



Rizzetta & Company

Long Lake Reserve Community Development District

**Board of Supervisors' Meeting
June 8, 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	Lynn Hayes	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

May 29, 2026

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

AGENDA

Dear Board Members:

The Regular meeting of the Board of Supervisors' of the Long Lake Reserve Community Development District will be held on **Monday, June 8, 2026 at 6:00 p.m.** at the Long Lake Reserve Amenity Center, located at 19617 Breyntia Dr., Lutz, FL 33558. The following is the final agenda for this meeting:

AUDIT COMMITTEE MEETING:

- 1. CALL TO ORDER**
- 2. BUSINESS ADMINISTRATION**
 - A. Consideration of Audit Proposal Instructions Tab 1
 - B. Consideration of Audit Evaluation Criteria Tab 2
 - C. Consideration of RFP Audit Services Advertisement..... Tab 3
- 3. ADJOURNMENT**

BOS MEETING:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Presentation of Pasco County Sheriff's Reports Tab 4
 - D. Presentation of Aquatic Service Report Tab 5
 - E. Landscape Report
 - i. Consideration of Landscape Proposals..... Tab 6
 - F. Clubhouse Manager
 - i. Presentation of Clubhouse Report Tab 7
 - G. District Manager
 - i. Presentation of District Manager's Report Tab 8

- 4. **BUSINESS ITEMS**
 - A. Consideration of Amenity Staffing FY 26-27
Proposal..... Tab 9
 - B. Presentation of Fiscal Year 2026/2027
Proposed Budget..... Tab 10
 - i. Consideration of Resolution 2026-04; Approving
Fiscal Year 2026/2027 Proposed Budget and
Set Public Hearing (Under separate cover)
 - C. Consideration of Long Lake Voting Precinct Agreement... Tab 11
- 5. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors'
Regular Meeting held on May 11, 2026 Tab 12
 - B. Consideration of Operation and Maintenance
Expenditures for April 2026..... Tab 13
- 6. **SUPERVISOR REQUESTS**
- 7. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Very truly yours,
Lynn Hayes
Lynn Hayes
District Manager

Tab 1

**LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Year 2026
Pasco County, Florida**

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than **July 10, 2026**, at 12:00 pm., at the offices of District Manager, located at c/o Rizzetta & Company, 3434 Colwell Ave, Suite 200, Tampa, Florida 33614. Proposals will be publicly opened at that time.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) hard copy and one (1) digital, of the Proposal Documents, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services – Long Lake Reserve Community Development District" on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions ("**Proposal Documents**").

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of the District's limited waiver of liability contained in Section 768.28, *Florida Statutes*, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List the position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal, plus the lump sum cost of four (4) annual renewals.

SECTION 13. PROTESTS. In accordance with the District's Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) calendar hours (excluding Saturday, Sunday, and state holidays) after the receipt of the Proposal Documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturday, Sunday, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Proposal Documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

Tab 2

LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION
EVALUATION CRITERIA

1. Ability of Personnel. (20 Points)

(E.g., geographic location of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

2. Proposer's Experience. (20 Points)

(E.g., past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other or current Community Development District(s) in other contracts; character, integrity, reputation of Proposer, etc.)

3. Understanding of Scope of Work. (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. Ability to Furnish the Required Services. (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.

5. Price. (20 Points)***

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.

Total (100 Points)

***Alternatively, the Board may choose to evaluate firms without considering price, in which case the remaining categories would be assigned 25 points each.

Tab 3

LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

Long Lake Reserve Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, with an option for four (4) additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Pasco County. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2026, be completed by June 30, 2027.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) hard copy and One (1) digital copy of their proposal to Lynn Hayes (or by email lhayes@rizzetta.com and jeysters@rizzetta.com) ("**District Manager**"), in an envelope marked on the outside "Auditing Services, Long Lake Reserve Community Development District." 3434 Colwell Avenue Suite 200, Tampa, FL 33614. Proposals must be received by 12:00 p.m. on July 10, 2026, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

Long Lake Reserve Community Development District
Lynn Hayes, District Manager

Run Date: 6/19/2026

Tab 4



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 4/28/2026**



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

Deputy: **RAPP, MICHAEL (3130)**
Position: COMMUNITY SECURITY/TRAFFIC
Scheduled Time 8:00AM - 12:00PM
Actual Time 8:00AM - 12:00PM

Display Text Answer Text1

Event Number: 2026257407

Who did you contact upon arrival? Angela, by phone.

Number of field interview reports: 0

Number of parking tickets: 4 warnings, 1 tow notice.

Amount of time running radar: 2 hours

Were there any other types of violations, such as 0

trespassing, written warnings, additional event numbers:

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

At start of detail, I made phone contact with Angela as requested. I started my patrol by identifying and warning several cars parked in the streets, which had likely been there all night. One of the vehicles had two prior citations from several days prior and has an expired tag. Since it appeared abandoned, it issued a 48-hour tow notice. The registered owner is not a Long Lake resident. If they do not remove the vehicle from the street, it will be towed on Thursday. I made contact with the owners of the other cars, and they were all moved. As the day went on, many day service people arrived in the community, and they parked in the streets temporarily. I stopped one unregistered low-speed vehicle for operating without registration. I stopped one resident for doing 32 mph in the 20mph zone. I spent about half the shift monitoring traffic, but no other violations were observed.

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



Pasco Sheriff's Office
ATTN: Secondary Employment Office Administrator
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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 4/29/2026

Deputy: **PAREJA-RODRIGUEZ, KEVIN (6104)**
Position: COMMUNITY SECURITY/TRAFFIC
Scheduled Time 4:00PM - 8:00PM
Actual Time 4:00PM - 8:00PM
Display Text Answer Text1
Event Number: 2026260923
Who did you contact upon arrival? Contacted Angela Del Castillo
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: Responded to a trespass delayed with patrol units (event#2026261238)
Please document a detailed Narrative of events that took place during your detail: On 04/29/2026 at approximately 1600 hours, I began my shift at the Long Lake Reserve. During my shift, I patrolled the community and responded to a delayed trespass with patrol unit (event#2026261238). At 2000 hours my shift came to an end with no further issues or calls for services.
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



Pasco Sheriff's Office
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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 4/30/2026

Deputy: **GREIS-OSPINA, DAVID (6514)**
Position: COMMUNITY SECURITY/TRAFFIC
Scheduled Time 4:00PM - 8:00PM
Actual Time 4:00PM - 8:00PM
Display Text Answer Text1
Event Number: 2026263260
Who did you contact upon arrival? ANGELA DEL CASTILLO [REDACTED]
Number of field interview reports: 0
Number of parking tickets: 0
Amount of time running radar: 2 hours
Were there any other types of violations, such as trespassing, written warnings, additional event numbers: See detailed narrative
Please document a detailed Narrative of events that took place during your detail: Provided security through the neighborhood as requested by the vendor. No issues were reported to law enforcement and no criminal activity was detected. Conducted stationary traffic enforcement in the area as requested by the vendor, no stop sign or speeding violations were observed. No major parking violations were noted. No calls for service were reported through the shift. Nothing further to report.
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



Pasco Sheriff's Office
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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 5/4/2026

Deputy: **DIB, MICHAEL (7719)**
Position: COMMUNITY SECURITY/TRAFFIC
Scheduled Time 8:00AM - 12:00PM
Actual Time 8:00AM - 12:00PM
Display Text Answer Text1
Event Number: 2026270345
Who did you contact upon arrival? ANGELA DEL CASTILLO [REDACTED]
Number of field interview reports: 0
Number of parking tickets: 0
Amount of time running radar: n/a
Were there any other types of violations, such as trespassing, written warnings, additional event numbers: 2026270540, I initiated a traffic stop due to a stop sign infraction and issued a verbal warning and educated the driver about safe driving practices within the community.
Please document a detailed Narrative of events that took place during your detail: I maintained a visible law enforcement presence within the community and enforced traffic.
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



Pasco Sheriff's Office
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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 5/5/2026

Deputy: **COOKE, JUSTIN (6824)**
Position: COMMUNITY SECURITY/TRAFFIC
Scheduled Time 4:00PM - 8:00PM
Actual Time 4:00PM - 8:00PM

Display Text	Answer Text1
Event Number:	2026274024
Who did you contact upon arrival?	yes
Number of field interview reports:	na
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:	na
Please document a detailed Narrative of events that took place during your detail:	Arrived at 1600 hours, called phone number listed and got no answer. At 1604 was advised of shots being fired in the area by dispatch. Boloed the area and located them come from 20077 W County Line Rd. Made contact with the property owners who have a legal range and are within county ordnance no other action was taken in this matter. Patrolled the area and observed no other issues. Left at 2000 hours.
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



Pasco Sheriff's Office
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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 5/6/2026

Deputy: **GREIS-OSPINA, DAVID (6514)**
Position: COMMUNITY SECURITY/TRAFFIC
Scheduled Time 8:00AM - 12:00PM
Actual Time 8:00AM - 12:00PM
Display Text Answer Text1
Event Number: 2026275200
Who did you contact upon arrival? ANGELA DEL CASTILLO (86-804-291)
Number of field interview reports: 0
Number of parking tickets: 0
Amount of time running radar: 3 hours
Were there any other types of violations, such as trespassing, written warnings, additional event numbers: See detailed narrative
Please document a detailed Narrative of events that took place during your detail: Provided security through the neighborhood as requested by the vendor. No issues were reported to law enforcement and no criminal activity was detected. Conducted stationary traffic enforcement in the area as requested by the vendor, no stop sign or speeding violations were observed. No major parking violations were noted. No calls for service were reported through the shift. Nothing further to report.
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



Pasco Sheriff's Office
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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 5/12/2026

Deputy: **VOGELE, KEVIN (7376)**
Position: COMMUNITY SECURITY/TRAFFIC
Scheduled Time 8:00AM - 12:00PM
Actual Time 8:00AM - 12:00PM
Display Text Answer Text1
Event Number: 2026288581
Who did you contact upon arrival? Angela
Number of field interview reports: NA
Number of parking tickets: NA
Amount of time running radar: 4 hours
Were there any other types of violations, such as trespassing, written warnings, additional event numbers: NA
Please document a detailed Narrative of events that took place during your detail: I provided heavy police presence at multiple locations throughout the neighborhood. I did not observe any traffic violations throughout the shift. I did directed patrol throughout the neighborhood as well.
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 5/15/2026

Deputy: **MERGNER, JACQUELINE (7771)**

Position: COMMUNITY SECURITY/TRAFFIC

Scheduled Time 4:00PM - 8:00PM

Actual Time 4:00PM - 8:00PM

Display Text

Answer Text1

Event Number:

I initiated event number 2026296318 for a Special detail off-duty at 19617 BREYNIA DR.

Who did you contact upon arrival?

Upon arrival, I notified Angela Del Castillo.

Number of field interview reports:

0

Number of parking tickets:

I self-initiated 2026296650 and 2026296670 for an illegal parking Citation issued.

Amount of time running radar:

0

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

I self-initiated 2026296670: Breynia/Lenord. Failed to stop at the stop sign.



Pasco Sheriff's Office
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Please document a detailed Narrative of events that took place during your detail:

On 05/15/2026, I performed an Extra Duty Detail at LONG LAKE RESERVE CDD.

Upon arrival, I notified Angela Del Castillo.

I initiated event number 2026296318 for a Special detail off-duty at 19617 BREYNIA DR.

I patrolled the development from 1600 to 2000 hours. while in my marked agency-issued vehicle. I patrolled the area to help prevent criminal activity.

I self-initiated 2026296670: Breynia/Lenord. Failed to stop at the stop sign.

I self-initiated 2026296650 and 2026296670 for an illegal parking Citation issued.

I also handed out stickers and sidewalk chalk while educating parents on golf cart and e-bike rules and regulations.

I conducted no other events at this time.

This concluded my Detail.

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 5/16/2026

Deputy: **HORENSTEIN, RANDY (7296)**
Position: COMMUNITY SECURITY/TRAFFIC
Scheduled Time 10:00A - 2:00PM
M
Actual Time 10:00A - 2:00PM
M

Display Text	Answer Text1
Event Number:	2026297802
Who did you contact upon arrival?	Made contact with Angela via phone call.
Number of field interview reports:	0
Number of parking tickets:	0
Amount of time running radar:	2 hours
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	No
Please document a detailed Narrative of events that took place during your detail:	Conducted traffic enforcement throughout community no significant speeding observed. Conducted patrol of community no suspicious activity observed. Few vehicles parked in roadway were contractors or visitors. Made contact with juvenile riding electric motorcycle and educated him on law regarding electric motorcycles. Provided juvenile with pamphlet containing information on law and he returned home. Conducted traffic stop on vehicle which ran stop sign at Breynia Dr & Leonard Rd and issued warning.
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 5/19/2026**

Deputy: **RUDIN, JILLIAN (7429)**
Position: COMMUNITY SECURITY/TRAFFIC
Scheduled Time 8:00AM - 12:00PM
Actual Time 8:00AM - 12:00PM
Display Text Answer Text1
Event Number: 2026303734, 2026304161
Who did you contact upon arrival? Angela Del Castillo
Number of field interview reports: 0
Number of parking tickets: 0
Amount of time running radar: 0.00
Were there any other types of violations, such as
trespassing, written warnings, additional event
numbers: Traffic violation, running stop signs



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

On 05/19/2026, at approximately 0800 hours, I arrived at my off duty detail located at 19617 Breynia Drive, Lutz, Florida, 33558., and contacted the HOA president Angela Del Castillo.

Upon arrival, I witnessed a Civilian walking his dog by a pond where an extremely large alligator was standing by on the sidewalk. I then witnessed the alligator lunge at the civilian and his dog for which I took law enforcement action and jumped out of the vehicle to notify the civilian who was not paying attention and had headphones in his ears. I redirected the male and his dog to the other side of the road, the alligator then became aggressive towards me. I notified dispatch to contact FWC and I met with alligator trapper Andy per the request of the HOA President. I stood by for safety reasons while the gator trapper attempted to catch the alligator.

I later took law enforcement action and conducted a traffic stop investigated under event number #2026304161. Per the details request to enforce traffic violations, I watched a civilian run a stop sign almost causing an accident.

I issued a verbal warning to the driver as he admitted he was not paying attention.

I continued traffic control throughout the shift.

I took no further action.

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



Pasco Sheriff's Office
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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 5/22/2026

Deputy: **SCARANGELLA, ANTHONY (7727)**
Position: COMMUNITY SECURITY/TRAFFIC
Scheduled Time 4:00PM - 8:00PM
Actual Time 4:00PM - 8:00PM

Display Text	Answer Text1
Event Number:	2026312082
Who did you contact upon arrival?	poc on text
Number of field interview reports:	0
Number of parking tickets:	0
Amount of time running radar:	no radar
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	no violations of note observed the clubhouse which was busy with residents using rec area. No issues with juveniles or trespassing.
Please document a detailed Narrative of events that took place during your detail:	conducted static and roaming security looking for trespassing or reckless driving, no violations of note observed the clubhouse which was busy with residents using rec area. No issues with juveniles or trespassing.
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



Pasco Sheriff's Office
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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 5/23/2026

Deputy: **PAREJA-RODRIGUEZ, KEVIN (6104)**

Position: COMMUNITY SECURITY/TRAFFIC

Scheduled Time 10:00A - 2:00PM
M

Actual Time 10:00A - 2:00PM
M

Display Text Answer Text1

Event Number: 2026313570

Who did you contact upon arrival? With point of contact

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: None

Please document a detailed Narrative of events that took place during your detail: On 05/23/2026 at approximately 1000 hours, I began my shift at the Long Lake Reserve. Upon arrival, I was made aware of a violation where a resident had a dumpster partially blocking the road. I spoke with residents at location who advised they have attempted to schedule for a pick up and earliest will be in a couple of days. Residents are in the process of moving out. At 1400 hours, I completed my shift with no incidents.

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

Tab 5

SOLITUDE

LAKE MANAGEMENT



Long Lake Reserve CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2026-05-22

Prepared for:

District Manager
Rizzetta & Company

Prepared by:

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

TABLE OF CONTENTS

	Pg
SITE ASSESSMENTS	
PONDS A, B1, SE _____	3
PONDS F, G2, G1 _____	4
PONDS H1, C, B3 _____	5
PONDS B2 _____	6
MANAGEMENT/COMMENTS SUMMARY _____	6, 7
SITE MAP _____	8

A

Comments:

Site looks good
Beneficial GSR and duck potato
on shorelines.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

B1

Comments:

Site looks good
Site is looking well. Shorelines
are clear from nuisance growth.
GSR and spatterdock present
within site.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

SE

Comments:

Site looks good
Site is in good condition. Erosion
present on homeowners shoreline
is being monitored.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

F

Comments:

Normal growth observed
Site is looking much better with less submersed vegetation. GSR present within site. We will continue to monitor site and preform treatments as needed.



Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

G2

Comments:

Site looks good
Site has very low water levels but overall its looking well. Flow structure has no obstructions.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

G1

Comments:

Normal growth observed
Shoreline growth noted along site.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: H1

Comments:

Normal growth observed
Minor algae within site and shoreline weeds. Spatterdock present.



Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: C

Comments:

Treatment in progress
Site has submersed vegetation.



Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

Site: B3

Comments:

Normal growth observed
Shorelines are looking clear.
Pennywort present along beneficials.



Action Required:

Routine maintenance next visit

Target:

Pennywort

Site: B2

Comments:

Normal growth observed
 Site is experiencing a PA bloom.
 Shoreline is free of nuisance growth.



Action Required:

Routine maintenance next visit

Target:

Planktonic algae

Management Summary

During May, warmer weather and rainfall has picked up, though overall water levels remain low. We are currently observing an increase in submersed vegetation across several sites. As water levels continue to rise, we will actively manage this growth alongside shoreline weeds. The primary objective is eliminating the submersed vegetation, all while maintaining the sites that are currently thriving. Site B2 has some Planktonic algae presence, which our technician will work to resolve this concern. Overall sites are doing well in Long Lake Reserve.

Additionally, minor erosion was observed on the homeowner shoreline at Site A, as well as along the sides of the flow structure at Site C. We also continue to closely monitor ongoing erosion at Site SE.

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

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

Site	Comments	Target	Action Required
A	Site looks good	Species non-specific	Routine maintenance next visit
B1	Site looks good	Species non-specific	Routine maintenance next visit
SE	Site looks good	Species non-specific	Routine maintenance next visit
F	Normal growth observed	Submersed vegetation	Routine maintenance next visit
G2	Site looks good	Species non-specific	Routine maintenance next visit
G1	Normal growth observed	Shoreline weeds	Routine maintenance next visit
H1	Normal growth observed	Surface algae	Routine maintenance next visit
C	Treatment in progress	Submersed vegetation	Routine maintenance next visit
B3	Normal growth observed	Pennywort	Routine maintenance next visit
B2	Normal growth observed	Planktonic algae	Routine maintenance next visit



Tab 6



Proposal #: 671763

Date: 3/5/2026

From: Josh Wright

**Proposal for
Long Lake Reserve CDD**

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

LOCATION OF PROPERTY

1692 Nature View Drive
Lutz, FL 33558

Front Entry Signs at Breynia Dr.

DESCRIPTION	QTY
7 gal Bird of Paradise	4
3 gal Gold Mound	32
3gal dwarf bottlebrush	30
1 gal Blue Daze	27
3 gal Pink Muhly	4
Enhancement Labor/Demo	28
Irrigation Labor	4

This is to re landscape the two front entry signs at the front entry off Breynia Dr. Renderings are attached.

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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Long Lake Reserve CDD

Subtotal	\$5,062.75
Sales Tax	\$0.00
Proposal Total	\$5,062.75

THIS IS NOT AN INVOICE



Proposal #: 686880

Date: 4/8/2026

From: Josh Wright

**Proposal for
Long Lake Reserve CDD**

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

LOCATION OF PROPERTY

1692 Nature View Drive
Lutz, FL 33558

**Landscaping monument sign at the corner of
Leonard Rd and Henley Rd**

DESCRIPTION	QTY
General Labor	34
7 gal Orange Bird of Paradise	2
3 gal Bottlebrush	40
3 gal Pink Muhly	24
1 gal Blue Daze	50
3 gal Ixora Dwarf Maui	75
3 gal Fakahatchee Grass	48
Irrigation Labor	8
Cocoa Brown Mulch	25

This is to landscape at the main monument sign. I am leaving the Magnolia Trees that are currently there no need to change them unless you would like too.

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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Long Lake Reserve CDD

Subtotal	\$10,538.92
Sales Tax	\$0.00
Proposal Total	\$10,538.92

THIS IS NOT AN INVOICE



Proposal #: 686909

Date: 4/8/2026

From: Josh Wright

**Proposal for
Long Lake Reserve CDD**

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

LOCATION OF PROPERTY

1692 Nature View Drive
Lutz, FL 33558

Long Lake Ranch Reserve Clubhouse

DESCRIPTION	QTY
General Labor	35
300 annuals	300
3gal Pringle Podocarpus	38
3 gal Purple Ti Plants	5
3 gal Bottlebrush	37
Dwarf Orange Ixora	56
3 gal Fakahatchee Grass	20
3 gal Podocarpus	10
Irrigation Labor	8
Cocoa Brown Mulch	25

This is to landscape the front and side of the Clubhouse.

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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Long Lake Reserve CDD

Subtotal	\$9,760.38
Sales Tax	\$0.00
Proposal Total	\$9,760.38

THIS IS NOT AN INVOICE

Long Lake Reserve

Lutz, FL

February 2026

Conceptual Rendering - Plants are depicted at mature stage in peak season of bloom



Existing

Landscape Design Suggestions

*Orange Bird of Paradise
Dwarf Bottlebrush Shrub
Pink Muhly Grass
Gold Mound Duranta
Cocoa Brown Mulch*



Potential

Long Lake Reserve

Lutz, FL

February 2026

Conceptual Rendering - Plants are depicted at mature stage in peak season of bloom



Existing

Landscape Design Suggestions

*Dwarf Bottlebrush Shrub
Gold Mound Duranta
Orange Bird of Paradise
Cocoa Brown Mulch*



Potential

The Reserve at Long Lake Ranch

March 2021

Lutz, Fl

Conceptual Rendering - Plants are depicted at mature stage in peak season of bloom



Existing



Potential

Landscape Design Suggestions

- Red Sister Ti-Plant
- Bottlebrush Shrub
- Pringles Podocarpus
- Dwarf Orange Ixora
- (Transplant existing grasses to left and right side corners)
- Cocoa Brown Mulch

The Reserve at Long Lake Ranch

March 2021

Lutz, FL

Conceptual Rendering - Plants are depicted at mature stage in peak season of bloom



Existing

Landscape Design Suggestions

Annuals Rotated Seasonally
Cocoa Brown Mulch



Potential

The Reserve at Long Lake Ranch

Lutz, Fl

March 2021

Conceptual Rendering - Plants are depicted at mature stage in peak season of bloom



Existing



Potential

Landscape Design Suggestions

- Podocarpus*
- Dwarf Orange Ixora*
- Bottlebrush Shrub*
- Existing Fakahatchee Grass*
- Cocoa Brown Mulch*

The Reserve at Long Lake Ranch

March 2020

Lutz, Fl

Conceptual Rendering - Plants are depicted at mature stage in peak season of bloom



Existing

Landscape Design Suggestions

- Orange Bird of Paradise
- Bottlebrush Shrub
- Pink Muhly Grass
- Buttonwood
- Pringles Podocarpus
- Blue Daze
- Cocoa Brown Mulch



Potential



Proposal #: 659617

Date: 2/6/2026

From: Josh Wright

**Proposal for
Long Lake Reserve CDD**

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

LOCATION OF PROPERTY

1692 Nature View Drive
Lutz, FL 33558

1851 Leaf Flower Lane

DESCRIPTION	QTY
Sod Installation (sub)	1,250

This is to replace the sod at this home on the right hand side of the house.

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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

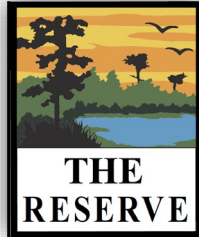
Long Lake Reserve CDD

Subtotal	\$1,875.00
Sales Tax	\$0.00
Proposal Total	\$1,875.00

THIS IS NOT AN INVOICE

Tab 7

June 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 and distributed the Long Lake Reserve June newsletter and event flyers.
- No events are currently planned for July.
- Currently preparing supplies and materials for the Top Dad Day event scheduled for Saturday, June 13th.

Upcoming Events

- Saturday, June 6th Music Bingo Summer Hits / Starting at 1:00pm
- Saturday, June 13th Top Dad Day/ 11:00am-1:00pm



Rizzetta & Company

Clubhouse Operations/Maintenance Projects:

Board Walk on Trail

- Jayman Enterprises completed the board replacements on the trail boardwalk.

Trail Parking Lot Gate and Amenity Cameras

- SafeTouch inspected the amenity cameras and the trail parking lot gate, which was not closing properly.
- A short was identified in the replacement REX button wiring.
- SafeTouch will be providing a quote for the necessary gate repairs.
- SafeTouch is also scheduled to replace the bathroom camera within the next couple of weeks and is currently waiting on parts.

Pool Pavers

- Manasota Flooring is scheduled to complete repairs to the pavers around the pool area within the next couple of weeks.

Continued Regular Cleaning/Maintenance by staff.

- Refresh bathrooms
- Remove trash from receptacles
- Address bugs around the pool deck and pavilion areas
- Blow boardwalk, walkways, basketball court and tennis court
- Straightening and wipe down pool furniture
- Spraying for weeds around the pool area

Vendor That Made a Site Visit or Performed a Service

- Home Team – Regular services
- Office Pride – Regular services
- Yellowstone –Regular services



Rizzetta & Company

- Solitude – Regular services
- Cooper Pools – Regular services
- Safe Touch – came out on May 19th to look at the cameras at the pool and trail parking lot gate
- Jayman Enterprises came out on May 21st and finished the board replacements on the trail

Equipment/Playground/Dock Safety Checks

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

June Meetings

- HOA ACC Meeting – June 3rd - 6:30 pm
- CDD Meeting – June 8th – 6:00pm

Facilities Upcoming Rentals May (Private Event)

- Saturday, June 6th Birthday Party / Pool Pavilion
- Sunday, June 14th Birthday Party / Party Room
- Saturday, June 20th Birthday Party / Pool Pavilion

Resident Requests

- None at this time



Tab 8



UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** July 13, 2026 @ 9:00 AM
- **FY 2024-2025 Audit Completion Deadline:** June 30, 2026
- **Next Election:** The term expires for Gabrielle Roberts Seat 1 & Sara Schwartz Seat 3 and are scheduled for the General Election in November 2026. The qualifying period for Board candidates will be from Noon June 8, 2026 to Noon June 12, 2026. Newly elected Board members for each seat will have a 4-year term and assume office on the second Tuesday following the General Election on November 3, 2026.

District
Manager's
Report

June 8

2026

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<u>FINANCIAL SUMMARY</u>	<u>4/30/2026</u>
General Fund Cash & Investment Balance:	\$748,030
Reserve Fund Cash & Investment Balance:	\$164,500
Debt Service Fund Investment Balance:	\$585,030
Total Cash and Investment Balances:	\$1,497,560
General Fund Expense Variance: \$74,925	Under Budget

Tab 9



Rizzetta & Company

Long Lake Reserve Community Development District

Amenity Staffing Proposed Budget

Presented by: Rizzetta & Company, Inc.

3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
813.514.0400

rizzetta.com

Current Positions	hr/wk
Clubhouse Manager - FT	40
Clubhouse Attendant - PT	20
Total	60

Summary: Same hours as current contract.

Current Contract Cost	
Budgeted Personnel Total	\$ 109,902
General Management and Oversight	\$ 13,200
Total Annual Cost:	\$ 123,102

Proposed Contract Increase	
Budgeted Personnel Total	\$ 118,720
General Management and Oversight	\$ 14,500
Total Annual Cost:	\$ 133,220
Total Services Increase Cost:	\$ 10,118

Tab 10



Rizzetta & Company

Long Lake Reserve CDD

www.longlakecdd.org

**Proposed Budget for
Fiscal Year 2026-2027**

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Rizzetta & Company

Proposed Budget
Long Lake Reserve Community Development District
 General Fund
 Fiscal Year 2026/2027

Comments

Chart of Accounts Classification	Actual YTD through 04/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
40 Tax Collector/ Property Appraiser Fees	\$ 150	\$ 150	\$ 300	\$ 150	\$ 300	\$ -
41 Trustees Fees	\$ 3,500	\$ 3,500	\$ 3,500	\$ -	\$ 3,500	\$ -
42 Website Hosting, Maintenance, Backup (and Email)	\$ 2,250	\$ 3,857	\$ 3,200	\$ (657)	\$ 3,200	\$ -
43 Legal Counsel						
44 District Counsel	\$ 3,913	\$ 6,708	\$ 10,000	\$ 3,292	\$ 12,000	\$ 2,000
45						
46 Administrative Subtotal	\$ 68,180	\$ 107,475	\$ 119,437	\$ 11,962	\$ 127,227	\$ 7,790
47						
48 EXPENDITURES - FIELD OPERATIONS						
49						
50 Security Operations						
51 Security Camera Maintenance/Fees	\$ -	\$ -	\$ 4,000	\$ 4,000	\$ 4,000	\$ -
52 Security Monitoring Services	\$ 2,880	\$ 4,937	\$ 7,000	\$ 2,063	\$ 7,000	\$ -
53 Security Patrols	\$ 15,000	\$ 25,714	\$ 26,000	\$ 286	\$ 26,000	\$ -
54 Electric Utility Services						
55 Utility - Recreation Facilities	\$ 5,181	\$ 8,882	\$ 12,000	\$ 3,118	\$ 12,000	\$ -
56 Utility - Street Lights	\$ 24,543	\$ 42,074	\$ 48,400	\$ 6,326	\$ 48,400	\$ -
57 Utility Services - Irrigation	\$ 432	\$ 741	\$ 6,000	\$ 5,259	\$ 6,000	\$ -
58 Garbage/Solid Waste Control Services						
59 Garbage - Residential	\$ 31,853	\$ 54,605	\$ 58,870	\$ 4,265	\$ 58,870	\$ -
60 Solid Waste Assessment	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -
61 Water-Sewer Combination Services						\$ -
62 Utility Services	\$ 8,817	\$ 15,115	\$ 17,000	\$ 1,885	\$ 17,850	\$ 850
63 Stormwater Control						
64 Aquatic Maintenance	\$ -	\$ -	\$ 10,170	\$ 10,170	\$ 10,475	\$ 305
65 Aquatic Plant Replacement	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -
66 Lake/Pond Bank Maintenance & Repair	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000
67 Stormwater Assessment	\$ 1,189	\$ 1,189	\$ 5,000	\$ 3,811	\$ 5,000	\$ -
68 Stormwater System Maintenance	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -
69 Wetland Monitoring & Maintenance	\$ 13,384	\$ 22,944	\$ 12,774	\$ (10,170)	\$ 13,160	\$ 386
70 Other Physical Environment						
71 Entry & Walls Maintenance	\$ 1,425	\$ 2,443	\$ 1,500	\$ (943)	\$ 1,500	\$ -
72 Fire Ant Treatment	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -
73 General Liability Insurance	\$ 3,922	\$ 3,922	\$ 4,163	\$ 241	\$ 4,314	\$ 151
74 Holiday Decorations	\$ 16	\$ 27	\$ 500	\$ 473	\$ 500	\$ -
75 Irrigation Repairs & Maintenance	\$ 1,437	\$ 2,463	\$ 6,000	\$ 3,537	\$ 6,000	\$ -
76 Landscape - Annuals	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
77 Landscape - Mulch	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -
78 Landscape Maintenance	\$ 40,661	\$ 69,705	\$ 81,500	\$ 11,795	\$ 81,500	\$ -

Per District Counsel
Securiteam - \$1,440 /qtr + increases
Based on Projections
Based on current contact w/Coastal
Based on current year projected + 5% anticipated increase.
Per Contract 6/25 - 5/26 Auto Renew Per Contract 3% increase
Leave per Board and District Engineer
Per District Engineer \$15K New Budget Line Added
Per Contract 6/25 - 5/26 Auto Renew Per Contract 3% increase
Power washing, landscape lighting repairs.
Behind Clubhouse area.
Per Egis
Yellowstone \$6776.75/month

Proposed Budget
Long Lake Reserve Community Development District
 General Fund
 Fiscal Year 2026/2027

Comments

Chart of Accounts Classification	Actual YTD through 04/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
79 Landscape Replacement Plants, Shrubs, Trees	\$ 5,000	\$ 8,571	\$ 15,000	\$ 6,429	\$ 15,000	\$ -
80 Property Insurance	\$ 34,786	\$ 34,786	\$ 38,106	\$ 3,320	\$ 33,047	\$ (5,059)
81 Reserve Study	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
82 Well Maintenance	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -
83 Road & Street Facilities						
84 Parking Lot Repair & Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
85 Sidewalk Repair & Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
86 Parks & Recreation						
87 Access Control Maintenance & Repair	\$ 175	\$ 300	\$ 6,000	\$ 5,700	\$ 6,000	\$ -
88 Clubhouse - Facility Janitorial Service	\$ 9,696	\$ 16,622	\$ 15,800	\$ (822)	\$ 15,800	\$ -
89 Clubhouse Maintenance & Repairs	\$ 11,933	\$ 20,457	\$ 9,500	\$ (10,957)	\$ 20,500	\$ 11,000
90 Clubhouse Supplies	\$ 1,072	\$ 1,838	\$ 4,000	\$ 2,162	\$ 4,000	\$ -
91 Dock Repairs and Maintenance	\$ 375	\$ 643	\$ 500	\$ (143)	\$ 500	\$ -
92 Employee - Amenity Staff	\$ 59,690	\$ 102,326	\$ 109,902	\$ 7,576	\$ 118,720	\$ 8,818
93 Facility A/C & Heating Maintenance & Repair	\$ 180	\$ 309	\$ 1,000	\$ 691	\$ 1,000	\$ -
94 Furniture Repair/Replacement	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -
95 Lighting Replacement	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -
96 Management & Oversight	\$ 7,700	\$ 13,200	\$ 14,200	\$ 1,000	\$ 14,500	\$ 300
97 Pest Control	\$ 1,025	\$ 1,757	\$ 2,500	\$ 743	\$ 2,500	\$ -
98 Playground Equipment Maintenance (inc. inspections)	\$ 125	\$ 214	\$ 3,000	\$ 2,786	\$ 3,000	\$ -
99 Pool Permits	\$ 280	\$ 280	\$ 500	\$ 220	\$ 500	\$ -
100 Pool Repairs	\$ 623	\$ 1,068	\$ 4,000	\$ 2,932	\$ 4,000	\$ -
101 Pool Service Contract	\$ 10,200	\$ 17,486	\$ 20,580	\$ 3,094	\$ 20,580	\$ -
102 Telephone, Fax, Internet	\$ 2,246	\$ 3,850	\$ 3,500	\$ (350)	\$ 3,500	\$ -
103 Tennis/Athletic Court/Field Repairs	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -
104 Trail/Bike Path Maintenance	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -
105 Special Events						
106 Clubhouse Programs/Events	\$ 7,592	\$ 13,015	\$ 8,000	\$ (5,015)	\$ 8,500	\$ 500
107 Contingency						
108 Miscellaneous Contingency	\$ 1,400	\$ 2,400	\$ 8,664	\$ 6,264	\$ 8,664	\$ -
109						
110 Field Operations Subtotal	\$ 304,838	\$ 493,882	\$ 609,629	\$ 115,747	\$ 641,880	\$ 32,251
111						
112 TOTAL EXPENDITURES	\$ 373,018	\$ 601,357	\$ 729,066	\$ 127,709	\$ 769,107	\$ 40,041
113						
114 EXCESS OF REVENUES OVER EXPENDITURES	\$ 339,226	\$ 110,887	\$ -	\$ 110,887	\$ -	\$ -
115						

Per Egis
Last Reserve Study Completed 2/17/2021
Power washing and repairs.
Power washing and repairs.
Office Pride - \$1,316.62 mo. for 3x/week
Based on current year projected.
Cost of Living Increase
Indoor and Outdoor Furniture
Cost of Living Increase
HomeTeam - \$152.50/month + termite
Inspections (\$750/yr) plus maint/repairs.
Cooper Pools contract - \$1715/mo.
Replenish shells - rotate ph 1 & 2 each yr. - skip FY 25/26
Per Angela
Unanticipated expenses.

Long Lake Reserve Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2018	Budget for 2026/2027
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$343,569.56	\$343,569.56
TOTAL REVENUES	\$343,569.56	\$343,569.56
EXPENDITURES		
Administrative		
Debt Service Obligation	\$343,569.56	\$343,569.56
Administrative Subtotal	\$343,569.56	\$343,569.56
TOTAL EXPENDITURES	\$343,569.56	\$343,569.56
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Pasco County Collection Costs (2%) and Early Payment Discounts (4%):

6.0%

GROSS ASSESSMENTS

\$365,188.73

Notes:

Tax Roll Collection Costs for Pasco County are 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service.

LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$769,107.00	2025/2026 O&M Budget:	\$729,066.00
Pasco County Collection Costs:	2%	\$16,363.98	2026/2027 O&M Budget:	\$769,107.00
Early Payment Discounts:	4%	\$32,727.96		
2026/2027 Total:		\$818,198.94	Total Difference:	\$40,041.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
Single Family 40'	Series 2018 Debt Service	\$914.12	\$914.12	\$0.00	0.00%
	Operations/Maintenance	\$2,020.45	\$2,132.23	\$111.78	5.53%
	Total	\$2,934.57	\$3,046.35	\$111.78	3.81%
Single Family 50'	Series 2018 Debt Service	\$1,142.64	\$1,142.64	\$0.00	0.00%
	Operations/Maintenance	\$2,426.29	\$2,559.54	\$133.25	5.49%
	Total	\$3,568.93	\$3,702.18	\$133.25	3.73%
Single Family 60'	Series 2018 Debt Service	\$1,371.17	\$1,371.17	\$0.00	0.00%
	Operations/Maintenance	\$2,832.14	\$2,986.86	\$154.72	5.46%
	Total	\$4,203.31	\$4,358.03	\$154.72	3.68%

TOTAL ADMINISTRATIVE BUDGET		\$127,227.00
COLLECTION COSTS @	2%	\$2,706.96
EARLY PAYMENT DISCOUNT @	4%	\$5,413.91
TOTAL O&M ASSESSMENT		\$135,347.87

TOTAL FIELD BUDGET		\$641,880.00
COLLECTION COSTS @	2%	\$13,657.02
EARLY PAYMENT DISCOUNT @	4%	\$27,314.04
TOTAL O&M ASSESSMENT		\$682,851.06

UNITS ASSESSED		
LOT SIZE	O&M	SERIES 2018 DEBT SERVICE ⁽¹⁾
Single Family 40'	99	99
Single Family 50'	124	124
Single Family 60'	97	97
Total Lots	320	320

ALLOCATION OF ADMIN O&M ASSESSMENT				
EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL BUDGET	ADMIN PER UNIT
1.00	99.00	30.94%	\$41,873.25	\$422.96
1.00	124.00	38.75%	\$52,447.30	\$422.96
1.00	97.00	30.31%	\$41,027.32	\$422.96
	320.00	100.00%	\$135,347.87	

ALLOCATION OF FIELD O&M ASSESSMENT				
EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL BUDGET	FIELD PER UNIT
0.80	79.20	24.78%	\$169,217.16	\$1,709.26
1.00	124.00	38.80%	\$264,935.96	\$2,136.58
1.20	116.40	36.42%	\$248,697.95	\$2,563.90
	319.60	100.00%	\$682,851.06	

PER LOT ANNUAL ASSESSMENT		
O&M	SERIES 2018 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
\$2,132.23	\$914.12	\$3,046.35
\$2,559.54	\$1,142.64	\$3,702.18
\$2,986.86	\$1,371.17	\$4,358.03

Less: Pasco County Collection Costs (2%) and Early Payment Discounts (4%):

(\$8,120.87)

(\$40,971.06)

Net Revenue to be Collected:

\$127,227.00

\$641,880.00

⁽¹⁾ Reflects the number of total lots with Series 2018 debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2018 bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discounts.

⁽³⁾ Annual assessment that will appear on November 2026 Pasco County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles, and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for the management and administration of the District's day-to-day needs. These services include the conducting of board meetings, workshops, the overall administration of District functions, all required state, and local filings, preparation of the annual budget, purchasing, risk management, preparing various resolutions, and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.



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Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad Valorem assessment for operating and debt service expenses.

Financial Consulting & Revenue Collections: Financial consulting services including investment administration of the District's bank and trust accounts, ongoing banking analyses, and related consulting services to support prudent cash management in compliance with applicable statutory requirements. The firm also provides comprehensive billing, collection, and reporting of District assessments to fund debt service and operations, including direct billings, funding requests, owner inquiries, collection agent fees, and lien releases upon full repayment of bond obligations.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.



Rizzetta & Company

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with the planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.



Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities that requires various office-related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



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DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



Tab 11

FACILITY USE AGREEMENT

Precinct Number 120

This agreement is between Brian E. Corley, Supervisor of Elections for Pasco County, Florida, and Long Lake Reserve CDD described hereafter (Owner).

The parties agree that the following Facility shall be used as a polling place for conducting elections on the dates specified. This includes the use of the polling room and any areas necessary to access the polling room. Also included is the use of the parking lot, sidewalks and for election workers, bathrooms, tables, chairs and kitchen facilities (when applicable).

Name of Facility: Long Lake Reserve CDD Amenity Center

Address of Facility: 19617 Breynia Drive,
Lutz, FL 33558

Dates of use for 2026 Election Cycle:

Election	Election Date
Primary	August 18, 2026
General	November 3, 2026

Monday night set-up prior to Election Day: Yes No

1. The owner of the facility agrees to allow voting equipment to be delivered prior to election day.
2. The owner agrees to provide access to the facility no later than 6:00 a.m. on election day and until ALL voting procedures are complete on election night (hours are subject to change by state or federal mandate).
3. If the polling facility is in a gated community, Owner agrees to open the gate(s) no later than 5:30 a.m. on election morning and remain open until the election workers have completed all closing procedures and departed the facility.
4. The owner agrees that the polling room will be used only by voters and election workers during voting hours in accordance with Florida Statute 102.031 (3)(a).
5. The owner recognizes the solicitation restrictions in accordance with Florida Statute 102.031 (4)(a)(b)(c). Owner delegates to the Supervisor of Election the power to act on his/her/its behalf in enforcing the above. Further, owner agrees that he/she shall not directly or indirectly place any material prohibited under the above statute within the area described nor authorize or attempt to authorize any person to do anything which contravenes the intent of the above statutes. In accordance with 102.031 (4)(e) Florida Statutes, the owner, operator, or lessee of the property on which a polling place or an early voting site is located, or an agent or employee thereof, may not prohibit the solicitation of voters outside of the no-solicitation zone during polling hours.
6. In accordance with Florida Statute 102.031 (5), **no photography is allowed in the polling room or early voting area. This prohibition also applies to operational security cameras within the polling room. The owner shall disable all cameras. If they remain operational, they must be covered so voters, voting, and ballots are not recorded in violation of privacy. If cameras are not operational, owner must post a notice notifying voters that the camera is not in use during voting hours.**
7. The owner shall provide the facility/premises to Supervisor of Elections in a safe, clean, and usable condition and Supervisor of Elections shall leave the facility in the same condition at the end of the election.
8. Either party may cancel this agreement at any time, with or without cause, by providing a written notice of cancellation at least sixty (60) days prior to any of the above-described elections.
9. The Owner shall permit Supervisor to enter and inspect premises at all reasonable times prior to the election upon reasonable notice to the Owner.
10. This agreement shall be governed by the laws of the State of Florida as to both interpretations and performances.
11. This agreement sets forth all the promises, agreements, conditions and understandings between the Supervisor and Owner relative to use of said premises. There are no other promises, agreements, conditions or understandings, either oral or written, between the parties. No subsequent alterations, agreements, changes or additions to this Agreement will be binding on Supervisor or Owner unless in writing and signed by the parties and made part of this Agreement by direct reference.

(Continued on back)

- 12. Any litigation arising out of the interpretation or enforcement of this Agreement shall be in the State Courts of Florida and venue in Pasco County, Florida.
- 13. Neither the Supervisor nor Owner may assign its rights or obligations under this Agreement without the prior written consent of the other party.

Indemnification Statement: Each party shall be liable for its own actions and negligence and to the extent permitted by law. Supervisor of Elections shall indemnify, defend, and hold harmless the Owner against any actions, claims or damages arising out of negligent acts caused by any officials or employees of Supervisor of Elections in connection with this agreement and the Owner shall indemnify, defend and hold harmless Supervisor of Elections against any actions, claims or damages arising out of the Owner's negligence in connection with this agreement. The foregoing indemnification shall not constitute a waiver of sovereign immunity beyond the limits set forth in Florida Statutes, Section 768.28, nor shall the same be construed to constitute agreement by either party to indemnify the other party's negligent, willful, or intentional acts or omissions.

Rental Payment Fee is \$300.00 per election (payments to be processed following each election)

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

Taxpayer supported facilities, e.g., schools, parks, libraries, etc: are not eligible to receive the rental payment fee.

Will Owner provide a key for facility prior to Election Day? Yes No

The keys speed up the process; eliminating the need for one of your contact people to open the polling place for delivery of equipment, opening for Poll workers at 6:00am election morning, closing after Poll workers have completed all tasks at the end of the day, and open for pick-up of equipment post-election. ***If a key is provided by Owner to this office, it will only be used for the previously mentioned purposes, and it should be noted that these keys are kept in a lock box with minimal access by very limited staff.***

Authorized Facility Representative (Printed Name)

Chair, Long Lake Reserve CDD

Lynn Hayes

Authorized Facility Representative Signature

Date Signed

Brian E. Corley, Pasco County Supervisor of Elections

Date Sign

Contact Information

Facility contact person responsible for managing election matters.

Facility Contact: Angela Castillo

Phone Number: (386)804-2919

Email Address: manager@longlakereserve.com

Please provide which Power Company the facility is currently using, so we may contact them in case of a power outage (TECO, Duke, Progress Energy, etc.). _____

If your facility provides a key and/or code to enter your building, the following does not apply.

If your facility does not provide a key or a code for entrance into your building, please complete the information for the Opener and Back-Up.

Opener: the contact person who will be opening the facility on Election Day by 6:00 a.m. We **MUST** have a home phone number and a cell phone number for the opener.

Emergency Back-Up: the contact person who will open the facility if the Opener does not arrive at 6:00 a.m. We **MUST** have a home phone number and a cell phone number for the emergency back-up.

Name (Opener)	Angela Castillo
Home Phone Number	(386)804-2919
Cell Phone Number	
Email Address	manager@longlakereserve.com
Name (Emergency Back-Up)	
Home Phone Number	
Cell Phone Number	
Email Address	

Tab 12

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, May 11, 2026, at 9:00 a.m.** at the Long Lake Reserve Amenity Center, located at 19617 Breyntia Dr., Lutz, FL 33558.

Present and constituting a quorum were:

Sara Schwartz	Board of Supervisor, Chairman
Denise Crowder	Board Supervisor, Assistant Secretary
Mark Barnum	Board Supervisor, Assistant Secretary

Also present were:

Lynn Hayes	District Manager, Rizzetta & Co.
Erin R. McCormick	District Counsel, Erin McCormick Law
Tyson Waag	District Engineer, Stantec Consulting (joined via conference call at 9:17 a.m.)
Angela Castillo	Clubhouse Manager, Rizzetta & Co.
Josh Wright	Representative, Yellowstone Landscaping
Kyle Wilson	Operations Manager, Solitude Lake Management
Emalina Robinson	Account Manager, Solitude Lake Management
Jerry Clifford	Owner, CLS Environmental

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

An audience member addressed the Board of Supervisors regarding landscaping.

THIRD ORDER OF BUSINESS**STAFF REPORTS****A. District Counsel**

No report. The Board of Supervisors requested that the District Manager add the Southwest Florida Water Management District (SWFWMD) Agreement to the June 8, 2026, meeting agenda.

B. District Engineer

Mr. Waag presented his report to the Board of Supervisors.

C. Presentation of Pasco Sheriff's Reports

Mr. Hayes presented the reports to the Board of Supervisors.

D. Presentation of Aquatic Service Report

Ms. Robinson and Mr. Wilson presented the report to the Board of Supervisors.

i. Consideration of Planting Agreement

Mr. Wilson presented the proposal for Aquatic Vegetation Installation for sites C and F in the amount of \$5,667.80. Solitude will install 4000 Duck Potato plants to ponds C and F.

On a Motion by Ms. Crowder, seconded by Ms. Schwartz, with all in favor, the Board of Supervisors approved Solitude Planting Agreement in the amount of \$5,667.80, for the Long Lake Reserve Community Development District.

ii. Consideration of Erosion Agreement

Shoreline Erosion Repair Site B3 – Solitude will repair site B3 for erosion with sediment, coco mat and replace sod. Agreement tabled for future meeting consideration.

iii. Consideration of Erosion Proposal

Embankment Erosion Repair – SE Pond

On a Motion by Ms. Schwartz, seconded by Ms. Crowder, with all in favor, the Board of Supervisors approved the proposal from CLS in the amount of \$5,837.43 for Erosion Repair of the SE Pond after District Counsel prepares the final form agreement and authorize the Chair to execute the agreement, as presented, for the Long Lake Reserve Community Development District.

E. Landscape Report

Mr. Wright reported on the district landscape.

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i. Consideration of Landscape Proposals

Proposals for Front Entry Signs at Breynia Landscape, Landscape Monument sign corner of Leonard/Henley Road, Landscape at Long Lake Ranch Reserve Clubhouse and the Sod Installation proposal, will be tabled until the June 8, 2026 meeting.

F. Clubhouse Manager

i. Presentation of Clubhouse Report

Ms. Castillo reviewed her report.

G. District Manager

i. Presentation of District Manager’s Report

Mr. Hayes reviewed the District Manager’s Report and advised the Board that the next regular meeting is scheduled for June 8, 2026, at 6:00 p.m. at the Long Lake Amenity Center located at 19617 Breynia Dr., Lutz, FL 33558. The proposed Fiscal Year 2026-2027 Budget meeting will be on June 8, 2026, at 6:00 p.m. Mr. Hayes also presented the Registered Voter Count (as of 04/15/2026 the count is 569) and the 1st quarter Website Compliance Report showing that the District passed all ADA Website Accessibility and Florida Statute 189.069 requirements.

FOURTH ORDER OF BUSINESS

Establish Audit Committee

District Manager to provide evaluation criteria, notice/advertisement for Audit Services Request For Proposal package to be reviewed at June 8, 2026, meeting. The current contract with McDirmit Davis from 2021-2025 is expiring. The new Audit Services contract will be for 5 years from 2026-2030.

On a Motion by Ms. Schwartz, seconded by Ms. Crowder, with all in favor, the Board of Supervisors approved Establishing an Audit Committee, for the Long Lake Reserve Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors Meeting held on April 13, 2026

On a Motion by Ms. Schwartz, seconded by Ms. Crowder, with all in favor, the Board of Supervisors approved the April 13, 2026, Meeting Minutes, as presented, for the Long Lake Reserve Community Development District.

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SIXTH ORDER OF BUSINESS

**Consideration of Operation
Maintenance Expenditures
For March 2026**

On a Motion by Ms. Schwartz, seconded by Mr. Barnum, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for March 2026 (\$69,576.92), for the Long Lake Reserve Community Development District.

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SEVENTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests.

EIGHTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Ms. Schwartz, seconded by Ms. Crowder, with four in favor, the Board of Supervisors adjourned the meeting at 10:41 a.m., for the Long Lake Reserve Community Development District.

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Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 13

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 April 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2026 through April 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$50,739.14**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Long Lake Reserve Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check No</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Charter Communications	20260406	1301951031526	19617 Breynia Drive 03/26	\$ 331.06
Coastal Waste & Recycling, Inc.	300328	SW0001741649	Monthly Waste & Recycle 04/26	\$ 4,980.40
Denise C Crowder	300331	DC041326 - 176	Board of Supervisors Meeting 04/13/2026	\$ 200.00
Duke Energy	20260429-1	9100 8628 4637 040626	19245 Breynia Dr 03/26	\$ 30.80
Duke Energy	20260429-2	9100 8628 5034 040626	19932 Leonard Rd 03/26	\$ 30.80
Duke Energy	20260429-3	9100 8628 5448 040626	19617 Breynia Dr - Morsani Amenit 03/26	\$ 667.60
Duke Energy	20260430	9100 8628 5638 040826	000 Henley Road 03/26	\$ 3,458.32
Florida Department of Health in Pasco County	300341	51-BID-8200991	Pool Permit 51-60-1886049 04/26	\$ 280.00
Gabrielle B Roberts	300332	GR041326 - 176	Board of Supervisors Meeting 04/13/2026	\$ 200.00
HomeTeam Pest Defense, Inc.	300322	118027774	Pest Control 03/26	\$ 152.50
Jayman Enterprises, LLC	300323	4483	Dog Station Maintenance 03/26	\$ 200.00
Mark Barnum	300333	MB041326 - 176	Board of Supervisors Meeting 04/13/2026	\$ 200.00

Long Lake Reserve Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check No</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Office Pride	300338	Inv-299595	Janitorial Services 01/26	\$ 108.95
Office Pride	300338	Inv-300847	Janitorial Services 02/26	\$ 1,316.62
Office Pride	300337	Inv-309916	Janitorial Services 04/26	\$ 1,316.62
Office Pride	300342	Inv-312969	Janitorial Services 04/26	\$ 62.78
Pasco County Utilities	20260422-4	24241206	19244 Breynia Irrigation Drive 03/26	\$ 171.58
Pasco County Utilities	20260422-3	24241386	19617 Breynia Drive 03/26	\$ 313.58
Pasco County Utilities	20260422-2	24241674	19932 Leonard Road 03/26	\$ 463.17
Pasco County Utilities	20260422-1	24241675	Morsani PH 2 Irrigation 03/26	\$ 22.37
Pasco Sheriff's Office	300324	I-20263-12633	Duty Patrol 03/26	\$ 3,840.00
Rizzetta & Company, Inc.	300325	INV0000108025	Accounting Services 04/26	\$ 5,209.08
Rizzetta & Company, Inc.	300326	INV0000108161	Personnel Reimbursement 03/26	\$ 3,743.09
Rizzetta & Company, Inc.	300329	INV0000108195	Cell Phone March Service 03/26	\$ 50.00
Rizzetta & Company, Inc.	300330	INV0000108223	Amenity Management & Oversight and Personnel Reimbursement 04/26	\$ 4,994.98
Rizzetta & Company, Inc.	300340	INV0000109091	Personnel Reimbursement 04/26	\$ 4,373.81

Long Lake Reserve Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check No</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
SafeTouch, LLC	300336	17626041326	Service Call for Gate Magnet Repair 04/26	\$ 175.00
Sara Schwartz	300334	SS041326 - 176	Board of Supervisors Meeting 04/13/2026	\$ 200.00
Solitude Lake Management, LLC	300339	PSI236706	Monthly Billing 02/26	\$ 1,912.00
Stantec Consulting Services, Inc.	300327	2544674	Engineering Services 03/26	\$ 2,298.55
Stephanie T Greenfield	300335	SG041326 - 176	Board of Supervisors Meeting 04/13/2026	\$ 200.00
Valley National Bank	20260428	03312026CC	Credit Card Expenses 03/26	\$ 1,021.78
Yellowstone Landscape	20260401-1	1134616	Irrigation Repairs 03/26	\$ 695.65
Yellowstone Landscape	20260401-2	1134617	Irrigation Repairs 03/26	\$ 741.30
Yellowstone Landscape	20260428 176	1149356	Monthly Landscape Maintenance 04/26	<u>\$ 6,776.75</u>
Total Report				<u>\$ 50,739.14</u>

March 15, 2026
Invoice Number: 1301951031526
Account Number: **8337 13 001 1301951**

Auto Pay Notice

Service At: 19617 BREYNIA DR
LUTZ FL 33558-5612

NEWS AND INFORMATION

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

You've been selected for exclusive multi-line mobile savings. Call 1-833-574-1237 now.

Summary *Service from 03/15/26 through 04/14/26
details on following pages*

Previous Balance	331.06
Payments Received -Thank You!	-331.06
<hr/>	
Remaining Balance	\$0.00
Spectrum Business™ TV	50.00
Spectrum Business™ Internet	169.99
Spectrum Business™ Voice	59.98
Other Charges	31.00
Taxes, Fees and Charges	20.09
<hr/>	
Current Charges	\$331.06
<i>YOUR AUTO PAY WILL BE PROCESSED 04/02/26</i>	
<hr/>	
Total Due by Auto Pay	\$331.06



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

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 15 03162026 NNNNNNNN 01 995326

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

March 15, 2026
LONG LAKE RESERVE CDD

Invoice Number: 1301951031526
Account Number: 8337 13 001 1301951
Service At: 19617 BREYNIA DR
LUTZ FL 33558-5612

Total Due by Auto Pay **\$331.06**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



LONG LAKE RESERVE CDD

Invoice Number: 1301951031526
 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 03162026 NNNNNNNN 01 995326

Charge Details

Previous Balance		331.06
EFT Payment	03/02	-331.06
Remaining Balance		\$0.00

Payments received after 03/15/26 will appear on your next bill.

Service from 03/15/26 through 04/14/26

Spectrum Business™ TV

Spectrum Business TV	45.00
Promotional Discount	-10.00
Spectrum Receiver	15.00
	\$50.00

Spectrum Business™ TV Total \$50.00

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	31.00
Payment Processing	10.00
Auto Pay Discount	-10.00
Other Charges Total	\$31.00

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	1.67
Federal Universal Service Fund	4.52
State TRS Surcharge	0.16
E911 Fee	0.80
Communications Services Tax	12.94
Taxes, Fees and Charges Total	\$20.09

Current Charges \$331.06

Total Due by Auto Pay \$331.06

Billing 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: 1301951031526
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 03162026 NNNNNNNN 01 995326

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.

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.

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.





Invoice Number: 1301951031526
Account Number:: 8337 13 001 1301951

LONG LAKE RESERVE CDD

Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 15 03162026 NNNNNNNN 01 995326





www.coastalwasteinc.com

INVOICE

Invoice SW0001741649
Page Page 1 of 1
Date 04/01/2026
Customer 16950
Site 0
PO Number
Due Date 04/26/2026

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 - Apr	MONTHLY - WASTE COLLECTION (Apr 01/26 - Apr 30/26)		\$3,747.20	1.00	\$3,747.20
01 - Apr	ADMIN FEE - MONTHLY (Apr 01/26 - Apr 30/26)		\$3.95	1.00	\$3.95
	Serv #002 18 GALLON COMMINGLE 320 - 0YD 320x Week				
01 - Apr	MONTHLY - RECYCLING COLLECTION (Apr 01/26 - Apr 30/26)		\$563.20	1.00	\$563.20
01 - Apr	CART FEE - MONTHLY (Apr 01/26 - Apr 30/26)		\$17.32	1.00	\$17.32
01 - Apr	RECOVERY FEE				\$648.73

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

INVOICE TOTAL	\$4,980.40
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Payments made by credit card or debit card are subject to a 2.55% service fee

Invoice SW0001741649
Page Page 1 of 1
Date 04/01/2026
Customer 16950
Site 0
PO Number
Due Date 04/26/2026

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

AMOUNT REMITTED

0025756SW0169500000SW000174164900004980406

Long Lake Reserve CDD

Meeting Date: April 13, 2026

SUPERVISOR PAY REQUEST

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	9:00 AM
Meeting End Time:	10:29 AM
Total Meeting Time:	1 hour & 29 minutes

Time Over 0 (3) Hours:	0
-------------------------------------	--------------

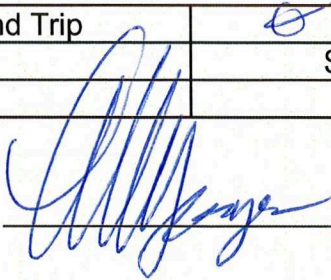
Total at \$175 per Hour:	\$0.00
--------------------------	--------

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	5
Additional or Continued Meeting?	<input checked="" type="checkbox"/>
Total Meeting Time:	0
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	<input checked="" type="checkbox"/>
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: _____





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: May 1

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customer

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

Para nuestros clientes que hablan Español

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

Your usage snapshot - Continued

Current electric usage for meter number 3539949	
Actual reading on Apr 1	2673
Previous reading on Mar 3	- 2635
<hr/>	
Energy Used	38 kWh
Billed kWh	38.000 kWh



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

Billing details - Electric

Billing Period - Mar 03 26 to Apr 01 26	
Meter - 3539949	
Customer Charge	\$17.92
Energy Charge	
38.000 kWh @ 9.566c	3.64
Fuel Charge	
38.000 kWh @ 4.422c	1.68
Asset Securitization Charge	
38.000 kWh @ 0.195c	0.07
Minimum Bill Adjustment	6.69
<hr/>	
Total Current Charges	\$30.00

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

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<hr/>	
Total Taxes	\$0.80





We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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

Help managing your account (not applicable for all customers)

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

General questions or concerns

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: May 1

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

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

Your usage snapshot - Continued

Current electric usage for meter number 3589801	
Actual reading on Apr 1	2748
Previous reading on Mar 3	- 2710
<hr/>	
Energy Used	38 kWh
Billed kWh	38.000 kWh



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

Billing details - Electric

Billing Period - Mar 03 26 to Apr 01 26	
Meter - 3589801	
Customer Charge	\$17.92
Energy Charge	
38.000 kWh @ 9.566c	3.64
Fuel Charge	
38.000 kWh @ 4.422c	1.68
Asset Securitization Charge	
38.000 kWh @ 0.195c	0.07
Minimum Bill Adjustment	6.69
Total Current Charges	\$30.00

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

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

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

Billing details - Taxes

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





duke-energy.com
877.372.8477

Your Energy Bill

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

Bill date Apr 6, 2026
For service Mar 3 - Apr 1
30 days

Account number **9100 8628 5448**

Billing summary

Previous Amount Due	\$617.35
Payment Received Mar 25	-617.35
Current Electric Charges	650.34
Taxes	17.26
Total Amount Due Apr 27	\$667.60

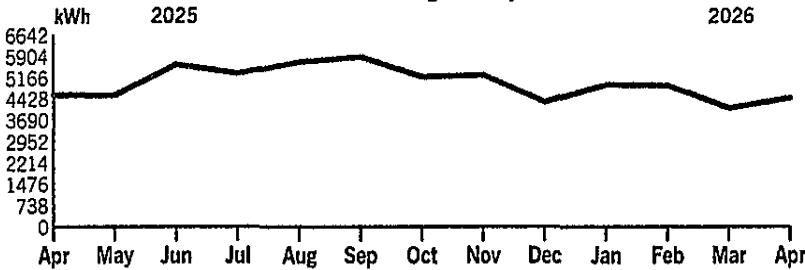


Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least Two full Business days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit sunshine811.com.

Your usage snapshot

Electric usage history



Average temperature in degrees

76° 81° 82° 84° 84° 81° 76° 68° 65° 61° 61° 71° 75°

	Current Month	Apr 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	4,459	4,559	60,374	5,031
Avg. Daily (kWh)	149	157	165	
12-month usage based on most recent history				

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

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



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

Account number
9100 8628 5448

Amount of automatic debit

\$667.60
by Apr 27

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

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

028866 000001035



LONG LAKE RESERVE COMMUNITY DEVELOPMENTDISTRICT
LONG LAKE RESERVE COMM DEV
PO BOX 32414
CHARLOTTE NC 28232-2414



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

fb.def.duke.bills.20260402230734.30.aip-57731-000001035



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: May 1

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

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

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

Your usage snapshot - Continued

Current electric usage for meter number 1008121	
Actual reading on Apr 1	244292
Previous reading on Mar 3	- 239833
<hr/>	
Energy Used	4,459 kWh
Billed kWh	4,459.000 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 - Mar 03 26 to Apr 01 26	
Meter - 1008121	
Customer Charge	\$17.92
Energy Charge	
4,459.000 kWh @ 9.566c	426.54
Fuel Charge	
4,459.000 kWh @ 4.422c	197.18
Asset Securitization Charge	
4,459.000 kWh @ 0.195c	8.70
<hr/>	
Total Current Charges	\$650.34

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	\$0.57
Gross Receipts Tax	16.69
<hr/>	
Total Taxes	\$17.26





duke-energy.com
877.372.8477

Your Energy Bill

Service address

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

Bill date Apr 8, 2026
For service Mar 4 - Apr 2
30 days

Account number **9100 8628 5638**

Billing summary

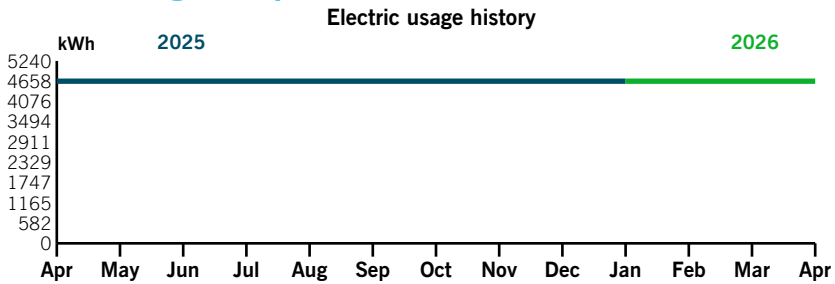
Previous Amount Due	\$3,458.32
<i>Payment Received Mar 27</i>	-3,458.32
Current Lighting Charges	3,445.03
Taxes	13.29
Total Amount Due Apr 29	\$3,458.32



Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least Two full Business days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit sunshine811.com.

Your usage snapshot



Average temperature in degrees

76° 81° 82° 84° 84° 81° 76° 68° 65° 61° 61° 71° 75°

	Current Month	Apr 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	4,658	4,658	55,896	4,658
Avg. Daily (kWh)	155	161	153	

12-month usage based on most recent history

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

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



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

Account number
9100 8628 5638

Amount of automatic draft

\$3,458.32
by Apr 29

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

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

LONG LAKE RESERVE COMMUNITY DEVELOPMENTDISTRICT
LONG LAKE RESERVE COMM DEV
PO BOX 32414
CHARLOTTE NC 28232

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

889100862856380006600000000000000034583200003458329



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
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Check utility rates

Check rates and charges	duke-energy.com/rates
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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: May 4

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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

Your usage snapshot - Continued

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

Billing details - Lighting

Billing Period - Mar 04 26 to Apr 02 26	
Customer Charge	\$1.92
Energy Charge	
4,658.000 kWh @ 4.188c	195.08
Fuel Charge	
4,658.000 kWh @ 4.325c	201.46
Asset Securitization Charge	
4,658.000 kWh @ 0.054c	2.52
Fixture Charge	
SV FLAGLER ACR 9500L	1,464.64
54W MITCH LED PT CLR	67.92
50 WATT LED OCAL 3000K TY V BL	8.73
50 MTCH III 3K F	21.44
50MTCHTR III3K THRBM	33.96
Maintenance Charge	
SV FLAGLER ACR 9500L	264.04
54W MITCH LED PT CLR	8.16
50 WATT LED OCAL 3000K TY V BL	2.04
50 MTCH III 3K F	2.04
50MTCHTR III3K THRBM	4.08
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
100 Pole(s) @ \$11.670	1,167.00
Total Current Charges	\$3,445.03

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$3.00
Gross Receipts Tax	10.29
Total Taxes	\$13.29



Florida Department of Health
in Pasco County
Notification of Fees Due



51-BID-8200991

Permit Number
51-60-1886049

Fee Amount: \$280.00
Previous Balance: \$0.00
Total Amount Due: \$280.00

For: Swimming Pools - Public Pool > 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2026).

Payment Due Date: 06/30/2026 or Upon Receipt

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

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: The Reserve at Long Lake Ranch Pool Pool Volume: 72,500
Location: 19617 Breynia Dr, gallons
Lutz, FL 33558 Bathing Load: 48

Owner Information:

Name: Long Lake Reserve Community Development
Address: 5844 Old Pasco Rd, Ste 100
(Mailing) Wesley Chapel, FL 33544
Home Phone: (555) 555-5555 Work Phone:

Flow Rate: 250

**Please go online to pay fee at:
www.MyFloridaEHPermit.com**

Permit Number: 51-60-1886049 Bill ID: 51-BID-8200991

Billing Questions call DOH-Pasco at: (727) 841-4425

If you do not pay online, make checks payable to and mail invoice WITH payment to:

Florida Department of Health in Pasco County
7509 State Road 52 Ste 150
Hudson, FL 34667

Lynn Hayes
Signature

4/23/2026
Date

[Please detach this portion and RETURN with your payment]

Batch Billing ID: 102379

PERMIT HOLDERS CAN NOW

pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information



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

Service Slip/Invoice

INVOICE: 118027774
DATE: 03/27/2026
ORDER: 118027774

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 Breyntia Dr
 Lutz, FL 33558

Work Date	Time	Target Pest	Technician	Time In
03/27/2026	08:58 AM		BLDEARTH	Branden Dearth
Purchase Order	Terms	Last Service	Map Code	Time Out
	DUE UPON RECEIPT	03/27/2026	N/A	Lic:JE325021

Service	Description	Price
---------	-------------	-------

IS	Taexx Pest Control Service	\$152.50
Hi Mr/Ms,		SUBTOTAL
Today's 6-Point Advantage Service:		TAX
1. Inspected the exterior of your home to identify potential pest problems		AMT. PAID
2. Removed and treated cobwebs and wasps nests within reach		TOTAL
3. Provided conventional pest control applications		\$152.50
4. Treated pest entry points around doors and windows		
5. Applied pest control materials around the outside perimeter of your home.		AMOUNT DUE
6. Provided this detailed service report.		\$152.50

BD

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Date	Invoice #
4/1/2026	4483

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	March 2026 Dog station maintenance	200.00	200.00
All work is complete!		Total	\$200.00

INVOICE



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

Customer Number: LONG0008
Invoice Number: Inv-299595
Invoice Date: 01-30-2026
Due Date: 02/28/2026

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

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

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

Reference – P.O. No.	Terms	Due Date	Franchise
	Net 30	02/28/2026	F0214

Quantity	Description	Rate	Amount
1	Pacific Blue Select Multifold Paper Towels, 1-ply, 250 Sheets/Pack, 16 Packs/Carton (20389)	\$43.99	\$43.99
1	Coastwide Professional 55-60 Gal. Trash Bags, High Density, 22 Mic., Black, 25 Bags/Roll, 6 Rolls (CW17712)	\$64.96	\$64.96
Subtotal			\$108.95
Sales Tax			\$0.00
Total			\$108.95
PAYMENT/CREDIT APPLIED			\$0.00
AMOUNT DUE			\$108.95
<p>Reference Inv-299595 with your payment to ensure prompt and accurate application.</p> <p>Autopay Customers: Payment will be drafted on the date due. This invoice is for your records.</p>			

BILLING QUESTIONS: BILLINGSERVICES@OFFICEPRIDE.COM

Current	1 – 30 days overdue	31 – 60 days overdue	61 – 90 days overdue	91 days overdue	Total
\$1,425.57	\$0.00	\$0.00	\$0.00	\$0.00	\$1,425.57

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

INVOICE



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

Customer Number: LONG0008
Invoice Number: Inv-300847
Invoice Date: 02-01-2026
Due Date: 03/03/2026

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

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

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

Reference – P.O. No.	Terms	Due Date	Franchise
	Net 30	03/03/2026	F0214

Quantity	Description	Rate	Amount
1	Day Porter Services 3x per week	\$1,316.62	\$1,316.62
Subtotal			\$1,316.62
Sales Tax			\$0.00
Total			\$1,316.62
PAYMENT/CREDIT APPLIED			\$0.00
AMOUNT DUE			\$1,316.62
<p style="background-color: yellow;">Reference Inv-300847 with your payment to ensure prompt and accurate application.</p> <p style="background-color: yellow;">Autopay Customers: Payment will be drafted on the date due. This invoice is for your records.</p>			

BILLING QUESTIONS: BILLINGSERVICES@OFFICEPRIDE.COM

Current	1 – 30 days overdue	31 – 60 days overdue	61 – 90 days overdue	91 days overdue	Total
\$1,425.57	\$0.00	\$0.00	\$0.00	\$0.00	\$1,425.57

Each Office Pride franchise is independently owned and operated.

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INVOICE



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

Customer Number: LONG0008
Invoice Number: Inv-309916
Invoice Date: 04-01-2026
Due Date: 05/01/2026

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

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

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

Reference – P.O. No.	Terms	Due Date	Franchise
	Net 30	05/01/2026	F0214

Quantity	Description	Rate	Amount
1	Day Porter Services 3x per week	\$1,316.62	\$1,316.62
Subtotal			\$1,316.62
Sales Tax			\$0.00
Total			\$1,316.62
PAYMENT/CREDIT APPLIED			\$0.00
AMOUNT DUE			\$1,316.62
<p>Reference Inv-309916 with your payment to ensure prompt and accurate application.</p> <p>Autopay Customers: Payment will be drafted on the date due. This invoice is for your records.</p>			

BILLING QUESTIONS: BILLINGSERVICES@OFFICEPRIDE.COM

Current	1 – 30 days overdue	31 – 60 days overdue	61 – 90 days overdue	91 days overdue	Total
\$1,316.62	\$1,316.62	\$108.95	\$0.00	\$0.00	\$2,742.19

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INVOICE



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

Customer Number: LONG0008
Invoice Number: Inv-312969
Invoice Date: 04-21-2026
Due Date: 05/20/2026

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

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

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

Reference – P.O. No.	Terms	Due Date	Franchise
	Net 30	05/20/2026	F0214

Quantity	Description	Rate	Amount
1	Coastwide Professional 55-60 Gallon Trash Bag, 38 x 60, High Density, 22 mic, Black, 150 Bags/Box (CW17712)	\$62.78	\$62.78
Subtotal			\$62.78
Sales Tax			\$0.00
Total			\$62.78
PAYMENT/CREDIT APPLIED			\$0.00
AMOUNT DUE			\$62.78
<p>Reference Inv-312969 with your payment to ensure prompt and accurate application.</p> <p>Autopay Customers: Payment will be drafted on the date due. This invoice is for your records.</p>			

BILLING QUESTIONS: BILLINGSERVICES@OFFICEPRIDE.COM

Current	1 – 30 days overdue	31 – 60 days overdue	61 – 90 days overdue	91 days overdue	Total
\$1,379.40	\$0.00	\$1,425.57	\$0.00	\$0.00	\$2,804.97

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

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

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



15 0 1
 42-62319

LONG LAKE RESERVE CDD

Service Address: **19244 BREYNIA DR IRRIGATION**
 Bill Number: 24241206
 Billing Date: 4/1/2026
 Billing Period: 2/12/2026 to 3/16/2026

Account #	Customer #
0991370	01393846
Please use the 16-digit number below when making a payment through your bank	
099137001393846	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	14369796	2/12/2026	5101	3/16/2026	5135	32	34

Usage History

Irrigation

March 2026	34
February 2026	30
January 2026	56
December 2025	55
November 2025	57
October 2025	52
September 2025	60
August 2025	62
July 2025	66
June 2025	60
May 2025	65
April 2025	63

Transactions

Previous Bill	143.82
Payment 03/20/26	-143.82 CR
Balance Forward	0.00
Current Transactions	
Irrigation	
Water Base Charge	22.37
Water Tier 1	25.0 Thousand Gals X \$3.47 = 86.75
Water Tier 2	9.0 Thousand Gals X \$6.94 = 62.46
Total Current Transactions	171.58
TOTAL BALANCE DUE	\$171.58

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

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

Account #	0991370
Customer #	01393846
Balance Forward	0.00
Current Transactions	171.58

Total Balance Due	\$171.58
Due Date	4/20/2026

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

The Total Due will be electronically transferred on 04/20/2026.

LONG LAKE RESERVE CDD
 PO BOX 32414
 CHARLOTTE NC 28232

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

013938468099137012424120610000171580



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

16 0 1
 42-52319

LONG LAKE RESERVE CDD

Service Address: **19617 BREYNIA DR**

Bill Number: 24241386

Billing Date: 4/1/2026

Billing Period: 2/12/2026 to 3/16/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Water	14328640	2/12/2026	1131	3/16/2026	1149	32	18

Usage History

Transactions

Month	Usage
March 2026	18
February 2026	18
January 2026	5
December 2025	8
November 2025	23
October 2025	14
September 2025	10
August 2025	8
July 2025	32
June 2025	11
May 2025	12
April 2025	8

Previous Bill	313.58
Payment 03/20/26	-313.58 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	41.29
Water Tier 1	18.0 Thousand Gals X \$2.18 = 39.24
Sewer	
Sewer Base Charge	103.45
Sewer Charges	18.0 Thousand Gals X \$7.20 = 129.60
Total Current Transactions	313.58
TOTAL BALANCE DUE	\$313.58



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

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

Account #	1002200
Customer #	01399734
Balance Forward	0.00
Current Transactions	313.58

Total Balance Due	\$313.58
Due Date	4/20/2026

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

The Total Due will be electronically transferred on 04/20/2026.

LONG LAKE RESERVE CDD
 PO BOX 32414
 CHARLOTTE NC 28232

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

013997344100220032424138640000313586



PASCO COUNTY UTILITIES
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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



17 0 1
 42-62319

LONG LAKE RESERVE CDD

Service Address: **19932 LEONARD ROAD**

Bill Number: 24241674

Billing Date: 4/1/2026

Billing Period: 2/12/2026 to 3/16/2026

Account #	Customer #
1013880	01399734
Please use the 16-digit number below when making a payment through your bank	
101388001399734	

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

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Irrig Potable	190296326	2/12/2026	9318	3/16/2026	9401	32	83

Usage History

Irrigation

March 2026	83
February 2026	68
January 2026	128
December 2025	134
November 2025	128
October 2025	123
September 2025	134
August 2025	139
July 2025	130
June 2025	127
May 2025	135
April 2025	129

Transactions

Previous Bill	339.71
Payment 03/20/26	-339.71 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	8.0 Thousand Gals X \$9.36 = 74.88
Total Current Transactions	463.17
TOTAL BALANCE DUE	\$463.17



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

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

Account #	1013880
Customer #	01399734
Balance Forward	0.00
Current Transactions	463.17

Total Balance Due	\$463.17
Due Date	4/20/2026

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

The Total Due will be electronically transferred on 04/20/2026.

LONG LAKE RESERVE CDD
 PO BOX 32414
 CHARLOTTE NC 28232

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

013997344101388092424167440000463171



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



18 0 1
 42-52319

LONG LAKE RESERVE CDD

Service Address: MORSANI PH 2 IRRIGATION
 Bill Number: 24241675
 Billing Date: 4/1/2026
 Billing Period: 2/12/2026 to 3/16/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Irrig Potable	18091001	2/12/2026	992	3/16/2026	992	32	0

Usage History

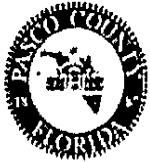
Irrigation

March 2026	0
February 2026	0
January 2026	0
December 2025	0
November 2025	0
October 2025	0
September 2025	0
August 2025	0
July 2025	0
June 2025	0
May 2025	0
April 2025	0

Transactions

Previous Bill	22.37
Payment 03/20/26	-22.37 CR
Balance Forward	0.00
Current Transactions	
Irrigation	
Water Base Charge	22.37
Total Current Transactions	22.37
TOTAL BALANCE DUE	\$22.37

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasy pay.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	4/20/2026

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

The Total Due will be electronically transferred on 04/20/2026.

LONG LAKE RESERVE CDD
 PO BOX 32414
 CHARLOTTE NC 28232

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

013997344101388542424167510000022378



Pasco Sheriff's Office
 ATTN: Extra Duty
 7432 Little Road
 New Port Richey, FL 34654

Invoice: 1-20263-12633
Service Total: \$3840.00
Payments Total:
Amount Due: \$3840.00
Sent Date: 3/30/2026
Payment Terms: Due upon receipt

LONG LAKE RESERVE CDD
 19617 BREYNIA DRIVE
 LUTZ, FL 33558

Service Date	Employee	Job Name	Start Time	Hrs Wrkd	Billed Rate	Emp Fees
3/2/2026	BOLES, PHILLIP - 6353	SECURITY/TRAFFIC COMMUNITY	7:00 AM	4.00	\$60.00	\$240.00
3/3/2026	RODRIGUEZ, NATHANIEL - 7726	SECURITY/TRAFFIC COMMUNITY	4:00 PM	4.00	\$60.00	\$240.00
3/5/2026	NGUYEN, NHAN - 7672	SECURITY/TRAFFIC COMMUNITY	4:00 PM	4.00	\$60.00	\$240.00
3/6/2026	VOGELE, KEVIN - 7376	SECURITY/TRAFFIC COMMUNITY	7:00 AM	4.00	\$60.00	\$240.00
3/10/2026	NGUYEN, NHAN - 7672	SECURITY/TRAFFIC COMMUNITY	7:00 AM	4.00	\$60.00	\$240.00
3/11/2026	PAREJA-RODRIGUEZ, KEVIN - 6104	SECURITY/TRAFFIC COMMUNITY	4:00 PM	4.00	\$60.00	\$240.00
3/12/2026	VANCE, NICHOLAS - 7658	SECURITY/TRAFFIC COMMUNITY	4:00 PM	4.00	\$60.00	\$240.00
3/13/2026	MERCADO MARIN, GEORGE - 7821	SECURITY/TRAFFIC COMMUNITY	7:00 AM	4.00	\$60.00	\$240.00
3/17/2026	COOKE, JUSTIN - 6824	SECURITY/TRAFFIC COMMUNITY	4:00 PM	4.00	\$60.00	\$240.00
3/18/2026	REYES, KELVIN - 6847	SECURITY/TRAFFIC COMMUNITY	9:00 AM	4.00	\$60.00	\$240.00
3/19/2026	MELLO, KIP - 830	SECURITY/TRAFFIC COMMUNITY	4:00 PM	4.00	\$60.00	\$240.00
3/20/2026	EVERS, DANIEL - 6809	SECURITY/TRAFFIC COMMUNITY	9:00 AM	4.00	\$60.00	\$240.00
3/23/2026	STEWART, JEREMIAH - 7523	SECURITY/TRAFFIC COMMUNITY	7:00 AM	4.00	\$60.00	\$240.00
3/24/2026	COOKE, JUSTIN - 6824	SECURITY/TRAFFIC COMMUNITY	4:00 PM	4.00	\$60.00	\$240.00

3/26/2026	MIX, CHRISTOPHER - 7712	SECURITY/TRAFFIC COMMUNITY	4:00 PM	4.00	\$60.00	\$240.00
3/27/2026	SELTMAN, CHRISTOPHER - 5104	SECURITY/TRAFFIC COMMUNITY	7:00 AM	4.00	\$60.00	\$240.00
					Total:	\$3840.00

Questions regarding Invoice Charges & Payments please contact:

Contact: Pasco Sheriff's Office
Telephone: 727-844-7795
Email: ExtraDuty@pascosheriff.org

Make Checks Payable To:

Pasco Sheriff's Office

Invoice #: I-20263-12633

Invoice Total: \$3840.00

Invoice For: LONG LAKE RESERVE CDD

Mail Checks To:

Pasco Sheriff's Office
ATTN: Extra Duty Program
7432 Little Road New Port Richey, Florida 34654

Payment Terms: Due upon receipt
Please include Invoice # in check comment

How To Pay Online

Customers who wish to make payments to the Pasco Sheriff's Extra Duty Office may do so on the AllPaid Payment Platform. Cardholders can now make payments with Visa®, MasterCard®, American Express® and Discover® (service charges apply). To make an online payment via the AllPaid platform, please visit <https://allpaid.com/plc/a005v9>.

Late Payments

Unpaid invoices over 30 days from the date of invoice are considered late payments and may be subject to legal action, including collections. Extra Duty Employers are responsible for the cost of attorney's fees, court fees and/or collection's fees as a result of any legal action. In addition, a late fee penalty may be implemented at the rate of 2% of the total invoice added per day.

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

Invoice

Date	Invoice #
4/2/2026	INV0000108025

Bill To:

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

Services for the month of	Terms	Client Number
April	Upon Receipt	00176

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,772.58	\$1,772.58
Administrative Services	1.00	\$443.17	\$443.17
Dissemination Services	1.00	\$416.67	\$416.67
Financial & Revenue Collections	1.00	\$492.33	\$492.33
Management Services	1.00	\$1,979.33	\$1,979.33
Website Compliance & Management	1.00	\$105.00	\$105.00
Subtotal			\$5,209.08
Total			\$5,209.08

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

Invoice

Date	Invoice #
3/27/2026	INV0000108161

Bill To:

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$3,743.09	\$3,743.09
Subtotal			\$3,743.09
Total			\$3,743.09

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

Invoice

Date	Invoice #
4/1/2026	INV0000108195

Bill To:

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

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

Description	Qty	Rate	Amount
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 #
4/10/2026	INV0000108223

Bill To:

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$1,100.00	\$1,100.00
Personnel Reimbursement	1.00	\$3,894.98	\$3,894.98
Subtotal			\$4,994.98
Total			\$4,994.98

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

Invoice

Date	Invoice #
4/24/2026	INV0000109091

Bill To:

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$4,373.81	\$4,373.81
Subtotal			\$4,373.81
Total			\$4,373.81



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

Invoice

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

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

Date	Invoice #	P.O#/Project ID	Terms	Due Date
4/13/2026	17626041326		Net 30	5/13/2026

QTY	Description
1	<p>Service Labor - 1 hour minimum</p> <p>"Job#: 15265</p> <p>Date Submitted: 04/13/26/Schedule Date: 04/13/26</p> <p>Community Name: Long Lake Reserve CDD</p> <p>Location: N/A</p> <p>Requested By: Shawn Piccolo</p> <p>Requested Via: Phone Call</p> <p>Email(s): crivera@rizzetta.com, manager@longlakereserve.com, saraschwartz.rllr@gmail.com, scraft@rizzetta.com</p> <p>Phone Number: 813-515-4149</p> <p>Repair Authorization: N/A</p> <p>Issue Reported: Issue:</p> <p>Gate magnet inoperable - Will not lock - Gate can be manually opened</p> <p>Shawn Piccolo</p> <p>813-515-4149</p>

	Subtotal
	Sales Tax (0.0%)
	Total
	Payments/Credits
	Balance Due



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

Invoice

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

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

Date	Invoice #	P.O#/Project ID	Terms	Due Date
4/13/2026	17626041326		Net 30	5/13/2026

QTY	Description
	<p>Work Completed: Work Performed</p> <p>Inspected pedestrian gate and identified improper alignment between mag lock and armature plate.</p> <p>Found armature not fully covering magnet surface, reducing holding force and allowing gate to be pulled open.</p> <p>Removed and repositioned armature on swing-gate side to achieve proper alignment.</p> <p>Re-drilled mounting holes and securely fastened armature in corrected position.</p> <p>Performed multiple pull-tests to confirm full magnetic contact and proper locking strength.</p> <p>Verified consistent operation of pedestrian gate after adjustment.</p> <p>Discussed request to modify relock time delay; informed site contact that access control panel is managed by a third-party vendor.</p> <p>No additional issues observed; site left in normal operating condition."</p>

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



INVOICE

Page: 1

Please Remit Payment to:

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

Invoice Number: PSI236706
Invoice Date: 2/1/2026

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

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

Ship Via
Ship Date 2/1/2026
Due Date 3/3/2026
Terms Net 30

Customer ID 9879
P.O. Number
P.O. Date 2/1/2026
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance February Billing 2/1/2026 - 2/28/2026 Lake All Wetland 1 Wetland 2		1	1	1,912.00	1,912.00

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

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



INVOICE

Invoice Number 2544674
Invoice Date April 2, 2026
Customer Number 154444
Project Number 238202113

Bill To

Long Lake Reserve Community
Development District
Accounts Payable
c/o Rizzetta & Company, Inc.
5844 Old Pasco Road Suite 100
Wesley Chapel FL 33544
United States

Alternative Remit To

Stantec Consulting Services Inc.
(SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID
11-2167170

Project Description: Long Lake Reserve CDD

Stantec Project Manager: Waag, Tyson
Authorization Amount: \$22,827.00
Authorization Previously Billed: \$11,262.25
Authorization Budget Remaining: \$9,266.20
Authorization Billed to Date: \$13,560.80
Current Invoice Due: \$2,298.55
For Period Ending: March 27, 2026

Email Invoice: rizzettacddinvoices@avidbill.com
CC: darryla@rizzetta.com
Include: Billing Backup

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

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

** PLEASE INCLUDE AN INVOICE # WITH PAYMENT **

Thank you.

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

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

INVOICE

Invoice Number

2544674

Project Number

238202113

Top Task 2026 **2026 FY General Consulting Services**

Professional Services

Billing Level	Hours	Rate	Current Amount
Level 09 Nurse, Vanessa M	0.75	190.00	142.50
	0.75		142.50
Level 10 Rankin, Ashley Alexandra	1.00	198.00	198.00
Waag, R Tyson (Tyson)	9.75	198.00	1,930.50
	10.75		2,128.50
Professional Services Subtotal	11.50		2,271.00

Disbursements

	Date	Cost	%	Current Amount
Direct - Vehicle (mileage)				
Waag, R Tyson (Tyson)	2026-03-16			27.55
US10251668 38 MILES				
Disbursements Subtotal				27.55

Top Task 2026 Total **2,298.55**

Total Fees & Disbursements \$2,298.55

INVOICE TOTAL (USD) **\$2,298.55**

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2026-03-24	238202113	2026	Direct - Regular	NURSE, VANESSA M	0.25	190.00	47.50	CORRESPONDENCE RE: SWFWMD SOIS	
2026-03-26	238202113	2026	Direct - Regular	NURSE, VANESSA M	0.50	190.00	95.00	PREPARED 2025 AERIAL FOR HB7013 PACKAGE	
2026-03-05	238202113	2026	Direct - Regular	RANKIN, ASHLEY ALEXANDRA	1.00	198.00	198.00	PM SUPPORT	
2026-03-06	238202113	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.75	198.00	148.50	REVIEW MONTHLY INVOICE AND TEAM COORDINATION. REVIEW SWFWMD CERT.	
2026-03-09	238202113	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	CALL WITH DM REGARDING BOS MEETING AND TASK ITEMS. REVIEW NOTES AND UPDATE SWFWMD CERTIFICATIONS.	
2026-03-12	238202113	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	198.00	49.50	MONTHLY TEAM MEETING PREPARATION.	
2026-03-13	238202113	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	198.00	49.50	MONTHLY TEAM COORDINATION MEETING.	
2026-03-16	238202113	2026	Direct - Regular	WAAG, R TYSON (TYSON)	4.25	198.00	841.50	SITE VISIT TO VIEW EROSION CONCERNS AND REVIEW POND CONDITIONS AHEAD OF BUDGET MEETING. UPLOAD FIELD PHOTOS.	
2026-03-18	238202113	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.75	198.00	148.50	CALL WITH DM. EMAIL CORRESPONDENCE WITH NEW DM. UPLOAD FIELD PHOTOS.	
2026-03-25	238202113	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	REVIEW FIELD PHOTOS FROM 3/16/26 SITE VISIT.	
2026-03-26	238202113	2026	Direct - Regular	WAAG, R TYSON (TYSON)	2.50	198.00	495.00	BEGIN FIELD REPORT FOR BUDGET MEETING.	
2026-03-16	238202113	2026	Direct - Vehicle (mileage)	WAAG, R TYSON (TYSON)	27.55	1.00	27.55	SITE VISIT: EROSION AND POND REVIEW	US10251668
Total subTask 2026					39.05		\$2,298.55		
Total Top Task 2026					39.05		\$2,298.55		
Total Project 238202113					39.05		\$2,298.55		



0 LONG LAKE RESERVE CDD 0

ACCOUNT SUMMARY

Credit Limit	\$10,000.00
Credit Available	\$8,978.00
Statement Closing Date	March 31, 2026
Days in Billing Cycle	31
Previous Balance	\$1,016.56
Payments & Credits	\$1,016.56
Purchases & Other Charges	\$1,021.78
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$1,021.78

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

PAYMENT INFORMATION

New Balance	\$1,021.78
Minimum Payment Due	\$1,021.78
Payment Due Date	April 27, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL	\$1,016.56-
03/25	03/25	F151500F400CHGDDA	AUTOMATIC PAYMENT - THANK YOU	1,016.56-
		GREGG GRUHL	TOTAL	\$0.00
		KELLIE SPRAGUE	TOTAL	\$0.00
		ANGELA DEL CASTILLO	TOTAL	\$1,021.78
03/01	03/01	0543684ED00AL3FMZ	DOLLAR TREE SEFFNER FL MCC: 5331 MERCHANT ZIP: 33584	53.75
03/05	03/05	8230509EHEHMKS4DN	AMAZON MARK* BP6OW25S2 SEATTLE WA MCC: 5999 MERCHANT ZIP:	50.98
03/09	03/09	5543286EL5WDLAMY6	AMAZON.COM*BE9M64KX0 SEATTLE WA MCC: 5942 MERCHANT ZIP:	25.00
03/09	03/09	1230202EL00PZJNWZ	MAILCHIMP ATLANTA GA MCC: 5818 MERCHANT ZIP:	19.50
03/10	03/10	5543286EM5WMM96H4	AMAZON MKTPL*BD9UJ1302 SEATTLE WA MCC: 5942 MERCHANT ZIP:	27.08

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope



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

PAYMENT INFORMATION

Payment Due Date	April 27, 2026
New Balance	\$1,021.78
Minimum Payment Due	\$1,021.78
Past Due Amount	\$0.00

Make Check
Payable to:

Amount Enclosed:

\$

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

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

0 LONG LAKE RESERVE CDD 0

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
03/11	03/11	1527632EP00PT3G9P	SMALLPDF ZURICH ZH MCC: 5045 MERCHANT ZIP:	15.00
03/11	03/11	8230509ENEHNS301J	AMAZON MARK* BP9I454L0 SEATTLE WA MCC: 5999 MERCHANT ZIP:	59.23
03/14	03/14	0230537ES00JPNFNP	PUBLIX #1219 LUTZ FL MCC: 5411 MERCHANT ZIP: 33558	31.15
03/17	03/17	5543286EW5Z2S1A0N	AMAZON MKTPL*B583U9XP2 SEATTLE WA MCC: 5942 MERCHANT ZIP:	25.44
03/18	03/18	0543684EY00AH6Z9A	DOLLAR TREE BRANDON FL MCC: 5331 MERCHANT ZIP: 33510	10.21
03/19	03/19	8230509EZEHMG0TR9	AMAZON MARK* BD8ZE8SJ1 SEATTLE WA MCC: 5999 MERCHANT ZIP:	170.99
03/21	03/21	0230537F100JPZ5ZK	PUBLIX #877 LAND O LAKES FL MCC: 5411 MERCHANT ZIP: 34639	51.97
03/26	03/26	5543286F561ZD4N96	AMAZON MKTPL*BG4V30IW2 SEATTLE WA MCC: 5942 MERCHANT ZIP:	94.94
03/26	03/26	5543286F5621BQGXT	AMAZON MKTPL*BG9BN6WH2 SEATTLE WA MCC: 5942 MERCHANT ZIP:	47.97
03/27	03/27	5543286F662965KM4	AMAZON.COM*B526I1XK0 SEATTLE WA MCC: 5942 MERCHANT ZIP:	205.00
03/27	03/27	0543684F700B0G5K0	DOLLAR TREE LAND O LAKES FL MCC: 5331 MERCHANT ZIP: 34639	35.31
03/27	03/27	8230509F6EHN33TPN	AMAZON MARK* B53LR4GU0 SEATTLE WA MCC: 5999 MERCHANT ZIP:	37.31
03/28	03/28	8230509F7EHN1977J	AMAZON MARK* BC15483H2 SEATTLE WA MCC: 5999 MERCHANT ZIP:	60.95
		MICHELLE WHITE	TOTA	\$0.00

IMPORTANT ACCOUNT INFORMATION

\$0 - \$1,021.78 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 04/27/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.
TOTAL *FINANCE CHARGE* PAID IN 2025 \$4.53

REWARDS SUMMARY

Previous Cashback Balance	\$0.00	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$2.55	\$0-\$500,000 = 0.25%
New Cashback Balance	\$2.55	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Feb 2027	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

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

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

(v) = variable (f) = fixed

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

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

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

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

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

INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

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

MAKING PAYMENTS

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

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

BALANCE COMPUTATION METHOD

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

INTEREST

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

CREDIT BALANCE

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

NOTICE TO PAST-DUE CUSTOMERS:

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

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

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

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

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

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

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

YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

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

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

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

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

TELEPHONE MONITORING AND RECORDING.

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

Long Lake Reserve CDD

Clubhouse Credit Card Ending 8901

03/01/26-03/31/26

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

				Clubhouse Supplies	Maintenance & Repairs	Programs - Events
				57200-4734	57200-4705	57400-4775
Date	Vendor Name	Reason for Expenditure	Amount			
3/1/2026	Dollar Tree	Easter Event	\$ (53.75)			\$ (53.75)
3/5/2026	Amazon	March Art Class Event	\$ (50.98)			\$ (50.98)
3/9/2026	Amazon	Gift Card for Bollywood Event	\$ (25.00)			\$ (25.00)
3/9/2026	MailChimp	E-Blast Subscription	\$ (19.50)	\$ (19.50)		
3/10/2026	Amazon	Office Supplies	\$ (27.08)	\$ (27.08)		
3/11/2026	Small PDF	Monthly Subscription	\$ (15.00)	\$ (15.00)		
3/11/2026	Amazon	Office Supplies	\$ (59.23)	\$ (59.23)		
3/14/2026	Publix	St Patty's Event	\$ (31.15)			\$ (31.15)
3/17/2026	Amazon	Easter Event	\$ (25.44)			\$ (25.44)
3/18/2026	Dollar Tree	Easter Event	\$ (10.21)			\$ (10.21)
3/19/2026	Amazon	Easter Event	\$ (170.99)			\$ (170.99)
3/21/2026	Publix	Music Bingo Event	\$ (51.97)			\$ (51.97)
3/26/2026	Amazon	Clubhouse Maintenance	\$ (94.94)		\$ (94.94)	
3/26/2026	Amazon	Clubhouse Maintenance	\$ (47.97)		\$ (47.97)	
3/27/2026	Amazon	Payment for March Art Class Event	\$ (205.00)			\$ (205.00)
3/27/2026	Dollar Tree	Easter Event	\$ (35.31)			\$ (35.31)
3/27/2026	Amazon	Easter Event	\$ (37.31)			\$ (37.31)
3/28/2026	Amazon	Clubhouse Maintenance	\$ (60.95)		\$ (60.95)	
		001-10102	(1,021.78)	(120.81)	(203.86)	(697.11)

Long Lake Reserve

CDD Receipt for Payment Log

Date: 3/1/20

From: Dollar Tree

Amount: \$ 53.75

Purchased by: Angela Del Castillo

Purpose: Easter Event

Scanned: _____



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

DESCRIPTION	QTY	PRICE	TOTAL
EASTER CANVAS BUNNY BASKET	1	1.50	1.50
EASTER CANVAS BUNNY BASKET	1	1.50	1.50
RAINBOW BUNNY EAR HEADBAND	1	1.50	1.50
RAINBOW BUNNY EAR HEADBAND	1	1.50	1.50
BLK CHOC FLAIDCK RABBIT 1.3 Z	1	1.25	1.25
PC POUR N PAINT ASD PDQ	1	1.75	1.75
EASTER CHK/BHY/CRT EGGS 3PK	1	1.50	1.50
TABLE WAND 4Z 2PK	1	1.75	1.75
RED EASTER GRASS 63G 2.25 OZ	1	1.50	1.50
RED EASTER GRASS 63G 2.25 OZ	1	1.50	1.50
RED CANDY BRACELETS 10CT 3.53Z	1	1.25	1.25
RED CANDY BRACELETS 10CT 3.53Z	1	1.25	1.25
RED CANDY BRACELETS 10CT 3.53Z	1	1.25	1.25
RED CANDY BRACELETS 10CT 3.53Z	1	1.25	1.25
JUMPING RABBITS 3.17Z 18CT	1	1.25	1.25
JUMPING RABBITS 3.17Z 18CT	1	1.25	1.25
JUMPING RABBITS 3.17Z 18CT	1	1.25	1.25
SCALLOP CP ESTR 60Z 40CT	1	5.00	5.00
SCALLOP CP ESTR 60Z 40CT	1	5.00	5.00
CANDY JAR WITH LID CLR 55OZ	1	2.00	2.00
FOLDABLE TRAY 2-TIER	1	5.00	5.00
KEEPS THROW PDQ	1	6.00	6.00
EAST PATS FELT GARLAND 6FT	1	1.50	1.50
EASTER ACTIVITY TABLECOVER	1	1.50	1.50

Sub Total \$50.00
 SALES TAX \$3.75
 Total \$53.75
 Mastercard \$53.75
 *****8901 Approved
 Purchase Chip
 Auth/Trace Number: 001692/013771
 Chip Card AID: A0000000041010

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

6812 04511 01 011 26915621 3/01/26 13:14
 Sales Associate: [unclear]

Order Summary

Bollywood
music Bingo

final winner
(Feb 21) ✓

Order placed March 9, 2026 Order # 114-5443813-1162622

Payment method

Mastercard ending in 8901

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$25.00
Shipping & Handling:	\$0.00
Total before tax:	\$25.00
Estimated tax to be collected:	\$0.00
Grand Total:	\$25.00

Sent

Gift Card is sent to the recipient.

[Amazon eGift Card - Amazon Logo | Valentine's Day - \(Digital Delivery\)](#)



Sold by: Amazon.com
\$25.00

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English

United States

Intuit Mailchimp

Mailchimp Receipt MC21356615

Issued to

Angela Del Castillo
Long Lake Reserve CDD
manager@longlakereserve.com
Office phone:813-515-4149
19617 Breyntia Dr Lutz, FL 33558-5612

Issued by

Mailchimp
c/o The Rocket Science Group, LLC
405 N. Angier Ave. NE, Atlanta, GA 30308
USA
www.mailchimp.com
Tax ID: US EIN 58-2554149

Details

Order# 21356615
Date Paid: March 09, 2026 03:02 AM New York

Billing statement

Essentials plan	\$13.00
------------------------	----------------

500 contacts

Additional Contact Blocks	\$6.50
----------------------------------	---------------

Up to 250 contacts
\$6.50 x 1 contact blocks

Paid via Mast ending in 8901 which expires 09/2027 on March 09, 2026	\$19.50
--	----------------

[Looking for our W-9?](#)

[Looking for our United States Residency Certificate?](#)

Balance as of March 09, 2026	\$0.00
-------------------------------------	---------------

If a refund is required, it will be issued in the purchase currency for the amount of the original charge.

Sales Tax was not applied to this purchase.



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Final Details for Order #114-4613477-4064232

Order Placed: March 9, 2026

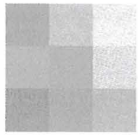
Amazon.com order number: 114-4613477-4064232

Order Total: \$27.08

Shipped on March 10, 2026	
Items Ordered	Price
1 Of: <i>Scotch Magic Tape, Invisible, Home Office Supplies and Back to School Supplies for College and Classrooms, 6 Tape Rolls with Dispensers</i>	\$4.09
Sold by: KRALIX (seller profile)	
Business Price	
Condition: New	
Shipping Address: Manager Long Lake Reserve 19617 BREYNIA DR LUTZ, FL 33558-5612 United States	Item(s) Subtotal: \$4.09 Shipping & Handling: \$22.99 ----- Total before tax: \$27.08 Sales Tax: \$0.00 -----
Shipping Speed: Expedited Shipping	Total for This Shipment: \$27.08 -----

Payment information	
Payment Method: MasterCard Last digits: 8901	Item(s) Subtotal: \$4.09 Shipping & Handling: \$22.99 -----
Billing address Manager Long Lake Reserve 19617 BREYNIA DR LUTZ, FL 33558-5612 United States	Total before tax: \$27.08 Estimated Tax: \$0.00 ----- Grand Total: \$27.08
Credit Card transactions	MasterCard ending in 8901: March 10, 2026: \$27.08

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



Smallpdf

From
Smallpdf AG
Steinstrasse 21
CH-8003 Zürich
VAT: CHE-461.243.982 MWST

Account
manager@longlakereserve.com

To
US-

Invoice

#RB7B630
11 March 2026

Status

PAID
11 March 2026

Description	Users	Amount
Smallpdf Desktop Monthly Subscription 11 March 2026 - 10 April 2026	1	USD \$15.00
Total		USD \$15.00 VAT: Reverse charge

Thank You

Questions? Contact us at support@smallpdf.com

office supplies

Order Summary

Order placed March 9, 2026 Order # 114-9515375-8523413

Ship to

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

Payment method

Mastercard ending in 8901

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$52.24
Shipping & Handling:	\$6.99
Total before tax:	\$59.23
Estimated tax to be collected:	\$0.00
Grand Total:	\$59.23

Placed by

Manager Reserve

Arriving Thursday



HP Printer Paper | 8.5 x 11 Paper | Office 20 lb | 3 Ream Case - 1500 Sheets | 92 Bright | Made in USA - FSC Certified | 112090C, White

Sold by: Amazon
Supplied by: Other
\$27.00



Highland Sticky Notes, 3 x 3 Inches, Yellow, Set of 24 (6549-24)

Sold by: Amazon
Supplied by: Other
\$5.99



Zip Ties 8 inch (1000 Pack), 40lbs Tensile Strength, Black Cable Ties, Wire Ties for indoor and outdoor use, by Skalon

Sold by: SKALON
Supplied by: Other
\$15.29



Milk-Bone Flavor Snacks Dog Treats, Small Biscuits, 24 Ounce

Sold by: Amazon.com
Supplied by: Other
\$3.96

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English

United States

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Long Lake Reservoir

CDD Receipt for I

Publix

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

Date: 3/14/24

From: Publix

Amount: \$31.15

Purchased by: Angela Del Castillo

Purpose: St. Patty's Event

Scanned: _____



1219 3ER 092 932

PF GDFSH COLOR 9PK	7.79	F
PF GDFSH COLOR 9PK	7.79	F
ST. PATRICK FRST	5.19	F
ST. PATRICK FRST	5.19	F
ST. PATRICK FRST	5.19	F
Order Total	31.15	
Sales Tax	0.00	
Grand Total	31.15	
Credit	Payment	31.15
Change		0.00

Receipt ID: 1219 3ER 092 932

PRESTO!
Trace #: 098213
Reference #: 1502251094
Acct #: XXXXXXXXXXXX8901
Purchase Mastercard
Amount: \$31.15
Auth #: 014627

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

Your cashier was Sara Li

03/14/2026 10:51 S1219 R109 2932 C0200

Join the Publix family!
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We're an equal opportunity employer.

Publix Super Markets, Inc.

April Event



Details for Order #113-7151017-4569031

Order Placed: March 17, 2026
Amazon.com order number: 113-7151017-4569031
Order Total: \$25.44

Not Yet Shipped	
Items Ordered	Price
1 of: <i>Hefty Foam Plates, 6-Inch</i> Sold by: Cheapees (seller profile) Business Price Condition: New	\$25.44
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: \$25.44 Shipping & Handling: \$0.00 -----
Billing address Manager Long Lake Reserve 19617 BREYNIA DR LUTZ, FL 33558-5612 United States	Total before tax: \$25.44 Estimated Tax: \$0.00 ----- Grand Total: \$25.44

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

Long Lake Reserve
CDD Receipt for Payment Log

Date: 3/18/24
From: Dollar Tree
Amount: \$10.21
Purchased by: Angela Del Castillo
Purpose: April Event
Scanned: _____



Store# 5731 (656) 220-7590
1247 Kingsway Rd
Brandon FL 33510-2507

DESCRIPTION	QTY	PRICE	TOTAL
SUPER SOFT MICROFBR CS 16X24IN	1	1.50	1.50
EGG GARLAND 4 ASTD	1	5.00	5.00
EASTER GLTR/PRT GEL CLING 9X9	1	1.50	1.50
MISC	1	1.50	1.50

Sub Total \$9.50
SALES TAX \$0.71
Total \$10.21
Mastercard \$10.21
*****8901 Approved
Purchase Chip
Auth/Trace Number: 018734/020991
Chip Card AID: A000000041010

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

3754 05731 02 031 50060544 3/18/26 19:57
Sales Associate: Paris

April Event

amazon.com

Details for Order #113-1149237-4647419

Order Placed: March 17, 2026
Amazon.com order number: 113-1149237-4647419
Order Total: \$170.99

Not Yet Shipped

Items Ordered	Price
1 Of: <i>Easter Mini Bubbles Wands Toys Gifts Bulk for Kids,64 Pack Easter Party Favors Supplies for Toddlers,Easter Basket Goodie Gift Treat Bag Stuffers,Non Candy Classroom Prizes Pinata Fillers for Boy Girl</i> Sold by: Kannove (seller profile) Condition: New	\$19.89
1 Of: <i>Chapou 60 Pcs Easter Bags with Handle Easter Reusable Waterproof Non Woven Goodie Treat Tote Bags Bulk (Elegant Style)</i> Sold by: Seeshack (seller profile) Condition: New	\$30.99
1 Of: <i>100pcs 3-Ply Pastel Rainbow Cocktail Napkin Paper Scallop Fan-Shaped Soft Paper Rainbow Napkin 5 x 5 Inch for Wedding Birthday Party (Macaron color)Bridal Anniversary Baby Shower Supplies Table Decor</i> Sold by: QINGRUIGO (seller profile) Condition: New	\$7.88
1 Of: <i>Zealor 192-Pieces Easter Painting Card Crafts for Kids, 48 Sets Watercolor Coloring Book Easter Classroom Gifts Coloring Cards with Brushes and Bags Bunny Egg Paint Sheets for School Class Party Favor</i> Sold by: ZealorDirect (seller profile) Business Price Condition: New	\$17.81
2 Of: <i>Easter Jelly Beans Mini Packs 24 Count - Assorted Fruit Flavored Jelly Bean Individual Packets, Colorful Spring Treats for Easter Egg Hunts, Classroom Parties, Basket Stuffers, Party Favors & Holiday Candy</i> Sold by: Betty Bet (seller profile) Business Price Condition: New	\$12.34
1 Of: <i>BOARDFEB Easter Honeycomb Hanging Decoration, 15 Pcs Colorful Honeycomb Decorations for Easter Party, Bunny Spring Home Classroom Decor Spring Celebrations</i> Sold by: light us store (seller profile) Business Price Condition: New	\$13.89
1 Of: <i>360Pcs Colorful Prefilled Plastic Easter Set, 120 Plastic Eggs Filled with 240 Assorted Party Favors Toys Stickers for Kids Boys Girls Toddlers Easter Eggs Hunt Basket Filler Stuffers Supplies</i> Sold by: OCTERIC-US (seller profile) Condition: New	\$23.99
2 Of: <i>12 Pcs Daisy Tissue Paper Pom Poms Party Decorations Colorful Tissue Flowers Spring Party Decoration Paper Flowers Decorations for Wall Backdrop Garden Wedding Decor</i> Sold by: Balun Admhail (seller profile) Business Price Condition: New	\$13.09

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

Billing address

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

Item(s) Subtotal: \$165.31

Shipping & Handling: \$6.99

Promotion applied: -\$1.31

Total before tax: \$170.99

Estimated Tax: \$0.00

Grand Total: \$170.99

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

Long Lake R

Publix

CDD Receipt for F

Collier Commons
2121 Collier Pkwy
Land O Lakes, FL 34639
Store Manager: Elliott
813-948-9819

Date: 3/21/24
From: Publix
Amount: \$51.97
Purchased by: Angela Del castillo
Purpose: music Bingo Snacks Event
Scanned: _____

CHEX MX CHOC TURL	3.99	F
CHEX MX CHOC TURL	3.99	F
Promotion	-3.99	F
CHEX MX CHOC TURL	3.99	F
CHEX MIX TRADITION		
3 @ 3.99	11.97	F
Promotion	-3.99	F
Promotion	-3.99	F
STARBUCKS MLTI \$40	40.00	
Account #XXXXXXXXXXXX0052		
Order Total	51.97	
Sales Tax	0.00	
Grand Total	51.97	
Credit	Payment	51.97
Change		0.00

Savings Summary

Special Price Savings	11.97

* Your Savings at Publix	*
* 11.97	*

Receipt ID: 0877 3LR 031 530

PRESTO!

Trace #: 031895
Reference #: 1325852439
Acct #: XXXXXXXXXXXX8901
Purchase Mastercard
Amount: \$51.97
Auth #: 021284

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

Your cashier was Kalliopi K.

03/21/2026 11:08 S0877 R103 1530 C0268

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Publix Super Markets, Inc.

clubhouse maintenance ✓

Order Summary

Order placed March 25, 2026 Order # 112-0925404-7191447

Ship to

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

Payment method

Mastercard ending in 8901

[View related transactions](#)

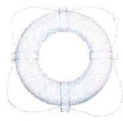
Order Summary

Item(s) Subtotal:	\$71.99
Shipping & Handling:	\$22.95
Total before tax:	\$94.94
Estimated tax to be collected:	\$0.00
Grand Total:	\$94.94

Placed by

Manager Reserve

Arriving March 31 - April 2



Taylor Made Vinyl Coated Foam Life Ring with White Grab Lines, White (20") – Puncture, tear, scuff-resistant – United States Coast Guard approved for commercial and recreational use – 2020122283

Sold by: Freeport Marine Supply

Supplied by: Other

\$71.99

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clubhouse maintenance ✓

Order Summary

Order placed March 25, 2026 Order # 112-6157301-6957804

Ship to

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

Payment method

Mastercard ending in 8901

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$28.99
Shipping & Handling:	\$18.98
Total before tax:	\$47.97
Estimated tax to be collected:	\$0.00
Grand Total:	\$47.97

Placed by

Manager Reserve

Arriving March 30 - March 31



(6 Gallons) - Liquid Chlorine Bleach, for Laundry, Household and Commercial Cleaning, 1 Gallon Jugs

Sold by: **Bolty Inc**

Supplied by: Other

\$28.99

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Deliver to Manager
Lutz 33558

All Search Amazon Busir

EN

Hello, Manager
Account for Long Lake Rese...

Returns & Orders 7

All Big Spring Sale Get the app Business Essentials Same-Day Delivery

Spring Business Essentials Lists Try Business Prime

Your Account > Your Orders > Order Details

Order Details

Order placed March 27, 2026 Order # 112-4547000-0258650

Invoice

Payment method

Mastercard ending in 8901

View related transactions

Order Summary

Item(s) Subtotal:	\$205.00
Shipping & Handling:	\$0.00
Total before tax:	\$205.00
Estimated tax to be collected:	\$0.00
Grand Total:	\$205.00

Sent

Gift Card is sent to the recipient.



Amazon eGift Card - Amazon Logo - (Digital Delivery)

Sold by: Amazon.com

\$205.00

From:

Manager

Message:

Hope you enjoy this gift card!

Sent to	Amount	Status
vaishaliun@gmail.com	\$205.00	Sent

Resend

Write a product review

Print packing slip

Change Payment Method

Pick up where you left off See more

Page 1 of 9



Yinder 6 Pcs Tea Party Decorations Princess Party Flower Boxes Centerpiece Floral Teapot Centerpiece for Floral T... 410

\$9.99

Get it as soon as **Wednesday, Apr 1**
FREE Shipping on orders over \$35 shipped by Amazon



Vicenpal 12 Pcs Wildflowers Honeycomb Centerpieces Spring Wildflowers Party Decorations 3D Spring... 800+ viewed in past month

-6% \$14.99 (\$1.25/count)

List: \$15.99
Get it as soon as **Wednesday, Apr 1**
FREE Shipping on orders over \$35 shipped by Amazon



8 PCS Tea Party Decorations Floral Teapot Centerpiece Boxes for Princess Birthday Party... 154

1K+ viewed in past month
-5% \$12.34 (\$1.54/count)

Typical: \$12.99
Get it as soon as **Wednesday, Apr 1**
FREE Shipping on orders over \$35 shipped by Amazon



Jexine 6 Pcs Tea Party Decorations Floral Decorative Teapot Princess Centerpieces f... 29

100+ viewed in past month
-17% \$9.99

List: \$11.99
Get it as soon as **Wednesday, Apr 1**
FREE Shipping on orders over \$35 shipped by Amazon
Only 7 left in stock - order...

Recommended based on your shopping trends

Sponsored

clubhouse maintenance ✓

Order Summary

Order placed March 25, 2026 Order # 112-0075172-1821816

Ship to

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

Payment method

Mastercard ending in 8901

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$60.95
Shipping & Handling:	\$0.00
Total before tax:	\$60.95
Estimated tax to be collected:	\$0.00
Grand Total:	\$60.95

Placed by

Manager Reserve

Arriving Saturday



American Flag 3x5 FT Long Lasting 420D Heavy Duty US Flags for High Wind TearProof Polyester USA Flag with Embroidered Stars, Sewn Stripes, Brass Grommets

Sold by: YSFLAG SHOP

Supplied by: Other

\$29.98



Lysol Disinfectant Wipes, Multi-Surface Antibacterial Cleaning Wipes, For Disinfecting and Cleaning, Lemon and Lime Blossom, Pack of 4

Sold by: Amazon.com

Supplied by: Other

\$11.98



Taylor Made 374 Ring Buoy Holder with 60-Foot White Heaving Line

Sold by: Amazon.com

Supplied by: Other

\$18.99

[Back to top](#)



English

United States

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Long Lake Reserve

CDD Receipt for Payment Log

Date: 3/27/24

From: Dollar Tree

Amount: \$35.31

Purchased by: Angela Del castillo

Purpose: Easter Event

Scanned: _____



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

DESCRIPTION	QTY	PRICE	TOTAL
FOAM CUPS 8.5Z 45CT	1	1.50	1.50T
FOAM CUPS 8.5Z 45CT	1	1.50	1.50T
TULIP MIX BUSH ARTFCL	1	3.00	3.00T
TULIP MIX BUSH ARTFCL	1	3.00	3.00T
POLYRESIN EGG FIGURES	1	5.00	5.00T
POLYRESIN EGG FIGURES	1	5.00	5.00T
LUNCH NAPKIN LIGHT BLUE 30CT	1	1.25	1.25T
LUNCH NAPKIN LIGHT BLUE 30CT	1	1.25	1.25T
LUNCH NAPKIN PINK 30CT	1	1.25	1.25T
LUNCH NAPKIN PINK 30CT	1	1.25	1.25T
YELLOW BUNNIES PEEPS 4CT 1.5Z	1	1.25	1.25T
YELLOW BUNNIES PEEPS 4CT 1.5Z	1	1.25	1.25T
TROP PUNCH MH PEEPS 1.5Z	1	1.25	1.25T
TROP PUNCH MH PEEPS 1.5Z	1	1.25	1.25T
BLUE BUNNIES PEEPS 4CT 1.5 Z	1	1.25	1.25T
TROP PUNCH MH PEEPS 1.5Z	1	1.25	1.25T
EASTER EGG STAKE	1	1.50	1.50T

Sub Total \$33.00
SALES TAX \$2.31
Total \$35.31
Mastercard \$35.31
*****8901 Approved
Purchase Chip
Auth/Trace Number: 027904/048370
Chip Card AID: A000000041010

Please provide your feedback at
www.dollartreefeedback.com

Grow your career at Dollar Tree by visiting
<https://careers.dollartree.com>

3064 03921 04 004 27757745 3/27/26 8:57
Sales Associate: Doug

April Event

Order Summary

Order placed March 25, 2026 Order # 112-4336719-9162627

Ship to

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

Payment method

Mastercard ending in 8901

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$39.27
Shipping & Handling:	\$6.99
Free Shipping:	-\$6.99
Promotion Applied:	-\$1.96
Total before tax:	\$37.31
Estimated tax to be collected:	\$0.00
Grand Total:	\$37.31

Placed by

Manager Reserve

Arriving Monday



12 Pcs Daisy Tissue Paper Pom Poms Party Decorations Colorful Tissue Flowers
Spring Party Decoration Paper Flowers Decorations for Wall Backdrop Garden
Wedding Decor

Sold by: Balun Admhail

Supplied by: Other

\$13.09

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English

United States



INVOICE

INVOICE #	INVOICE DATE
1134616	3/24/2026
TERMS	PO NUMBER
Net 30	

Bill To:

Long Lake Reserve CDD
c/o Long Lake Ranch CDD
5844 Old Pasco Rd
Suite 100
Wesley Chapel, FL 33544

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Long Lake Reserve CDD

Opp # 670145
2/2026 Down Zones Controller 1

Invoice Due Date: April 23, 2026

Invoice Amount: \$695.65

Description	Current Amount
Irrigation	\$695.65

Invoice Total \$695.65

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



5281029
YELLOWSTONE
 LANDSCAPE

Tampa East Branch
 10909 E. US 92
 Seffner, FL 33584
 Phone: (813) 886-7755
 Fax: (813) 886-4386

CONTROL# **73716**
 Invoice # _____
 Invoice Date # _____

Date: 3/17/26

IRRIGATION WORK AUTHORIZATION

Existing Customer- Job # _____ New Customer (no job#) _____

CUSTOMER NAME: Lanbake Reserve COO FAX #: _____

Name of Authorizing Person: _____ Phone #: _____

Billing Address: *Daw Ins*

Job Address: _____

Description of Work Authorized *Please Print All Information*

> Zone # 3 Found Broken control wire, Broken under valve box causing wire to short
 Tracked wire path used CFL to ID short in wire, made repairs

Quantity	Material	Price	Total
	Tested for operation, repaired zone tested found zone was operational		
41	DB4R	6.05	26.00
46	1 1/2 (red-blue) wire	3.75	15.00
1	1 1/2 splicing		35.00
2	1 1/2 coupling	2.40	4.80
1	1 1/2 T		5.25
36	1 1/2 PVC	3.00	9.00
		Total Materials:	95.05
Labor: \$75 x 8 hrs		Total Labor:	600.00
		TOTAL:	

95.05

Yellowstone Landscape, herein agrees to provide the services and materials itemized above.

(YS) Prepared By: (X) [Signature]

(YS) Work Completed By: (X) _____

Date: 3-17-26

** Post To Accounting Code # 03 **Manager Approval:**

I herein authorize the above specified work to be completed. I understand and agree that upon completion we will receive an invoice from Yellowstone Landscape, for the total amount stated above. The full amount will be due and payable within 30 days of the completion date. Payments received by Yellowstone Landscape, after 30 days will be subject to a 1.5% service charge per month until paid in full. Should a collection action for the balance due become necessary we agree to pay all related fees and costs, including reasonable attorney's fees. Proper venue for such actions shall be in Hillsborough County, Florida.

Date: _____ Please Print Name: Prepared # 670145

Authorized & Accepted by: (X) _____



Proposal #: 670145

Date: 3/3/2026

From: Jason Geary

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

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

LOCATION OF PROPERTY

1692 Nature View Drive
Lutz, FL 33558

2/2026 Down Zones Controller 1

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	8	\$75.00	\$600.00
Irrigation Parts	1	\$450.00	\$450.00

- Zone 3 Operates Drip needs Repaired
- Need to Locate Valve Determine Issue and Repair as needed
- Repairs from Bad solenoid, Bad Decoder/Wire to full Valve Replacement

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

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

AUTHORIZATION TO PERFORM WORK:

By Darryl Adams

Darryl Adams/ District Manager

Print Name/Title

Date 3/9/2026

Long Lake Reserve CDD

Subtotal	\$1,050.00
Sales Tax	\$0.00
Proposal Total	\$1,050.00

THIS IS NOT AN INVOICE



INVOICE

INVOICE #	INVOICE DATE
1134617	3/24/2026
TERMS	PO NUMBER
Net 30	

Bill To:

Long Lake Reserve CDD
c/o Long Lake Ranch CDD
5844 Old Pasco Rd
Suite 100
Wesley Chapel, FL 33544

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Long Lake Reserve CDD

Opp # 670208
2/2026 Possible Leak

Invoice Due Date: April 23, 2026

Invoice Amount: \$741.30

Description	Current Amount
Irrigation	\$741.30

Invoice Total \$741.30

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



Tampa East Branch
 10909 E. US 92
 Seffner, FL 33584
 Phone: (813) 886-7755
 Fax: (813) 886-4386

CONTROL# **73715**
 Invoice # _____
 Invoice Date # _____

Date: 3/17/20

IRRIGATION WORK AUTHORIZATION

Existing Customer- Job # _____ New Customer (no job#) _____

CUSTOMER NAME: Langhorne Preserve CDD FAX #: _____

Name of Authorizing Person: _____ Phone #: _____

Billing Address: *Sticky Valves*

Job Address: _____

Description of Work Authorized Please Print All Information

Located zone (valve) adjusted the Flow Control examining Solenoid Found Solenoid w/ corrosion on plunger - replaced Solenoid, Adjusted Valve - tested for Operation

Quantity	Material	Price	Total
<i>Also made adjustments to the Zone's Run time</i>			
1	<i>Rain Bird PESB Solenoid</i>		<i>92.00</i>
2	<i>DB41R</i>	<i>6.65</i>	<i>12.30</i>
3	<i>nozzle</i>	<i>3.00</i>	<i>12.00</i>
Total Materials:			<i>116.30</i>
Labor: <i>1.75 hr @ 300 x 7 hrs</i>			<i>525.00</i>
TOTAL:			<i>641.30</i>

#741.30

Yellowstone Landscape, herein agrees to provide the services and materials itemized above.

(YS) Prepared By: (X) [Signature]
 (YS) Work Completed By: (X) _____ Date: _____

** Post To Accounting Code # 03 **Manager Approval:**

I herein authorize the above specified work to be completed. I understand and agree that upon completion we will receive an invoice from Yellowstone Landscape, for the total amount stated above. The full amount will be due and payable within 30 days of the completion date. Payments received by Yellowstone Landscape, after 30 days will be subject to a 1.5% service charge per month until paid in full. Should a collection action for the balance due become necessary we agree to pay all related fees and costs, including reasonable attorney's fees. Proper venue for such actions shall be in Hillsborough County, Florida.

Date: _____ Please Print Name: Reposal # Ce 70208

Authorized & Accepted by: (X) _____



Proposal #: 670208
 Date: 3/3/2026
 From: Jason Geary

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

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

LOCATION OF PROPERTY

1692 Nature View Drive
 Lutz, FL 33558

2/2026 Possible Leak

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	8	\$75.00	\$600.00
Irrigation Parts	1	\$440.00	\$440.00

- Need to Investigate a Possible Leak or Valve Issue causing large saturated area in Plant Bed in front of Club House
- Possible Valve not Closing and May Require Complete Valve Replacemnet
- This Estimate Reflects Worse Case (complete valve replacement)
- Final Bill Will Reflect Actual work Completed

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

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

AUTHORIZATION TO PERFORM WORK:

By *Darryl Adams*

 Darryl Adams/ District Manager

 Print Name/Title

Date 3/9/2026

 Long Lake Reserve CDD

Subtotal	\$1,040.00
Sales Tax	\$0.00
Proposal Total	\$1,040.00

THIS IS NOT AN INVOICE



INVOICE

INVOICE #	INVOICE DATE
1149356	4/1/2026
TERMS	PO NUMBER
Net 30	

Bill To:

Long Lake Reserve CDD
c/o Long Lake Ranch CDD
5844 Old Pasco Rd
Suite 100
Wesley Chapel, FL 33544

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Long Lake Reserve CDD

Address: 1692 Nature View Drive
Lutz, FL 33558

Invoice Due Date: May 1, 2026

Invoice Amount: \$6,776.75

Description	Current Amount
Monthly Landscape Maintenance April 2026	\$6,776.75

Invoice Total \$6,776.75

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