduled event at our discretion. Any rescheduled event is subject to availability of activities at the time of notification of postponement.

Hold Harmless Provision: Lessee recognizes and understands that use of Lessor equipment may involve inherently dangerous activities. Consequently, lessee agrees to indemnify and hold lessor harmless from any and all claims, actions, suits, proceeding costs, expenses, damages and liabilities, including reasonable attorney's fees arising by reason of injury, damage, or death to persons or property, in connection with or resulting from the use of said equipment including, but not limited to the delivery, possession, use, operation, or return of the equipment. Lessee hereby releases and holds harmless lessor from injuries or damages incurred as a result of the use of said equipment unless lessors operating the equipment and is deemed by a court of law to be negligent in its actions. Lessor cannot under any circumstances be held liable for injuries as a result of acts of God, nature, or other conditions beyond its control or knowledge. Lessee also agrees to indemnify and hold harmless lessor from any loss, damage, theft, or destruction of the equipment during the term of this contract and any extension thereof.

Merger Clause: This signed Agreement in conjunction with the signed Instruction Manual and Reservation Form contains the entire agreement between the Lessor and the Lessee. No amendment, whether from previous or subsequent negotiations between the Lessee and the Lessor, shall be valid or enforceable unless in writing and signed by all parties to this contract. The invalidity or unenforceability of any particular provision of this Agreement shall not affect the other provisions hereof.

DELIVERY TIMES: Please note that delivery times are between 7am – 12pm. We will contact you on the Thursday before your event to provide you a more precise delivery estimate. If you require a specific delivery time, please contact our office. For events that are being hosted at a park, we will contact you to get a precise delivery time for you. If you're hosting an event for an organization, we will contact you directly to get a precise delivery time.

Delivery: Upon arrival for delivery, if the leasee or adult 18 years of age or older is not available, our team will wait up to 15 minutes before leaving. We will attempt deliver again at the end of our delivery route. If no one is available again, we will cancel your rental without a refund. If you anticipate that you will not be home for delivery, you can authorize our team to enter your property to setup the equipment. We require verbal, text or email authorization to enter the property.

Pets: Pets must be locked up or remain in the home while our team is on site. If not, our team reserves the right to not service you for your event.

Gate Requirements: We require a 4-foot gate/door to enter a yard or facility. If the requirement is not met, we reserve the right to not service you for your event.

Excessive Cleaning: Our team will inspect every inflatable before and after the rental. If an item is deemed excessively dirty, a cleaning fee of up to \$250 will be applied.

Street Setup: Our team will **NOT** setup equipment on the street or end of cul de sac unless street access is blocked off by a government official. If our team arrives for setup and that is the only location a customer will agree to and there is no official governing body that is blocking off the area, our team will leave without setting up and a refund will not be issued. Our team will not setup in a parking lot, unless the parking lot has been blocked off officially by the governing body of that parking lot. If our team arrives for setup and that is the only location a customer will agree to and there is no official governing body that is blocking off the area, our team will leave without setting up and a refund will not be issued.

Lessor will:

1. Provide the necessary staff to facilitate your event and power cords to reach a minimum of 50ft. If power cords cannot reach within 50ft, the lessee must rent a generator from Moore Bounce and Party Rentals.
2. Deliver, set-up, teardown, and operate all activities with/without volunteer staff.
3. Carry a liability insurance policy covering our services & equipment.

Lessee will:

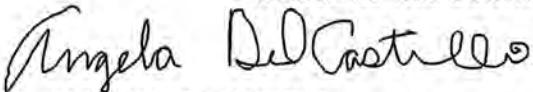
1. Provide 3 110volt/20amp electric circuits within 50ft of equipment. If an electric circuit is not available within 50ft, a generator must be rented from Moore Bounce and Party Rentals.
2. Provide any required entrance and parking passes.
3. Provide a minimum of 0 adult volunteer(s) to operate the activities.
4. Ensure that the area in which the equipment will be used is free of dog/pet droppings.
5. Ensure that no inflatable is moved/relocated during the rental. If the unit is required to be moved or location changes, it must be done by Moore Bounce and Party Rentals employees and may result in an additional relocation fee of \$100.

Details for Axe Throwing:

1. There is NO silly string allowed inside or outside of the unit. I understand that this will permanently damage the unit and ruin the vinyl. There is no face paint, gum, candy, or sticky substances allowed near the unit. I understand that this will permanently damage the unit. The use of colored banners, streamers, balloons, or tissue paper is strictly prohibited. The dyes that are used in the paper products will permanently stain and damage the unit. There is to be NO toys or sharp objects allowed in the unit at any time. These things can permanently damage the unit and it will need to be repaired.
2. Under NO circumstances is it allowed for the customer to use any cleaners or chemicals on the inflatable. Harsh chemicals such as bleach can destroy the protective coating. If you need to re-clean or re-sanitize the unit, you must call us prior to doing so (813) 995-7915. If a unit is found with areas that have been cleaned with chemicals that result in peeling or deterioration, you will be responsible for the full replacement cost of the unit.
3. Once the unit is setup, it cannot be moved without a charge. If an issue arises during the rental and a return trip is needed by Moore Bounce and Party Rentals staff there is a \$100 charge unless there is faulty equipment (ex. bad blower). Customer will be charged for things such as a hose twisting or breaker tripping. We will attempt to troubleshoot over the phone but if those attempts fail and we must return to your location, your card on file will be charged \$50. Customer is responsible for marking any utility, sprinkler, water, septic lines/fields/areas. Customer releases Moore Bounce and Party Rentals from any responsibility due to damage or breach of any of the lines mentioned above.

4. Unit must be deflated if winds or wind gusts are to exceed 15 mph. Staff members will show you how to do this. In heavy rain the blower needs to be covered with a bin, an oversized garbage bag, box, etc. If the input is completely covered during use the inflatable will not inflate properly. Do not use in heavy rain! Please watch for weather update texts.
5. The unit **MUST BE INFLATED** upon pickup. This allows the staff of Moore Bounce and Party Rentals an opportunity to inspect the unit for damage and clean/remove debris. If the unit is not inflated, a fee of \$25 can be charged to the credit card on file. The unit is **NOT** to be moved, rotated, placed on concrete by anyone other than a trained member of Moore Bounce and Party Rentals staff.

I HAVE READ THIS CONTRACT AND AGREE & UNDERSTAND THE CONTENT.



24.173.151.66 on 10/2/2025

Signature

10/2/2025

Date

Angela Del Castillo

Printed Name



Details for Order #113-1126328-0781804

Order Placed: October 1, 2025

Amazon.com order number: 113-1126328-0781804

Order Total: \$94.15

Not Yet Shipped	
Items Ordered	Price
1 of: Ring Pop Halloween Candy Lollipops - 50 Ct Bulk Candy Variety Pack in Assorted Fruity Flavors - Full Size, Individually Wrapped Hard Candy For Trick or Treat, Halloween Bowls, Gifts, Party Favors	\$23.97
Sold by: Amazon (seller profile) Business Price Condition: New	
1 of: 100 Pcs Black and Orange Balloons 12 Inch Halloween Latex Balloons Thicken Helium Party Balloons for Halloween, Wedding, Birthday Party Balloon Arch Garland Decoration	\$6.99
Sold by: ASIYUHY-US (seller profile) Condition: New	
2 of: Mother's Circus Halloween Animal Cookies, Snack Pack Halloween Treats for Kids, Individually Wrapped Halloween Cookies, Cats and Bats Frosted Animal Cookies with Sprinkles, 30ct Box	\$11.42
Sold by: Amazon (seller profile) Business Price Condition: New	
1 of: FLSEPAMB Balloon Pump, Electric Balloon Pump,Portable Dual Nozzles Electric Balloon Air Pump 110V 600W, Electric Balloon Inflator with Tying Tool, Colored Ribbons for Party Decoration	\$13.59
Sold by: AplanHome (seller profile) Condition: New	
1 of: 36 Pack Halloween Pumpkin Decorating Stickers Mini Make 36 Small Pumpkin Face Stickers for Halloween Kids Toddlers Party	\$5.99
Favors Treats Sticker Gifts 18 Sheets, Pumpkins not Included Sold by: JingShengWang (seller profile) Condition: New	
1 of: Mcupper 6 Pack Black Halloween Creepy Cloth (30 x 72 Inch), Halloween Gauze, Creepy Gauze for House, Outdoor, Yard and Halloweeen Decoration Indoor	\$5.89
Sold by: Mcupper (seller profile) Condition: New	
1 of: Awinmay Luminous Halloween Temporary Tattoos for Kids - 360 Pieces Halloween Glow In The Dark Tattoos for Boys and Girls	\$8.89
,Bulk Halloween Prizes Treat or Trick Party Favor Goody Bag Stuffers 20 Sheets Sold by: awinmay (seller profile) Business Price Condition: New	
1 of: Adhesive Stick dots Two-Sided Sided Mounting Putty Stick Tack for Wall Hanging Crafts Balloons Festival Party Decoration s,Clean Removable(100)	\$5.99

Sold by: LMJIA. ([seller profile](#))

Condition: New

Shipping Address:

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

Shipping Speed:

Rush Shipping

Payment information

Payment Method:

MasterCard | Last digits: 8901

Item(s) Subtotal: \$94.15

Shipping & Handling: \$2.99

Promotion applied: -\$2.99

Billing address

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

Total before tax: \$94.15

Estimated Tax: \$0.00

Grand Total: \$94.15

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

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Order Placed: October 1, 2025

Amazon.com order number: 113-9859005-2473808

Order Total: \$162.99

Not Yet Shipped	
Items Ordered	Price
1 of: 97 Decor Vintage Halloween Wall Art Prints - Ghost Pictures Wall Decor For Bedroom, Witchy Posters For Room Aesthetic, Dark Gothic Art Black Cat Painting, Fall Halloween Decorations Indoor (UNFRAMED)	\$12.49
Sold by: Equarus Decor (seller profile) Business Price Condition: New	
1 of: Tbsone Halloween Coloring Tablecloth Poster for Kids - 72 * 30 Inch Giant Coloring Table Cloth for Halloween Crafts Activities, Fun DIY Art Supplies for Parties & Family School Games	\$7.19
Sold by: Tbsone (seller profile) Condition: New	
3 of: ShellKingdom Artificial Mini Pumpkin for Decoration, Fall Pumpkin for Home/Wedding Thanksgiving/Halloween/Party Decoration 12 PCS (Orange)	\$14.79
Sold by: ShellKingdom (seller profile) Business Price Condition: New	
1 of: 60 Pcs Halloween Activity Books for Kids Mini Challenging Activities Fun and Games Include Mazes, Word Search, Word Scramble, and More for Halloween Party Gifts Bag Stuffers	\$23.99
Sold by: Ceeuyugy (seller profile) Condition: New	
1 of: ESSENSON Halloween Decorations - 12 FT Giant Round Spider Web and Fake Large Hairy Spider Props Scary Halloween Yard Decor & Outdoor Decor with Super Stretch Cobweb Decorations Party Favors	\$8.99
Sold by: ESSENSON Direct (seller profile) Condition: New	
1 of: HengsolTalk Halloween Giant Spider Decorations (3 Pack), Realistic Spiders Props, Fake Scary Hairy Spiders Sets for Halloween Decorations Indoor, Outdoor and Yard Creepy Decor (59", 49", 35")	\$24.99
Sold by: LOVKIZ (seller profile) Condition: New	
1 of: Happy Halloween Backdrop Birthday Party Decorations - Cute Ghost Theme Durable Photo Booth Banner Props, Party Supplies Decor Background (39x59 inches / 100x150 cm) for Kids, Boys, Girls.	\$8.99
Sold by: Flaming art (seller profile) Condition: New	
1 of: 78 PCS Halloween Party Favors for Kids, Halloween Glow in The Dark Toys Bulk Light Up Rotating Necklaces Bracelet LED Rings Halloween Treats for Classroom Prizes Goodie Bag Fillers Trick or Treat Toy	\$24.99
Sold by: XingMaydo (seller profile) Condition: New	

1 of: 2 Pcs Halloween Door Curtain Decorations 40x63 Inch Black Creepy Doorway Window Curtain Halloween Scary Spooky
Curtain C
loth for Halloween Party Haunted House Decoration
Sold by: Rollvi ([seller profile](#))
Condition: New

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

Shipping Speed:
Delivery in fewer trips to your address

Payment information

Payment Method:
MasterCard | Last digits: 8901

Item(s) Subtotal: \$162.99
Shipping & Handling: \$0.00

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

Total before tax: \$162.99
Estimated Tax: \$0.00

Grand Total: \$162.99

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

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Details for Order #113-0253539-9536210

Order Placed: October 8, 2025
Amazon.com order number: 113-0253539-9536210
Order Total: \$150.00

Not Yet Shipped	
Items Ordered 1 of: Amazon Physical Gift Card in Mini Envelope Smile Christmas Sold by: Amazon.com Condition: New	Price \$150.00
Shipping Address: Manager Long Lake Reserve 19617 BREYNIA DR LUTZ, FL 33558-5612 United States	Item(s) Subtotal: \$150.00 Shipping & Handling: \$0.00 ----- Total before tax: \$150.00 Sales Tax: \$0.00 -----
Shipping Speed: Rush Shipping	Total for This Shipment: \$150.00 -----

Payment information	
Payment Method: MasterCard Last digits: 8901	Item(s) Subtotal: \$150.00 Shipping & Handling: \$0.00 ----- Total before tax: \$150.00 Estimated Tax: \$0.00 -----
Billing address Manager Long Lake Reserve 19617 BREYNIA DR LUTZ, FL 33558-5612 United States	Grand Total: \$150.00

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

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Details for Order #113-5019326-3233000

Order Placed: October 8, 2025

Amazon.com order number: 113-5019326-3233000

Order Total: \$94.53

Not Yet Shipped	
Items Ordered	Price
1 of: 25 PCS Bulk Cutting Boards Mini Charcuterie Boards Bulk Wood Chopping Board Laser Engraving Serving Board with Handle Charcuterie Boards for Pizza, Bread, Cheese, Charcuterie, Fruit 11" x 5" Bamboo Sold by: WAYASDCU (seller profile) Business Price Condition: New	\$48.99
2 of: FolkArt Acrylic Paint in Assorted Colors (2 oz), 905, Buttercup Sold by: Amazon.com Condition: New	\$1.17
2 of: FolkArt Multi-Surface Paint in Assorted Colors (2 oz), 2895, Parchment Sold by: Amazon.com Condition: New	\$1.67
3 of: VILLCASE 200pcs Mini Wooden Alphabet Letters, Unfinished Wood Slice, 0.6" A-Z Wood Pieces DIY Wooden Alphabet Spell ing Educational Kits for Arts DIY Craft Home Decor Sold by: betty li (seller profile) Condition: New	\$5.81
2 of: FolkArt Multi-Surface Paint in Assorted Colors (2 oz), 2909, Burnt Umber Sold by: Amazon (seller profile) Business Price Condition: New	\$2.49
2 of: FolkArt Acrylic Paint in Assorted Colors (2 oz), , Daybreak Sold by: Amazon.com Condition: New	\$1.99
2 of: FolkArt Multi-Surface Paint in Assorted Colors (2 oz), 2932, Steel Gray Sold by: Amazon (seller profile) Business Price Condition: New	\$1.99
1 of: Ribbli Burlap Ribbon Continuous 20 Yard 1.5 Inch Natural Wired Ribbon for Wreaths, Big Bows, Tree Decoration, Outdoor Decor ation Sold by: Ribbli (seller profile) Business Price Condition: New	\$9.49
Shipping Address: Manager Long Lake Reserve 19617 BREYNIA DR	

LUTZ, FL 33558-5612
United States

Shipping Speed:
FREE Prime Delivery

Payment information

Payment Method:
MasterCard | Last digits: 8901

Item(s) Subtotal: \$94.53
Shipping & Handling: \$0.00

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

Total before tax: \$94.53
Estimated Tax: \$0.00

Grand Total: \$94.53

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

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Long Lake Rese

CDD Receipt for Pay

Date: 10/9/25

From: Publix

Amount: \$82.23

Purchased by: AD

Purpose: Events

Scanned: _____

→ coffee & Donuts 10/10
Disney Trivia 10/11
Gift cards
(1) for Trivia 10/11
(1) for pumpkin contest
winner

Publix

Kingsway Crossing
1220 Kingsway Rd
Brandon, FL 33510
Store Manager: Lori
813-654-7689

VALUE LTO 6CT	9.99	F
VALUE LTO 6CT	9.99	F
DFD GLZ DNT 12C	14.29	I
JFLIX RECON DJ	4.99	F
HALLOWEEN MINI SUG	3.99	F
PUMPKIN GHOST CKIE	4.49	F
PUMPKIN GHOST CKIE	4.49	F
DUNKIN DONUTS GC	15.00	
Account #XXXXXXXXXXXX1141		
CHICK FIL A \$10-50	15.00	
Account #XXXXXXXXXXXX7277		

Order Total	82.23
Sales Tax	0.00
Grand Total	82.23
Credit	Payment
	82.23
Change	0.00

Receipt ID: 0129 A90 027 986

PRESTO!
Trace #: 023249
Reference #: 0981544576
Acct #: XXXXXXXXXXXX8901
Purchase Mastercard
Amount: \$82.23
Auth #: 009121

CREDIT CARD	PURCHASE
A0000000041010	Mastercard
Entry Method:	Chip Read
Mode:	Issuer

Your cashier was Mary Beth

10/09/2025 16:59 S0129 R102 7986 C0136

Join the Publix family!
Apply today at apply.publix.jobs.
We're an equal opportunity employer.

Publix Super Markets, Inc.



Details for Order #113-2922424-8602642

Order Placed: October 1, 2025

Amazon.com order number: 113-2922424-8602642

Order Total: \$18.68

Not Yet Shipped	
Items Ordered	Price
2 of: OREO Boo! Fall Treats Trick or Treat Halloween Cookies Variety Pack, 20 Snack Packs (2 Cookies Per Pack)	\$9.34
Sold by: Amazon (seller profile)	
Business Price	
Condition: New	
Shipping Address: Manager Long Lake Reserve 19617 BREYNIA DR LUTZ, FL 33558-5612 United States	
Shipping Speed: One-Day Shipping	
Payment information	
Payment Method: MasterCard Last digits: 8901	Item(s) Subtotal: \$18.68 Shipping & Handling: \$0.00 ----- Total before tax: \$18.68 Estimated Tax: \$0.00 ----- Grand Total: \$18.68
Billing address	
Manager Long Lake Reserve 19617 BREYNIA DR LUTZ, FL 33558-5612 United States	

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

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Details for Order #113-7377787-8537821

Order Placed: October 16, 2025

Amazon.com order number: 113-7377787-8537821

Order Total: \$33.75

Not Yet Shipped

Items Ordered

1 of: Avery Small Tent Cards, 2 Inch x 3.5 Inch, White, Box of 160 (5302)

Price

\$20.46

Sold by: Your Austin Store ([seller profile](#))

Condition: New

1 of: Ludery Acrylic Window Sign Holder 8.5 x 11 with 4 Suction Cups, Clear Acrylic Frames Glass Window Wall Mount, Advertising

\$13.29

Signage Sign Holder for Mail, Office, Home, Store, Restaurant (3 Pack)

Sold by: ludery ([seller profile](#))

Business Price

Condition: New

Shipping Address:

Manager Long Lake Reserve

19617 BREYNIA DR

LUTZ, FL 33558-5612

United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

MasterCard | Last digits: 8901

Item(s) Subtotal: \$33.75

Shipping & Handling: \$0.00

Total before tax: \$33.75

Estimated Tax: \$0.00

Grand Total: \$33.75

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

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Details for Order #113-1531400-4337867

Order Placed: October 16, 2025

Amazon.com order number: 113-1531400-4337867

Order Total: \$76.81

Not Yet Shipped	
Items Ordered	Price
1 Of: <i>Fanhuaruyi 10 Pack Metal Table Number Holders 8.7 Inch Place Card Holders Photo Holders for Tables for Wedding Seating Charts, Menus, Anniversary Party Table Decor (Gold)</i> Sold by: yunfei123 (seller profile) Condition: New	\$12.99
1 of: <i>SUNEE File Folders, 30 Pack Manilla Folders 8.5 x 11, Colored File Folders Home Office School Supplies for Documents Files Paper, 6 Assorted Colors</i> Sold by: Sunee Merchants (seller profile) Business Price Condition: New	\$9.89
1 of: <i>100 Pcs Clear Plastic Vertical Name Badge ID Card Holders</i> Sold by: Orcielo (seller profile) Business Price Condition: New	\$16.98
1 Of: <i>5x8 American Flag Outdoor Heavy Duty,5by 8 American Flag,US Flag,5' x 8' America Flag,America Flags For Outside 5x8,Embroidered USA Flags 5x 8,Long Lasting 5 by 8 Best High Wind all Weather US Flags</i> Sold by: FITEAN (seller profile) Condition: New	\$21.98
1 Of: <i>Amazon Basics 48-Pack AA Alkaline High-Performance Batteries, 1.5 Volt, 10-Year Shelf Life</i> Sold by: Amazon (seller profile) Business Price Condition: New	\$14.97
Shipping Address: Manager Long Lake Reserve 19617 BREYNIA DR LUTZ, FL 33558-5612 United States	
Shipping Speed: Rush Shipping	

Payment information	
Payment Method: MasterCard Last digits: 8901	Item(s) Subtotal: \$76.81
Billing address	Shipping & Handling: \$2.99
Manager Long Lake Reserve 19617 BREYNIA DR LUTZ, FL 33558-5612 United States	Promotion applied: -\$2.99
	Total before tax: \$76.81
	Estimated Tax: \$0.00

Grand Total: \$76.81

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

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Payment Receipt

Date: 10/21/2025 10:28am

	Amount
#53327739 Long Lake Reserve CDD / Rizzetta & Company	\$494.87
Current Payment Type: credit TxnID: 68f7988b2af34	\$494.87

Moore Bounce and Party Rentals

39045 County Road 54
Zephyrhills, FL 33542

Thank you for your business. Please print this receipt for your records.

Long Lake Reserve

CDD Receipt for Payment Log

Date: 10/22/25
From: walmart
Amount: \$ 16.36
Purchased by: AD
Purpose: fall-o-ween
event
Scanned:

Give us feedback @ survey.walmart.com
Thank you! ID #: VRTH116HJ8F

Walmart 
WM Supercenter
813-651-9040 Mgr. ASHLEY
1208 E BRANDON BLVD
BRANDON FL 33511
ST# 03463 OP# 005131 TE# 23 TR# 02779

ITEMS SOLD 4
TC# 9089 6393 6664 0114 4412



ITEM #	072447516880	3.86 X
ITEM CRP FB#	192149602820	3.42 X
GRAY GAUZE	843623117590	3.97 X
GRAY GAUZE	843623117590	3.97 X

	SUBTOTAL	15.22
TAX1	7.5000 %	1.14
	TOTAL	16.36

MCARD TEND	16.36
CHANGE DUE	0.00

MASTERCARD- 8901 1 1 APPR#022365

16.36 TOTAL PURCHASE

TX # 529509222056

ATM A0000000041010

TERMINAL # 55462055

Signature Required

10/22/25 19:36:55



Get free delivery
from this store
with Walmart+

Scan for 30-day free trial.

Low price. You can't beat it. Every day.
10/22/25 - 10/23/25

Long Lake Reserve

CDD Receipt for Payment Log

Date: 10/22/25

From: Dollar Tree

Amount: \$20.43

Purchased by: AD

Purpose: Event supplies

Scanned: _____

 **DOLLAR TREE**

Store# 7816 (656) 201-6495
25653 Sierra Center Blvd
Lutz FL 33559-7607

DESCRIPTION	QTY	PRICE	TOTAL
2-TIER CUPCAKE HOLDER	1	7.00	7.00
CHEEZY CLOTHS 30X72IN	1	1.50	1.50
CHEEZY CLOTHS 30X72IN	1	1.50	1.50
CHEEZY CLOTHS 30X72IN	1	1.50	1.50
FLIGHT TAPE 40FT	1	1.50	1.50
HALLOWEEN WALL MURAL	1	1.50	1.50
HALLOWEEN DRAWSTRING BAG	1	1.50	1.50
HALLOWEEN DRAWSTRING BAG	1	1.50	1.50
HV TINSEL GARLAND V/DIE CUT	1	1.50	1.50

Sub Total \$19.00
SALES TAX \$1.33
PUF/PIF \$0.10
Total \$20.43
Mastercard \$20.43
*****8901 Approved
Purchase Chip
Auth/Trace Number: 022600/017446
Chip Card AID: A0000000041010

NOW SHOP ON-LINE AT DOLLARTREE.COM
Please provide your feedback at
www.dollartreefeedback.com

4020 07816 01 022 2915486 (0722/25 12:52)
Sales Associate: Michael (M00d12)

Long Lake Reserve

CDD Receipt for Payment Log

Date: 10/22/25

From: Dollar Tree

Amount: \$ 5.35

Purchased by: AD

Purpose: office Supplies

Scanned: _____

 **DOLLAR TREE**

Store# 3921 (656) 205-2990
21525 Village Lakes
Shopping Center Drive
Land O Lakes FL 34639-5101

DESCRIPTION	QTY	PRICE	TOTAL
KRFT CRGSTD SHP 32ECT BX10XBX6	1	1.25	1.25
KRFT CRGSTD SHP 32ECT BX10XBX6	1	1.25	1.25
KRFT CRGSTD SHP 32ECT BX10XBX6	1	1.25	1.25
KRFT CRGSTD SHP 32ECT BX10XBX6	1	1.25	1.25
Sub Total		\$5.00	
SALES TAX		\$0.35	
Total		\$5.35	
Mastercard		\$5.35	
*****8901		Approved	
Purchase		Chip	
Auth/Trace Number:		022744/040154	
Chip Card AID:		A0000000011010	

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5879 03921 04 004 50076344 10/22/25 13:43
Sales Associate:Annette

Long Lake Reserve

CDD Receipt for Payment Log

Date: 10/23/25

From: Dollar Tree

Amount: \$19.16

Purchased by: AD

Purpose: Event Supplies

Scanned: _____

DOLLAR TREE

Store# 4511 (656) 220-8125
715 Dr. Hlk Jr West
Seffner FL 33584-4533

DESCRIPTION	QTY	PRICE	TOTAL
TABLECOVER BLACK ROUND	1	1.25	1.25
TABLECOVER BLACK ROUND	1	1.25	1.25
HAL SPOOKY LN 24CT 2P	1	1.50	1.50
HAL SPOOKY LN 24CT 2P	1	1.50	1.50
HAL SPOOKY LN 24CT 2P	1	1.50	1.50
MICKEYS HALLOWEEN MYSTERY SCPDQ	1	1.50	1.50
MICKEYS HALLOWEEN MYSTERY SCPDQ	1	1.50	1.50
SPOOKY STICKER FACE PDQ	1	1.50	1.50
BENDON HALLOWEEN JUMBO PDQ 2	1	1.50	1.50
PRINGLES GNG ORIGINAL 2.5Z	1	1.25	1.25
PRINGLES GNG ORIGINAL 2.5Z	1	1.25	1.25
WLB CON SOUR 12 FLVR GURH 3.5Z	1	1.25	1.25
WLB CON SOUR 12 FLVR GURH 3.5Z	1	1.25	1.25

Sub Total \$10.00

SALES TAX \$1.16

GENERAL EXEMPT HERC \$0.00

Total \$19.16

Mastercard \$19.16

*****8901 Approved

Purchase Chip

Auth/Trace Number: 023569/013717

Chip Card AID: A0000000041010

Now shop on-line at DOLLARTREE.COM

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0344 04511 61 31 75915070 1007075 1111
Sales Response Team

Long Lake Reserve

CDD Receipt for Payment Log

Date: 10/23/25

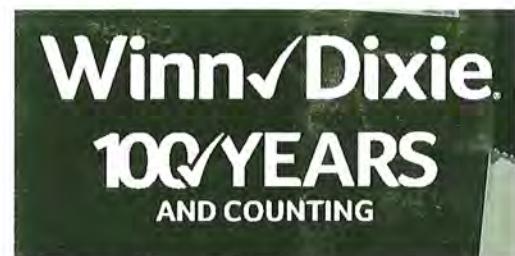
From: Winn-Dixie

Amount: \$27.09

Purchased by: AD

Purpose: Event Supplies
Cupcakes

Scanned: _____



750 Martin Luther King W, SEFFNER, FL

Store (813)685-3843

10/23/25 7:54pm 2454 003 148

Store Manager: RON

Your Cashier: EMILY



	Res	You Pay
SEG Foam Plates	\$2.49	\$1.99
You save (\$0.50)		
KB Mini Pump Ghst	\$4.99	\$4.99
1 12ct Halloween Cho	\$19.96	\$19.96

Total number of items sold = 6

Subtotal	\$26.94
Tax	\$0.18
Total due	\$27.09
Mastercard total	\$27.09
MASTERCARD ****8901	
APPROVAL CODE 023474 SEQ #: 34108	
HLD A0000000041010	
Change	\$0.00

Winn-Dixie rewards (ending in 8281)		
rewards savings	Coupon savings	Total saving
\$0.50	\$0	\$0.50

Points summary*		
Base earned	Bonus earned	Total balance
13	0	283

Worth \$2.83 in FREE groceries

*May not include pending points activity

Every 100 points = \$1 in FREE groceries.
*MS apply. See WinnDixie.com for details.

Thank you for shopping your local Winn-Dixie!



Earn a percentage back
on your groceries!

Long Lake Reserve

CDD Receipt for Payment Log

Date: 10/24/25

From: Dollar Tree

Amount: \$ 33.23

Purchased by: AD

Purpose: Event Supplies

Scanned: _____

DOLLAR TREE

Store# 5076 (656) 220-7082
9537 E Fowler Ave.
Thonotosassa FL 33592-2139

DESCRIPTION	QTY	PRICE	TOTAL
DIY MDF ICON U/STAND PAINT KIT	1	1.50	1.50
DIY MDF ICON U/STAND PAINT KIT	1	1.50	1.50
DIY MDF ICON U/STAND PAINT KIT	1	1.50	1.50
DIY MDF ICON U/STAND PAINT KIT	1	1.50	1.50
DIY MDF ICON U/STAND PAINT KIT	1	1.50	1.50
DIY MDF ICON U/STAND PAINT KIT	1	1.50	1.50
DIY MDF ICON U/STAND PAINT KIT	1	1.50	1.50
DIY MDF ICON MARKER KIT	1	1.50	1.50
DIY MDF ICON U/STAND PAINT KIT	1	1.50	1.50
DIY MDF ICON U/STAND PAINT KIT	1	1.50	1.50
DIY MDF ICON MARKER KIT	1	1.50	1.50
HALLOWEEN INFLATABLES 4FT	1	7.00	7.00
FOAM SNACK PLATE 6IN 40CT	1	1.25	1.25
FOAM CUPS 8.5Z 45CT	1	1.25	1.25
RAISINETS BOX 3.12	1	1.25	1.25
DVD PUMPKIN SEEDS 2.25Z	1	1.25	1.25
FRAME L SHAPE 8X10	1	1.25	1.25
FRAME L SHAPE 8X10	1	1.25	1.25

Sub Total \$31.00
SALES TAX \$2.23
GENERAL EXEMPT HREC \$0.00
Total \$33.23
Mastercard \$33.23
*****8901 Approved
Purchase Chip
Auth/Trace Number: 024246/011857
Chip Card AID: A000000041010

NOV SHOP ON-LINE AT DOLLARTREE.COM
Please provide your feedback at
www.dollartreefeedback.com
6863 05076 01 030 27819029 10/24/25 18:00
Sales 888888888888