Rizzetta & Company

Long Lake Reserve Community Development District

Board of Supervisors' Meeting
August 11, 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	Chairman
	Gabrielle Roberts	Vice-Chairman
	Stephanie Greenfield	Assistant Secretary
	Denise Crowder	Assistant Secretary
	Mark Barnum	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

August 4, 2026

Board of Supervisors
Long Lake Reserve
Community
Development District

REVISED AGENDA

Dear Board Members:

The Regular meeting of the Board of Supervisors' of the Long Lake Reserve Community Development District will be held on **Tuesday, August 11, 2026 at 6:00 p.m**. at the Long Lake Reserve Amenity Center, located at 19617 Breynia Dr., Lutz, FL 33558. The following is the final agenda for this meeting:

AUDIT COMMITTEE MEETING:

1. **CALL TO ORDER**
2. **BUSINESS ADMINISTRATION**
   A. Ranking of Audit Proposals.. Tab 1
3. **ADJOURNMENT**

BOS MEETING:

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS**
3. **STAFF REPORTS**
   A. District Counsel
      i. Southwest Florida Water Management District Agreement Update
   B. District Engineer
   C. Presentation of Pasco County Sheriff's Reports .... Tab 2
   D. Presentation of Aquatic Service Report .... Tab 3
   E. Landscape Report.. Tab 4
   F. Clubhouse Manager
      i. Presentation of Clubhouse Report .... Tab 5
   G. District Manager
      i. Presentation of District Manager's Report............. Tab 6
4. **BUSINESS ITEMS**
   A. Accept Audit Committee Recommendation for Audit Services
   B. Public Hearing on Fiscal Year 2026-2027 Final Budget... Tab 7
      i. Consideration of Resolution 2026-05; Approving Fiscal Year 2026-2027 Final Budget .... Tab 8
   C. Public Hearing on Levying O&M Assessments for Fiscal Year 2026-2027
      ii. Consideration of Resolution 2026-06; Levying O&M Assessments for Fiscal Year 2026-2027 ...... Tab 9

D. Presentation of District Management Services Addendum .... Tab 10
E. Consideration of Resolution 2026-07; Setting Fiscal Year 2026-2027 Meeting Schedule.................................. Tab 11
F. Consideration of 2025-2026 Goals & Objectives Report... Tab 12
G. Ratification of Fiscal Year 2024-2025 Final Audit.. .... Tab 13

5. BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on July 14, 2026............................ Tab 14
B. Consideration of Operation and Maintenance Expenditures for June 2026 .... Tab 15

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

Proposer

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Certified Public Accountants

2222 Colonial Road, Suite 200
Fort Pierce, Florida 34950
(772) 461-8833

591 SE Port St. Lucie Boulevard
Port Saint Lucie, Florida 34984
(772) 878-1952

Contact:

Jim Hartley, CPA
Principal

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Long Lake Reserve
Community Development District
Audit Selection Committee

Dear Committee Members:

We are pleased to have this opportunity to present the qualifications of DiBartolomeo, McBee, Hartley & Barnes, P.A. (DMHB) to serve as Long Lake Reserve Community Development District's independent auditors. The audit is a significant engagement demanding various professional resources, governmental knowledge and expertise, and, most importantly, experience serving Florida local governments. DMHB understands the services required and is committed to performing these services within the required time frame. We have the staff available to complete this engagement in a timely fashion. We audit several entities across the State making it feasible to schedule and provide services at the required locations.

Proven Track Record**—** Our clients know our people and the quality of our work. We have always been responsive, met deadlines, and been willing to go the extra mile with the objective of providing significant value to mitigate the cost of the audit. This proven track record of successfully working together to serve governmental clients will enhance the quality of services we provide.

Experience**—**DMHB has a history of providing quality professional services to an impressive list of public sector clients in Florida. We currently serve a large number of public sector entities in Florida, including cities, villages, special districts, as well as a large number of community development districts. Our firm has performed in excess of 100 community development district audits. In addition, our senior management team members have between 25 and 35 years experience in serving Florida governments. DMHB is a recognized leader in providing services to governmental and non-profit agencies within the State of Florida. Through our experience in performing audits, we have been able to increase our audit efficiency and therefore reduce cost. We have continually passed this cost saving on to our clients and will continue to do so in the future. As a result of our experience and expertise, we have developed an effective and efficient audit approach designed to meet or exceed the performance specifications in accordance with audit standards generally accepted in the United States of America, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States with minimal disruption to your operations. Our firm has frequent technical updates to keep our personnel informed and up to date on all changes that are occurring within the industry.

Timeliness – In order to meet the Districts needs, we will perform interim internal control testing by January 31st from unaudited preliminary general ledgers provided. The remaining testing will be completed no later than May 1st. We will also review all minutes and subsequent needs related to the review of the minutes by January 31st. Follow up review will be completed as necessary.

Communication and Knowledge Sharing — Another driving force behind our service approach is frequent, candid and open communication with management with no surprises. During the course of the audit, we will communicate with management on a regular basis to provide you with a status report on the audit and to discuss any issues that arise, potential management letter comments, or potential audit differences.

In the accompanying proposal, you will find additional information upon which you can evaluate DMHB's qualifications. Our full team is in place and waiting to serve you. Please contact us at 2222 Colonial Road, Suite 200 Fort Pierce, FL 34950. Our phone number is (772) 461-8833. We look forward to further discussion on how our team can work together with you.

Very truly yours,

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

PROFESSIONAL QUALIFICATIONS

DiBartolomeo, McBee, Hartley & Barnes, P.A. is a local public accounting firm with offices in the cities of Fort Pierce and Port St. Lucie. The firm was formed in 1982.

- ***Professional Staff Resources***

Our services will be delivered through personnel in both our Port St. Lucie and Ft. Pierce offices, located at 591 S.E. Port St. Lucie Blvd., Port St. Lucie, FL 34984 and 2222 Colonial Road, Suite 200, Fort Pierce, Florida 34950, respectively. DMHB has a total of 19 professional staff including 9 with extensive experience serving governmental entities.

Professional Staff Classification	Number of Professionals
Partner	4
Managers	2
Senior	2
Staff	11
	19

DiBartolomeo, McBee, Hartley & Barnes provides a variety of accounting, auditing, tax litigation support, estate planning, and consulting services. Some of the governmental, non-profit accounting, auditing and advisory services currently provided to clients include:

- Annual financial and compliance audits including Single Audits of State and Federal financial assistance programs under the OMB A-133 audit criteria

- Issuance of Comfort Letters, consent letters, and parity certificates in conjunction with the issuance of tax-exempt debt obligations, including compiling financial data and interim period financial statement reviews

- Assisting in compiling historical financial data for first-time and subsequent submissions for the GFOA Certificate of Achievement for Excellence in Financial Reporting

PROFESSIONAL QUALIFICATIONS (CONTINUED)

- ***Professional Staff Resources (Continued)***

  - Audits of franchise fees received from outside franchisees
  - Preparation of annual reports to the State Department of Banking and Finance
  - Audits of Internal Controls – Governmental Special Project
  - Assistance with Implementation of current GASB pronouncements

- ***Current and Near Future Workload***

  In order to better serve and provide timely and informative financial data, we have comprised an experienced audit team. Our present and future workloads will permit the proposed audit team to perform these audits within the time schedule required and meet all deadlines.

- ***Identification of Audit Team***

  The team is composed of people who are experienced, professional, and creative. They fully understand your business and will provide you with reliable opinions. In addition, they will make a point to maintain ongoing dialogue with each other and management about the status of our services.

  The auditing firm you select is only as good as the people who serve you. We are extremely proud of the outstanding team we have assembled for your engagement. Our team brings many years of relevant experience coupled with the technical skill, knowledge, authority, dedication, and most of all, the commitment you need to meet your government reporting obligations and the challenges that will result from the changing accounting standards.

  A flow chart of the audit team and brief resumes detailing individual team members' experience in each of the relevant areas follow.

Jim Hartley, CPA – Engagement Partner (resume attached)
Will assist in the field as main contact

Jay McBee, CPA – Technical Reviewer (resume attached)

Christine Kenny, CPA – Senior (resume attached)

Jim Hartley

Partner – DiBartolomeo, McBee, Hartley & Barnes

Experience and Training

Jim has over 35 years of public accounting experience and would serve as the engagement partner. His experience and training include:

- 35 years of non-profit and governmental experience.
- Specializing in serving entities ranging from Government to Associations and Special District audits.
- Has performed audits and advisory services for a variety of public sector entities.
- Has extensive experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines.
- Experienced in maintaining the GFOA Certificate of Achievement.
- 120 hours of CPE credits over the past 3 years.

Recent Engagements

Has provided audit services on governmental entities including towns, villages, cities, counties, special districts and community development districts. Jim has assisted with financial statement preparation, system implementation, and a variety of services to a wide range of non-profit and governmental entities. Jim currently provides internal audit and consulting services to governmental entities and non-profit agencies to assist in implementing and maintaining "best practice" accounting policies and procedures. Jim provides auditing services to the Fort Pierce Utilities Authority, St. Lucie County Fire District, City of Port St. Lucie, Tradition CDD #1 – 10, Southern Groves CDD #1-6, Multiple CDD audits, Town of St. Lucie Village, Town of Sewall's Point, Town of Jupiter Island along with several other entities, including Condo and Homeowner Associations.

Education and Registrations

- Bachelor of Science in Accounting – Sterling College.
- Certified Public Accountant

Professional Affiliations

- Member of the American Institute of Certified Public Accountants
- Member of the Florida Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

Volunteer Service

- Treasurer & Executive Board - St. Lucie County Chamber of Commerce
- Budget Advisory Board - St. Lucie County School District
- Past Treasurer - Exchange Club for Prevention of Child Abuse & Exchange Foundation Board
- Board of Directors – State Division of Juvenile Justice

Jay L. McBee

Partner – DiBartolomeo, McBee, Hartley & Barnes

Experience and Training

Jay has over 45 years of public accounting experience and would serve as the technical reviewer on the audit. His experience and training include:

- 45 years of government experience.
- Specializing in serving local government entities.
- Has performed audits and advisory services for a variety of public sector entities including counties, cities, special districts, and school districts.
- Has experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines, including Circular A-133 and the Rules of the Auditor General.
- Has extensive experience in performing pension audits.
- Experienced in developing and maintaining the GFOA Certificate of Achievement.
- 120 Hours of relevant government CPE credits over the past 3 years.
- Experience in municipal bond and other governmental-financing options and offerings.

Recent Engagements

Has provided auditing services on local governmental entities including towns, villages, cities, counties, special district and community development districts. Jay has assisted with financial preparation, system implementation, and a variety of government services to a wide range of governmental entities. Jay currently provides auditing services to the City of Port St. Lucie, City of Okeechobee Pension Trust Funds, St. Lucie County Fire District Pension funds, along with several other non-profit and governmental entities.

Education and Registrations

- Bachelor of Science in Accounting and Quantitative Business Management – West Virginia University.
- Certified Public Accountant

Professional Affiliations

- Member of the American Institute of Certified Public Accountants
- Member of the Florida Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

Volunteer Service

- Member of the St. Lucie County Citizens Budget Committee
- Finance committee for the First United Methodist Church
- Treasurer of Boys & Girls Club of St. Lucie County

Christine M. Kenny, CPA

Senior Staff – DiBartolomeo, McBee, Hartley & Barnes

Experience and training

Christine has over 18 years of public accounting experience and would serve as a senior staff for the Constitutional Officers. Her experience and training include:

- 18 years of manager and audit experience.
- Has performed audits and advisory services for a variety of public sector entities including counties, cities, towns and special districts.
- Has experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines, including Circular A-133 and the Rules of the Auditor General.
- 100 hours of relevant government CPE credits over the past 3 years.

Recent Engagements

Has provided audit services on governmental entities including towns, villages, cities and special districts. Christine has assisted with financial statement preparation, system implementation, and a variety of services to a wide range of non-profit and governmental entities. Christine currently provides services to multiple agencies to assist in implementing and maintaining "best practice" accounting policies and procedures.
Engagements include St. Lucie County Fire District, City of Fort Pierce, Town of Sewall's Point, and Town of St. Lucie Village.

Education and Registrations

- Bachelor of Science in Accounting – Florida State University
- Professional Affiliations
- Active Member of the Florida Institute of Certified Public Accountants
- Active Member of the American Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

PROFESSIONAL QUALIFICATIONS (CONTINUED)

- ***Governmental Audit Experience***

  DiBartolomeo, McBee, Hartley & Barnes, P.A., through its principals and members, has provided continuous in-depth professional accounting, auditing, and consulting services to local government units, nonprofit organizations, and commercial clients. Our professionals have developed considerable expertise in performing governmental audits and single audits and in preparing governmental financial statements in conformance with continually evolving GASB pronouncements, statements, and interpretations. All of the public sector entities we serve annually are required to be in accordance with GASB pronouncements and government auditing standards. We currently perform several Federal and State single audits in compliance with OMB Circular A-133 and under the Florida Single Audit Act. Our professionals are also experienced in assisting their clients with preparing Comprehensive Annual Financial Reports (GFOA).

  All work performed by our firm is closely supervised by experienced certified public accountants. Only our most seasoned CPA's perform consulting services. Some of the professional accounting, auditing, and management consulting services currently provided to our local governmental clients include:

  - Annual financial and compliance audits including Single Audits of State and Federal financial assistance programs under OMB A-133 audit criteria and the Florida Single Audit Act
  - Assisting in compiling historical financial data for first-time and supplemental submissions for GFOA Certificate of Achievement of Excellence in Financial Reporting
  - Audits of franchise fees received from outside franchisees
  - Assistance with Implementation of GASB-34
  - Internal audit functions
  - Fixed assets review and updating cost/depreciation allocations and methods

ADDITIONAL DATA

- ***Procedures for Ensuring Quality Control & Confidentiality***

Quality control in any CPA firm can never be taken for granted. It requires a continuing commitment to professional excellence. DiBartolomeo, McBee, Hartley & Barnes is formally dedicated to that commitment.

In an effort to continue to maintain the standards of working excellence required by our firm, DiBartolomeo, McBee, Hartley & Barnes, P.A. joined the Quality Review Program of the American Institute of Certified Public Accountants. To be a participating member firm, a firm must obtain an independent compliance review of its quality control policies and procedures to ascertain the firm's compliance with existing auditing standards on the applicable engagements. The scope of peer review is comprehensive in that it specifically reviews the following quality control policies and procedures of the participating firm:

- Professional, economic, and administrative independence
- Assignment of professional personnel to engagements
- Consultation on technical matters
- Supervision of engagement personnel
- Hiring and employment of personnel
- Professional development
- Advancement
- Acceptance and continuance of clients
- Inspection and review system

- ***Independence***

Independence is a hallmark of our profession. We encourage our staff to use professional judgment in situations where our independence could be impaired or the perception of a conflict of interest might exist. In the governmental sector, public perception is as important as professional standards. Therefore, independent auditors must exercise utmost care in the performance of their duties.

Our firm has provided continuous certified public accounting services in the government sector for 31 years, and we are independent of the Community Development Districts as defined by the following rules, regulations, and standards:

ADDITIONAL DATA (CONTINUED)

- ***Independence (Continued)***

  - Au Section 220 – Statements on Auditing Standards issued by the American Institute of Certified Public Accountants
  - ET Sections 101 and 102 – Code of Professional Conduct of the American Institute of Certified Public Accountants
  - Chapter 21A-21, Florida Administrative Code
  - Section 473.315, Florida Statutes
  - Government Auditing Standards, issued by the Comptroller General of the United States

- ***Computer Auditing Capabilities***

DiBartolomeo, McBee, Hartley & Barnes' strong computer capabilities as demonstrated by our progressive approach to computer auditing and extensive use of microcomputers. Jay McBee is the MIS partner for DMHB. Jay has extensive experience in auditing and evaluating various computer systems and would provide these services in this engagement.

We view the computer operation as an integral part of its accounting systems. We would evaluate the computer control environment to:

- Understand the computer control environment's effect on internal controls
- Conclude on whether aspects of the environment require special audit attention
- Make preliminary determination of comments for inclusion in our management letter

This evaluation includes:

- System hardware and software
- Organization and administration
- Access

Contracts of Similar Nature within References

Client	Years	Annual Audit In Accordance With GAAS	Engagement Partner	Incl. Utility Audit/ Consulting	GFOA Cert.	GASB 34 Implementation & Assistance	Total Hours
St. Lucie County Fire District Karen Russell, Clerk-Treasurer (772)462-2300	1984 - Current	√	**Jim Hartley**			√	**250-300**
City of Fort Pierce Johnna Morris, Finance Director (772)-460-2200	2005-current	√	**Mark Barnes**		√	√	**800**
Fort Pierce Utilities Authority Nina Hurtubise, Finance Director (772)-466-1600	2005-current	√	**Jim Hartley**	√	√	√	**600**
Town of St. Lucie Village Diane Robertson, Town Clerk (772) 595-0663	1999 – current	√	**Jim Hartley**			√	**100**
City of Okeechobee Pension Trust Funds Marita Rice, Supervisor of Finance (863)763-9460	1998 – current	√	**Jay McBee**				**60**
St. Lucie County Fire District 175 Pension Trust Fund Chris Bushman , Captain (772) 462-2300	1990 – current	√	**Jay McBee**				**60**
Tradition Community Development District 1-10 Alan Mishlove,District Finance Manager (407)382-3256	2002 - current	√	**Jim Hartley**			√	**350**
Legends Bay Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	**Jim Hartley**				**50**
Union Park Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	**Jim Hartley**				**50**
Deer Island Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	**Jim Hartley**				**50**
Park Creek Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	**Jim Hartley**				**50**
Waterleaf Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	**Jim Hartley**				**50**

TECHNICAL APPROACH

a. ***An Express Agreement to Meet or Exceed the Performance Specifications.***

1. The audit will be conducted in compliance with the following requirements:

   a. Rules of the Auditor General for form and content of governmental audits

   b. Regulations of the State Department of Banking and Finance

   c. Audits of State and Local Governmental Units-American Institute of Certified Public Accountants.

2. The audit report shall contain the opinion of the auditor in reference to all financial statements, and an opinion reflecting compliance with applicable legal provisions.
3. We will also provide the required copies of the audit report, the management letter, any related reports on internal control weaknesses and one copy of the adjusting journal entries and financial work papers.
4. The auditor shall, at no additional charge, make all related work papers available to any Federal or State agency upon request in accordance with Federal and State Laws and Regulations.
5. We will work in cooperation with the District, its underwriters and bond council in regard to any bond issues that may occur during the term of the contract.
6. The financial statements shall be prepared in conformity with Governmental Accounting Standards Board Statement Number 34, 63 and 65.

We will commit to issuing the audit for each Fiscal year by June 1st of the following year. In order to ensure this we will perform interim internal control testing as required by January 31st from unaudited preliminary general ledgers provided. The remaining testing will be completed no later than May 1st. We will also review all minutes and subsequent needs related to the review of the minutes by January 30th. Follow up review will be completed as necessary.

b. A Tentative Schedule for Performing the Key phases of the Audit

Audit Phase and Tasks	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.
I. Planning Phase:							
Meetings and discussions with Long Lake Reserve Community Development District personnel regarding operating, accounting and reporting matters							
Discuss management expectations, strategies and objectives							
Review operations							
Develop engagement plan							
Study and evaluate internal controls							
Conduct preliminary analytical review							
II. Detailed Audit Phase:							
Conduct final risk assessment							
Finalize audit approach plan							
Perform substantive tests of account balances							
Perform single audit procedures (if applicable)							
Perform statutory compliance testing							
III. Closing Phase:							
Review subsequent events, contingencies and commitments							
Complete audit work and obtain management representations							
Review proposed audit adjustments with client							
IV. Reporting Phase:							
Review or assist in preparation of financial statement for Long Lake Reserve Community Development District							
Prepare management letter and other special reports							
Exit conference with Long Lake Reserve Community Development District officials and management							
Delivery of final reports							

b. SPECIFIC AUDIT APPROACH

Our partners are not strangers who show up for an entrance conference and an exit conference. We have developed an audit plan that allows the partners to directly supervise our staff in the field. By assigning two partners to the audit, we will have a partner on-site for a significant portion of the fieldwork. This also gives the District an additional contact individual for questions or problems that may arise during the audit.

The scope of our services will include a financial, as well as, a compliance audit of the District's financial statements. Our audit will be conducted in accordance with auditing standards generally accepted in the United States and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Additionally, our audit will be conducted in accordance with the provisions of Chapter 10.550, Rules of the Auditor General, which govern the conduct of local government entity audits performed in the State of Florida.

Our audit approach places emphasis on the accounting information system and how the data is recorded, rather than solely on the verification of numbers on a financial statement. This approach enables us to:

- Maximize our understanding of the District's operating environment
- Minimize time required conducting the audit since we start with broad considerations and narrow to specific audit objectives in critical areas

Our audit approach consists of four phases encompassing our audit process:

- Planning Phase
- Detailed Audit Phase
- Closing Phase
- Reporting

Planning Phase

Meetings and Expectations:

Our first step in this phase will be to set up a planning meeting with the financial and operating management of Long Lake Reserve Community Development District. Our goal here is to eliminate "surprises." By meeting with responsible officials early on we can discuss significant accounting policies, closing procedures and timetables, planned timing of our audit procedures and expectations of our work. This will also be the starting point for our discussions with management related to *SAS No. 99-Consideration of Fraud in a Financial Statement Audit*. Inquiries will be made regarding managements knowledge of fraud and on management's views regarding the risk of fraud.

Review Operations and Develop Engagement Plan

It is critical that we understand the District's operating environment. To do this we will obtain and review such items as, organizational charts, recent financial statements, budget information, major contracts and lease agreements. We will also gather other information necessary to increase our understanding of the District's operations, organization, and internal control.

Study and Evaluate Internal Control

As part of general planning, we will obtain an understanding and assessment of the District's control environment. This assessment involves a review of management's operating style, written internal control procedures, and the District's accounting system. The assessment is necessary to determine if we can rely on control procedures and thus reduce the extent of substantive testing.

We then test compliance with established control procedures by ascertaining that the significant strengths within the system are functioning as described to us. Generally, transactions are selected and reviewed in sufficient detail to permit us to formulate conclusions regarding compliance with control procedures and the extent of operation compliance with pertinent laws and regulations. This involves gaining an understanding of the District's procedures, laws and regulations, and testing systems for compliance by examining contracts, invoices, bid procedures, and other documents. After testing controls, we then evaluate the results of those tests and decide whether we can rely on controls and thus reduce other audit procedures.

Conduct Preliminary Analytical Review

Also during the planning stage, we undertake analytical procedures that aid us in focusing our energies in the right direction. We call these analytical reviews.

A properly designed analytical review can be a very effective audit procedure in audits of governmental units. Analytical reviews consist of more than just a comparison of current-year actual results to prior-year actual results. Very effective analytical review techniques include trend analysis covering a number of years and comparisons of information not maintained totally within the financial accounting system, such as per capita information, prevailing market interest rates, housing statistics, etc.

Some examples of effective analytical reviews performed together and/or individually include:

- Comparison of current-year actual results with current-year budget for the current and past years with investigation of significant differences and/or trends
- Trend analysis of the percentage of current-year revenues to current-year rates for the current and previous years with investigation of significant changes in the collection percentage
- Trend analysis of the percentage of expenditures by function for the current and previous years with investigation of significant changes in percentages by department
- Monthly analysis of receipts compared to prior years to detect trends that may have audit implications

Conclusions reached enable us to determine the nature, timing and extent of other substantive procedures.

Detailed Audit Phase

Conduct Final Risk Assessment and Prepare Audit Programs

Risk assessment requires evaluating the likelihood of errors occurring that could have a material affect on the financial statements being audited. The conclusions we reach are based on many evaluations of internal control, systems, accounts, and transactions that occur throughout the audit. After evaluating the results of our tests of control and our final risk assessment we can develop detailed audit programs.

Perform Substantive Tests of Account Balances

These tests are designed to provide reasonable assurance as to the validity of the information produced by the accounting system. Substantive tests involve such things as examining invoices supporting payments, confirmation of balances with independent parties, analytical review procedures, and physical inspection of assets. All significant accounts will be subjected to substantive procedures. Substantive tests provide direct evidence of the completeness, accuracy, and validity of data.

Perform Single Audit Procedures (if applicable)

During the planning phase of the audit we will request and review schedules of expenditures of federal awards and state financial assistance. These schedules will be the basis for our determination of the specific programs we will test.

In documenting our understanding of the internal control system for the financial statement audit, we will identify control activities that impact major federal and state programs as well. This will allow us to test certain controls for the financial audit and the single audit concurrently. We will then perform additional tests of controls for each federal and state program selected for testing. We will then evaluate the results of the test of controls to determine the nature, timing and extent of substantive testing necessary to determine compliance with major program requirements.

Perform Statutory Compliance Testing

We have developed audit programs for Long Lake Reserve Community Development District designed to test Florida Statutes as required by the Auditor General. These programs include test procedures such as general inquiries, confirmation from third parties, and examination of specific documents.

Closing Phase

During the closing phase we perform detail work paper reviews, request legal letters, review subsequent events and proposed audit adjustments. Communication with the client is critical in this phase to ensure that the information necessary to prepare financial statements in conformity with accounting principles generally accepted in the United States has been obtained.

Reporting Phase

Financial Statement Preparation

As a local firm, we spend a considerable amount of time on financial statement preparation and support. With this in mind, we can assist in certain portions of the preparation of financial statements or simply review a draft of financials prepared by your staff. We let you determine our level of involvement.

Management Letters

We want to help you solve problems before they become major.

Our management letters go beyond citing possible deficiencies in the District's internal control structures. They identify opportunities for increasing revenues, decreasing costs, improving management information, protecting assets and improving operational efficiency.

The diversity of experience of our personnel and their independent and objective viewpoints make the comments, observations, and conclusions presented in our management letters a valuable source of information. We have provided positive solution-oriented objective recommendations to our governmental clients regarding investments, accounting accuracy, data processing, revenue bonds, payroll, utility billing, purchasing, budgeting, risk management, and internal auditing.

This review ensures the integrity of the factual data in the management letter but does not influence or impair our independence.

Exit Conferences and Delivery of Reports

We anticipate meeting with appropriate District personnel in February and issuing the final required reports by the May meeting of each year.

PROPOSED AUDIT FEE

DiBartolomeo, McBee, Hartley & Barnes P.A. will perform the annual audit of Long Lake Reserve Community Development District as follows:

September 2026	$ 3,150
September 2027	$ 3,300
September 2028	$ 3,450
September 2029	$ 3,600
September 2030	$ 3,750

In years of new debt issuance fees will be adjusted in the range of $750-$1,250 depending on the complexity of the issuance.

Proposal to Provide Financial Auditing Services:

LONG LAKE RESERVE
COMMUNITY DEVELOPMENT DISTRICT

Proposal Due: July 10, 2026
12:00PM

Submitted to:
Long Lake Reserve
Community Development District
c/o District Manager
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Submitted by:
Antonio J. Grau, Partner
Grau & Associates
1001 Yamato Road, Suite 301
Boca Raton, Florida 33431
Tel (561) 994-9299
Fax (561) 994-5823
tgrau@graucpa.com
www.graucpa.com

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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July 10, 2026

Long Lake Reserve Community Development District
c/o District Manager
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2026, with an option for four (4) additional optional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Long Lake Reserve Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Government audits are at the core of our practice: **95% of our work is performing audits for local governments and of that 98% are for special districts.** With our significant experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to your operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year-round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year-round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or Ben Steets, CPA (bsteets@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates

Antonio J. Grau

Firm Qualifications

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

Our Team

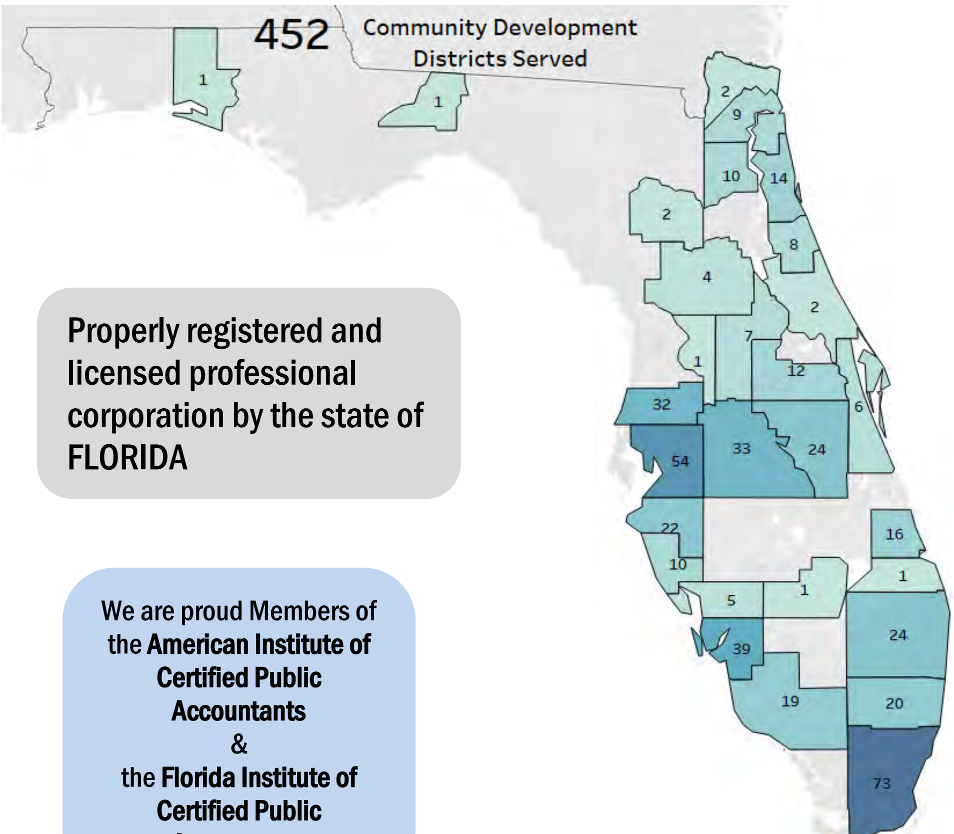
3 Partners

12 Professional Staff

2 Administrative Professionals

2005

Year founded



Services Provided

- Financial Auditing
- Compliance Auditing
- Accounting
- Attestation
- Arbitrage Services
- Management Consulting

Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the **American Institute of Certified Public Accountants** & the **Florida Institute of Certified Public Accountants**

9 Professional Groups

AICPA | FICPA | GFOA | FASD | FGFOA

Quality Controls

⇒ External quality review program: consistently receives a pass

⇒ Internal: ongoing monitoring to maintain quality

See next page for report and certificate

Florida Institute of Certified Public Accountants

AICPA Peer Review Program

Administered in Florida by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

119 S Monroe Street, Suite 121 | Tallahassee, FL 32301 | 850.224.2727, in Florida | www.ficpa.org

PGP
PRIDA, GUIDA & PEREZ, P.A.
CERTIFIED PUBLIC ACCOUNTANTS
2504 W. KATHLEEN STREET
TAMPA, FLORIDA 33607
TELEPHONE: (813) 226-6091
FAX: (813) 229-7754

Report on the Firm's System of Quality Control

October 3, 2025

To the Partners of Grau & Associates
And the Peer Review Committee of the
Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Grau & Associates (the firm), in effect for the year ended June 30, 2025. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a system review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported on conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing and complying with a system of quality control to provide the firm with reasonable assurance of performing and reporting in conformity with the requirements of applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported on conformity with the requirements of applicable professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of and compliance with the firm's system of quality control based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including compliance audits under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Grau & Associates in effect for the year ended June 30, 2025, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass, pass with deficiency(ies),* or *fail.* Grau & Associates has received a peer review rating of *pass.*

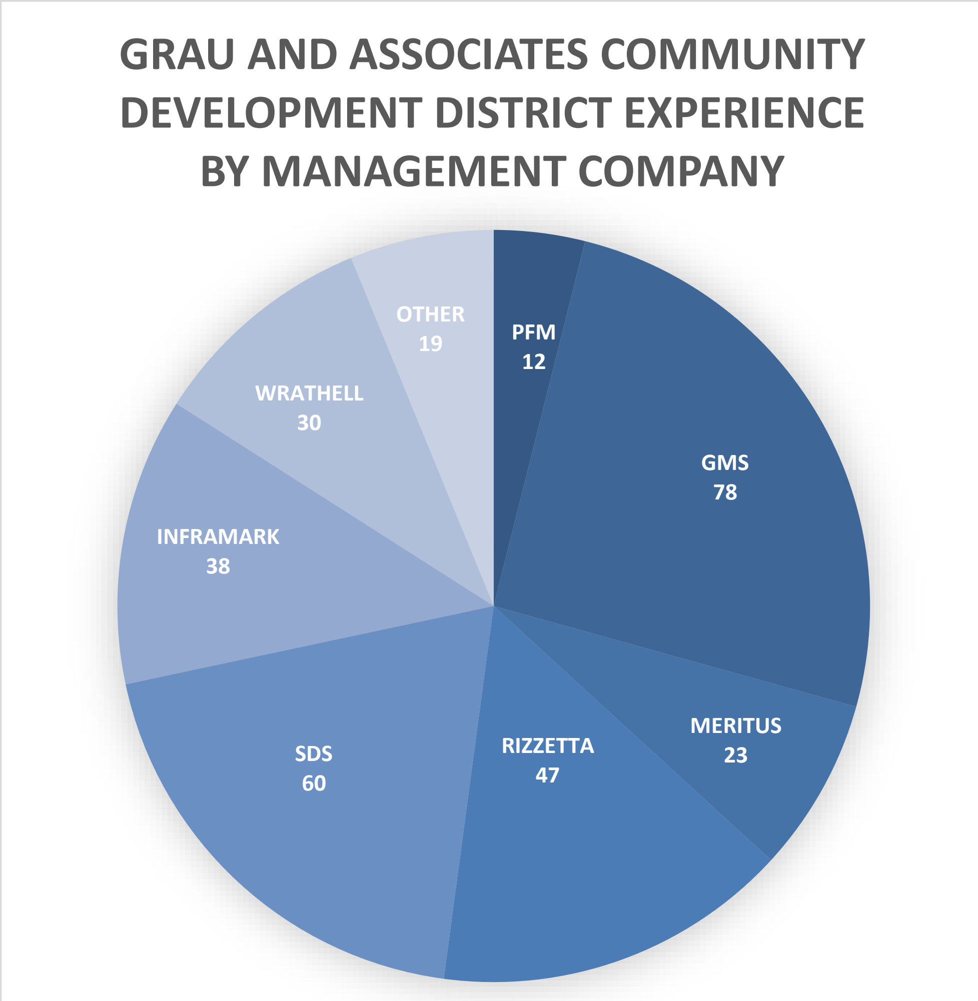
Prida Guida & Perez

Prida Guida & Perez, P.A.

MEMBER AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS
MEMBER FLORIDA INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS

Firm & Staff Experience

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS



Profile Briefs:

Antonio J GRAU, CPA (Partner)
Years Performing Audits: 35+
CPE (last 2 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 56 hours
Professional Memberships: AICPA, FICPA, FGFOA, GFOA

Ben Steets, CPA (Partner)
Years Performing Audits: 9+
CPE (last 2 years): Government Accounting, Auditing: 28 hours; Accounting, Auditing and Other: 88 hours
Professional Memberships: AICPA, FICPA, FGFOA, FASD

"Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With every changing technology available and utilized by our clients, we are constantly innovating our audit process."
- Tony Grau

"Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization."
- Ben Steets

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team. The Certified Information Technology Professional (CITP) Partner will bring a unique blend of IT expertise and understanding of accounting principles to the financial statement audit of the District.

The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.

Antonio 'Tony 'J. Grau, CPA

Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)
Bachelor of Arts
Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District
Dunes Community Development District
Fishhawk Community Development District (I,II,IV)
Grand Bay at Doral Community Development District
Heritage Harbor North Community Development District
St. Lucie West Services District
Ave Maria Stewardship Community District
Rivers Edge II Community Development District
Bartram Park Community Development District
Bay Laurel Center Community Development District

Boca Raton Airport Authority
Greater Naples Fire Rescue District
Key Largo Wastewater Treatment District
Lake Worth Drainage District
South Indian River Water Control

Professional Associations/Memberships

American Institute of Certified Public Accountants
Florida Government Finance Officers Association
Florida Institute of Certified Public Accountants
Government Finance Officers Association Member
City of Boca Raton Financial Advisory Board Member

Professional Education *(over the last two years)*

Course	***Hours***
Government Accounting and Auditing	24
Accounting, Auditing and Other	56
Total Hours	80 (*includes of 4 hours of Ethics CPE)*

Ben Steets, CPA, *Partner*

Contact : bsteets@graucpa.com / (561) 939-6669

Experience

Grau & Associates	Partner	2023-Present
Grau & Associates	Manager	2021-2023
Grau & Associates	Senior Auditor	2018-2021
Grau & Associates	Staff Auditor	2016-2018
PCAOB Registered Firm	Staff Auditor	2015-2016

Education

Florida Atlantic University (2015)

Clients Served *(partial list)*

(>300) Various Special Districts
Careersource Polk
Central Broward Water Control District
Dunes Community Development District
Greater Naples Fire Rescue District
Key Marco Community Development District
Lake Worth Drainage District
Mae Volen Senior Center
Port of the Islands Community Improvement District
San Carlos Park Fire and Rescue Service District
Sanibel Fire and Rescue District
South Broward Drainage District
South Trail Fire and Rescue District
Town of Highland Beach
Town of Lauderdale-By-The-Sea
Verano Walk Community Development District
West Villages Improvement District
Winding Cypress Community Development District

Professional Education (*over the last two years*)

Course	Hours
Government Accounting and Auditing	28
Accounting, Auditing and Other	88
Total Hours	116 (includes 4 hours of Ethics CPE)

Professional Associations/Memberships

American Institute of Certified Public Accountants
Florida Institute of Certified Public Accountants

References

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm*** *and* ***we pledge to <u>commit all firm resources</u> to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but*** *will* ***<u>exceed those expectations</u>***. Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State of Local regulations. **<u>We will deliver our reports in accordance with your requirements.</u>**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:

<u>Phase I - Preliminary Planning</u>

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:

Is the recommendation cost effective?

Is the recommendation the simplest to effectuate in order to correct a problem?

Is the recommendation at the heart of the problem and not just correcting a symptomatic matter?

Is the corrective action taking into account why the deficiency occurred?

To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no "surprises" in the management letter and fosters a professional, cooperative atmosphere.

<u>Communications</u>

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2026-2030 are as follows:

Year Ended September 30,	**Fee**
2026	$3,800
2027	$3,900
2028	$4,000
2029	$4,100
2030	$4,200
TOTAL (2026-2030)	**$20,000**

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned. If Bonds are issued the fee would increase by $1,500. The fee for subsequent annual renewals would be agreed upon separately.

Supplemental Information

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Farms Water Control District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Asbury Municipal Service Benefit District	✓			✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Water Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Port of The Islands Community Improvement District	✓		✓	✓	9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓				9/30
South Central Regional Wastewater Treatment and Disposal Board	✓				9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunrise Lakes Phase IV Recreation District	✓			✓	9/30
Sunshine Water Control District	✓			✓	9/30
Sunny Hills Units 12-15 Dependent District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (452)	✓			✓	9/30
TOTAL	**491**	**5**	**4**	**484**	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73 Current Arbitrage Calculations

We look forward to providing Long Lake Reserve Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

For even more information on Grau & Associates please visit us on www.graucpa.com.

Independent Audit Service Proposal

RMcINTOSH CPA
INTEGRITY•INSIGHT•ASSURANCE

2385 NW Executive Center Dr.
Boca Raton, FL 33431

rmcintoshcpa.com

Prepared for Long Lake Reserve Community Development District

Prepared By:
McIntosh CPA

July 10, 2026

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Transmittal Letter

July 10, 2026

Board of Supervisors
Long Lake Reserve Community Development District
Pasco County, FL

McIntosh CPA is pleased to submit this proposal to provide annual auditing services for the Long Lake Reserve Community Development District (the "District"). Our firm specializes in auditing services for governmental entities, including special districts, ensuring compliance with Florida Statutes, Government Auditing Standards (Yellow Book), and the requirements set forth by the Florida Auditor General. We are a Woman & Minority Business certified by the State of Florida.

While the firm is new, the managing partner has been providing auditing services to special districts for over 18 years and has an impeccable reputation among former clients. With this experience and knowledge, we are uniquely qualified and ready to assist the District with the audit services needed. We are confident that we will not only provide the services required but exceed expectations.

We understand the importance of accountability and fiscal responsibility in government operations. Our audit methodology is designed to provide an efficient, thorough, and collaborative review process while minimizing disruption to your daily operations. Additionally, we are committed to maintaining open communication and delivering clear, actionable recommendations to support the District's financial integrity and operational efficiency

We have an established reputation for delivering high-quality, timely, and efficient audits. With our extensive experience, we are confident in our ability to provide the District with the highest level of professional service. We acknowledge that this proposal is valid for ninety (90) days following submission.

We thank you for the opportunity to provide a proposal and look forward to working with the District's team. Please do not hesitate to contact Racquel McIntosh at 2385 NW Executive Center Dr., Suite 100, Boca Raton FL 33431, 561-981-6282, or mcintoshcpa@outlook.com with any questions.

Sincerely,

McIntoshCPA

Racquel McIntosh, CPA
President

Statement of Understanding and Scope of Work

The Long Lake Reserve Community Development District requires independent audit services for the fiscal years ending September 30, 2026, with an option for four additional one-year renewals. Our firm understands that the audit must comply with:

- Chapter 218.39, Florida Statutes
- Florida Auditor General's Rules
- Government Auditing Standards (Yellow Book)
- Licensure under Chapter 473

The audit will include an examination of the District's financial records, internal controls, and compliance with applicable laws and regulations.

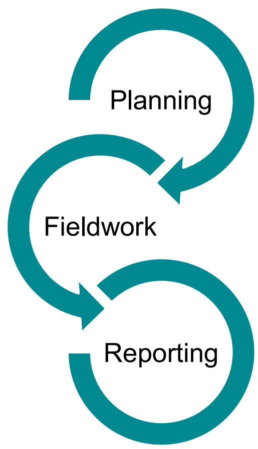
AUDIT TIMELINE

We recognize the importance of adhering to the District's annual audit deadline of June 30th and are fully committed to ensuring a timely and efficient audit process. Racquel McIntosh will be responsible for the firm meeting the required deadline. Our team will strategically plan and execute the audit to ensure that the draft and auditor's reports are completed well in advance of the deadline, allowing ample time for review and discussion. Additionally, we will maintain open communication throughout the engagement to address any concerns promptly and ensure a smooth and seamless audit experience.

SCOPE OF WORK

- Conduct an independent audit in accordance with Government Auditing Standards
- Evaluate internal controls and compliance with Florida statutes
- Issue audited financial statements with findings and recommendations
- Report to the Board of Supervisors on the audit findings
- Provide ongoing support for financial and compliance questions

The audit will be performed in the three phases below;



AUDIT PLANNING

This is the most critical part of an audit, as a well planned audit determines the flow and efficiency for the entire audit. Planning consists of the following segments:

Obtain an understanding of the District – we will gain an understanding of the District in order to perform risk assessment for the various segments of the audit. It involves reviewing the policies and procedures, documenting the internal controls of the District, including compliance requirements, and making an initial assessment of inherent risk in order to determine the preliminary risk of material misstatement to the financial statements. It also includes gaining an understanding of the District's IT environment and how that affects financial reporting.

IT Assessment – we will discuss with management and document the District's IT infrastructure, including; general controls over the network and the accounting software, and specific controls within the accounting software. We will also discuss access, backups, disaster recovery, and virus protection. These discussions will assist in determining if the IT infrastructure is adequate to reduce any material financial statement misstatements.

Preliminary analytics – current vs prior year review of accounts to determine and document causes for fluctuations.

Risk Assessment - Used in conjunction with other planning items above to dictate further audit procedures.

FIELDWORK

Based on the risk assessment results from planning, a combination of analytical procedures, detail test of transactions, and use of audit confirmations will be applied by the auditor.

Analytical procedures – these will consist of revenue and expenditure variances from the prior year, variances with the budget, calculating revenue expectations, and reviewing trend analysis for anomalies.

Test of details – these will consist of tracing and vouching transactions to and from the accounting records. Will also include testing bond compliance.

Audit confirmations – these will be sent to attorneys, tax collector, bond trustees, and other entities as deemed necessary.

REPORTING

Once the fieldwork has been completed, a draft of the financial statements along with all related audit reports will be prepared for management's review. McIntosh CPA utilizes a memo to management regarding findings and recommendations not deemed significant and therefore not included in any of the audit reports. The memo will detail the observation and provide a recommendation for corrective action. No management response is required since it will not be presented in any audit report. Before a finding is reported in the audit report, a determination is made as to why the issue occurred and whether it was a one-time occurrence. We ensure that reporting items in the audit report are necessary and that recommendations are cost beneficial.

For all three phases above, if deficiencies or discrepancies are identified, management will be informed immediately to give them a chance to research and provide additional information or put corrective measures in place.

Qualifications and Experience

INDEPENDENCE

We affirm that McIntosh CPA is independent with respect to the District. We meet the independence standards of Generally Accepted Auditing Standards and the U.S. Government Accountability Office's *Government Auditing Standards*.

FIRM QUALIFICATIONS

- Licensed under Chapter 473, Florida Statutes
- Over 18 years of experience auditing governments
- Demonstrated expertise in auditing special districts and financials
- Strong track record of timely report delivery and responsiveness

The services as outlined in the statement of understanding will be overseen by Racquel McIntosh CPA, who brings over 18 years of exemplary service in the government auditing and accounting industry. In her previous role, she was an audit partner providing auditing services to municipalities and special districts throughout the State of Florida and was in charge of audit quality for the firm. In addition, she assisted clients with internal policy review, internal control best practices and implementation, and assisted with implementation of accounting software and accounting standards.

Further, she has met the educational requirements for CPAs set forth under Florida Statutes and the Government Auditing Standards (Yellow Book) issued by the Government Accountability Office (GAO). See next page for resume.

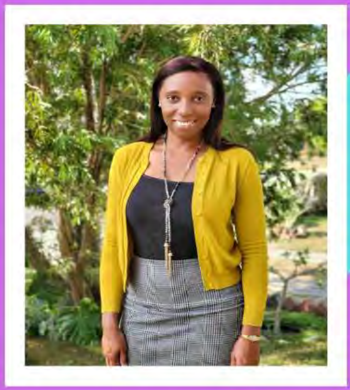
VALUE ADDED SERVICE

In addition to providing audit services for the District, Racquel provides an annual training session for the District accounting staff which will include; reviewing items found in the previous year's audit, accounting treatment for certain transactions, how to respond to auditor inquiry, how to analyze financial statements, and new accounting standards and regulations applicable to the upcoming audit year.

REFERENCES

Below are three districts that the engagement partner has worked on with the named management companies. In total, the engagement partner oversaw and worked on over 200 CDDs.

CATALINA AT WRINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT	Rizzetta & Company 3434 Colwell Avenue, Suite 200 Tampa, FL 33614
BERRY BAY COMMUNITY DEVELOPMENT DISTRICT	Meritus 2005 Pan Am Circle, Suite 300 Tampa, FL 33607
BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT	Inframark 210 N University Drive Coral Springs, FL 33071



RACQUEL MCINTOSH

CPA

561-981-6282

mcintoshcpa@outlook.com

Racquel Mcintosh, CPA

2385 NW Executive Center Dr. Suite 100, Boca Raton FL

EDUCATION

Masters of Accounting
Florida Atlantic University
2004

Bachelor of Arts B.B.A
Major: Accounting & Finance
Florida Atlantic University
2003

INDUSTRIES

Governments

Non-profits

MEMBERSHIPS

AICPA
CSDA
FASD
FICPA
FGFOA

FASD Board Member/Presenter

FICPA SLG Committee Member

Profile

Racquel has been providing auditing and consulting services to governments and non-profits for over 18 years. Her in-depth knowledge of government/non-profit compliance requirements, regulations, accounting principles and audit methodologies provides clients with the highest service quality delivered with the utmost integrity.

Experience

- Oct 2023- Present
  McIntosh CPA
  Founder & President

- 2005 - 2023
  Grau & Associates
  Audit Staff 2005 - 2009
  Audit Senior 2009 -2011
  Audit Manager 2011 - 2014,
  Audit Partner 2014 - 2023

- Continuing Professional Education
  Over the last two(2) years

	Hours
Government Accounting & Auditing	37.5
Accounting, Auditing & Other (Incl Ethics)	42.5
Total hours	**80**

Collaborations

In addition to external audits, Racquel has assisted clients with implementing new accounting standards and State legislation, switching ERP systems, improving internal controls via new policies and procedures, providing education via webinars/seminars, and providing guidance to management.

LIST OF SPECIAL DISTRICTS AUDITED

COMMUNITY DEVELOPMENT

- OVER 200

WATER CONTROL/DRAINAGE

- Central Broward Water Control District
- East Central Regional Water Reclamation Facility
- Old Plantation Water Control District
- Pinellas Park Water Management District
- Pinetree Water Control District (Broward and Palm Beach)
- Ranger Drainage District
- South Central Regional Wastewater Treatment & Disposal Plant

FIRE RESCUE

- San Carlos Park Fire Protection & Rescue District
- Sanibel Fire & Rescue District
- South Trail Fire & Rescue District

OTHER

- Boca Raton Airport Authority
- Greater Boca Raton Beach & Park District
- Indian Trail Improvement District
- Spring Lake Improvement District

Schedule of Fees

Below are the all-inclusive fees for the District's annual financial statement audit

Fiscal Year	Proposed Fee
2026	$3,200
2027	$3,300
2028	$3,400
2029	$3,500
2030	$3,600

The above fees are based on the District not issuing additional Bonds in any of the fiscal years. If Bonds are issued, then fees will be renegotiated.

Appendix

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ACCOUNTANCY

THE ACCOUNTANCY CORPORATION HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 473, FLORIDA STATUTES

RACQUEL MCINTOSH CPA, P.A.

MCINTOSH CPA
2385 NW EXECUTIVE CENTER DRIVE
SUITE 100
BOCA RATON FL 33431

LICENSE NUMBER: AD71848

EXPIRATION DATE: DECEMBER 31, 2027

Always verify licenses online at MyFloridaLicense.com

ISSUED: 12/30/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

State of Florida

Woman & Minority Business Certification

McIntosh CPA

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
04/05/2026 to 04/05/2028

Pedro Allende
Florida Department of Management Services

FLORIDA DEPARTMENT OF MANAGEMENT SERVICES
SUPPLIER DEVELOPMENT

Office of Supplier Development
4050 Esplanade Way, Suite 380
Tallahassee, Florida 32399
850-487-0915
www.dms.myflorida.com/osd

Tab 2

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 6/26/2026

Deputy:	**NGUYEN, NHAN (7672)**
Position:	COMMUNITY SECURITY/TRAFFIC
Scheduled Time	4:00PM - 8:00PM
Actual Time	4:00PM - 8:00PM

Display Text	Answer Text1
Event Number:	2026389089
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:	0
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	Negative
Please document a detailed Narrative of events that took place during your detail:	I conducted multiple patrols within the neighborhoods. I utilized my steady blue and red lights to increase law enforcement presence. While on my patrols, I did not observe anything suspicious or unusual. I parked in various places within the neighborhood to increase law enforcement presence. I frequently checked club houses, playground, and pool area to ensure no one is trespassing. There were an increased number of juveniles at the clubhouse and pool, to which, I stayed posted in front of the club house for law enforcement presence. No juvenile disturbances occurred. No other concerning incidents throughout my assignment.
Was the PSO manpower assigned to the detail sufficient? If no, please provide details and a recommendation for future details.	YES
List any facts, circumstances, or information Extra Duty Admin should be aware of if this detail becomes reoccurring.	Negative

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 6/30/2026

Deputy:	**VANCE, NICHOLAS (7658)**
Position:	COMMUNITY SECURITY/TRAFFIC
Scheduled Time	8:00AM - 12:00PM
Actual Time	8:00AM - 12:00PM

Display Text	Answer Text1
Event Number:	2026396504
Who did you contact upon arrival?	Angela
Number of field interview reports:	N/A
Number of parking tickets:	N/A
Amount of time running radar:	N/A
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	N/A
Please document a detailed Narrative of events that took place during your detail:	I arrived at Long Lake Reserve CDD, and made phone contact with the Angela advising I arrived. I then conducted a patrol of the neighborhood. I patrolled several more of the neighborhood throughout the shift, where I did not observe any suspicious persons/activity. I conducted multiple patrols and foot patrols around the pool and clubhouse, where I did not observe any suspicious persons/activity.
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
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 7/2/2026

Deputy:	**EVERS, DANIEL (6809)**	
Position:	COMMUNITY SECURITY/TRAFFIC	
Scheduled Time	4:00PM - 8:00PM	
Actual Time	4:00PM - 8:00PM	
Display Text		Answer Text1
Event Number:		2026402223
Who did you contact upon arrival?		Upon arrival, I contacted Angela via phone. I explained to Angela that I would be in the community this evening from 4-8pm.
Number of field interview reports:		N/A
Number of parking tickets:		9 Written Warnings, 3 Verbal Warnings
Amount of time running radar:		3 hours
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:		2026402376 Illegal Parking Written Warning 2026402392 Illegal Parking Written Warning 2026402416 Illegal Parking Written Warning 2026402443 Illegal Parking Written Warning 2026402499 Illegal Parking Verbal Warning 2026402522 Illegal Parking Written Warning 2026402589 Illegal Parking Verbal Warning 2026402600 Illegal Parking Verbal Warning 2026402761 Illegal Parking Written Warning 2026402770 Illegal Parking Written Warning 2026402799 Illegal Parking Written Warning 2026402806 Illegal Parking Written Warning 2026402842 Illegal Parking Verbal Warning

Pasco Sheriff's Office
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Please document a detailed Narrative of events that took place during your detail:	This afternoon I started off the shift by making phone contact with Angela. After speaking with Angela I conducted a series of directed patrols throughout the community. While doing these directed patrols I noticed a numerous amount of street parking along Breynia Drive, Parterre Avenue, and Leaf Flower Lane, and Leonard Road. I issued nine written warnings for street parking along with three verbal warnings about the parking. I would periodically check the community pool, tennis courts, and other amenities to make sure there was no disturbances or concerns. I would alternate running my designated radar along Leonard Road and Breynia Drive. I positioned myself near the intersection as well to observe the stop sign to make sure nobody ran the stop sign. I continued to conduct directed patrols throughout the shift making myself highly visible to the community.
Was the PSO manpower assigned to the detail sufficient? If no, please provide details and a recommendation for future details.	YES
List any facts, circumstances, or information Extra Duty Admin should be aware of if this detail becomes reoccurring.	N/A

Pasco Sheriff's Office
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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 7/7/2026

Deputy:	**SCARANGELLA, ANTHONY (7727)**	
Position:	COMMUNITY SECURITY/TRAFFIC	
Scheduled Time	8:00AM - 12:00PM	
Actual Time	8:00AM - 12:00PM	

Display Text	Answer Text1
Event Number:	2026412062
Who did you contact upon arrival?	poc via text
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:	no violations observed
Please document a detailed Narrative of events that took place during your detail:	I conducted static and moving security, throughout the detail. I moved throughout the community and did not observe any suspicious persons or activity. I also did not observe any obvious speeding concerns.
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 7/10/2026

Deputy:	**STEVENS, RYAN (3927)**	
Position:	COMMUNITY SECURITY/TRAFFIC	
Scheduled Time	4:00PM - 8:00PM	
Actual Time	4:00PM - 8:00PM	

Display Text	Answer Text1
Event Number:	2026420549
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
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:	On July 10, 2026, I completed a four-hour community security and traffic detail (1600 to 2000 hours) at Long Lake Reserve CDD, located at 19617 Breynia Drive in Lutz. During the shift, I maintained a visible law enforcement presence, monitored local traffic flow, and ensured the overall security of the community. The detail concluded on schedule at 2000 hours with no major incidents, safety hazards, or traffic disruptions 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
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 7/11/2026

Deputy:	**VOGELE, KEVIN (7376)**	
Position:	COMMUNITY SECURITY/TRAFFIC	
Scheduled Time	10:00AM	- 2:00PM
Actual Time	10:00AM	- 2:00PM

Display Text	Answer Text1
Event Number:	2026422258
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:	2026422376 - traffic stop - stop sign
Please document a detailed Narrative of events that took place during your detail:	I provide heavy police presence throughout multiple areas of the neighborhood. I did not see much traffic throughout the neighborhood or observe any traffic violations other than the traffic stop conducted above. Nothing suspicious was 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.	NA

Pasco Sheriff's Office
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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 7/13/2026

Deputy:	**BROCK, ASHLEY (6508)**
Position:	COMMUNITY SECURITY/TRAFFIC
Scheduled Time	8:00AM - 12:00PM
Actual Time	8:00AM - 12:00PM

Display Text	Answer Text1
Event Number:	2026425727
Who did you contact upon arrival?	Texted Angela and checked in at the clubhouse
Number of field interview reports:	0
Number of parking tickets:	0
Amount of time running radar:	For the duration of the shift
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	I gave a verbal warning to someone parked in the roadway with a camper.
Please document a detailed Narrative of events that took place during your detail:	I was approached by a citizen who wanted me to have the homeowner move the camper as the resident was actively loading their belongings in it for a trip. I conducted directed patrols and stopped at the clubhouse; there was no incidents 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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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 7/16/2026

Deputy:	**SHERRY, JUSTIN (7852)**
Position:	COMMUNITY SECURITY/TRAFFIC
Scheduled Time	4:00PM - 8:00PM
Actual Time	4:00PM - 8:00PM
Display Text	Answer Text1
Event Number:	2026433698
Who did you contact upon arrival?	Angela
Number of field interview reports:	0
Number of parking tickets:	I did not observe any parking violations while on shift.
Amount of time running radar:	N/A
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	N/A
Please document a detailed Narrative of events that took place during your detail:	Conducted multiple directed patrols through the neighborhood. Conducted multiple foot patrols and checks of the pool and clubhouse as requested. Conducted a check for illegally parked cars. Provided a traffic calming presence and static traffic post. Observed multiple people out for strolls. No concerns observed at this time.
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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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 7/17/2026

Deputy:	**RAMOS, KEARSTIN (7307)**
Position:	COMMUNITY SECURITY/TRAFFIC
Scheduled Time	4:00PM - 8:00PM
Actual Time	4:00PM - 8:00PM

Display Text	Answer Text1
Event Number:	2026436109
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:	0
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	I did not observe any violations during my shift.
Please document a detailed Narrative of events that took place during your detail:	I maintained a law enforcement presence in the neighborhood. While working the detail an the lock box for the club house key had to become stock, leaving me unable to place the key back in the box. I was unable to reach ANGELA DEL CASTILLO and either number. I made contact with Darryl Adams whom is a listed contact; however, he no longer works with the company. The contact information needs to be updated.
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
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 7/21/2026

Deputy:	**NGUYEN, NHAN (7672)**
Position:	COMMUNITY SECURITY/TRAFFIC
Scheduled Time	8:00AM - 12:00PM
Actual Time	8:00AM - 12:00PM

Display Text	Answer Text1
Event Number:	2026443161
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:	0
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	Negative
Please document a detailed Narrative of events that took place during your detail:	I conducted multiple patrols within the neighborhoods. While on my patrols, I did not observe anything suspicious or unusual. I parked in various places within the neighborhood to increase law enforcement presence. I frequently checked club houses, playground, and pool area to ensure no one is trespassing. There was an increased number of juveniles at the clubhouse and pool, to which, I stayed posted in front of the club house for law enforcement presence. No juvenile disturbances occurred. No other concerning incidents throughout my assignment.
Was the PSO manpower assigned to the detail sufficient? If no, please provide details and a recommendation for future details.	YES
List any facts, circumstances, or information Extra Duty Admin should be aware of if this detail becomes reoccurring.	Negative

Pasco Sheriff's Office
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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 7/23/2026

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:	2026449082
Who did you contact upon arrival?	staff
Number of field interview reports:	na
Number of parking tickets:	nan
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, checked in via text. Patrolled neighborhood for speeders, suspicious activity, monitor street parking, none observed. Patrolled club house as well. Nothing to report this tour. Left 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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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 7/24/2026

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:	2026451393
Who did you contact upon arrival?	staff
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, checked in via text. Patrolled neighborhood for speeders, suspicious activity, monitor street parking, none observed. Patrolled club house as well. Nothing to report this tour. Left 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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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 7/28/2026

Deputy:	**VANCE, NICHOLAS (7658)**	
Position:	COMMUNITY SECURITY/TRAFFIC	
Scheduled Time	8:00AM - 12:00PM	
Actual Time	8:00AM - 12:00PM	

Display Text	Answer Text1
Event Number:	2026458451
Who did you contact upon arrival?	Angela
Number of field interview reports:	N/A
Number of parking tickets:	N/A
Amount of time running radar:	N/A
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	N/A
Please document a detailed Narrative of events that took place during your detail:	I arrived at Long Lake Reserve CDD, and attempted phone contact with Angela advising I arrived. I then conducted a patrol of the neighborhood. I patrolled several more of the neighborhood throughout the shift, where I did not observe any suspicious persons/activity. I conducted multiple patrols and foot patrols around the pool and clubhouse, where I did not observe any suspicious persons/activity.
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 3

SŌLITUDE
LAKE MANAGEMENT

Long Lake Reserve CDD
Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2026-07-14

Prepared for:

District Manager
Rizzetta & Company

Prepared by:

Wesley Chapel Field Office

SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

TABLE OF CONTENTS

A

Comments:

Site looks good

Site and GSR is looking good. We continue to monitor erosion along the homeowner shoreline and a washout has formed around the flow structure.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

B1

Comments:

Normal growth observed

Minor biofilm present in wind swept cove. Site shorelines are looking well. Beneficial GSR noted.

Action Required:

Routine maintenance next visit

Target:

Surface algae

SE

Comments:

Normal growth observed

There is a healthy perimeter of GSR and beneficials, and we are continuing to maintain any growth. Flow structure has no blockage.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

F

Comments:

Site looks good

Sites shorelines are free of nuisance growth. Good population of GSR along perimeter. Washouts noted on corner of site.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

G2

Comments:

Normal growth observed

Site has a little more water than last month within it. Shoreline growth present.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

G1

Comments:

Site looks good

Overall sites looking well. Water level remains low. Flow structure has a washout.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: H1

Comments:

Normal growth observed

Site and flow structure are in good condition. Small group of spatterdock and GSR present. Site has minor shoreline weeds that will need to be addressed.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: C

Comments:

Site looks good

Site is looking great. Algae and submersed vegetation is controlled. Shorelines are free of any nuisance growth. Larger spot of erosion seen in right photo, located on corner of site.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: B3

Comments:

Normal growth observed

Site has a good population of GSR within it. Shoreline growth and minor biofilm noted.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: B2

Comments:

Normal growth observed

Site has very low water levels.
Algae present on surface of water.
Shoreline growth noted.

Action Required:

Routine maintenance next visit

Target:

Surface algae

Management Summary

During July, we are getting very little rain. Overall water levels remain low but are slowly rising. We are currently observing an increase in algae and shoreline growth across sites. We will actively manage this growth alongside shoreline weeds as water levels rise or fall. The primary objective is eliminating the submersed vegetation and algae, all while maintaining the sites that are currently doing well. Site C's algae has cleared up nicely from last month. All sites that are experiencing algae this month will be treated and can take up to 10-14 days for full effect and shoreline weeds will be addressed. We are monitoring flow structures to ensure they are free of obstruction and monitoring any erosion caused by the dry banks we have experienced.

Additionally, minor erosion was observed on the homeowner shoreline at Site A and corner of site C.

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	Normal growth observed	Surface algae	Routine maintenance next visit
SE	Normal growth observed	Shoreline weeds	Routine maintenance next visit
F	Site looks good	Species non-specific	Routine maintenance next visit
G2	Normal growth observed	Shoreline weeds	Routine maintenance next visit
G1	Site looks good	Species non-specific	Routine maintenance next visit
H1	Normal growth observed	Shoreline weeds	Routine maintenance next visit
C	Site looks good	Species non-specific	Routine maintenance next visit
B3	Normal growth observed	Shoreline weeds	Routine maintenance next visit
B2	Normal growth observed	Surface algae	Routine maintenance next visit


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

Tab 4

Tab 5

August 2026 Monthly Manager's Report

THE RESERVE

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 August newsletter
- No events are currently planned for August
- Planning is still underway for community events this fall.

Clubhouse Operations/Maintenance Projects:

Amenity Gates

- Reached out to Jon's Fence to look at all of the gates to the amenity center for alignment problems and to get a quote

Front of Amenity Center Building

- Getting quotes for possible gutters due to rain water over flowing the walkway into the mailroom

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 and came out the Week of July 20th to do the flower beds of the monuments and clubhouse
- Solitude – Regular services
- Cooper Pools – Regular services
- Jayman Enterprises came out on July 15th and put the sign back up that fell down near the main entrance

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 – August 5th - 6:30 pm
- CDD Meeting – August 11th – 6:00pm

Facilities Upcoming Rentals August (Private Event)

- Saturday, August 1st Baby Shower / Party Room
- Saturday, August 8th Get Together / Pool Pavilion
- Saturday, August 15th Birthday Party / Party Room
- Saturday, August 15th Birthday Party / Park Pavilion
- Tuesday, August 18th Primary Election / Party Room

Resident Requests

- None at this time

Tab 6

Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** September 8, 2026 @ 9:00 AM
- **Next Election:** Sara Schwartz & Clint McMahan both qualified and are running for Seat 3 & Gabrielle Roberts qualified and ran unopposed for Seat 1 in the upcoming General Election in November 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

August 11

2026

LONG LAKE RESERVE CDD

FINANCIAL SUMMARY	**6/30/2026**
General Fund Cash & Investment Balance:	$634,869
Reserve Fund Cash & Investment Balance:	$165,451
Debt Service Fund Investment Balance:	$367,318
Total Cash and Investment Balances:	**$1,167,638**

General Fund Expense Variance: $63,732 Under Budget

Tab 7

Rizzetta & Company

Long Lake Reserve Community Development District

www.Longlakecdd.org

Proposed Budget for Fiscal Year 2026-2027

Professionals in Community Management

Table of Contents

Proposed Budget
Long Lake Reserve Community Development District
General Fund

Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 06/30/26	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	Comments
1								
2	**ASSESSMENT REVENUES**							
3								
4	***Special Assessments***							
5	Tax Roll	$ 709,406	$ 709,406	$ 704,066	$ 5,340	$ 733,107	$ 29,041	
6								
7	**Assessment Revenue Subtotal**	**$ 709,406**	**$ 709,406**	**$ 704,066**	**$ 5,340**	**$ 733,107**	**$ 29,041**	
8								
9	**OTHER REVENUES**							
10								
11	***Interest Earnings***							
12	Interest Earnings	$ 4,100	$ 4,100	$ -	$ 4,100	$ -	$ -	
13	***Other Miscellaneous Revenue***							
14	Balance Forward from Prior Year	$ -	$ -	$ 25,000	$ (25,000)	$ 25,000	$ -	
15	Miscellaneous Revenue	$ 1,634	$ 1,634	$ -	$ 1,634	$ -	$ -	
16								
17	**Other Revenue Subtotal**	**$ 5,734**	**$ 5,734**	**$ 25,000**	**$ (19,266)**	**$ 25,000**	**$ -**	
18								
19	**TOTAL REVENUES**	**$ 715,140**	**$ 715,140**	**$ 729,066**	**$ (13,926)**	**$ 758,107**	**$ 29,041**	
20								
21	**EXPENDITURES - ADMINISTRATIVE**							
22								
23	***Legislative***							
24	Supervisor Fees	$ 5,400	$ 7,200	$ 12,000	$ 4,800	$ 12,000	$ -	5 paid board members for 12 meetings
25	***Financial & Administrative***							
26	Accounting Services	$ 15,954	$ 21,272	$ 21,271	$ (1)	$ 21,909	$ 638	Cost of Living Adjustment
27	Administrative Services	$ 3,988	$ 5,317	$ 5,318	$ 1	$ 5,478	$ 160	Cost of Living Adjustment
28	Arbitrage Rebate Calculation	$ 400	$ 400	$ 400	$ -	$ 400	$ -	3 year agreement signed in 2025 for $400/yr.
29	Assessment Roll	$ 5,908	$ 5,908	$ 5,908	$ -	$ 6,085	$ 177	Cost of Living Adjustment
30	Auditing Services	$ 4,000	$ 4,000	$ 4,000	$ -	$ 4,000	$ -	Per Contract McDirmit Davis Expiring - Cost Estimate with a New Audito
31	Bank Fees	$ 292	$ 389	$ 300	$ (89)	$ 400	$ 100	Increase in cost for FY 26/27
32	Disclosure Report	$ 3,750	$ 5,000	$ 5,000	$ -	$ 5,000	$ -	
33	District Engineer	$ 10,786	$ 14,381	$ 12,500	$ (1,881)	$ 15,000	$ 2,500	Per District Engineer
34	District Management	$ 17,814	$ 23,752	$ 23,752	$ -	$ 24,465	$ 713	Cost of Living Adjustment
35	Dues, Licenses & Fees	$ 175	$ 233	$ 175	$ (58)	$ 175	$ -	
36	Financial Consulting & Revenue Collections	$ 4,431	$ 5,908	$ 5,908	$ -	$ 7,285	$ 1,377	Cost of Living Adjustment
37	Legal Advertising	$ 494	$ 659	$ 1,500	$ 841	$ 1,500	$ -	
38	Miscellaneous Mailings	$ -	$ -	$ 1,000	$ 1,000	$ 1,000	$ -	
39	Public Officials Liability Insurance	$ 3,209	$ 3,209	$ 3,405	$ 196	$ 3,530	$ 125	Per Egis

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

	Chart of Accounts Classification	Actual YTD through 06/30/26	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	Comments
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)	$ 2,460	$ 3,280	$ 3,200	$ (80)	$ 3,200	$ -	
43	***Legal Counsel***							
44	District Counsel	$ 8,942	$ 11,923	$ 10,000	$ (1,923)	$ 12,000	$ 2,000	Per District Counsel
45								
46	**Administrative Subtotal**	**$ 91,653**	**$ 116,482**	**$ 119,437**	**$ 2,955**	**$ 127,227**	**$ 7,790**	
47								
48	**EXPENDITURES - FIELD OPERATIONS**							
49								
50	***Security Operations***							
51	Security Camera Maintenance/Fees	$ 2,141	$ 2,855	$ 4,000	$ 1,145	$ 4,000	$ -	
52	Security Monitoring Services	$ 4,320	$ 5,760	$ 7,000	$ 1,240	$ 7,000	$ -	Securiteam - $1,440 /qtr + increases
53	Security Patrols	$ 21,240	$ 28,320	$ 26,000	$ (2,320)	$ 26,000	$ -	Based on Projections
54	***Electric Utility Services***							
55	Utility - Recreation Facilities	$ 6,739	$ 8,985	$ 12,000	$ 3,015	$ 12,000	$ -	
56	Utility - Street Lights	$ 31,409	$ 41,879	$ 48,400	$ 6,521	$ 48,400	$ -	
57	Utility Services - Irrigation	$ 554	$ 739	$ 6,000	$ 5,261	$ 6,000	$ -	
58	***Garbage/Solid Waste Control Services***							
59	Garbage - Residential	$ 41,814	$ 55,752	$ 58,870	$ 3,118	$ 58,870	$ -	Based on current contact w/Coastal
60	Solid Waste Assessment	$ -	$ -	$ 500	$ 500	$ 500	$ -	
61	***Water-Sewer Combination Services***						$ -	
62	Utility Services	$ 10,776	$ 14,368	$ 17,000	$ 2,632	$ 17,850	$ 850	Based on current year projected + 5% anticipated increase.
63	***Stormwater Control***							
64	Aquatic Maintenance	$ 8,661	$ 11,548	$ 10,170	$ (1,378)	$ 10,475	$ 305	Per Contract 6/25 - 5/26 Auto Renew Per Contract 3% increase
65	Aquatic Plant Replacement	$ 2,834	$ 3,779	$ 10,000	$ 6,221	$ 10,000	$ -	Leave per Board and District Engineer
66	Lake/Pond Bank Maintenance & Repair	$ 5,837	$ 7,783	$ -	$ (7,783)	$ 15,000	$ 15,000	Per District Engineer $15K New Budget Line Added
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	$ 8,661	$ 11,548	$ 12,774	$ 1,226	$ 13,160	$ 386	Per Contract 6/25 - 5/26 Auto Renew Per Contract 3% increase
70	***Other Physical Environment***							
71	Entry & Walls Maintenance	$ 1,425	$ 1,900	$ 1,500	$ (400)	$ 1,500	$ -	Power washing, landscape lighting repairs.
72	Fire Ant Treatment	$ -	$ -	$ 1,500	$ 1,500	$ 1,500	$ -	Behind Clubhouse area.
73	General Liability Insurance	$ 3,922	$ 3,922	$ 4,163	$ 241	$ 4,314	$ 151	Per Egis
74	Holiday Decorations	$ 17	$ 23	$ 500	$ 477	$ 500	$ -	
75	Irrigation Repairs & Maintenance	$ 2,823	$ 3,764	$ 6,000	$ 2,236	$ 6,000	$ -	
76	Landscape - Annuals	$ -	$ -	$ 2,500	$ 2,500	$ 2,500	$ -	
77	Landscape - Mulch	$ -	$ -	$ 2,000	$ 2,000	$ 2,000	$ -	
78	Landscape Maintenance	$ 54,214	$ 72,285	$ 81,500	$ 9,215	$ 81,500	$ -	Yellowstone $6776.75/month

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

	Chart of Accounts Classification	Actual YTD through 06/30/26	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	Comments
79	Landscape Replacement Plants, Shrubs, Trees	$ 5,000	$ 6,667	$ 15,000	$ 8,333	$ 15,000	$ -	
80	Property Insurance	$ 34,786	$ 34,786	$ 38,106	$ 3,320	$ 33,047	$ (5,059)	Per Egis
81	Reserve Study	$ -	$ -	$ 5,000	$ 5,000	$ 5,000	$ -	Last Reserve Study Completed 2/17/2021
82	Well Maintenance	$ -	$ -	$ 2,000	$ 2,000	$ 2,000	$ -	
83	***Road & Street Facilities***							
84	Parking Lot Repair & Maintenance	$ -	$ -	$ 5,000	$ 5,000	$ 5,000	$ -	Power washing and repairs.
85	Sidewalk Repair & Maintenance	$ -	$ -	$ 5,000	$ 5,000	$ 5,000	$ -	Power washing and repairs.
86	***Parks & Recreation***							
87	Access Control Maintenance & Repair	$ 7,991	$ 10,655	$ 6,000	$ (4,655)	$ 6,000	$ -	
88	Clubhouse - Facility Janitorial Service	$ 12,429	$ 16,572	$ 15,800	$ (772)	$ 15,800	$ -	Office Pride - $1,316.62 mo. for 3x/week
89	Clubhouse Maintenance & Repairs	$ 3,952	$ 5,269	$ 9,500	$ 4,231	$ 9,500	$ -	
90	Clubhouse Supplies	$ 2,261	$ 3,015	$ 4,000	$ 985	$ 4,000	$ -	
91	Dock Repairs and Maintenance	$ 375	$ 500	$ 500	$ -	$ 500	$ -	
92	Dog Waste Station Supplies & Maintenance	$ 1,800	$ 2,400	$ -	$ (2,400)	$ 2,400	$ 2,400	
93	Employee - Amenity Staff	$ 75,233	$ 100,311	$ 109,902	$ 9,591	$ 118,720	$ 8,818	Cost of Living Increase
94	Facility A/C & Heating Maintenance & Repair	$ 180	$ 240	$ 1,000	$ 760	$ 1,000	$ -	
95	Furniture Repair/Replacement	$ 5,250	$ 7,000	$ 3,000	$ (4,000)	$ 3,000	$ -	Indoor and Outdoor Furniture
96	Lighting Replacement	$ -	$ -	$ 500	$ 500	$ 500	$ -	
97	Management & Oversight	$ 9,900	$ 13,200	$ 14,200	$ 1,000	$ 14,500	$ 300	Cost of Living Increase
98	Pest Control	$ 1,330	$ 1,773	$ 2,500	$ 727	$ 2,500	$ -	HomeTeam - $152.50/month + termite
99	Playground Equipment Maintenance (inc. inspections)	$ 6,125	$ 8,167	$ 3,000	$ (5,167)	$ 3,000	$ -	Inspections ($750/yr) plus maint/repairs.
100	Pool Permits	$ 280	$ 280	$ 500	$ 220	$ 500	$ -	
101	Pool Repairs	$ 973	$ 1,297	$ 4,000	$ 2,703	$ 4,000	$ -	
102	Pool Service Contract	$ 15,385	$ 20,513	$ 20,580	$ 67	$ 20,580	$ -	Cooper Pools contract - $1715/mo.
103	Telephone, Fax, Internet	$ 2,913	$ 3,884	$ 3,500	$ (384)	$ 3,500	$ -	
104	Tennis/Athletic Court/Field Repairs	$ -	$ -	$ 3,000	$ 3,000	$ 3,000	$ -	
105	Trail/Bike Path Maintenance	$ 4,850	$ 6,467	$ 2,000	$ (4,467)	$ 2,000	$ -	Replenish shells - rotate ph 1 & 2 each yr. - FY 26/27
106	***Special Events***							
107	Clubhouse Programs/Events	$ 8,247	$ 10,996	$ 8,000	$ (2,996)	$ 8,500	$ 500	Per Angela
108	***Contingency***							
109	Miscellaneous Contingency	$ 681	$ 908	$ 8,664	$ 7,756	$ 6,264	$ (2,400)	Unanticipated expenses.
110								
111	**Field Operations Subtotal**	**$ 408,517**	**$ 531,297**	**$ 609,629**	**$ 78,332**	**$ 630,880**	**$ 21,251**	
112								
113	**TOTAL EXPENDITURES**	**$ 500,170**	**$ 647,779**	**$ 729,066**	**$ 81,287**	**$ 758,107**	**$ 29,041**	
114								
115	**EXCESS OF REVENUES OVER EXPENDITURES**	**$ 214,970**	**$ 67,361**	**$ -**	**$ 67,361**	**$ -**	**$ -**	
116								

Proposed Budget
Long Lake Reserve Community Development District
Reserve Fund

Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 06/30/26	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	Comments
1								
2	**ASSESSMENT REVENUES**							
3								
4	***Special Assessments***							
5	Tax Roll	$ 25,000	$ 25,000	$ 25,000	$ -	$ 25,000	$ -	
6								
7	**Assessment Revenue Subtotal**	**$ 25,000**	**$ 25,000**	**$ 25,000**	**$ -**	**$ 25,000**	**$ -**	
8								
9	**OTHER REVENUES**							
10								
11	***Interest Earnings***							
12	Interest Earnings	$ 3,110	$ 3,110	$ -	$ 3,110	$ -	$ -	
13								
14	**Other Revenue Subtotal**	**$ 3,110**	**$ 3,110**	**$ -**	**$ 3,110**	**$ -**	**$ -**	
15								
16	**TOTAL REVENUES**	**$ 28,110**	**$ 28,110**	**$ 25,000**	**$ 3,110**	**$ 25,000**	**$ -**	
17								
18	**EXPENDITURES**							
19								
20	***Contingency***							
21	Capital Reserves	$ -	$ -	$ 25,000	$ 25,000	$ 25,000	$ -	
22								
23	**TOTAL EXPENDITURES**	**$ -**	**$ -**	**$ 25,000**	**$ 25,000**	**$ 25,000**	**$ -**	
24								
25	**EXCESS OF REVENUES OVER EXPENDITURES**	**$ 28,110**	**$ 28,110**	**$ -**	**$ 28,110**	**$ -**	**$ -**	
26								

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:		$758,107.00	**2025/2026 O&M Budget:**	$729,066.00
Pasco County Collection Costs:	2%	$16,129.94	**2026/2027 O&M Budget:**	$758,107.00
Early Payment Discounts:	4%	$32,259.87		
2026/2027 Total:		**$806,496.81**	**Total Difference:**	**$29,041.00**

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	$2,102.93	$82.48	4.08%
	Total	**$2,934.57**	**$3,017.05**	**$82.48**	**2.81%**
Single Family 50'	Series 2018 Debt Service	$1,142.64	$1,142.64	$0.00	0.00%
	Operations/Maintenance	$2,426.29	$2,522.93	$96.64	3.98%
	Total	**$3,568.93**	**$3,665.57**	**$96.64**	**2.71%**
Single Family 60'	Series 2018 Debt Service	$1,371.17	$1,371.17	$0.00	0.00%
	Operations/Maintenance	$2,832.14	$2,942.92	$110.78	3.91%
	Total	**$4,203.31**	**$4,314.09**	**$110.78**	**2.64%**

LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

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		$630,880.00
COLLECTION COSTS @	2%	$13,422.98
EARLY PAYMENT DISCOUNT @	4%	$26,845.96
TOTAL O&M ASSESSMENT		$671,148.94

UNITS ASSESSED			ALLOCATION OF ADMIN O&M ASSESSMENT					ALLOCATION OF FIELD O&M ASSESSMENT					PER LOT ANNUAL ASSESSMENT		
LOT SIZE	O&M	SERIES 2018 DEBT SERVICE [(1)]	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL BUDGET	ADMIN PER UNIT	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL BUDGET	FIELD PER UNIT	O&M	SERIES 2018 DEBT SERVICE [(2)]	TOTAL [(3)]
Single Family 40'	99	99	1.00	99.00	30.94%	$41,873.25	$422.96	0.80	79.20	24.78%	$166,317.26	$1,679.97	$2,102.93	$914.12	$3,017.05
Single Family 50'	124	124	1.00	124.00	38.75%	$52,447.30	$422.96	1.00	124.00	38.80%	$260,395.71	$2,099.97	$2,522.93	$1,142.64	$3,665.57
Single Family 60'	97	97	1.00	97.00	30.31%	$41,027.32	$422.96	1.20	116.40	36.42%	$244,435.97	$2,519.96	$2,942.92	$1,371.17	$4,314.09
Total Lots	**320**	**320**		**320.00**	**100.00%**	**$135,347.87**			**319.60**	**100.00%**	**$671,148.94**				
Less: Pasco County Collection Costs (2%) and Early Payment Discounts (4%):						($8,120.87)					($40,268.94)				
Net Revenue to be Collected:						**$127,227.00**					**$630,880.00**				

[(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.

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.

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.

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 a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

Tab 8

RESOLUTION 2026 - 05

THE ANNUAL APPROPRIATION RESOLUTION OF THE LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026 AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15th, 2026, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Long Lake Reserve Community Development District, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set August 11, 2026, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes;* and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing, pursuant to Section 189.016(4), *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statues*, requires that, prior to October 1st of each year, the District Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Recitals. The provisions of the Whereas clauses are true and correct, and are incorporated herein as dispositive.

Section 2. Budget

a. That the Board has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in **Exhibit “A”** hereto (the “Adopted Budget”).

b. That the Proposed Budget, as amended by the Board, and attached hereto as Exhibit "A", is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (the "Adopted Budget"); provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.

c. That the Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for the Long Lake Reserve Community Development District for the Fiscal Year Beginning October 1, 2026 and Ending September 30, 2027."

d. The final Adopted Budget shall be posted by the District Manager on the District's website, pursuant to Section 189.016(4), *Florida Statutes.*

Section 2. Appropriations.

There is hereby appropriated out of the revenues of the Long Lake Reserve Community Development District, for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sums set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A.**

Section 3. Budget Amendments.

Pursuant to Section 189.016(6), *Florida Statutes*, the District at any time within the Fiscal Year, or within sixty (60) days following the end of the Fiscal Year, may amend its budget for that Fiscal Year, as follows:

a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer may establish administrative procedures to ensure that any budget amendments are in compliance with this Resolution, and Section 189.016, *Florida Statutes*, among other applicable laws.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Introduced, considered favorably and adopted on August 11, 2026.

Attested By:	**Long Lake Reserve** **Community Development District**
______________________________	____________________________________
Print Name:____________________	Print Name:__________________________
Secretary/Assistant Secretary	Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Adopted Budget

EXHIBIT A

Tab 9

RESOLUTION 2026 - 06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT; IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED, TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Long Lake Reserve Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, the District is located in Pasco County, Florida (the "County"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (the "Board") of the District hereby determines to undertake various operations and maintenance activities described in the District's budget(s) for Fiscal Year 2026-2027 ("Adopted Budget"), attached hereto as **Exhibit "A"**; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District's Adopted Budget; and;

WHEREAS, the provision of such services, facilities and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may fund the Adopted Budget through the levy and imposition of non-ad valorem special assessments (the "O&M Assessments") on benefited lands within the District; and

WHEREAS, under Florida law, the District may collect such assessments by tax roll, or in accordance with other collection methods, as provided by law; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method") ; and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots pursuant to the Uniform Method and which is also indicated on Exhibit “A”; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the O&M Assessments in the amount set forth in the Adopted Budget; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll of the Long Lake Reserve Community Development District (the “Assessment Roll”) available for review as **Exhibit “B”**, and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. RECITALS. The recitals set forth above are incorporated herein, and are dispositive.

SECTION 2. BENEFIT. The provision of the services, facilities and operations as described in Exhibit “A” confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the costs of the O&M Assessments allocated to such lands. The allocation of the costs to the specially benefited lands is shown in the Adopted Budget and in the Assessment Roll is hereby found to be fair and reasonable.

SECTION 3. O&M ASSESSMENT IMPOSITION. Pursuant to Chapter 190, *Florida Statutes*, and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District and in accordance with the Adopted Budget and the Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 4. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. Uniform Method Assessments. The collection of the previously levied debt service assessments and the O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, *Florida Statutes*.

B. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 5. ASSESSMENT ROLL. The District's Assessment Roll, is hereby certified to the County Tax Collector, is authorized to be transmitted to the Tax Collector, and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Long Lake Reserve Community Development District.

SECTION 6. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 7. ASSESSMENT CHALLENGES. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to the property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and the fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within sixty (60) days from the adoption date of this Resolution.

SECTION 8. PROCEDURAL IRREGULARITIES. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessments was duly made and adopted, and that all other proceedings adequate to such O&M Assessments were duly had, taken, and performed as required.

SECTION 9. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 10. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Long Lake Reserve Community Development District.

Passed and Adopted on August 11, 2026.

Attested By:	**Long Lake Reserve** **Community Development District**
______________________________	______________________________
Print Name:____________________	Print Name:____________________
Secretary/Assistant Secretary	Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Budget
Exhibit B: Assessment Roll

Exhibit A
Adopted Budget [Fiscal Year 2026-2027 Budget]
[To Be Attached]

Exhibit B
Assessment Roll

The Assessment Roll is maintained in the District's Official Records, and is available upon request. Certain exempt information may be redacted prior to release, in compliance with Chapter 119, *Florida Statutes.*

Tab 10

SECOND ADDENDUM TO THE CONTRACT FOR DISTRICT MANAGEMENT SERVICES

This Second Addendum to the Contract for District Management Services (this **"Addendum"),** is made and entered into as of the 1st day of October, 2026 (the "**Effective Date**"), by and between **Long Lake Reserve Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Pasco County, Florida (the "**District**"), and **Rizzetta & Company, Inc.**, a Florida corporation (the "**District Manager**").

RECITALS

WHEREAS, the District and the District Manager entered into the Contract for District Management Services dated October 1, 2024 (the "**Contract**"), incorporated by reference herein; and

WHEREAS, the District and the District Manager desire to amend **Exhibit B -** Schedule of Fees section of the Contract as further described in this Addendum; and

WHEREAS, the District and the District Manager each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the District Manager agree to the changes to amend the Schedule of Fees attached.

The amended Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

(Remainder of this page is left blank intentionally)

Therefore, the District Manager and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: ____________________

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: ____________________

LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT

BY: ____________________

PRINTED NAME: ____________________

TITLE: Chairman/Vice Chairman

DATE: ____________________

ATTEST:

____
Vice Chairman/Assistant Secretary
Board of Supervisors

____
Print Name

Exhibit B – Schedule of Fees

Exhibit B
Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	$2,038.75	$24,465
Administrative:	$456.50	$5,478
Accounting:	$1,825.75	$21,909
Financial Services & Revenue Collections:	$607.08	$7,285
Assessment Roll: (1)		$6,085
Total Standard On-Going Services:	$4,928.08	$65,222

(1) Assessment Roll is to be billed in one lump-sum upon completion.

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	$ 125
Two+ Lots (on tax roll)	Per Occurrence	$ 150
One Lot (direct billed by the District)	Per Occurrence	$ 150
Two–Five Lots (direct billed by the District)	Per Occurrence	$ 200
Six-Ten Lots (direct billed by the District)	Per Occurrence	$ 250
Eleventh+ Lots (direct billed by the District)	Per Occurrence	$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests & Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	$ 150
Two – Five Lots	Per Occurrence	$ 200
Six – Ten Lots	Per Occurrence	$ 300
Eleven – Fifteen Lots	Per Occurrence	$ 400
Sixteen+ Lots	Per Occurrence	$ 500
Bond Amortization Schedules	Per Occurrence	$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	$ 52.00
District Manager	$ 40.00
Accounting & Finance Staff	$ 28.00
Administrative Support Staff	$ 21.00

LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	$ 500.00
Chief Financial Officer	$ 450.00
Vice President	$ 400.00
Controller	$ 350.00
Regional District Manager	$ 300.00
Accounting Director	$ 300.00
Finance Manager	$ 300.00
Senior District Manager	$ 275.00
District Manager	$ 250.00
Amenity Services Manager	$ 250.00
Business Development Manager	$ 250.00
Landscape Inspection Services Manager	$ 250.00
Financial Analyst	$ 250.00
Senior Accountant	$ 225.00
Landscape Specialist	$ 200.00
Administrative Support Manager	$ 200.00
Senior Financial Associate	$ 200.00
Senior Administrative Assistant	$ 200.00
Staff Accountant II	$ 200.00
District Coordinator	$ 175.00
Administrative Assistant II	$ 150.00
District Compliance Associate	$ 150.00
Staff Accountant	$ 150.00
Financial Associate	$ 150.00
Administrative Assistant	$ 100.00
Accounting Clerk	$ 100.00
Client Relations Specialist	$ 100.00

Tab 11

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit "A".

Section 2. In accordance with Section 189.417(1), Florida Statutes, the District's Secretary is hereby directed to file annually, with Pasco County, a schedule of the District's regular meetings.

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

PASSED AND ADOPTED THIS 11TH DAY OF AUGUST, 2025.

LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT

____

CHAIRMAN

ATTEST:

____

SECRETARY/ASSISTANT SECRETARY

EXHIBIT "A"
BOARD OF SUPERVISORS MEETING DATES
LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT
FOR FISCAL YEAR 2026-2027

October 13, 2026
November 10, 2026
December 8, 2026 * 6:00 p.m.
January 12, 2027
February 9, 2027
March 9, 2027 * 6:00 p.m.
April 13, 2027
May 11, 2027
June 8, 2027 * 6:00 p.m.
July 13, 2027
August 10, 2027 * 6:00 p.m.
September 14, 2027

All meetings will convene at 9:00 a.m. except for the months of December, March, June, and August meetings will convene at 6:00 p.m. at the Long Lake Reserve Amenity Center, located at 19617 Breynia Dr., Lutz, FL 33558.

Tab 12

Long Lake Reserve Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. Financial Goals and Objectives

Goal 1.1: Financial Transparency

Objective: Commit to regularly reporting on the financial status of the District.

Measurement: Financial Statements provided to the Board on a monthly basis, which allows for tracking throughout the year as to whether the District is staying on course and operating within the pre-determined operating budget for the fiscal year. Independent financial audit performed by a third party conducted annually, with the audit results shared with the Board at the next meeting immediately following.

Standard: Ending the fiscal year under budget and with enough cash in hand to cover 2-3 months worth of expenses until the tax rolls come in for the new fiscal year and for the annual financial audits to come back clean with no findings.

Achieved: Yes ☐ No ☐

Goal 1.2: Budget Consciousness

Objective: Strive to stay within budget and provide justification for exceeding total budget expenditures.

Measurement: Financial Statements provided to the Board on a monthly basis, which allows for tracking throughout the year as to whether the District is staying on course and operating within the pre-determined operating budget for the fiscal year.

Standard: Ending the fiscal year under budget and with enough cash in hand to cover 2-3 months worth of expenses until the tax rolls come in for the new fiscal year.

Achieved: Yes ☐ No ☐

2. **Board Meeting Goals and Objectives**

Goal 1.1: Productive Meetings

Objective: To be orderly, efficient, and to provide a safe working environment for all attendees.

Measurement: Ensure that each Board meeting runs no longer than two hours in duration and that all persons in attendance (Board members, staff, audience, etc.) have the opportunity to be heard during that time without speaking over each other, and that they feel physically safe while in the meeting space.

Standard: Hold each audience member addressing the Board of Supervisors to a total of three minutes, while also reminding Board members that should they choose to engage in a two-way discussion with any given audience member that the three-minute clock starts over from zero each time they respond to the audience member's comment(s). Additionally, if the Board discusses any given topic beyond ten minutes without coming to a decision, to then table the discussion until the next meeting.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: ____

Date:___________ Print Name:____

Long Lake Reserve Community Development District

District Manager: ____

Date:___________ Print Name: ____

Long Lake Reserve Community Development District

Tab 13

Financial Report
September 30, 2025

Long Lake Reserve
Community
Development District

Table of Contents

McDirmit Davis

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Long Lake Reserve Community Development District

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities and each major fund of the Long Lake Reserve Community Development District, (the "District"), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the District as of September 30, 2025, and the respective changes in financial position and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* (GAS), issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and GAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and GAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis starting on page 3, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 22, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

McDirmit Davis

Orlando, Florida
June 22, 2026

Our discussion and analysis of *Long Lake Reserve Community Development District* (the "District") financial accomplishments provide an overview of the District's financial activities for the year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, financial statements and accompanying notes.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Governmental Accounting Standards Board Statement No. 34 (GASB No. 34), *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments* issued June 1999.

Financial Highlights

- The assets of the District exceeded its liabilities at September 30, 2025 by $1,521,892, a decrease in net position of $103,231.
- At September 30, 2025, the District's governmental funds reported fund balances of $886,054, an increase of $33,927.

Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction to *Long Lake Reserve Community Development District's* financial statements. The District's financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to financial statements.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include general government, maintenance and operations, and culture and recreation related functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: Governmental Funds.

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Governmental Funds
Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances for the General Fund, Debt Service Fund, and Capital Projects Fund, all of which are considered to be major funds.

The District adopts an annual appropriated budget for its General Fund. A budgetary comparison schedule has been provided for the General Fund to demonstrate compliance with the budget.

Notes to Financial Statements
The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Government-Wide Financial Analysis
Statement of Net Position
The District's net position was $1,521,892 at September 30, 2025. The analysis that follows focuses on the net position of the District's governmental activities.

	September 30, 2025	September 30, 2024
Assets, excluding capital assets	$ 913,290	$ 931,313
Capital assets, net of depreciation	5,338,692	5,603,046
Total assets	6,251,982	6,534,359
Liabilities, excluding long-term liabilities	124,806	179,374
Long-term liabilities	4,605,284	4,729,862
Total liabilities	4,730,090	4,909,236
Net Position:		
Net investment in capital assets	733,408	873,184
Restricted for debt service	251,184	225,082
Restricted for capital projects	89	26,282
Unrestricted	537,211	500,575
Total net position	$ 1,521,892	$ 1,625,123

The following is a summary of the District's governmental activities for the fiscal years ended September 30, 2025 and 2024.

	2025	2024
Revenues:		
Program revenues	$ 1,054,893	$ 1,058,054
General revenues	27,971	31,854
	1,082,864	1,089,908
Expenses:		
General government	107,846	109,816
Maintenance and operations	537,116	543,518
Culture and recreation	302,879	261,014
Interest on long-term debt	238,254	243,643
Total expenses	1,186,095	1,157,991
Change in net position	(103,231)	(68,083)
Net position, beginning	1,625,123	1,693,206
Net position, ending	$ 1,521,892	$ 1,625,123

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2025 was $1,186,095. The majority of these costs are maintenance and operations.

Financial Analysis of the Government's Funds

The District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At September 30, 2025, the District's governmental funds reported combined ending fund balances of $886,054. Of this total, $51,234 is non-spendable, $348,754 is restricted for debt service, $89 is restricted for capital projects, $161,389 is assigned and the remainder of $324,588 is unassigned.

The fund balance of the General Fund increased $36,636 due to assessment revenue exceeding expenditures. The Debt Service Fund balance increased by $23,484 due to assessment revenue. The Capital Projects Fund balance decreased $26,193 due to transfers out.

General Fund Budgetary Highlights

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget to actual comparison for the general fund, including the original budget and final adopted budget, is shown on page 12. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. There were no budget amendments during the year. The legal level of budgetary control is at the fund level.

Capital Asset and Debt Administration

Capital Assets

At September 30, 2025, the District had $5,338,692 invested in capital assets. More detailed information about the District's capital assets is presented in the notes to financial statements.

Capital Debt

At September 30, 2025, the District had $4,615,000 in bonds outstanding. More detailed information about the District's capital debt is presented in the notes to financial statements.

Requests for Information

If you have questions about this report or need additional financial information, contact the *Long Lake Reserve Community Development District's* Accounting Department at 3434 Colwell Ave, Suite 200, Tampa, FL 33614.

FINANCIAL STATEMENTS

Long Lake Reserve Community Development District
Statement of Net Position
September 30, 2025

	Governmental Activities
Assets:	
Cash	$ 376,824
Investments	136,389
Prepaid costs	41,917
Deposits	9,317
Restricted assets:	
Temporarily restricted investments	348,843
Capital assets:	
Capital assets being depreciated, net	5,338,692
Total assets	6,251,982
Liabilities:	
Accounts payable and accrued expenses	27,236
Accrued interest payable	97,570
Noncurrent liabilities:	
Due within one year	105,000
Due in more than one year	4,500,284
Total liabilities	4,730,090
Net Position:	
Net investment in capital assets	733,408
Restricted for debt service	251,184
Restricted for capital projects	89
Unrestricted	537,211
Total net position	$ 1,521,892

The accompanying Notes to Financial Statements are an integral part of this statement.

Long Lake Reserve Community Development District
Statement of Activities
Year Ended September 30, 2025

		Program Revenue		Net (Expense) Revenue and Changes in Net Position
Functions/Programs	**Expenses**	**Charges for Services**	**Operating Grants and Contributions**	**Governmental Activities**
Governmental Activities:				
General government	$ 107,846	$ 80,652	$ -	$ (27,194)
Maintenance and operations	537,116	401,677	-	(135,439)
Culture and recreation	302,879	226,505	-	(76,374)
Interest on long-term debt	238,254	346,059	-	107,805
Total governmental activities	$ 1,186,095	$ 1,054,893	$ -	(131,202)
		General Revenues:		
		Investment income		25,532
		Miscellaneous		2,439
		Total general revenues		27,971
		Change in net position		(103,231)
		Net position, beginning		1,625,123
		Net position, ending		$ 1,521,892

The accompanying Notes to Financial Statements are an integral part of this statement.

Long Lake Reserve Community Development District
Balance Sheet - Governmental Funds
September 30, 2025

	General	Debt Service	Capital Projects	Total Governmental Funds
Assets:				
Cash	$ 376,824	$ -	$ -	$ 376,824
Investments	136,389	348,754	89	485,232
Accounts receivable	-	-	-	-
Prepaid costs	41,917	-	-	41,917
Deposits	9,317	-	-	9,317
Total assets	$ 564,447	$ 348,754	$ 89	$ 913,290
Liabilities and Fund Balances:				
Liabilities:				
Accounts payable and accrued expenses	$ 27,236	$ -	$ -	$ 27,236
Total liabilities	27,236	-	-	27,236
Fund Balances:				
Nonspendable - prepaids and deposits	51,234	-	-	51,234
Restricted for:				
Debt service	-	348,754	-	348,754
Capital projects	-	-	89	89
Assigned for Subsequent Expenditures	25,000	-	-	25,000
Assigned for future repairs and replacement	136,389	-	-	136,389
Unassigned	324,588	-	-	324,588
Total fund balances	537,211	348,754	89	886,054
Total liabilities and fund balances	$ 564,447	$ 348,754	$ 89	

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.		5,338,692
Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.		
Accrued interest payable	(97,570)	
Bonds payable	(4,605,284)	(4,702,854)
Net Position of Governmental Activities		$ 1,521,892

The accompanying Notes to Financial Statements are an integral part of this statement.

Long Lake Reserve Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
Year Ended September 30, 2025

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues:				
Special assessments	$ 708,834	$ 346,059	$ -	$ 1,054,893
Investment and miscellaneous income	11,289	15,961	721	27,971
Total revenues	720,123	362,020	721	1,082,864
Expenditures:				
Current:				
General government	107,846	-	-	107,846
Maintenance and operations	344,513	-	-	344,513
Culture and recreation	231,128	-	-	231,128
Debt Service:				
Interest	-	240,450	-	240,450
Principal	-	125,000	-	125,000
Total expenditures	683,487	365,450	-	1,048,937
Excess (Deficit) of Revenues Over Expenditures	36,636	(3,430)	721	33,927
Other Financing Sources (Uses) :				
Transfers in	-	26,914	-	26,914
Transfers out	-	-	(26,914)	(26,914)
Total other financing sources (uses)	-	26,914	(26,914)	-
Net change in fund balances	36,636	23,484	(26,193)	33,927
Fund balances, beginning of year	500,575	325,270	26,282	852,127
Fund balances, end of year	$ 537,211	$ 348,754	$ 89	$ 886,054

The accompanying Notes to Financial Statements are an integral part of this statement.

Long Lake Reserve Community Development District

Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities

Year Ended September 30, 2025

Amounts reported for Governmental Activities in the Statement of Activities are different because:		
Net Change in Fund Balances - total governmental funds		$ 33,927
Governmental funds report outlays for capital assets as expenditures because such outlays use current financial resources; however, in the statement of net position the cost of those assets is recorded as capital assets. Depreciation of capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.		
Depreciation expense		(264,354)
Repayments of long-term liabilities are reported as expenditures in governmental funds, while repayments reduce long-term liabilities in the statement of net position.		125,000
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.		
Change in accrued interest	2,618	
Amortization of bond discount	(422)	2,196
Change in Net Position of Governmental Activities		$ (103,231)

The accompanying Notes to Financial Statements are an integral part of this statement.

Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual - General Fund
Year Ended September 30, 2025

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Special assessments	$ 703,736	$ 703,736	$ 708,834	$ 5,098
Investment & miscellaneous income	-	-	11,289	11,289
Total revenues	703,736	703,736	720,123	16,387
Expenditures:				
Current:				
General government	122,958	122,958	107,846	15,112
Maintenance and operations	388,423	388,423	344,513	43,910
Parks and recreation	217,355	217,355	231,128	(13,773)
Total expenditures	728,736	728,736	683,487	45,249
Net change in fund balance	(25,000)	(25,000)	36,636	61,636
Fund balance, beginning	500,575	500,575	500,575	-
Fund balance, ending	$ 475,575	$ 475,575	$ 537,211	$ 61,636

The accompanying Notes to Financial Statements are an integral part of this statement.

NOTES TO FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity
Long Lake Reserve Community Development District, (the "District") was established on August 22, 2017 by the Pasco County, Florida Ordinance No. 17-27 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development, the power to borrow money and issue bonds, and the power to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure. The District was established for the purpose of financing and managing the acquisition, construction, maintenance, and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors (the "Board"), which is composed of five members. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. The supervisors are elected on an at large basis by qualified electors within the District.

The Board has final responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements 14, 39, and 61. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

Government-Wide and Fund Financial Statements
The financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, 2) grants, contributions, and investment earnings that are restricted to meeting the operational or capital requirements of a particular function or segment, and 3) operating-type special assessments that are treated as charges for services (including assessments for maintenance and debt service). Other items not included among program revenues are reported instead as *general revenues*.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation
The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the modified *accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period, except for Developer receivables for retainage, which are collected from the Developer when the amount is due to the contractor. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefited by the District's activities. Operation and maintenance special assessments are levied by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. These assessments are imposed upon all benefited lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District. Certain debt service assessments are collected upon the closing of those lots subject to short term debt and are used to prepay a portion of the bonds outstanding.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the District.

The District reports the following major governmental funds:

General Fund – Is the District's primary operating fund. It is used to account for and report all financial resources not accounted for and reported in another fund.

Debt Service Fund – Accounts for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund – Accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance
Restricted Assets
These assets represent cash and investments set aside pursuant to bond covenants.

Deposits and Investments
The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

Investments of the District are reported at fair value and are categorized within the fair value hierarchy established in accordance with GASB Statement No. 72, Fair Value Measurement and Application. The District's investments consist of investments authorized in accordance with Section 218.415, Florida Statutes.

Prepaid Items
Inventory and prepaid items are recorded as expenditures when consumed rather than when purchased in both government-wide and fund financial statements.

Capital Assets
Capital assets, which include property, plant, equipment and infrastructure assets (e.g., roads, sidewalks and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than $5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Recreational facilities	30
Infrastructure	25
Roadways	20

Long Term Obligations
In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bond issuance costs are reported as expenses. Bonds payable are reported net of premiums or discounts.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Deferred Outflows/Inflows of Resources
In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2025.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2025.

Net Position Flow Assumption
Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

Fund Balance Flow Assumptions
Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Fund Balance Policies
Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The District itself can establish limitations on the use of resources through either commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes fund balance amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The Board of Supervisors is the highest level of decision-making authority for the government that can, by adoption of an ordinance or resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance or resolution remains in place until a similar action is taken to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Board of Supervisors has authorized the District Manager to assign amounts for specific purposes.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

The Board of Supervisors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above an additional action is essential to either remove or revise a commitment.

Interfund Balances
The outstanding balances between funds result mainly from the time lag between the dates that interfund goods and services are provided or reimbursable expenditures occur, and payments are made. Transfers between the debt service and capital projects funds are transfers of excess reserve balances as allowed in the bond indentures.

Other Disclosures

Use of Estimates
The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

New Accounting Standards

In fiscal year 2025, the District has not implemented any new accounting standards with a material effect on the District's financial statements.

NOTE 2 STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgetary Information

The District is required to establish a budgetary system and an approved annual budget for the General Fund. Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. All annual appropriations lapse at the fiscal year end. The legal level of budgetary control is at the fund level. Any budget amendments that increase the aggregate budgeted appropriations, at the fund level, must be approved by the Board of Supervisors.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

1. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
2. A public hearing is conducted to obtain comments.
3. Prior to October 1, the budget is legally adopted by the District Board.
4. All budget changes must be approved by the District Board.
5. The budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

NOTE 3 DEPOSITS AND INVESTMENTS

Deposits
The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments
The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset.

Under GASB 72, assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted prices for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable, and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Instead of establishing a written investment policy, the District elected to limit investments to those approved by Florida Statutes and the District Trust Indenture. Authorized District investments include, but are not limited to:

1. The Local Government Surplus Funds Trust Fund (SBA);
2. Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
3. Interest-bearing time deposits or savings accounts in qualified public depositories;
4. Direct obligations of the U.S. Treasury.

Investments made by the District at September 30, 2025 are summarized below.

Investment Type	Amortized Cost	Credit Rating	Weighted Average Maturity
Goldman Sachs Financial Square Funds-Governmental Fund	$ 348,843	AAAm	49 days
Florida Class Reserve - Reserve Fund	136,389	AAAm	85 days
	$ 485,232		

NOTE 3 DEPOSITS AND INVESTMENTS (CONTINUED)

Credit Risk:
For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. Investments in U.S. Government securities and agencies must be backed by the full faith and credit of the United States Government. Short term bond funds shall be rated by a nationally recognized ratings agency and shall maintain the highest credit quality rating. Investment ratings by investment type are included in the preceding summary of investments.

Custodial Credit Risk:
In the case of deposits, this is the risk that, in the event of a bank failure, the District's deposits may not be returned to it. The District's investment policy requires that bank deposits be secured as provided by Chapter 280, Florida Statutes. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida, and creates the Public Deposits Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2025, all of the District's bank deposits were in qualified public depositories.

For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2025, none of the investments listed are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

Concentration of Credit Risk:
The District places no limit on the amount the District may invest in any one issuer.

Interest Rate Risk:
The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates. The District manages its exposure to declines in fair values by investing primarily in pooled investments that have a weighted average maturity of less than three months.

NOTE 4 CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Disposals	Ending Balance
Governmental Activities:				
Capital assets being depreciated:				
Roadway	$ 75,420	$ -	$ -	$ 75,420
Infrastructure	4,720,801	-	-	4,720,801
Recreational facilities	2,117,509	-	-	2,117,509
Total capital assets being depreciated	6,913,730	-	-	6,913,730
Less accumulated depreciation for:				
Roadway	(18,855)	(3,771)	-	(22,626)
Infrastructure	(944,160)	(188,832)	-	(1,132,992)
Recreational facilities	(347,669)	(71,751)	-	(419,420)
Total accumulated depreciation	(1,310,684)	(264,354)	-	(1,575,038)
Total capital assets being depreciated, net	5,603,046	(264,354)	-	5,338,692
Governmental activities capital assets, net	$ 5,603,046	$ (264,354)	$ -	$ 5,338,692

The total construction project is expected to cost approximately $9.86 million and will consist of three phases. The infrastructure will include roadways, stormwater management systems, water distribution, sanitary sewer, landscaping, utilities and recreational facilities. Approximately $4.539 million of net proceeds from the Series 2018 Bonds will be available to fund the costs of the construction project. The District entered into an acquisition agreement with the Developer whereby the Developer has agreed to advance, fund, commence and/or complete certain infrastructure improvements. In connection with the agreement, the District paid the Developer $3,942,627 as payment for acquired phase I infrastructure improvements during fiscal year 2018. An additional payment of $615,456 was paid to the Developer for acquired phase II infrastructure improvements and the Developer contributed $1,237,630 of completed phase II infrastructure improvements during fiscal year 2019. The Developer will enter into a completion agreement to fund or cause to be funded the completion of the construction project to the extent that the Series 2018 Bonds are not sufficient to pay for the construction project. The Developer contributed $2,276,034 in completed infrastructure, including recreation facilities to the District in fiscal year 2020. Depreciation expense for 2025 was $71,751 to culture and recreation and $192,603 to physical environment.

NOTE 5 LONG-TERM LIABILITIES

Series 2018 Special Assessment Bonds – Public Offering

In September 2018, the District issued $5,205,000 of Special Assessment Bonds, Series 2018, consisting of multi-term Bonds with interest rates ranging from 5% - 5.125% due May 1, 2038 - May 1, 2049. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. Interest is paid semiannually on each May 1 and November 1. Principal on the Series 2018 Bonds is due serially commencing on May 1, 2020 through May 1, 2049.

The Series 2018 Bonds are subject to redemption at the option of the District prior to maturity at a redemption price as set forth in the Bond Indenture. The Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Indenture.

NOTE 5 LONG-TERM LIABILITIES (CONTINUED)

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirements as defined in the Indenture. At September 30, 2025 the reserve requirement was met.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service. Payment of principal and interest on the 2018 Bonds is secured by a pledge of and a first lien upon the pledged special assessment revenue.

As of September 30, 2025, total principal and interest remaining on the Series 2018 Special Assessment Revenue Bonds was $8,035,827. Principal and interest of $365,450 was paid for the year ended September 30, 2025. Total special assessment revenue pledged was $346,059.

Long-term liability activity for the year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities:					
Bonds Payable:					
Series 2018	$ 4,740,000	$ -	$ (125,000)	$ 4,615,000	$ (105,000)
Less: Discount	(10,138)	-	422	(9,716)	-
Governmental activity long-term liabilities	$ 4,729,862	$ -	$ (124,578)	$ 4,605,284	$ (105,000)

At September 30, 2025, the scheduled debt service requirements on the bonds payable were as follows:

	Governmental Activities	
Year Ending September 30,	**Principal**	**Interest**
2026	$ 105,000	$ 234,169
2027	115,000	228,919
2028	115,000	223,169
2029	120,000	217,419
2030	130,000	211,419
2031-2035	750,000	952,844
2036-2040	960,000	746,088
2041-2045	1,235,000	474,831
2046-2050	1,085,000	131,969
	$ 4,615,000	$ 3,420,827

NOTE 6 MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreements, the District compensates the management company for management, accounting, financial reporting and other administrative costs.

NOTE 7 RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. Settled claims from these risks have not exceeded commercial insurance coverage in the previous three years.

COMPLIANCE SECTION

McDirmit Davis

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Long Lake Reserve Community Development District

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States (Government Auditing Standards), the financial statements of the governmental activities and each major fund of Long Lake Reserve Community Development District (the "District") as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's financial statements and have issued our report thereon dated June 22, 2026.

Report on Internal Control Over Financial Reporting
In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit, we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters
As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

McDirmit Davis

Orlando, Florida
June 22, 2026

McDirmit Davis

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www.mcdirmitdavis.com

MANAGEMENT LETTER

Board of Supervisors
Long Lake Reserve Community Development District

Report on the Financial Statements
We have audited the financial statements of the *Long Lake Reserve Community Development District,* (the "District") as of and for the fiscal year September 30, 2025, and have issued our report thereon dated June 22, 2026.

Auditor's Responsibility
We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements
We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards, AT-C Section 315,* regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 22, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings
Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations made in the preceding financial audit report.

Official Title and Legal Authority
Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information has been disclosed in the notes to the financial statements.

Financial Condition and Management
Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information (Unaudited)

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the District reported:

A. The total number of District employees compensated in the last pay period of the District's fiscal year as zero.
B. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year as 10.
C. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as zero.
D. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as $70,178.
E. Each construction project with a total cost of at least $65,000 approved by the District that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as: none.
F. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final budget under Section 189.016(6), Florida Statutes, as none.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the District reported:

A. The rate or rates of non-ad valorem special assessments imposed by the District as Operations and Maintenance- $1,955.33 to $2,728.60; Debt Service- $914.12 to $1,371.17
B. The total amount of special assessments collected by or on behalf of the District as $1,054,893.
C. The total amount of outstanding bonds issued by the District and the terms of such bonds as disclosed in the notes to financial statements.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

McDirmit Davis

Orlando, Florida
June 22, 2026

McDirmit Davis

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INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES

To the Board of Supervisors
Long Lake Reserve Community Development District

We have examined *the Long Lake Reserve Community Development District's* (the "District") compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2025.

McDirmit Davis

Orlando, Florida
June 22, 2026

Tab 14

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 **Tuesday, July 14, 2026, at 9:00 a.m.** at the Long Lake Reserve Amenity Center, located at 19617 Breynia Dr., Lutz, FL 33558.

Present and constituting a quorum were:

Sara Schwartz	Board Supervisor, Chair
Gabrielle Roberts	Board Supervisor, Vice Chair
Mark Barnum	Board Supervisor, Assistant Secretary
Denise Crowder	Board Supervisor, Assistant Secretary
Stephanie Greenfield	Board Supervisor, Assistant Secretary (joined meeting at 9:15am)

Also present were:

Lynn Hayes	District Manager, Rizzetta & Co.
Erin R. McCormick	District Counsel, Erin McCormick Law (joined via conference)
Angela Castillo	Clubhouse Manager, Rizzetta & Co.
Josh Wright	Representative, Yellowstone Landscaping
Emalina Robinson	Account Manager, Solitude Lake Management
Audience	Present

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. The meeting commenced at 9:00 a.m.

SECOND ORDER OF BUSINESS **Audience Comments**

There were no audience comments at this time.

THIRD ORDER OF BUSINESS STAFF REPORTS

A. District Counsel
District Counsel presented her report. There were no comments or questions from the Board of Supervisors.

B. District Engineer
Not Present. There were no comments or questions from the Board of Supervisors.

C. Presentation of Pasco Sheriff's Reports
Mr. Hayes presented the reports to the Board of Supervisors. The Board of Supervisors discussed not scheduling Sheriff's Deputies for August and September 2026. The Board of Supervisors will discuss shifts for October 2026 if needed.

D. Presentation of Aquatic Service Report
Ms. Robinson presented her report and provided an update on the Duck Potato planting project. She will notify the District Manager and Board of Supervisors upon completion by submitting photos and confirmation.

E. Landscape Report

Mr. Wright gave an update on the landscaping for the Long Lake Reserve Community Development District.

i. Consideration of Landscape Proposals

Mr. Wright presented new proposals that were presented to the Board of Supervisors for Front Entry Signs at Breynia Landscape, Landscape Monument sign corner of Leonard/Henley Road, Landscape at Long Lake Ranch Reserve Clubhouse.

On a Motion by Ms. Schwartz, seconded by Ms. Greenfield, with three in favor and one opposed (Denise Crowder), the Board of Supervisors approved the Yellowstone landscape proposals in the amounts of $4,502.75 for the Front Entry signs at Breynia, $9,656.42 for the monument sign at the corner of Leonard/Henley, and $8,821.46 for landscape at Long Lake Ranch clubhouse, for the Long Lake Reserve Community Development District.

ii. Consideration of Sod Installation Proposal at 1851 Leaf Flower Lane

Tabled for no future consideration.

F. Clubhouse Manager

i. Presentation of Clubhouse Report

Ms. Castillo presented her report to the Board of Supervisors. Ms. Castillo is in the process of planning events for the fall season.

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 meeting is the Fiscal Year 2026-2027 Budget meeting with Public Hearing and will be held on August 11, 2026, at 6:00 p.m. at 19617 Breynia Dr., Lutz, FL 33558. Mr. Hayes also presented the 2nd quarter Website Compliance Report showing that the District passed all ADA Website Accessibility and Florida Statute 189.069 requirements.

FOURTH ORDER OF BUSINESS **Business Items**

There are no Business Items.

FIFTH ORDER OF BUSINESS **Consideration of Minutes of the Audit Committee Meeting held on June 8, 2026**

On a Motion by Ms. Roberts, seconded by Ms. Crowder, with all in favor, the Board of Supervisors approved the Minutes of the Audit Committee Meeting held on June 8, 2026, for the Long Lake Reserve Community Development District.

SIXTH ORDER OF BUSINESS **Consideration of Minutes of the Regular Meeting held on June 8, 2026**

On a Motion by Ms. Roberts, seconded by Ms. Schwartz, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors Meeting held on June 8, 2026, for the Long Lake Reserve Community Development District.

EIGHTH ORDER OF BUSINESS **Consideration of Operation Maintenance Expenditures For May 2026**

On a Motion by Ms. Greenfield, seconded by Ms. Roberts, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for May 2026 ($50,273.45), for the Long Lake Reserve Community Development District.

NINTH ORDER OF BUSINESS **Supervisor Requests**

There were no supervisor requests.

TENTH ORDER OF BUSINESS **Adjournment**

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

On a Motion by Ms. Roberts, seconded by Ms. Greenfield, with all in favor, the Board of Supervisors adjourned the meeting at 9:52 a.m., for the Long Lake Reserve Community Development District.

___________________________ ___________________________
Secretary / Assistant Secretary Chairman / Vice Chairman

Tab 15

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
June 2026
For Board Approval

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

The total items being presented: **$68,533.10**

Approval of Expenditures:

____

______ Chairperson

______ Vice Chairperson

______ Assistant Secretary

Long Lake Reserve Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check No	Invoice Number	Invoice Description		Invoice Amount
Cintas Fire Protection	300389	0F32740308	Inspection of Extinguisher 06/26	$	681.64
Coastal Waste & Recycling, Inc.	300372	SW0002010140	Monthly Waste & Recycle 06/26	$	4,980.40
Consolidated Land Services, Inc.	300390	00000328	Embankment Erosion Repair 06/26	$	5,837.43
Cooper Pools Inc.	300363	2026-1336	Monthly Commercial Pool Service 04/26	$	1,785.00
Cooper Pools Inc.	300392	2026-1501	Monthly Commercial Pool Service 06/26	$	1,700.00
DCSI, Inc.	300364	35241	Cloud Cover Music Server Subscription 05/26	$	24.99
Duke Energy	20260625-2	9100 8628 4637-060326	19245 Breynia Dr 05/26	$	30.80
Duke Energy	20260625-1	9100 8628 5034-060326	19932 Leonard Rd 05/26	$	30.80
Duke Energy	20260625-3	9100 8628 5448-060326	19617 Breynia Dr - Morsani Amenit 05/26	$	772.92
Duke Energy	20260601	9100 8628 5638-050726	000 Henley Road 04/26	$	3,458.32
Erin McCormick Law, P.A.	300385	10898	Legal Services 05/26	$	2,584.50
Gabrielle B Roberts	300381	GR060826	Board of Supervisors Meeting 06/08/26	$	200.00
HomeTeam Pest Defense, Inc.	300374	119656705	Pest Control 05/26	$	152.50
Jayman Enterprises, LLC	300371	4566	Trail Boardwalk Repair 05/26	$	4,850.00

Long Lake Reserve Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check No	Invoice Number	Invoice Description	Invoice Amount	
Jayman Enterprises, LLC	300375	4570	Dog Station Maintenance 05/26	$	200.00
Mark Barnum	300382	MB060826	Board of Supervisors Meeting 06/08/26	$	200.00
McDirmit Davis & Company, LLC	300393	64057	Auditing Services FYE 24/25	$	4,000.00
Office Pride	300365	Inv-317580	Janitorial Services 05/26	$	45.31
Office Pride	300388	Inv-318962	Janitorial Services 06/26	$	1,316.62
Office Pride	300388	Inv-321748	Janitorial Services 06/26	$	54.24
Pasco County Utilities	20260623-1	24572121	19244 Breynia Irrigation Drive 05/26	$	358.46
Pasco County Utilities	20260623-4	24572300	19617 Breynia Drive 05/26	$	257.30
Pasco County Utilities	20260623-3	24572589	19932 Leonard Road 05/26	$	291.13
Pasco County Utilities	20260623-2	24572590	Morsani PH 2 Irrigation 05/26	$	22.37
Pasco Sheriff's Office	300376	I-20265-12809	Duty Patrol 05/26	$	3,120.00
PC Consultants	300366	108997	Office 365 Email Essentials; 05/26	$	198.00
Playmore West, Inc.	300373	SO1116	50% Deposit for Play Equipment Installation 05/26	$	1,500.00
Rizzetta & Company, Inc.	300370	INV0000109906	Administrative Services 06/26	$	5,209.08

Long Lake Reserve Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check No	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	300379	INV0000110056	Amenity Management & Oversight and Personnel Reimbursement 06/26	$ 5,156.97
Rizzetta & Company, Inc.	300378	INV0000110103	Cell Phone May Service 05/26	$ 50.00
Rizzetta & Company, Inc.	300387	INV0000110136	Personnel Reimbursement 06/26	$ 3,829.77
SafeTouch, LLC	300368	17659050426	Service Call for Gate Magnet Repair 05/26	$ 175.00
SafeTouch, LLC	300367	17685051526	Service Call for Repair Cameras 05/26	$ 175.00
Sara Schwartz	300383	SS060826	Board of Supervisors Meeting 06/08/26	$ 200.00
Solitude Lake Management, LLC	300377	PSI251343	Monthly Billing 04/26	$ 1,912.00
Solitude Lake Management, LLC	300377	PSI264129	Monthly Billing 05/26	$ 1,912.00
Solitude Lake Management, LLC	300380	PSI273035	Monthly Billing 06/26	$ 2,026.72
Spectrum	20260604	1301951051526	Telephone, Internet and Cable 05/26	$ 330.97
Stantec Consulting Services, Inc.	300386	2576954	Engineering Services 05/26	$ 1,335.00
Stephanie T Greenfield	300384	SG060826	Board of Supervisors Meeting 06/08/26	$ 200.00
The Observer Group, Inc.	300369	26-01229P	Legal Advertising 05/26	$ 52.50
The Observer Group, Inc.	300391	26-01386P	Legal Advertising 06/26	$ 70.00

Long Lake Reserve Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check No	Invoice Number	Invoice Description	Invoice Amount
Valley National Bank	20260626	CC053126-176	Clubhouse Supplies 05/26	$ 468.61
Yellowstone Landscape	20260622	1192338	Monthly Landscape Maintenance 06/26	$ 6,776.75
Total Report				**$ 68,533.10**

*** INVOICE CUSTOMER COPY ***

Location : CINTAS FIRE PROTECTION

Invoice # : 0F32740308 Inv Date : 6/11/2026
Customer : 42342 Loc : F32
Type . . : CHG-S Route . : 05
PO Number : Acct # : 42342
WO Number : Acct Zip : 33558
Service Visit : 12169895

Remit to:
CINTAS FIRE 636525
P.O. BOX 636525
CINCINNATI, OH 452636525
(813)621-6094

Bill to:
LONG LAKE RESERVE
19617 BREYNIA DR
LUTZ, FL 33558

Serviced:
LONG LAKE RESERVE
19617 BREYNIA DR
LUTZ, FL 33558

Item	Qty	Description	Unit Price	Net Amount	Tx
EEVSTEM	1	VALVE STEM ASSEMBLY	37.45	37.45	Y
INPTT	10	INSP, ELIGHT PUSH TO TEST	21.08	210.80	Y
EEOR	1	O RING ASSEMBLY	12.46	12.46	Y
IN	8	INSPECTION, EXTINGUISHER ANNUAL	16.16	129.28	Y
DC5	1	RECHARGE, 5# DRY CHEMICAL	67.21	67.21	Y
EEVSC	1	VERIFICATION SVC COLLAR	15.44	15.44	Y
EESEAL	8	FLAG SEAL/TAMPER INDICATOR	4.25	34.00	Y
SC	1	Service Charge	175.00	175.00	Y
			SUB-TOTAL :	681.64	
			TAX :	.00	
			TOTAL :	681.64	

PLEASE PAY FROM THIS INVOICE.

*** INVOICE CUSTOMER COPY ***

Location : CINTAS FIRE PROTECTION

Invoice # : 0F32740308 Inv Date : 6/11/2026
Customer : 42342 Loc : F32
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19617 BREYNIA DR
LUTZ, FL 33558

Serviced:
LONG LAKE RESERVE
19617 BREYNIA DR
LUTZ, FL 33558

Item	Qty	Description	Unit Price	Net Amount	Tx

****

TO MAKE A PAYMENT:
570.891.0421 OPTION 1
CUSTOMER SERVICE OR BILLING ISSUES:
813.628.4661
QUESTIONS OR FURTHER ASSISTANCE:
EVANSL@CINTAS.COM

Customer: LONG LAKE RESERVE 42342

PO#:

Invoice: 740308

Collected: $0.0

Signer: ANGELA DEL TASTILLO

Authorizer: ANGELA DEL TASTI

As a recipient of Cintas' goods and/or services you accept and agree to Cintas' standard terms and conditions, available at Cintas.com/firecontract, an excerpt of which is set forth below:

15. DISCLAIMER OF WARRANTIES AND REPRESENTATIONS. Because of the great number and variety of applications for which Cintas's goods and services are purchased, Cintas does not design goods or services, does not recommend specific applications of goods or services, or and does not assume any responsibility for use, results obtained, or suitability for specific applications of goods or services. Customer acknowledges and agrees that Cintas has not made any representations or warranties to customer regarding any System at the Premises, its fitness for any purpose, its suitability or effectiveness as designed, installed, and/or utilized, or that it will operate as designed, intended, or expected. Customer further acknowledges and agrees that it has the sole responsibility for determining the appropriateness of Cintas's goods and services for Customer's specific application(s) before ordering and to test and evaluate thoroughly all goods before use. Cintas warrants that title to all goods it sells to Customer shall be good and marketable. CUSTOMER ACKNOWLEDGES AND AGREES THAT CINTAS MAKES NO OTHER GUARANTEES, REPRESENTATIONS, OR OTHER WARRANTIES OF ANY KIND,EXPRESSED OR IMPLIED, IN CONNECTION WITH THE SALE OF THE GOODS AND/OR SERVICES PURSUANT TO THIS AGREEMENT, INCLUDING (BUT NOT LIMITED TO) ANY IMPLIED WARRANTY OF MERCHANT ABILITY OR FITNESS FOR A PARTICULAR PURPOSE, OTHER THAN AS SPECIFICALLY ENUMERATED ELSEWHERE IN THIS AGREEMENT. NO MODIFICATION, WAIVER, OR AMENDMENT OF THIS DISCLAIMER SHALL BE DEEMED EFFECTIVE UNLESS MADE IN A WRITING DRAFTED BY CINTAS FOR THIS EXPRESS PURPOSE THT IS (I) SIGNED BY CINTAS, (II) EXPLICITLY USES THE TERM "WARRANTY" IN ITS TITLE, (III) SPECIFICALLY REFERENCES THIS AGREEMENT; AND (IV) EXPLICITLY AND UNAMBIGUSUSLY DESCRIBES WHAT ADDITIONAL WARRANTY(IES) ARE BEING OFFERED TO CUSTOMER PURSUANT TO THIS AGREEMENT. CUSTOMER FURTHER AGREES THAT THIS EXPLICITLY EXCLUDES ANY OF CINTAS'S SALES MATERIALS, CIRCULARS, WEBSITES, OR OTHER ADVERTISING MATERIALS OF ANY TYPE FROM CREATING ANY WARRANTIES UNDER THIS AGREEMENT, AND CUSTOMER REPRESENTS AND WARRANTS THAT IT IS NOT RELYING UPON ANY SUCH MATERIALS FOR THIS PURPOSE.

16. CINTAS NOT AN INSURER; CUSTOMER'S OBLIGATION TO OBTAIN INSURANCE AS SOLE RECOVERY FOR ANY LOSS AND WARRANTY OF SAME. Customer acknowledges and agrees that neither Cintas nor its Subcontractors or assignees are insurers and that no insurance coverage is provided by this Agreement. CUSTOMER ACKNOWLEDGES AND AGREES THAT CINTAS ASSUMES NO RESPONSIBILITY FOR, NOR SHALL IT HAVE ANY LIABILITY FOR, CLAIMS MADE AGAINST IT CLAIMING THAT IT IS AN INSURER OF CUSTOMER'S SYSTEMS OR ANY OTHER PROPERTY FOR ANY PURPOSE, INCLUDING, BUT NOT LIMITED TO, THE FAILURE OF SUCH SYSTEMS TO OPERATE EFFECTIVELY OR AS DESIGNED. Customer acknowledges that during the term of the Agreement, it is the specific intent of the parties that the Customer will obtain and maintain insurance coverage with minimum coverage of two million dollars (U.S) per incident, at the Customer's expense, that will cover any and all losses, damages, and expense arising out of or from, in connection with, related to, as a consequence of, or resulting from this Agreement in any way, including, but not limited to, public liability, bodily injury, sickness or death, losses for property damage, fire, water damage, and loss of property, and Customer agrees to and warrants that it will obtain and maintain such insurance coverage at all times at no cost to Cintas. Customer shall name Cintas as an additional insured by endorsement on any such policy(ies). This endorsement shall be without limitation or restriction of any type, and Cintas shall be exempt from, and in no way liable for, any sums of money related to this policy(ies) and associated coverage of any type, including, but not limited to, premium payments, deductible, co-payments, or self-insured retention, all of which are the sole responsibility of Customer. Customer agrees that recovery for all such injuries, losses, and damages shall be limited to this insurance coverage only and that it will look exclusively to its insurer(s) to recover for any such injuries, losses, and damages. CUSTOMER AGREES TO SHIFT THE RISK OF LOSS TO ITS INSURERS, WHICH HAVE EXPRESSLY CONTRACTED TO ACCEPT THE RISK OF LOSS TO CUSTOMER'S PROPERTY. CUSTOMER RELEASES AND AGREES TO INDEMNIFY AND HOLD HARMLESS CINTAS FROM AND AGAINST ALL COSTS, EXPENSES (INCLUDING REASONABLE ATTORNEY'S FEES), AND LIABILITY ARISING FROM CLAIMS REQUIRED TO BE COVERED BY INSURANCE PURSUANT TO THIS SECTION, INCLUDING ANY CLAIMS FOR DAMAGES ATTRIBUTABLE TO PUBLIC LIABILITY, BODILY INJURY, SICKNESS, OR DEATH, OR THE DESTRUCTION OF ANY REAL OR PERSONAL PROPERTY, INCLUDING, BUT NOT LIMITED TO, THOSE THAT ARE ATTRIBUTABLE TO CINTAS'S PARTIAL OR SOLE NEGLIGENCE. CUSTOMER FURTHER RELEASES AND WAIVES ANY RIGHT OF SUBROGATION THAT IT, ANY INSURER, OR ANY OTHER THIRD PARTY MAY HAVE DUE TO OR FOR ANY SUCH CLAIM, LOSS, OR DAMAGE, INCLUDING, BUT NOT LIMITED TO, EQUITABLE, CONTRACTUAL, LEGAL, AND CONVENTIONAL SUBROGATION, AND WARRANTS THAT THIS RELEASE AND WAIVER SHALL BE BINDING ON ANY AND ALL SUBROGEES OR ASSIGNEES OF CUSTOMER'S RIGHTS. CINTAS SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF CUSTOMER, ANY LOSSES, OR ANY DAMAGES THAT IS REQUIRED TO BE INSURED UNDER THIS AGREEMENT, IS INSURED, OR IS INSURABLE. CUSTOMER AGREES TO INDEMNIFY CINTAS AGAINST ANY AND ALL SUCH CLAIMS, INCLUDING CLAIMS OF THIRD PARTIES, THAT MAY ARISE THAT ARE RELATED TO THE AGREEMENT OR THE PROVISION OF THE SERVICES IN ANY WAY THAT MAY ARISE DUE TO CUSTOMER'S BREACH OF THESE OBLIGATIONS. CUSTOMER AGREES TO AND WARRANTS THAT IT WILL NOTIFY ITS INSURER(S) OF THIS RELEASE AND WAIVER.

17 RELEASE AND INDEMNIFICATION OF CINTAS BY CUSTOMER. CUSTOMER RELEASES AND AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS CINTAS AND ANY/ALL OF ITS SUBCONTRACTORS, AGENTS, OFFICERS, EMPLOYEES, OR OTHER REPRESENTATIVES OF ANY TYPE FROM LIABILITY FOR ANY AND ALL LOSS, DAMAGE, OR EXPENSE OF ANY KIND OR TYPE, UNDER ANY LEGAL, EQUITABLE OR OTHER THEORY,THAT MAY OCCUR PRIOR TO, CONTEMPORANEOUSLY WITH, OR AFTER THE EXECUTION OF THIS AGREEMENT RELATED IN ANY WAY TO THE SUBJECT MATTER OF THIS AGREEMENT OR PERFORMANCE UNDER THE AGREEMENT, INCLUDING (BUT NOT LIMITED TO) THE IMPROPER OPERATION OR NON-OPERATION OF THE FIRE SUPPRESSION, ALARM, OR OTHER SYSTEM(S). THIS OBLIGATION INCLUDES (BUT IS NOT LIMITED TO) ANY CLAIM, DEMAND, SUIT, LIABILITY, DAMAGE, JUDGMENT, LOSS, EXPENSES, ATTORNEY'S FEES, AND COSTS, THAT MAY BE ASSERTED AGAINST OR INCURRED BY CINTAS OR ITS SUBCONTRACTORS, AGENTS, OFFICERS, EMPLOYEES,OR OTHER REPRESENTATIVES BY CUSTOMER OR ANY PERSON OR ENTITY NOT A PARTY TO THIS AGREEMENT (INCLUDING, BUT NOT LIMITED TO, CUSTOMER'S INSURANCE COMPANY, ADMINISTRATIVE BODY OR AUTHORITY, OR CUSTOMER'S EMPLOYEES) FOR ANY EXPENSE, LOSS, OR DAMAGE CAUSED BY OR CONTRIBUTED TO IN ANYWAY, OR ALLEGED TO BE CAUSED BY OR CONTRIBUTED TO IN ANY WAY, BY ANY ACT, OMISSION, OR FAULT OF CINTAS OR ITS SUBCONTRACTORS, AGENTS, OFFICERS, EMPLOYEES, OR OTHER REPRESENTATIVES. THIS OBLIGATION EXTENDS TO,WITHOUT LIMITATION, STATUTORY CIVIL DAMAGES, ECONOMIC DAMAGES, PERSONAL INJURY, DEATH, OR PROPERTY DAMAGE (REAL AND PERSONAL) ARISING OUT OF OR RELATED TO THIS AGREEMENT, INCLUDING (BUT NOT LIMITED TO) ANY CLAIMS BASED UPON BREACH OF THE AGREEMENT, STRICT LIABILITY, REQUESTS FOR OR RIGHTS OF SUBROGATION OR CONTRIBUTION, INDEMNIFICATION, WRONGFUL DEATH, AND NEGLIGENCE (WHETHER ACTIVE OR PASSIVE, AND INCLUDING CLAIMS BASED UPON CINTAS'S SOLE, PARTIAL, OR JOINT AND SEVERAL NEGLIGENCE OF ANY TYPE OR DEGREE), AND ANY OTHER CLAIM, WHETHER BASED UPON OR ARISING UNDER CONTRACT, TORT, LAW, OR EQUITY. CUSTOMER FURTHER RELEASES AND WAIVES ANY RIGHT OF SUBROGATION THAT IT, ANY INSURER, OR ANY OTHER THIRD PARTY MAY HAVE DUE TO OR FOR ANY SUCH CLAIM, LOSS, OR DAMAGE. Cintas reserves the right to select counsel to represent it in any such action.

18 LIMITATION OF CINTAS'S LIABILITY. Customer acknowledges that Cintas's service fees/purchase prices are based on the value of services or goods provided and the limited liability provided under this Agreement and not on the value of the Customer's premises or its contents, or the likelihood or potential extent or severity of injury (including death) to Customer or others. Customer further acknowledges and agrees that Cintas cannot predict the potential amount, extent, or severity of any damages or injuries that Customer or others may incur due to the failure of the system or services to work as intended. IF CINTAS OR ITS REPRESENTATIVES ARE HELD LIABLE FOR ANY REASON FOR ANY LOSS, INJURY, OR DAMAGES OF ANY KIND THAT ARISES OUT OF, RESULTS FROM, OR IS RELATED TO THIS AGREEMENT (INCLUDING, WITHOUT LIMITATION, LOSSES, INJURIES OR DAMAGES RESULTING FROM CINTAS'S SOLE OR PARTIAL NEGLIGENCE, WHETHER ACTIVE OR PASSIVE), CUSTOMER AGREES AND WARRANTS THAT CINTAS'S AND ITS REPRESENTATIVE'S COLLECTIVE LIABILITY TO CUSTOMER, ITS AGENTS, OFFICERS, DIRECTORS, EMPLOYEES,INVITEES, AND ANY THIRD PARTY SHALL BE LIMITED EXCLUSIVELY TO $1,000. If Customer wishes to increase the limitation of liability, Cintas and Customer may negotiate a supplemental written agreement to increase the limit of Cintas's liability, but no such agreed upon increase to the limit of Cintas's liability shall be interpreted to find Cintas or its subcontractors or representatives to be insurers. CUSTOMER AGREES THAT THE LIMITS ON THE LIABILITY OF CINTAS AND THE WAIVERS AND INDEMNITIES SET FORTH IN THIS AGREEMENT ARE A FAIR ALLOCATION OF RISKS AND LIABILITIES BETWEEN CINTAS, CUSTOMER, AND ANY OTHER AFFECTED PARTIES. CUSTOMER ACKNOWLEDGES AND AGREES THAT WERE CINTAS TO HAVE LIABILITY GREATER THAN THAT STATED ABOVE, IT WOULD NOT PROVIDE THE SERVICES. Neither party shall be liable to the other or any other person for any incidental, punitive, speculative, or consequential damages of any type, including, but not limited to, loss of profits or business opportunity.

Phone:
www.coastalwasteinc.com

INVOICE

Invoice	SW0002010140
Page	Page 1 of 1
Date	05/31/2026
Customer	16950
Site	0
PO Number	
Due Date	06/25/2026

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

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

Invoice	SW0002010140
Page	Page 1 of 1
Date	05/31/2026
Customer	16950
Site	0
PO Number	
Due Date	06/25/2026

Please return this portion with payment to:

Coastal Waste & Recycling
PO Box 632201
Cincinnati, OH 45263-2201
www.coastalwasteinc.com

AMOUNT REMITTED

002575bSW0169500000SW00020101400000 4980402

Make payable to:
Consolidated Land Services, Inc.

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

Invoice

Date	Invoice #
6/19/2026	00000328

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

	Terms	Project
	Due on receipt	Pond SE Embankment Erosion R...

Item	Description	U/M	Total %	Amount
3.0 Erosion Restora...	Project: Embankment Erosion Repair Project Location: Pond SE Project Material: Type C350 Turf Reinforcement Mat CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc. will begin by excavating to re-grade, backfill, compact and re-stabilize eroded slope in order to return to pre-existing design grade. Once design grade is restored, CLS, Inc., will utilize contractor's means and methods to install Coconut Mesh (type C350) Turf Reinforcement Mat (Soft) Armoring System to run along slope erosion of pond with Earth Anchoring System, Trenches and Toe-In to reinforce, and increase the longevity of the embankment to mitigate future erosion and damage. Upon completion, the restored areas will be re-vegetated with sod combined with a polymer additive to boost re-establishment of vegetation and to add additional reinforcement to embankment. 1. Mobilize 2. Re-grade, backfill, compact and re-establish eroded area back to pre-existing grade 3. Contractor's means and methods to install Coconut Mesh (type C350) Turf Reinforcement Mat (Soft) Armoring System with Earth Anchoring System, Trenches and Toe-In 4. Re-vegetate with Sod 5. De-mobilize *CLS, Inc. uses Erosion Turf Reinforcement Mat, Type C350 which meets Type 5A, B and C specifications requirements established by the	ea	100.00%	5,837.43

Please remit to above address.

A finance charge of 1.5% per month shall be assessed on all amounts that are unpaid within 30 days of issuance of this invoice. Customer agrees to pay all reasonable attorney's fees and costs both prior to, during and after lawsuit is filed, as well as all costs of appeal for any attempts by contractor to collect sums due under this invoice.

Make payable to:

Consolidated Land Services, Inc.

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

Invoice

Date	Invoice #
6/19/2026	00000328

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

	Terms	Project
	Due on receipt	Pond SE Embankment Erosion R...

Item	Description	U/M	Total %	Amount
	Erosion Control Technology Council (ECTC) and Federal Highway Administration's (FHWA) FP-03 Section 713.18. *Track mat systems will be utilized to minimize disturbances to access points and work areas. *Access points will be identified by Project Owner. CLS, Inc. is not responsible for damages to sidewalks, asphalt, parking lot, lay down areas or access points. In the event damage occurs, and request for repairs are made, CLS, Inc. may provide change order. *Access areas are considered common areas, and are not included in this estimate. If customer would like access areas restored and/or revegetated a proposal may be provided upon request. *CLS, Inc. is not responsible for irrigating or watering re-vegetated/sodded areas. In the event, watering is requested, a proposal may be provided. *One (1) year Manufacturing Warranty applies to all product material. Warranty does not cover labor, normal wear and tear, harsh Florida weather conditions, force majeure, including, but not limited to, abuse, misuse, mishandling, neglect or improper alterations. *Project Owner is responsible for all permitting requirements, marking irrigation and private utilities. CLS, Inc. will call in commercial utility locates as required. *All payments under this Agreement shall be made in strict accordance with the Florida Prompt Payment Act (Section 218.70, Florida Statutes). Owner shall pay Contractor all undisputed amounts within 20 days after a			

Please remit to above address.

A finance charge of 1.5% per month shall be assessed on all amounts that are unpaid within 30 days of issuance of this invoice. Customer agrees to pay all reasonable attorney's fees and costs both prior to, during and after lawsuit is filed, as well as all costs of appeal for any attempts by contractor to collect sums due under this invoice.

Make payable to:
Consolidated Land Services, Inc.

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

Invoice

Date	Invoice #
6/19/2026	00000328

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

	Terms	Project
	Due on receipt	Pond SE Embankment Erosion R...

Item	Description	U/M	Total %	Amount
	proper invoice has been submitted, following requirements of the Florida Prompt Payment Act. Any payment not made within the timeframe specified in the Florida Prompt Payment Act shall accrue interest at the rate specified in s. 55.03, Florida Statutes. The existence of a punch list shall not constitute a basis to withhold payment or dispute that any amount of payment is due.			

Please remit to above address.

Total	$5,837.43
Balance Due	$5,837.43

A finance charge of 1.5% per month shall be assessed on all amounts that are unpaid within 30 days of issuance of this invoice. Customer agrees to pay all reasonable attorney's fees and costs both prior to, during and after lawsuit is filed, as well as all costs of appeal for any attempts by contractor to collect sums due under this invoice.

INVOICE

Cooper Pools Inc CPC1459240
4850 Allen Rd PMB 13
Zephyrhills, FL 33541 3551

info@cooperpoolsinc.com
+1 (844) 766 5256

Cooper Pools
844-766-5256

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

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

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

Invoice details
Invoice no.: 2026 1336
Terms: Net 30
Invoice date: 04/01/2026
Due date: 05/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Monthly Commercial Maintenance**	Monthly Commercial Maintenance April 2026	1	$1,700.00	$1,700.00
2.		**Late Fee**	5% Applied on May 9, 2026			$85.00

Total **$1,785.00**

Overdue 05/01/2026

Ways to pay

VISA · Mastercard · DISCOVER · AMEX · BANK · PayPal · venmo · affirm

View and pay

INVOICE

Cooper Pools Inc CPC1459240
4850 Allen Rd PMB 13
Zephyrhills, FL 33541 3551

info@cooperpoolsinc.com
+1 (844) 766 5256

Cooper Pools
844-766-5256

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

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

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

Invoice details
Invoice no.: 2026 1501
Terms: Net 30
Invoice date: 06/01/2026
Due date: 07/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Monthly Commercial Maintenance**	Monthly Commercial Maintenance June 2026	1	$1,700.00	$1,700.00

Total **$1,700.00**

Ways to pay

VISA DISCOVER AMEX BANK PayPal venmo affirm

View and pay

DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548 USA
813-949-6500
info@dcsisecurity.com
http://DCSIsecurity.com

Invoice

BILL TO	SHIP TO
Long Lake Reserve CDD 3434 Colwell Ave. Suite 200 Tampa, FL 33614	Long Lake Reserve CDD 19617 Breynia Drive Lutz, FL 33558

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
35241	05/23/2026	$24.99	06/07/2026	Net 15	

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

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

Thank you for choosing DCSI, Inc as your "Security & Sound" company!
*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.
**Returned Checks will receive $25 NSF Fee.
***Late Fees are 1.5% per month

SUBTOTAL	24.99
TAX (6.5%)	0.00
TOTAL	24.99
BALANCE DUE	**$24.99**

DUKE ENERGY.
duke-energy.com
877.372.8477

Your Energy Bill

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

Bill date Jun 3, 2026
For service May 2 - Jun 1
31 days

Account number **9100 8628 4637**

Billing summary

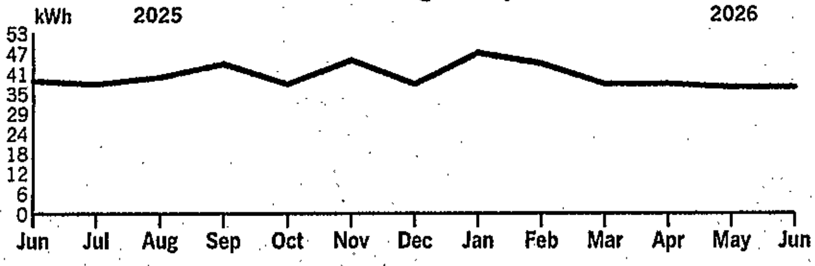
Previous Amount Due	$30.80
Payment Received May 26	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Jun 24	**$30.80**

Thank you for your payment.

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

Your usage snapshot

Electric usage history



Average temperature in degrees

82° 84° 84° 81° 76° 68° 65° 61° 61° 71° 75° 81° 85°

	Current Month	Jun 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	37	39	484	40
Avg. Daily (kWh)	1	1	1	
12-month usage based on most recent history				

fb.def.duke.bills.20260602204112.28.afp-53373-000001082

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.

Account number
9100 8628 4637

Amount of automatic draft

$30.80
by Jun 24

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

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

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

$______ **Amount enclosed**

026687 000001082

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

889100862846370006600000000000000000308000000030802

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: Jul 1
Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

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

fb.def.duke.bills-20260502204112.28.afp-53374-00001082

DUKE ENERGY

duke-energy.com
877.372.8477

Account number **9100 8628 4637**

Your usage snapshot - Continued

Current electric usage for meter number 3539949	
Actual reading on Jun 1	2747
Previous reading on May 2	- 2710
Energy Used	37 kWh
Billed kWh	37.000 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 - May 02 26 to Jun 01 26	
Meter - 3539949	
Customer Charge	$18.01
Energy Charge	
37.000 kWh @ 9.609c	3.55
Fuel Charge	
37.000 kWh @ 3.859c	1.43
Asset Securitization Charge	
37.000 kWh @ 0.195c	0.07
Minimum Bill Adjustment	6.94
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**

fb.def.duke.bills.20260602204112.28.afp-53375-000001082

DUKE ENERGY.

duke-energy.com
877.372.8477

Your Energy Bill

Service address
LONG LAKE RESERVE COMMUNITY
DEVELOPMENTDISTRICT
19932 LEONARD RD
SIGN

Bill date Jun 3, 2026
For service May 2 - Jun 1
31 days

Account number **9100 8628 5034**

Billing summary

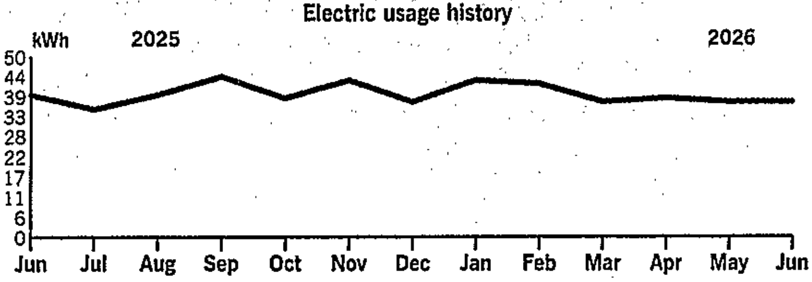
Previous Amount Due	$30.80
Payment Received May 26	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Jun 24	**$30.80**

$

Thank you for your payment.

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

Your usage snapshot



Average temperature in degrees

82° 84° 84° 81° 76° 68° 65° 61° 61° 71° 75° 81° 85°

	Current Month	Jun 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	37	39	470	39
Avg. Daily (kWh)	1	1	1	
12-month usage based on most recent history				

fb.def.duke.bills.20260602204112.28.afp-53385-000001080

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.

Account number
9100 8628 5034

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

Amount of automatic draft

$30.80
by Jun 24

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

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

$____________ **Amount enclosed**

026693 000001080

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

88910086285034000660000000000000000030800000000030803

DUKE ENERGY. duke-energy.com 877.372.8477

Account number **9100 8628 5034**
200244792889

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

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

General questions or concerns

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

Call before you dig

Call	800.432.4770 or 811

Check utility rates

Check rates and charges	duke-energy.com/rates

Correspond with Duke Energy (not for payment)
P.O. Box 14042
St Petersburg, FL 33733

Important to know

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

fb.def.duke.bills.20260602204112.28.afp-53386-000001080

DUKE ENERGY. duke-energy.com 877.372.8477

Your usage snapshot - Continued

Current electric usage for meter number 3589801		
Actual reading on Jun 1		2822
Previous reading on May 2		- 2785
Energy Used		37 kWh
Billed kWh	37.000 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 - May 02 26 to Jun 01 26		
Meter - 3589801		
Customer Charge	$18.01	
Energy Charge		
37.000 kWh @ 9.609c	3.55	
Fuel Charge		
37.000 kWh @ 3.859c	1.43	
Asset Securitization Charge		
37.000 kWh @ 0.195c	0.07	
Minimum Bill Adjustment	6.94	
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**

fb.def.duke.bills.20260602204112.28.afp-53387-000001080

DUKE ENERGY. duke-energy.com 877.372.8477

Your Energy Bill

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

Bill date	Jun 3, 2026
For service	May 2 - Jun 1
	31 days

Account number **9100 8628 5448**

Billing summary

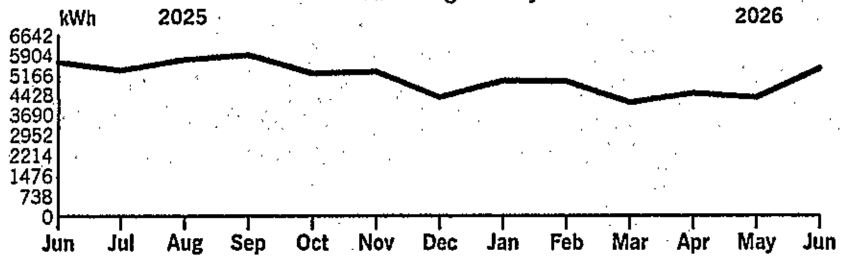
Previous Amount Due	$643.57
Payment Received May 26	-643.57
Current Electric Charges	752.94
Taxes	19.98
Total Amount Due Jun 24	**$772.92**

$ Thank you for your payment.

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

Your usage snapshot

Electric usage history



Average temperature in degrees

82°	84°	84°	81°	76°	68°	65°	61°	61°	71°	75°	81°	85°

	Current Month	Jun 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	5,379	5,633	59,867	4,989
Avg. Daily (kWh)	174	176	164	
12-month usage based on most recent history				

fb.def.duke.bills.20260602204112.28.afp-53377-000001082

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

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

DUKE ENERGY.

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

Account number
9100 8628 5448

Amount of automatic draft

$772.92 *by Jun 24*	*After 90 days from bill date, a late charge will apply.*

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

$________ **Amount enclosed**

026689 000001082

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

889100862854480006600000000000000077292000007729 23

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

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fb.def.duke.bills-20260602204112.28.afp-53378-000001082

DUKE ENERGY. duke-energy.com 877.372.8477

Account number **9100 8628 5448**

Your usage snapshot - Continued

Current electric usage for meter number 1008121		
Actual reading on Jun 1		253965
Previous reading on May 2		- 248586
Energy Used		5,379 kWh
Billed kWh	5,379.000 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 - May 02 26 to Jun 01 26	
Meter - 1008121	
Customer Charge	$18.01
Energy Charge	
5,379.000 kWh @ 9.609c	516.86
Fuel Charge	
5,379.000 kWh @ 3.859c	207.58
Asset Securitization Charge	
5,379.000 kWh @ 0.195c	10.49
Total Current Charges	**$752.94**

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	$0.66
Gross Receipts Tax	19.32
Total Taxes	**$19.98**

fb.def.duke.bills.20260602204112.28.afp-53379-000001082

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	May 7, 2026
For service	Apr 3 - May 4
	32 days

Account number **9100 8628 5638**

$

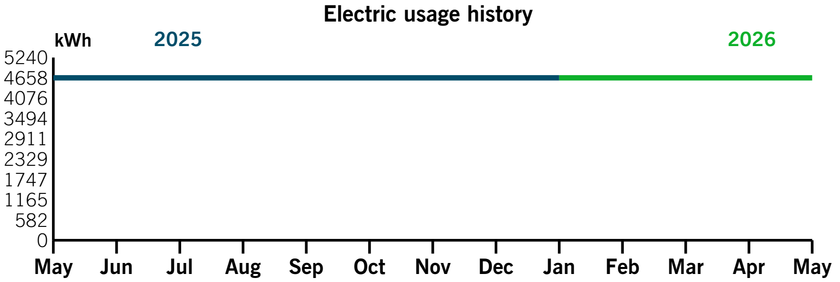
Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10.9%, Purchased Power 2%, Gas 78.9%, Oil 0.1%, Nuclear 0%, Solar 8.1% (For prior 12 months ending March 31, 2026).

Billing summary

Previous Amount Due	$3,458.32
Payment Received Apr 29	-3,458.32
Current Lighting Charges	3,445.03
Taxes	13.29
Total Amount Due May 28	**$3,458.32**

Your usage snapshot



Average temperature in degrees

81° 82° 84° 84° 81° 76° 68° 65° 61° 61° 71° 75° 79°

	Current Month	May 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	4,658	4,658	55,896	4,658
Avg. Daily (kWh)	146	155	152	
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.

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

Account number
9100 8628 5638

Amount of automatic draft

$3,458.32 *by May 28*	*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

889100862856380006600000000000000345832000034583299

We're here for you

Report an emergency	
Electric outage	duke-energy.com/outages 800.228.8485
Convenient ways to pay your bill	
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Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location
Help managing your account (not applicable for all customers)	
Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus
General questions or concerns	
Online	duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010
Call before you dig	
Call	800.432.4770 or 811
Check utility rates	
Check rates and charges	duke-energy.com/rates

Correspond with Duke Energy (not for payment)
P.O. Box 14042
St Petersburg, FL 33733

Important to know

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Your usage snapshot - Continued

Outdoor Lighting

Billing period Apr 03 - May 04

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

Billing details - Lighting

Billing Period - Apr 03 26 to May 04 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**

Erin McCormick | Law, PA

Erin McCormick, Esq.

Long Lake Reserve CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614
Email: lHayes@rizzetta.com

Invoice Date	Invoice Number
06/08/2026	10898
Terms	**Service Through**
	06/08/2026

In Reference To: General Representation (Work)

Date	By	Services	Hours	Amount
05/11/2026	Erin R McCormick	Review of Agenda, Minutes and backup materials and prepare for Board of Supervisors meeting; left message for Lynn Hayes; email to Lynn Hayes; attend Board of Supervisors meeting;	2.70	$ 1,066.50
05/11/2026	Erin R McCormick	Travel to and from Board of Supervisors meeting [CLIENT COURTESY - NO CHARGE]	1.20	$ 0.00
05/20/2026	Erin R McCormick	Review of proposed License Agreement for swim instructor and transmit comments to Lynn Hayes and Angela Castillo; review and provide comments and edits concerning proposed License Agreement with SWFWMD for survey benchmark and hydrological equipment monitoring; prepare Agreement with CLS; email to Lynn Hayes regarding above;	1.80	$ 711.00
05/26/2026	Erin R McCormick	Review of COI regarding Agreement with CLS and email CLS representative and Lynn Hayes regarding above; review of proposed revisions to Agreement; revise Agreement and transmit to Lynn Hayes;	0.50	$ 175.00
06/04/2026	Erin R McCormick	Telephone conference with Lynn Hayes regarding issues for CDD meeting and proposed change to future meeting dates; prepare Resolution approving proposed Budget and setting public hearings on budget and assessments; email to Lynn Hayes regarding responses from Robert Blanton concerning access agreement; email to Lynn Hayes regarding information needed for Swim Instructor agreement; review of proposed modifications to Agreement with CLS from Jennifer Weightman and review of revised COI; revise Agreement and circulate to team;	1.30	$ 513.50
06/05/2026	Erin R McCormick	Telephone conference with Lynn Hayes regarding Resolution approving proposed Budget; revise Agreement with CLS and email to Jennifer Weightman regarding above;	0.30	$ 118.50

Long Lake Reserve CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614
Email: lHayes@rizzetta.com

Invoice Date	Invoice Number
06/08/2026	10898
Terms	**Service Through**
	06/08/2026

Total Hours	7.80 hrs
Total Work	$ 2,584.50
Total Invoice Amount	**$ 2,584.50**
Previous Balance	**$ 1,777.50**
5/16/2026 Payment - Check	($1,777.50)
Balance (Amount Due)	**$ 2,584.50**

Long Lake Reserve CDD

Meeting Date: June 8, 2026

SUPERVISOR PAY REQUEST

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:03 pm
Meeting End Time:	7:08 pm
Total Meeting Time:	1 hour + 5 minutes

Time Over 0 (3) Hours:	0

Total at $175 per Hour:	$0.00

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	0
Additional or Continued Meeting?	0
Total Meeting Time:	0
Total at $175 per Hour:	$0.00

Business Mileage Round Trip	0
IRS Rate per Mile	$0.700
Mileage to Charge	$0.00

DM Signature: ____________________

Service Slip/Invoice

HomeTeam PEST DEFENSE®

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

INVOICE: 119656705
DATE: 05/29/2026
ORDER: 119656705

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

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

Work Date	Time	Target Pest	Technician		Time In
05/29/2026	08:11 AM		BLDEARTH	Branden Dearth	

Purchase Order	Terms	Last Service	Map Code		Time Out
	DUE UPON RECEIPT	05/29/2026	N/A	Lic:JE325021	

Service	Description	Price
IS	Taexx Pest Control Service	$152.50

Hi Mr/Ms,

Today's 6-Point Advantage Service:

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

SUBTOTAL	$152.50
TAX	$0.00
AMT. PAID	$0.00
TOTAL	$152.50

AMOUNT DUE **$152.50**

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

Invoice

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Date	Invoice #
5/21/2026	4566

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Flip or replace boards throughout the nature trail boardwalk. There are pieces along the Eastern side of the boardwalk that need to be addressed pieces along the Western side that need attention. There are plank and border pieces that will need replaced due to rotted wood or cannot be used any longer. Each board will be inspected and flipped if possible. If the board is deemed a loss it will be replaced. Price includes all labor and materials	4,850.00	4,850.00

All work is complete!	Total	$4,850.00

Invoice

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Date	Invoice #
6/1/2026	4570

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	May 2026 Dog station maintenance	200.00	200.00

All work is complete!

Total $200.00

McDirmit Davis
1800 Pembrook Drive
Suite 170
Orlando, FL 32810

(407) 843-5406
www.mcdirmitdavis.com

LONG LAKE RESERVE CDD
3434 COLWELL AVENUE SUITE 130
TAMPA, FL 33614

Date:	6/29/2026
Invoice Number:	64057
Client:	27534.0

Accounting services rendered in connection with the preparation and issuance of audited financial statements for LONG LAKE RESERVE CDD for the year ended September 30, 2025.

Total Due This Invoice $4,000.00

PAY NOW!!
Visit our website for payment options
ACH/Credit Card https://www.mcdirmitdavis.com

Thank you for your business.

INVOICE

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

Customer Number:	**LONG0008**
Invoice Number:	**Inv-317580**
Invoice Date:	**05-27-2026**
Due Date:	**06/25/2026**

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	06/25/2026	F0214

Quantity	Description	Rate	Amount
1	Pacific Blue Select Multifold Paper Towels, 1-ply, 250 Sheets/Pack, 16 Packs/Carton (20389)	$45.31	$45.31
		Subtotal	**$45.31**
		Sales Tax	**$0.00**
		Total	**$45.31**
		PAYMENT/CREDIT APPLIED	**$0.00**
		AMOUNT DUE	**$45.31**

Reference Inv-317580 with your payment to ensure prompt and accurate application.

Autopay Customers: Payment will be drafted on the date due. This invoice is for your records.

BILLING QUESTIONS: BILLINGSERVICES@OFFICEPRIDE.COM

Current	1 – 30 days overdue	31 – 60 days overdue	61 – 90 days overdue	91 days overdue	Total
$45.31	$0.00	$0.00	$0.00	$0.00	$45.31

Each Office Pride franchise is independently owned and operated.

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

INVOICE

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-318962

Invoice Date: 06-01-2026

Due Date: 07/01/2026

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	07/01/2026	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**

Reference Inv-318962 with your payment to ensure prompt and accurate application.

Autopay Customers: Payment will be drafted on the date due. This invoice is for your records.

BILLING QUESTIONS: BILLINGSERVICES@OFFICEPRIDE.COM

Current	1 – 30 days overdue	31 – 60 days overdue	61 – 90 days overdue	91 days overdue	Total
$1,361.93	$0.00	$0.00	$0.00	$0.00	$1,361.93

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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-321748**
Invoice Date:	**06-16-2026**
Due Date:	**07/15/2026**

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	07/15/2026	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)	$54.24	$54.24
		Subtotal	**$54.24**
		Sales Tax	**$0.00**
		Total	**$54.24**
		PAYMENT/CREDIT APPLIED	**$0.00**
		AMOUNT DUE	**$54.24**

Reference Inv-321748 with your payment to ensure prompt and accurate application.

Autopay Customers: Payment will be drafted on the date due. This invoice is for your records.

BILLING QUESTIONS: BILLINGSERVICES@OFFICEPRIDE.COM

Current	1 – 30 days overdue	31 – 60 days overdue	61 – 90 days overdue	91 days overdue	Total
$1,370.86	$0.00	$0.00	$0.00	$0.00	$1,370.86

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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
42-52319

LONG LAKE RESERVE CDD
Service Address: **19244 BREYNIA DR IRRIGATION**
Bill Number: 24572121
Billing Date: 6/2/2026
Billing Period: 4/15/2026 to 5/15/2026

Account #	Customer #
0991370	01393846

Please use the 15-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 Date	Previous Read	Current Date	Current Read	# of Days	Consumption In thousands
Irrig Potable	14369796	4/15/2026	5191	5/15/2026	5246	30	55

Usage History

	Irrigation
May 2026	55
April 2026	56
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

Transactions

Previous Bill		367.82
Payment 05/21/26		-367.82 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	13.0 Thousand Gals X $6.94	90.22
Water Tier 3	17.0 Thousand Gals X $9.36	159.12
Total Current Transactions		358.46
TOTAL BALANCE DUE		**$358.46**

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.
Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account #	0991370
Customer #	01393846
Balance Forward	0.00
Current Transactions	358.46
Total Balance Due	**$358.46**
Due Date	**6/19/2026**

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

The Total Due will be electronically transferred on 06/19/2026.

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

013938468099137012457212160000358462

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: 24572300
Billing Date: 6/2/2026
Billing Period: 4/15/2026 to 5/15/2026

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	4/15/2026	1163	5/15/2026	1175	30	12

Usage History

	Water
May 2026	12
April 2026	14
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

Transactions

Previous Bill		276.06
Payment 05/21/26		-276.06 CR
Balance Forward		0.00
Current Transactions		
Water		
Water Base Charge		41.29
Water Tier 1	12.0 Thousand Gals X $2.18	26.16
Sewer		
Sewer Base Charge		103.45
Sewer Charges	12.0 Thousand Gals X $7.20	86.40
Total Current Transactions		257.30
TOTAL BALANCE DUE		**$257.30**

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Account #	1002200
Customer #	01399734
Balance Forward	0.00
Current Transactions	257.30
Total Balance Due	**$257.30**
Due Date	**6/19/2026**

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

The Total Due will be electronically transferred on 06/19/2026.

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

0139973441002200324572300100002573O1

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

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42-52319

LONG LAKE RESERVE CDD

Service Address: **19932 LEONARD ROAD**
Bill Number: 24572589
Billing Date: 6/2/2026
Billing Period: 4/15/2026 to 5/15/2026

Account #	Customer #
1013880	01399734
Please use the 15-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/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	190296326	4/15/2026	9455	5/15/2026	9516	30	61

Usage History

	Water	Irrigation
May 2026		61
April 2026		54
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

Transactions

Previous Bill		242.55
Payment 05/21/26		-242.55 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	11.0 Thousand Gals X $6.94	76.34
Total Current Transactions		291.13
TOTAL BALANCE DUE		**$291.13**

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Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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Account #	1013880
Customer #	01399734
Balance Forward	0.00
Current Transactions	291.13
Total Balance Due	**$291.13**
Due Date	**6/19/2026**

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

The Total Due will be electronically transferred on 06/19/2026.

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

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

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285
UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 0 1
42-52319

LONG LAKE RESERVE CDD

Service Address: **MORSANI PH 2 IRRIGATION**
Bill Number: 24572590
Billing Date: 6/2/2026
Billing Period: 4/15/2026 to 5/15/2026

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/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	18091001	4/15/2026	992	5/15/2026	992	30	0

Usage History

	Water	Irrigation
May 2026		0
April 2026		0
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

Transactions

Previous Bill	22.37
Payment 05/21/26	-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**

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.
Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account #	1013885
Customer #	01399734
Balance Forward	0.00
Current Transactions	22.37
Total Balance Due	**$22.37**
Due Date	**6/19/2026**

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

The Total Due will be electronically transferred on 06/19/2026.

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

Invoice:	I-20265-12809
Service Total:	$3120.00
Payments Total:	
Amount Due:	$3120.00
Sent Date:	6/1/2026
Payment Terms:	Due upon receipt

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

LONG LAKE RESERVE CDD
19617 BREYNIA DRIVE
LUTZ, FL 33558

Service Date	Employee	Job Name	Start Time	Hrs Wrkd	Billed Rate	Emp Fees
5/4/2026	DIB, MICHAEL - 7719	SECURITY/TRAFFIC COMMUNITY	8:00 AM	4.00	$60.00	$240.00
5/5/2026	COOKE, JUSTIN - 6824	SECURITY/TRAFFIC COMMUNITY	4:00 PM	4.00	$60.00	$240.00
5/6/2026	GREIS-OSPINA, DAVID - 6514	SECURITY/TRAFFIC COMMUNITY	8:00 AM	4.00	$60.00	$240.00
5/8/2026	RAMOS, KEARSTIN - 7307	SECURITY/TRAFFIC COMMUNITY	4:00 PM	4.00	$60.00	$240.00
5/12/2026	VOGELE, KEVIN - 7376	SECURITY/TRAFFIC COMMUNITY	8:00 AM	4.00	$60.00	$240.00
5/15/2026	MERGNER, JACQUELINE - 7771	SECURITY/TRAFFIC COMMUNITY	4:00 PM	4.00	$60.00	$240.00
5/16/2026	HORENSTEIN, RANDY - 7296	SECURITY/TRAFFIC COMMUNITY	10:00 AM	4.00	$60.00	$240.00
5/19/2026	RUDIN, JILLIAN - 7429	SECURITY/TRAFFIC COMMUNITY	8:00 AM	4.00	$60.00	$240.00
5/22/2026	SCARANGELLA, ANTHONY - 7727	SECURITY/TRAFFIC COMMUNITY	4:00 PM	4.00	$60.00	$240.00
5/23/2026	PAREJA-RODRIGUEZ, KEVIN - 6104	SECURITY/TRAFFIC COMMUNITY	10:00 AM	4.00	$60.00	$240.00
5/26/2026	BOLES, PHILLIP - 6353	SECURITY/TRAFFIC COMMUNITY	8:00 AM	4.00	$60.00	$240.00
5/29/2026	COOKE, JUSTIN - 6824	SECURITY/TRAFFIC COMMUNITY	4:00 PM	4.00	$60.00	$240.00
5/30/2026	COOKE, JUSTIN - 6824	SECURITY/TRAFFIC COMMUNITY	10:00 AM	4.00	$60.00	$240.00
					Total:	$3120.00

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-20265-12809

Invoice Total: $3120.00

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.

PC Consultants

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

Invoice **108997**

INVOICE

Customer

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

Date	*5/29/2026*
Quote No.	*Verbal*
Rep	*Ken Johnson*
FOB	*Email Renewal*

Qty	Description	Unit Price	TOTAL
24	*Office 365 Email Essentials; 24 Months; Good thru 06/18/2028; Type: MSExchange; Cost:$8.25 per month. Includes 10 GB of email & calendar storage. Email: manager@longlakereserve.com Florida Consumer Certificate of Exemption Long Lake Reserve CDD Certificate Number: 85-8017347501C-9 Expires On: 09/30/2027 Delivery Address: 19617 Breynia Drive, Lutz, FL.*	*$8.25*	*$198.00*
		SubTotal	*$198.00*
		FL Sales Tax	*$0.00*
		TOTAL	*$198.00*

Payment Details

- ○ Cash
- ○ Check
- ◉ Net 15 #VALUE!

Thank You For Your Order!

Latest Technologies, Old Fashioned Service

Deposit Invoice	SO1116
Date	5/22/2026

Playmore West, Inc
6300 Metro Plantation Road
Fort Myers, FL 33966
(239) 791-2400 (239) 791-2401 fax
(888) 886-3757 toll free

Billed To:
Long Lake Reserve CDD
3434 Colwell Ave, Ste 200
Tampa, FL 33614

Ship To:
Long Lake Reserve
19617 Breynia Dr
Lutz, FL 33558

Terms: **50% Deposit, Net 30**

Purchase Order EST 3457 - 50% Deposit

Item	Description	Qty	Rate	Amount
Install	Play Equipment Installation Includes removal and installation of new shade fabric on 5-12 structure	1	$ 3,000.00	$ 3,000.00
	DOES NOT INCLUDE ANY OTHER PRODUCTS AND SERVICES			$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -

Subtotal	$ 3,000.00
Tax	$ -
Deposit Amount Due:	**$ 1,500.00**

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

Invoice

Date	Invoice #
6/2/2026	INV0000109906

Bill To:

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

Services for the month of	Terms	Client Number
June	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 #
6/5/2026	INV0000110056

Bill To:

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	$1,100.00	$1,100.00
Personnel Reimbursement	1.00	$4,056.97	$4,056.97

Subtotal	$5,156.97
Total	$5,156.97

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

Invoice

Date	Invoice #
6/1/2026	INV0000110103

Bill To:

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

Services for the month of	Terms	Client Number
May	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 #
6/18/2026	INV0000110136

Bill To:

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	$3,829.77	$3,829.77

Subtotal	$3,829.77
Total	$3,829.77

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

Invoice

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

Date	Invoice #	P.O#/Project ID	Terms	Due Date
5/22/2026	17659050426		Net 30	6/21/2026

QTY	Description
1	Service Labor - 1 hour minimum "Job#: 15302 Date Submitted: 05/02/26/Schedule Date: 05/04/26 Community Name: Long Lake Reserve Location: basket ball court entry gate Requested By: Shawn Piccolo Email(s): manager@longlakereserve.com Phone Number: +1 (813) 515-4149 Repair Authorization: 0 Issue Reported: teenagers were able to pull gate open with force on a Thursday afternoon at 5pm. We banned them from the property but we need the gate magnet adjusted. Work Completed: Moved zbracket on basketball court closer to frame see pics before and after locking good now if they ever replace put in 1200 lb gate lock"

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

Securiteam is now part of Safetouch Security!

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

Invoice

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

Date	Invoice #	P.O#/Project ID	Terms	Due Date
5/28/2026	17685051526		Net 30	6/27/2026

QTY	Description
1	Service Labor - 1 hour minimum "Job#: 15334 Date Submitted: 05/14/26/Schedule Date: 05/15/26 Community Name: Long Lake Reserve Location: Camera's not working : Gallery Gate, Mailboxes and Restroom Gates not working: Parking lot Trail Gate and Basketball Gate Requested By: Angela Del Castillo Email(s): manager@longlakereserve.com Phone Number: +1 (813) 515-4149 Repair Authorization: 0 Issue Reported: There are 3 cameras not working and showing no connection on the monitor. There are also 2 gates that are not locking and are remaining open. Work Completed: Proposal Needed Observation after inspection of current equipment -We are requesting a detailed quote for a full system replacement, along with a separate quote for replacement of the REX button. It is strongly recommended that both quotes be obtained to ensure the most informed decision."

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

Securiteam is now part of Safetouch Security!

SOLITUDE
LAKE MANAGEMENT

INVOICE

Page: 1

Please Remit Payment to:
Solitude Lake Management, LLC
*****ADDRESS CHANGED******
PO BOX 85529
CHICAGO, IL 60689-5529
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Invoice Number: PSI251343
Invoice Date: 4/1/2026

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 4/1/2026
Due Date 5/1/2026
Terms Net 30

Customer ID 9879
P.O. Number
P.O. Date 4/1/2026
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance April Billing 4/1/2026 - 4/30/2026 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

Page: 1

Please Remit Payment to:
Solitude Lake Management, LLC
*****ADDRESS CHANGED******
PO BOX 85529
CHICAGO, IL 60689-5529
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Invoice Number: PSI264129
Invoice Date: 5/2/2026

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 5/2/2026
Due Date 6/1/2026
Terms Net 30

Customer ID 9879
P.O. Number
P.O. Date 5/2/2026
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance May Billing 5/1/2026 - 5/31/2026 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

Page: 1

Please Remit Payment to:
Solitude Lake Management, LLC
*****ADDRESS CHANGED******
PO BOX 85529
CHICAGO, IL 60689-5529
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Invoice Number: PSI273035
Invoice Date: 6/1/2026

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	6/1/2026
Due Date	7/1/2026
Terms	Net 30

Customer ID	9879
P.O. Number	
P.O. Date	6/1/2026
Our Order No.	

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance June Billing 6/1/2026 - 6/30/2026 Lake All Wetland 1 Wetland 2		1	1	2,026.72	2,026.72

Amount Subject to Sales Tax	0.00
Amount Exempt from Sales Tax	2,026.72

Subtotal:	**2,026.72**
Invoice Discount:	0.00
Total Sales Tax	0.00
Payment Amount:	0.00
Total:	**2,026.72**

May 15, 2026
Invoice Number: 1301951051526
Account Number: **8337 13 001 1301951**

Service At: 19617 BREYNIA DR
LUTZ FL 33558-5612

Auto Pay Notice

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

NEWS AND INFORMATION

You've been selected for exclusive multi-line mobile savings. Call 1-866-294-9488 now.

Summary

Service from 05/15/26 through 06/14/26
details on following pages

Previous Balance	330.97
Payments Received -Thank You!	-330.97
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	20.00
Current Charges	$330.97
YOUR AUTO PAY WILL BE PROCESSED 06/02/26	
Total Due by Auto Pay	**$330.97**

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 05162026 NNNNNNNN 01 994030

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

May 15, 2026

LONG LAKE RESERVE CDD

Invoice Number: 1301951051526
Account Number: 8337 13 001 1301951
Service At: 19617 BREYNIA DR
LUTZ FL 33558-5612

Total Due by Auto Pay **$330.97**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833713001130195100330977

 May 15, 2026

LONG LAKE RESERVE CDD
Invoice Number: 1301951051526
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 05162026 NNNNNNNN 01 994030

Charge Details

Previous Balance		330.97
EFT Payment	05/02	-330.97
Remaining Balance		**$0.00**

Payments received after 05/15/26 will appear on your next bill.

Service from 05/15/26 through 06/14/26

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

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	
Static IP 1	20.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
	$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	4.45
State TRS Surcharge	0.16
E911 Fee	0.80
Communications Services Tax	12.92
Taxes, Fees and Charges Total	$20.00
Current Charges	**$330.97**
Total Due by Auto Pay	**$330.97**

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: 1301951051526
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 05162026 NNNNNNNN 01 994030

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.

 May 15, 2026

LONG LAKE RESERVE CDD
Invoice Number: 1301951051526
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 05162026 NNNNNNNN 01 994030

Stantec

INVOICE

Invoice Number	2576954
Invoice Date	June 16, 2026
Purchase Order	238202113
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

Project	**Long Lake Reserve CDD**			
	Project Manager	Waag, Tyson	Contract Upset	22,827.00
	Current Invoice Total (USD)	1,335.00	Contract Billed to Date	17,525.05
			For Period Ending	**May 29, 2026**

Invoice Emails: rizzettacddinvoices@avidbill.com; LHayes@rizzetta.com; Include: Billing Backup

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

Professional Services

Billing Level		**Current Hours**	**Rate**	**Current Amount**
Level 09	Nurse, Vanessa M	0.50	190.00	95.00
Level 10	Waag, R Tyson (Tyson)	5.00	198.00	990.00
Level 14	Stewart, Tonja L	1.00	250.00	250.00
	Subtotal Professional Services	6.50		1,335.00

Top Task Subtotal	2026 FY General Consulting Services	1,335.00
	Total Fees & Disbursements	1,335.00
	INVOICE TOTAL (USD)	**1,335.00**

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

Please contact Adam Fowler if you have any questions concerning this invoice.
E-mail: Adam.Fowler@Stantec.com
** PLEASE INCLUDE AN INVOICE # WITH PAYMENT **
Thank you.

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2026-05-07	238202113	2026	Direct - Regular	NURSE, VANESSA M	0.50	190.00	95.00	UPDATED SWFWMD INSPECTION SPREADSHEET	
2026-04-28	238202113	2026	Direct - Regular	STEWART, TONJA L	1.00	250.00	250.00	FOLLOW UP REGARDING PFR AND STORMWATER LEGISLATION	
2026-04-28	238202113	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	TEAM COORDINATION	
2026-04-29	238202113	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	REVIEW FINN OUTDOOR PROPOSAL AND SEND TO DM FOR UPCOMING MEETING.	
2026-05-01	238202113	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	CALL WITH DM TO PROVIDE PROPOSAL UP DATE. CONTACT VENDORS FOR PROPOSAL UPDATE.	
2026-05-04	238202113	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.75	198.00	148.50	REVIEW AND SEND POND SE REPAIR PROPOSAL. MONTHLY FINANCIAL REVIEW.	
2026-05-08	238202113	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	198.00	49.50	INVOICE REVIEW AND TEAM COORDINATION.	
2026-05-11	238202113	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	198.00	198.00	MONTHLY BOS MEETING PREPARATION AND MEETING ATTENDANCE (TEAMS)	
2026-05-18	238202113	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	CORRESPONDENCE WITH DM AND SCHEDULE A SITE VISIT TO VIEW RESIDENT CONCERNS WITH EROSION AT POND SE	
2026-05-19	238202113	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	198.00	198.00	SITE VISIT TO REVIEW EROSION AT POND SE.	
				Total subTask 2026	**6.50**		**$1,335.00**		
				Total Top Task 2026	**6.50**		**$1,335.00**		
			Total Project 238202113		**6.50**		**$1,335.00**		

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-01229P

Date 05/22/2026

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

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

Description	Amount
Serial # 26-01229P **Public Board Meetings** **RE:** Long Lake Reserve Board of Supervisors Meeting on June 8, 2026 at 6:00 PM **Published:** 5/22/2026	$52.50

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$52.50**

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

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

Business Observer

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

INVOICE

Legal Advertising

NOTICE OF AUDIT REVIEW COMMITTEE MEETING
LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Long Lake Reserve Community Development District will hold their regular meeting on June 8, 2026 at 6:00 p.m. at Long Lake Reserve Amenity Center, located at 19617 Breynia Dr., Lutz, FL 33558. There will be an Audit Committee meeting just prior to the onset of the Board of Supervisors' meeting. The Audit Committee will review, discuss and establish the evaluation criteria for any proposals the District receives pursuant to solicitations for auditing services.

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1 (800) 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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 such appeal is to be based.

Lynn Hayes
District Manager

May 22, 2026 26-01229P

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

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

INVOICE

Legal Advertising

Invoice # 26-01386P

Date 06/19/2026

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

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

Description	Amount
Serial # 26-01386P **Notice of Revised Public Meeting Dates** **RE:** Long Lake Reserve Community Development District **Published:** 6/19/2026	$70.00

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$70.00**

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

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

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

INVOICE

Legal Advertising

NOTICE OF REVISED PUBLIC MEETING DATES
LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT

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

July 14, 2026
August 11, 2026 *
September 08, 2026

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

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

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Long Lake Reserve Community Development District
Lynn Hayes
District Manager

June 19, 2026 26-01386P

0 LONG LAKE RESERVE CDD 0

ACCOUNT SUMMARY

Credit Limit	$10,000.00
Credit Available	$9,531.00
Statement Closing Date	May 31, 2026
Days in Billing Cycle	31
Previous Balance	$788.18
Payments & Credits	$788.18
Purchases & Other Charges	$468.61
Balance Transfer	$0.00
FEES CHARGED	$0.00
INTEREST CHARGED	$0.00
New Balance	$468.61

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	$468.61
Minimum Payment Due	**$468.61**
Payment Due Date	**June 25, 2026**

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTA $788.18-	
05/25	05/25	F151500H100CHGDDA	AUTOMATIC PAYMENT - THANK YOU	788.18-
		GREGG GRUHL	**TOTAL $0.00**	
		KELLIE SPRAGUE	**TOTAL $0.00**	
		ANGELA DEL CASTILLO	**TOTAL $468.61**	
05/01	05/01	0543684GA00Q9EPBJ	DOLLAR TREE LAND O LAKES FL	82.45
			MCC: 5331 MERCHANT ZIP: 34639	
05/01	05/01	5526352G9MQYPWT8T	THE FRESH MARKET 036 TAMPA FL	257.95
			MCC: 5411 MERCHANT ZIP: 33618	
05/09	05/09	1230202GH00328J1L	MAILCHIMP ATLANTA GA	19.50
			MCC: 5818 MERCHANT ZIP:	
05/11	05/11	1527632GL00RTMQ1H	SMALLPDF ZURICH ZH	15.00
			MCC: 5045 MERCHANT ZIP:	
05/15	05/15	5543286GP5X3FVQVE	AMAZON.COM*FD1W77D83 SEATTLE WA	36.21

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	**June 25, 2026**
New Balance	**$468.61**
Minimum Payment Due	$468.61
Past Due Amount	$0.00
Amount Enclosed:	$

Make Check Payable to:

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

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

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			MCC: 5942 MERCHANT ZIP:	
05/22	05/22	0230537GZ00JA7YV7	PUBLIX #1219 LUTZ FL	57.50
			MCC: 5411 MERCHANT ZIP: 33558	
		MICHELLE WHITE	**TOTAL** **$0.00**	

IMPORTANT ACCOUNT INFORMATION

$0 - $468.61 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 06/25/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	$4.52	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	$1.17	$0-$500,000 = 0.25%
New Cashback Balance	$5.69	$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.

Here is your cash rewards schedule:

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

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

05/01/26-05/31/26

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

				Clubhouse Supplies	Programs - Events
				57200-4734	57400-4775
Date	**Vendor Name**	**Reason for Expenditure**	**Amount**		
5/1/2026	Dollar Tree	Mothers Day Event Raffles	$ (82.45)		$ (82.45)
5/1/2026	The Fresh Market	Food ofr Mothers Day Event	$ (257.95)		$ (257.95)
5/9/2026	Mail Chimp	E-Blast Subscription	$ (19.50)	$ (19.50)	
5/11/2026	Small PDF	Monthly Subscription	$ (15.00)	$ (15.00)	
5/15/2026	Amazon	Bug Sray, Water, First Aid Kit Supplies	$ (36.21)	$ (36.21)	
5/22/2026	Publix	Ice Cream for Memorial Day Event	$ (57.50)		$ (57.50)
		001-10102	**(468.61)**	**(70.71)**	**(397.90)**

Long Lake Reserve Debit Card Reconciliation May 2026

Date	Payee	Amount	Description
5/1/2026	The Fresh Market	$257.95	Food for Mother's Day Event
5/1/2026	Dollar Tree	$82.45	Mother's Day Event Raffles
5/9/2026	Mailchimp	$19.50	Email Blast Subscription
5/11/2026	SmallPDF	$15	Subscription PDF Format
5/13/2026	Amazon	$36.21	Bug Spray, Water, and things for the first aid kit
5/22/2026	Publix	$57.50	Ice Cream for Memorial Day event

Long Lake Reserve

CDD Receipt for Payment Log

Date: 5/1/24

From: Dollar Tree

Amount: $ 82.45

Purchased by: Angela Del castillo

Purpose: mother's Day Tea may Event

Scanned:

DOLLAR TREE

Store# 3921 (656) 205-2990
illage Lakes
9 Center Drive
Lakes FL 34639-5101

DESCRIPTION	QTY	PRICE	TOTAL
KRAFT 3PK PINK CR	1	1.25	[illegible]
KRAFT 3PK WHITE CR	1	1.25	[illegible]
LIGHT BLUE 9IN 24CT	1	1.25	[illegible]
PINK 9IN 24CT	1	1.25	[illegible]
LAND HIBISCUS ASTD 4C	1	1.25	[illegible]
GNOLIA HONEY ASTD	1	1.25	[illegible]
SPA ISLAND HIBISCUS ASTD 4C	1	1.25	[illegible]
MAGNOLIA HONEY ASTD	1	1.25	[illegible]
BODY WORKS MP $45 3X$15	1	45.00	[illegible]
605812*********2848			
ization Success : 60626081			
DAY CERAMIC MAGNET	1	1.25	[illegible]
MILK CHOCOLATE 2.4Z	1	1.25	[illegible]
MAGNOLIA HONEY ASTD	1	1.25	[illegible]
MILK CHOCOLATE 2.4Z	1	1.25	1.2[illegible]
CANDLE 3W BOWS BLOOM 14Z ASTD	1	5.00	5.00
ROSE MX BUSH X14	1	5.00	[illegible]
ROSE MX BUSH X14	1	5.00	[illegible]
MILK CHOCOLATE 2.4Z	1	1.25	[illegible]
DAY CERAMIC MAGNET	1	1.25	[illegible]
MOMS DAY CERAMIC MAGNET	1	1.25	[illegible]
SPA ISLAND HIBISCUS ASTD 4C	1	1.25	[illegible]

Sub Total $80.[illegible]
SALES TAX $[illegible].45
GENERAL EXEMPT MERC $0.[illegible]
Total $8[illegible].45

Mastercard $8[illegible].45
************8901 Approved
Purchase Chip
Auth/Trace Number: 001971/01
Chip Card AID: A000000004'01

Please provide your feedback at
www.dollartreefeedback.com

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

Long Lake Re:

CDD Receipt for Pa

Date: 5 | 1 | 26

From: The fresh market

Amount: $257.95

Purchased by: Angela Del castillo

Purpose: mother's Day Tea May Event

Scanned:

HOW TO JOIN OR QUES... NS AB... THE

TFM Rewards

CONTACT US AT 866-817-4367

OR Scan the QR Code to Signup

****

Share Your Thoughts!

Help us improve your store experie...

Please visit the following website
to complete a brief
online survey at

www.thefreshmarketsurvey.com

ENTER CODE: "1213 3036 0408 8041

Thank you for sharing your feedback!

... from date

****

THE FRESH MARKET

Scott Herbek, Store Director
(813) 964-8001

	MINI SANDWICH TRAY	69.!
1.00 @ $69.99/EA		
	FRESH FRUIT TRAY	64.9°
1.00 @ $64.99/EA		
	PEP PIN APP	24.99 B
1.00 @ $24.99/EA		
2 @ 39.99		
	CUPCAKE PLATTER	79.9° B
1.00 @ $39 99/EA		
	TAX	18.
	**** BALANCE	257.9

****

Card Number: ************8901

TYPE: Purchase

(Signature Not Required)

POS Entry Mode: 05

Host Return Code: 000

	MASTER CARD	257.95
	CHANGE	0.00

TOTAL NUMBER OF ITEMS SOLD = 5

05/01/26 01:14pm 36 4 108 360838

Your Loyalty ID was not found by our system. Be sure to sign up at www.thefreshmarket.com/register today!

...147 ... MASRY RD, TAMPA, FL

...Cashier: Ellen

Outlook

Mailchimp Order

From No Reply - Mailchimp <no-reply@mailchimp.com>
Date Sat 5/9/2026 3:01 AM
To Manager <manager@longlakereserve.com>

INTUIT mailchimp

Your order has been processed.

Order MC21938539

Processed on May 09, 2026 03:01 AM New York.

Essentials plan 500 contacts	**$13.00**
Additional Contact Blocks Up to 250 contacts $6.50 x 1 contact blocks	**$6.50**
Paid via **Mast** ending in **8901** which expires **09/2027** on May 09, 2026	**$19.50**
Balance as of May 09, 2026	**$0.00**

Issued to

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

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

Smallpdf

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

Account
manager@longlakereserve.com

To
US-33558

Invoice
#RBC6DBF
11 May 2026

Status
PAID
11 May 2026

Description	Users	Amount
Smallpdf Desktop Monthly Subscription 11 May 2026 - 10 June 2026	1	USD $15.00
	Total	**USD $15.00** VAT: Reverse charge

Thank You

Questions? Contact us at support@smallpdf.com amazon.com

Final Details for Order #112-8558225-4766668

Order Placed: May 13, 2026
Amazon.com order number: 112-8558225-4766668
Order Total: $36.21

Shipped on May 14, 2026

Items Ordered

	Price
1 of: *OFF! Family Care Mosquito & Tick Repellent Aerosol, Bug Spray Containing 15% DEET, Smooth & Dry Bug Spray, 4 Oz (Pack of 2)* Sold by and invoiced on behalf of: Amazon.com Condition: New	$11.59
1 of: *Benadryl Extra Strength Itch Cooling Spray, Topical Analgesic Spray with Diphenhydramine HCl & Zinc Acetate Skin Protectant for Fast Relief from Insect Bites, Travel Size, 2 fl. oz* Sold by and invoiced on behalf of: Amazon (seller profile) Business Price Condition: New	$3.66

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

Shipping Speed:
Standard Shipping

Item(s) Subtotal:	$15.25
Shipping & Handling:	$0.24

Total before tax:	$15.49
Sales Tax:	$0.00

Total for This Shipment:	**$15.49**

Shipped on May 14, 2026

Items Ordered

	Price
2 of: *Pure Life Purified Water Bottles, 24 Pack - Still Bottled Water Enhanced with Minerals for a Crisp Taste, Plastic Bottles - 8 Fl Oz* Sold by and invoiced on behalf of: Amazon.com Condition: New	$4.99
1 of: *Neosporin Original First Aid Triple Antibiotic Ointment with Bacitracin Zinc for Infection Protection, Wound Care Treatment & Helps Minimize The Appearance of Scars for Minor Wounds, .5 oz* Sold by and invoiced on behalf of: Amazon (seller profile) Business Price Condition: New	$3.99

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

Shipping Speed:
Standard Shipping

Item(s) Subtotal:	$13.97
Shipping & Handling:	$6.75

Total before tax:	$20.72
Sales Tax:	$0.00

Total for This Shipment:	**$20.72**

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: $29.22 Shipping & Handling: $6.99 ----- Total before tax: $36.21 Estimated Tax: $0.00 ----- **Grand Total: $36.21**
Credit Card transactions	MasterCard ending in 8901: May 14, 2026: $36.21

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

Long Lake Re:

CDD Receipt for Pa

Date: 5/22/26

From: Publix

Amount: $57.50

Purchased by: Angela Del Castillo

Purpose: Ice cream for Event

Scanned:

Publix

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

1219 5MR 078 394

MAYFIELD PRTY CUPS	8.99	F
MAYFIELD PRTY CUPS	8.99	F
MAYFIELD PRTY CUPS	8.99	F
MAYFIELD PRTY CUPS	8.99	F
POPSICLE VARIETY	6.71	T F
POPSICLE VARIETY	6.71	T F
POPSICLE VARIETY	6.71	T F

Order Total		56.09
Sales Tax		1.41
Grand Total		57.50
Credit	Payment	57.50
Change		0.00

Receipt ID: 1219 5MR 078 394

PRESTO!
Trace #: 075453
Reference #: 1554659457
Acct #: XXXXXXXXXXXX8901
Purchase Mastercard
Amount: $57.50
Auth #: 022874

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

Your cashier was Grace

05/22/2026 14:11 S1219 R107 8394 C0395

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

Publix Super Markets, Inc.

INVOICE

INVOICE #	INVOICE DATE
1192338	6/1/2026
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

Property Name: Long Lake Reserve CDD

Address: 1692 Nature View Drive
Lutz, FL 33558

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 1, 2026

Invoice Amount: $6,776.75

Description		Current Amount
Monthly Landscape Maintenance	June 2026	$6,776.75

Invoice Total **$6,776.75**

Excellence

IN COMMERCIAL LANDSCAPING

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