



Rizzetta & Company

Long Lake Reserve Community Development District

Board of Supervisors' Meeting September 8, 2026

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

www.longlakecdd.org

LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors	Sara Schwartz	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 31, 2026

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

AGENDA

Dear Board Members:

The Regular meeting of the Board of Supervisors' of the Long Lake Reserve Community Development District will be held on **Tuesday, September 8, 2026 at 9:00 a.m.** at the Long Lake Reserve Amenity Center, located at 19617 Breynia Dr., Lutz, FL 33558. The following is the final agenda for this meeting:

BOS MEETING:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Presentation of Aquatic Service Report Tab 1
 - D. Landscape Report (*under separate cover*)
 - i. Consideration of Clubhouse Landscape Proposal Tab 2
 - E. Clubhouse Manager
 - i. Presentation of Clubhouse Report Tab 3
 - F. District Manager
 - i. Presentation of District Manager's Report..... Tab 4
- 4. BUSINESS ITEMS**
 - A. Ratification of Audit Engagement Services Letter Tab 5
 - B. Presentation of Professional Amenity Services Addendum..... Tab 6
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Audit Committee Meeting held on August 11, 2026..... Tab 7
 - B. Consideration of Minutes of the Board of Supervisors Regular Meeting held on August 11, 2026 Tab 8
 - C. Consideration of Operation and Maintenance Expenditures for July 2026..... Tab 9
- 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

SOLITUDE

LAKE MANAGEMENT



Long Lake Reserve CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2026-08-28

Prepared for:

District Manager
Rizzetta & Company

Prepared by:

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

TABLE OF CONTENTS

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

A

Comments:

Site looks good

Site and GSR is looking good.
Water levels have increase and
flow structure is free of blockage.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



B1

Comments:

Normal growth observed

Duck potato and GSR is looking
well. Very minor growth starting
along shoreline.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



SE

Comments:

Site looks good

Site overall looks good. GSR is
present along the shorelines.
Erosion has occurred in the same
spot, and further down this site.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



F

Comments:

Site looks good

Sites overall in good health. GSR is present within site. Major washout in corner of site. Heavy rains is the reason this is happening and it will most likely continue to worsen.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



G2

Comments:

Site looks good

Very minor grasses within site and biofilm created from loose soils running into pond. No major concerns to note.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



G1

Comments:

Site looks good

Flow structure has a washout noted. Overall site is looking well and beneficials are thriving.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: H1**Comments:**

Normal growth observed

Site has some shoreline growth that will need to be addressed. Flow structure has erosion on both sides and some rock has collapsed. Two drain erosion spots on the same shoreline.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

**Site: C****Comments:**

Site looks good

The rain has created many washouts along this shoreline. Larger spot of erosion located on corner of site. The structure that had repairs has washed out and collapsed again. No growth noted.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: B3****Comments:**

Site looks good

Population of GSR is looking healthy. Biofilm has cleared and shorelines are free of growth.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: B2**Comments:**

Site looks good

Erosions starting on shoreline.
Lots of loose dirt washing into
pond causing a dark brown
biofilm and making the water
turbid. No nuisance growth noted.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Management Summary**

During August, we are getting more rain. With having dry shorelines/ low water levels for so long, then receiving heavy rains, the pond banks are being affected. Many washouts are occurring and repaired areas are eroding once again. Site C's repairs have washed out on the structure, and the erosion on the corner of site is worsening. Site F's corner cove is completely washing out and is only a foot away from taking a sign down. All sites are looking well and growth is being maintained. Shoreline grasses on site B1 and H1 will be addressed and we will work to keep the ponds algae free.

I've included photos within the report of any erosion and washouts seen.

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	Shoreline weeds	Routine maintenance next visit
SE	Site looks good	Species non-specific	Routine maintenance next visit
F	Site looks good	Species non-specific	Routine maintenance next visit
G2	Site looks good	Species non-specific	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	Site looks good	Species non-specific	Routine maintenance next visit
B2	Site looks good	Species non-specific	Routine maintenance next visit



Tab 2



Proposal #: 750946

Date: 8/31/2026

From: Josh Wright

Proposal for
Long Lake Reserve CDD

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

LOCATION OF PROPERTY

1692 Nature View Drive
Lutz, FL 33558

Channel Drain at Clubhouse

DESCRIPTION	QTY
NDS Spee-D Channel Drain PVC Gray 10'	1
NDS Spee-D Drain Channel Gray 4'	1
NDS Spee-D Channel Grate Gray 2' L x 4-1/8"	1
NDS Spee-D Channel Drain 90 degree fitting with Grate Gray PVC	1
NDS Spee-D Channel End Cap Grey	1
NDS Spee-D Channel Drain Offset End Outlet fits 3"	1
ADS 4" x 100' Singel Wall Pipe Solid	1
NDS Spee-D Drain Basin Round Black Plastic 1-outlet 6"	1
NDS Drain Grate Round Polyolefin Green 6"	1
Pipe Tape	1
2 yds Rock	2
Enhancement Labor	12

This is to install a Channel Drain on the back of the flower bed at the Clubhouse. This is to help with the rain falling off the roof and washing out the corner. Depending on the amount of rain falling we still could get some washout.

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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

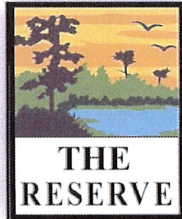
Long Lake Reserve CDD

Subtotal	\$2,221.00
Sales Tax	\$0.00
Proposal Total	\$2,221.00

THIS IS NOT AN INVOICE

Tab 3

September 2026 Monthly Manager's Report



The Reserve at Long Lake Reserve CDD
19617 Breynia Drive Lutz,
FL 33558
Phone: 813.515.4149
Email: Manager@longlakereserve.com
Clubhouse Manager: Angela Del Castillo

Events Update

- Created and distributed the Long Lake Reserve September newsletter
- No events are currently planned for September
- Planning is underway for upcoming community events this fall and for next year.
- Awaiting the start of October and the new budget year to begin scheduling upcoming community events.

Clubhouse Operations/Maintenance Projects:

Amenity Gates

- Jon with Jon's Fence came by on Saturday, August 15th, to inspect the amenity gates.
- The gates that required repairs were fixed during the visit.



Rizzetta & Company

Front of Amenity Center Building

- Working with Yellowstone to obtain a quote for adding rocks and edging along the front of the amenity center to help address excess rainwater runoff and flooding issues.
- Working with Yellowstone to address excess water on the sidewalk in front of the building, which may be related to the sprinkler system running longer than expected.

Women's Restroom in the Clubhouse

- Following the Primary Election event held at the clubhouse, the women's restroom door hinge was found to be damaged and a hole was discovered in the wall.
- The door hinge and wall were repaired, and the issue has been resolved.

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
- Solitude – Regular services
- Cooper Pools – Continuing with regular pool service. They came out on Monday, August 24th, to repair the pump flow meter.
- Jon with Jon's Fence came by on Saturday, August 15th, to inspect the amenity gates.



Rizzetta & Company

Equipment/Playground/Dock Safety Checks

- Daily routine checks of playground trash, wasp's issues, and conditions of equipment.
- Spider webs removed weekly on dock.
- Some of the shrubs along the boardwalk leading to the dock need to be trimmed.

September Meetings

- HOA ACC Meeting – September 2nd - 6:30 pm
- CDD Meeting – September 8th – 9:00 am

Facilities Upcoming Rentals August (Private Event)

- Saturday, September 19th Birthday Party / Park Pavilion
- Saturday, September 26th Pool Party / Pool Pavilion

Resident Requests

- Some mothers who visit the pool have requested pool rockers so they can comfortably sit with their babies.



Rizzetta & Company

Tab 4



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** October 13, 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

September 8

2026

FINANCIAL SUMMARY

7/31/2026

General Fund Cash & Investment Balance:	\$578,309
Reserve Fund Cash & Investment Balance:	\$165,975
Debt Service Fund Investment Balance:	<u>\$368,336</u>
Total Cash and Investment Balances:	\$1,112,620
General Fund Expense Variance: \$63,498	Under Budget

L
O
N
G

L
A
K
E

R
E
S
E
R
V
E

C
D
D

Tab 5

August 28, 2026

Long Lake Reserve Community Development District
Board of Supervisors

We are pleased to confirm our understanding of the services we are to provide Long Lake Reserve Community Development District, ("the District") for the fiscal year ended September 30, 2026, 2027, 2028, 2029 and 2030.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the aggregate discretely presented component units, each major fund (general fund, debt service fund, capital projects fund), and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the District as of and for the years ended September 30, 2026, 2027, 2028, 2029 and 2030. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, 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. As part of our engagement we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding 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 will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited.

1. Management's Discussion and Analysis
2. Budgetary comparison schedule

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. 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 will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

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

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. 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, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures—Compliance

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

Other Services

We will also prepare the financial statements of Long Lake Reserve Community Development District in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making information available for the drafting of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

Subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of DiBartolomeo, McBee, Hartley & Barnes, P.A. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis. Provided that such information and any necessary feedback is provided on a timely basis, we will submit a preliminary draft audit report for your review no later than May 15 following the fiscal year for which the audit is conducted, and will submit a final audit report for your review no later than June 15 following the fiscal year for which the audit is conducted.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Jim Hartley is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. Our fees for these services are not to exceed \$3,150 for the year ending 2026, \$3,300 for year ending 2027, \$3,450 for the year ending 2028, \$3,600 for the year ending 2029 and \$3,750 for the year ending 2030, respectively. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary or if additional Bonds are issued, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

Either party may unilaterally terminate this agreement, with or without cause, upon thirty (30) days written notice. Upon any termination of this Agreement, the District will pay all invoices for services rendered prior to the date of the notice of termination but subject to any offsets that the District may have. Pursuant to Section 218.391, Florida Statutes, all invoices for fees or other compensation must be submitted in sufficient detail to demonstrate compliance with the terms of this engagement.

We shall take all necessary steps to ensure that the audit is completed in a timely fashion so that the financial reports and audits may be approved by the District's Board of Supervisors within 180 days after the end of the fiscal year under review.

We agree and understand that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the services provided hereunder and agree to cooperate with public record requests made there under. In connection with this Agreement, we agree to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, Florida Statutes, the terms of which are incorporated herein. Among other requirements, we will:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.

- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the auditor does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Reporting

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

We appreciate the opportunity to be of service to Long Lake Reserve Community Development District and believe this letter accurately summarizes the terms of our engagement, and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between DiBartolomeo, McBee, Hartley & Barnes and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

DiBartolomeo, McBee, Hartley & Barnes

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

RESPONSE:

This letter correctly sets forth the understanding of Long Lake Reserve Community Development District.

Signature:  Sara Schwartz (Aug 31, 2026 15:17:00 EDT)

Title: Chairperson

Date: _____

Tab 6

**EIGHTH ADDENDUM TO THE CONTRACT FOR
PROFESSIONAL AMENITY SERVICES**

This Eighth Addendum to the Contract for Professional Amenity Services (this “**Eighth 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 the Hillsborough County, Florida (the “**District**”), and Rizzetta & Company, Inc., a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional Amenity Services dated September 1, 2019 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend Exhibit B of the Fees and Expenses section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant 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 Consultant agree to the changes to Exhibit B attached.

The amended Exhibit B is 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 Eighth Addendum as of the Effective Date.

Rizzetta & Company, Inc.

By: _____
William J. Rizzetta, President

**Long Lake Reserve
Community Development District**

By: _____
Chairman of the Board of Supervisors



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

Exhibit B – Schedule of Fees
Exhibit C – Human Trafficking Affidavit
Exhibit D – Municipal Advisor Disclaimer

**EXHIBIT B
SCHEDULE OF FEES**

AMENITY MANAGEMENT SERVICES:		
Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of October 1, 2026 to September 30, 2027.		
PERSONNEL:		
Clubhouse Manager Full Time Personnel (40 hours/week)		
Clubhouse Attendant Part Time Personnel (20 hours/week)		
		ANNUAL
Budgeted Personnel Total ⁽¹⁾	\$	118,720
General Management and Oversight ⁽²⁾	\$	14,500
Total Services Cost:	\$	133,220.

(1). Budgeted Personnel: These budgeted costs reflect full personnel levels required to perform the services outlined in this contract. Personnel costs includes: All direct costs related to the personnel for wages, Full-Time benefits, applicable payroll-related taxes, workers' compensation, and payroll administration and processing.

(2). General Management and Oversight: The costs associated with Rizzetta & Company, Inc.'s expertise and time in the implementation of the day to day scope of services, management oversight, hiring, and training of staff.



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

EXHIBIT C

Nongovernmental Entity
Human Trafficking Affidavit
Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

Rizzetta & Company, Incorporated,
a Florida Corporation

By:

Name: William J. Rizzetta

Title: President



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

EXHIBIT D

Municipal Advisor Disclaimer

Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

Tab 7

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 audit committee meeting of the Long Lake Reserve Community Development District was 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.

Present and Constituting a Quorum:

Sara Schwartz

Committee Member

Mark Barnum

Committee Member

Stephanie Greenfield

Committee Member

Denise Crowder

Committee Member

Also present were:

Lynn Hayes

District Manager, Rizzetta & Co., Inc.

Erin R. McCormick

District Counsel, Erin McCormick Law

Angela Castillo

Clubhouse, Manager, Rizzetta & Co.

FIRST ORDER OF BUSINESS**Call to Order/Roll Call**

The Audit Committee Meeting was called to order and Mr. Hayes conducted roll call, confirming that a quorum was present. The meeting commenced at 6:04 p.m.

SECOND ORDER OF BUSINESS**Ranking of Audit Proposals**

Audit services agreement will be for 5 years (2026-2030). Ranking as follows: DiBartolomeo, McBee, Hartley & Barnes, P.A. with 366 points, Grau & Associates with 355 points, and Racquel McIntosh with 355 points.

On a Motion by Ms. Greenfield, seconded by Ms. Crowder, with all in favor, the Audit Committee approved the Auditing Services Proposals and recommended to enter into an agreement with the number one ranked firm, DiBartolomeo, McBee, Hartley & Barnes, P.A., with 366 total points, for the Long Lake Reserve Community Development District.

On a Motion by Ms. Greenfield, seconded by Mr. Barnum, with all in favor, the Audit Committee approved authorizing District Counsel to prepare and provide a notice contract award letter to all proposers and to authorize the Chair to execute the new contract agreement with the number one ranked firm, DiBartolomeo, McBee, Hartley & Barnes P.A., for Auditing Services for 2026-2030, for the Long Lake Reserve Community Development District.

THIRD ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Schwartz, seconded by Ms. Greenfield, with all in favor, the Audit Committee adjourned the meeting at 6:07 p.m., for the Long Lake Reserve Community Development District.

Secretary/Assistant Secretary

Chair/ Vice Chair

Tab 8

MINUTES OF MEETING

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

**LONG LAKE RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Long Lake Reserve Community Development District was held on **Tuesday, August 11, 2026, at 6:00 p.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
Mark Barnum	Board Supervisor, Assistant Secretary
Denise Crowder	Board Supervisor, Assistant Secretary
Stephanie Greenfield	Board Supervisor, Assistant Secretary

Also present were:

Lynn Hayes	District Manager, Rizzetta & Co.
Erin R. McCormick	District Counsel, Erin McCormick Law
Angela Castillo	Clubhouse Manager, Rizzetta & Co.

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 6:08 p.m.

SECOND ORDER OF BUSINESS**Audience Comments**

There were no audience comments at this time.

THIRD ORDER OF BUSINESS**Public Hearing of Fiscal Year 2026-
2027 Proposed Final Budget**

On a Motion by Ms. Greenfield, seconded by Ms. Crowder, with all in favor, the Board of Supervisors opened the Public Hearing for the Fiscal Year 2026-2027 Proposed Final Budget, for the Long Lake Reserve Community Development District.

Mr. Hayes presented the Fiscal Year 2026-2027 Proposed Final Budget. Resident Mr. Bill Humphries presented under separate cover, a report with budget questions for the Board of Supervisors. Another resident presented questions regarding Dog Park Expenses to the Board of Supervisors.

On a Motion by Ms. Greenfield, seconded by Ms. Crowder, with all in favor, the Board of Supervisors closed the Public Hearing for Fiscal Year 2026-2027 Proposed Final Budget, for the Long Lake Reserve Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-05; Adopting Fiscal Year 2026-2027 Final Budget

Mr. Hayes presented and reviewed Resolution 2026-05 with the Board of Supervisors.

On a Motion by Ms. Greenfield, seconded by Ms. Schwartz, with all in favor, the Board of Supervisors adopted Resolution 2026-05; Adopting the Fiscal Year 2026-2027 Final Budget, for the Long Lake Reserve Community Development District.

FIFTH ORDER OF BUSINESS

Public Hearing on Fiscal Year 2026- 2027 Levying Operations & Maintenance Assessments

On a Motion by Ms. Greenfield, seconded by Ms. Schwartz, with all in favor, the Board of Supervisors opened the Public Hearing for the Fiscal Year 2026-2027 Levying Operations & Maintenance Assessments, for the Long Lake Reserve Community Development District.

There were no questions or comments for the Board of Supervisors

On a Motion by Ms. Greenfield, seconded by Ms. Schwartz, with all in favor, the Board of Supervisors closed the Public Hearing for the Fiscal Year 2026-2027 Levying Operations & Maintenance Assessments, for the Long Lake Reserve Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-06; Levying Fiscal Year 2026-2027 Operations & Maintenance Assessments

Mr. Hayes presented and reviewed Resolution 2026-06 with the Board of Supervisors.

On a Motion by Ms. Schwartz, seconded by Ms. Crowder, with all in favor, the Board of Supervisors adopted Resolution 2026-06; Levying Fiscal Year 2026-2027 Operations & Maintenance Assessments, for the Long Lake Reserve Community Development District.

SEVENTH ORDER OF BUSINESS**Presentation of District Management Services Addendum**

Mr. Hayes presented and reviewed the 2nd Addendum to the District Management Services contract for Fiscal Year 2026-2027.

On a Motion by Ms. Schwartz, seconded by Ms. Greenfield, with all in favor, the Board of Supervisors approved 2nd Addendum to the District Management Services Contract for Fiscal Year 2026-2027, for the Long Lake Reserve Community Development District.

EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2026-07;
Setting Fiscal Year 2026-2027
Regular Meeting Schedule**

Mr. Hayes presented and reviewed Resolution 2026-07 with the Board of Supervisors.

On a Motion by Ms. Schwartz, seconded by Ms. Crowder, with all in favor, the Board of Supervisors adopted Resolution 2026-07; Setting Fiscal Year 2026-2027 Regular Meeting Schedule as written, for the Long Lake Reserve Community Development District.

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

District Counsel presented her report. The Southwest Florida Water Management District (SWFWMD) License Agreement Exhibit A has been submitted back to SWFWMD for revision. Once revised, it will be sent back to District Counsel for the final draft.

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. No Shifts are scheduled for August 2026 and September 2026.

D. Presentation of Aquatic Service Report

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

E. Landscape Report

Not Present. Mr. Barnum said the monument landscape project at Leonard/Henley and the front entrance looked good upon completion.

F. Clubhouse Manager

i. Presentation of Clubhouse Report

Ms. Castillo presented her report to the Board of Supervisors. She requested that a vendor inspect the gate at the Amenity Center. Ms. Castillo also reported that flooding has occurred around the Amenity Center due to the lack of gutters in the front. Following the discussion, the Board of Supervisors requested that Ms. Castillo obtain a proposal for replacing the existing edge line or tile line with rocks to assist with drainage.

G. District Manager

i. Presentation of District Manager's Report

Mr. Hayes reviewed the District Manager's Report and advised the Board that the next regular board meeting will be held on September 8, at 9:00 a.m. at 19617 Breynia Dr., Lutz, FL 33558.

TENTH ORDER OF BUSINESS

Accept Recommendation Services	Audit for	Committee Auditing
---	----------------------	-------------------------------

The audit committee met prior to this board meeting and ranked DiBartolomeo, McBee, Hartley & Barnes P.A. as the number one bidder with 366 total points.

On a Motion by Ms. Schwartz, seconded by Ms. Greenfield, with all in favor, the Board of Supervisors accepted the Audit Committee's recommendation to authorize District Counsel to enter into a contract with the number one bidder, DiBartolomeo, McBee, Hartley & Barnes P.A., for the Long Lake Reserve Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Fiscal Year 2025-2026 Goals & Objectives Report

Mr. Hayes presented and reviewed the Fiscal Year 2025-2026 Goals & Objectives report which measures performance measures and standards in accordance with House Bill 7013.

On a Motion by Ms. Greenfield, seconded by Ms. Crowder, with all in favor, the Board of Supervisors approved the Fiscal Year 2025-2026 Goals & Objectives Report, for the Long Lake Reserve Community Development District.

TWELFTH ORDER OF BUSINESS**Ratification of Fiscal Year 2024-2025
Final Audit Report**

Mr. Hayes presented the Fiscal Year 2024-2025 Final Audit Report to the Board of Supervisors. There were no questions or comments.

On a Motion by Ms. Greenfield, seconded by Ms. Schwartz, with all in favor, the Board of Supervisors ratified the Fiscal Year 2024-2025 Final Audit Report, for the Long Lake Reserve Community Development District.

THIRTEENTH ORDER OF BUSINESS**Consideration of Minutes of the Regular
Meeting held on July 14, 2026**

On a Motion by Ms. Schwartz, seconded by Ms. Crowder, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors Meeting held on July 14, 2026, for the Long Lake Reserve Community Development District.

FOURTEENTH ORDER OF BUSINESS**Consideration of Operation
Maintenance Expenditures
For June 2026**

On a Motion by Ms. Schwartz, seconded by Ms. Crowder, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for June 2026 (\$68,533.10), for the Long Lake Reserve Community Development District.

FIFTEENTH ORDER OF BUSINESS**Supervisor Requests**

There were no supervisor requests.

SIXTEENTH 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 Mr. Barnum, seconded by Ms. Crowder, with all in favor, the Board of Supervisors adjourned the meeting at 7:49 p.m., for the Long Lake Reserve Community Development District.

174
175
176
177
178
179

Secretary / Assistant Secretary

Chairman / Vice Chairman

DRAFT

Tab 9

LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures July 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2026 through July 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$59,472.36**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Long Lake Reserve Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check No	Invoice Number	Invoice Description	Invoice Amount
Charter Communications	20260706	1301951061526	19617 Breynia Drive 06/26	\$ 335.97
Coastal Waste & Recycling, Inc.	300402	SW0002237253	Monthly Waste & Recycle 07/26	\$ 4,980.40
DCSI, Inc.	300412	35379	Cloud Cover Music Server Subscription 06/26	\$ 24.99
Denise C Crowder	300404	DC071426	Board of Supervisors Meeting 07/14/26	\$ 200.00
Duke Energy	20260729-3	9100 8628 4637-070626	19245 Breynia Dr 06/26	\$ 30.80
Duke Energy	20260729-2	9100 8628 5034-070626	19932 Leonard Rd 06/26	\$ 30.80
Duke Energy	20260729-1	9100 8628 5448-070626	19617 Breynia Dr - Morsani Amenit 06/26	\$ 784.14
Duke Energy	20260701	9100 8628 5638-060826	000 Henley Road 05/26	\$ 3,432.84
Duke Energy	20260730	9100 8628 5638-070826	000 Henley Road 06/26	\$ 3,432.84
Erin McCormick Law, P.A.	300413	10905	Legal Services 06/26	\$ 2,444.80
Florida Department of Health in Pasco County	20260727	51-BID-8200091	Pool Permit 51-60-1886049 07/26	\$ 305.00
Gabrielle B Roberts	300405	GR071426	Board of Supervisors Meeting 07/14/26	\$ 200.00
HomeTeam Pest Defense, Inc.	300399	120462325	Pest Control 06/26	\$ 152.50
Jayman Enterprises, LLC	300396	4615	Dog Station Maintenance 06/26	\$ 200.00

Long Lake Reserve Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

<u>Vendor Name</u>	<u>Check No</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Manasota Flooring, Inc.	300406	P451425A	Paver Replacement 06/26	\$ 350.00
Mark Barnum	300407	MM071426	Board of Supervisors Meeting 07/14/26	\$ 200.00
Office Pride	300418	Inv-323379	Janitorial Services 07/26	\$ 1,316.62
Pasco County Utilities	20260722-1	24749365	19244 Breynia Irrigation Drive 06/26	\$ 367.82
Pasco County Utilities	20260722-3	24749543	19617 Breynia Drive 06/26	\$ 285.44
Pasco County Utilities	20260722-4	24749832	19932 Leonard Road 06/26	\$ 353.59
Pasco County Utilities	20260722-2	24749833	Morsani PH 2 Irrigation 06/26	\$ 22.37
Pasco Sheriff's Office	300400	I-20266-12975	Duty Patrol 06/26	\$ 3,120.00
Playmore West, Inc.	300394	31791	Remaining Balance - for Play Equipment Installation 06/26	\$ 3,000.00
Playmore West, Inc.	300398	31791-1	Remaining Balance - for Play Equipment Installation 06/26	\$ 1,500.00
Rizzetta & Company, Inc.	300395	INV0000110580	Administrative Services 07/26	\$ 5,209.08
Rizzetta & Company, Inc.	300401	INV0000110714	Amenity Management & Oversight 07/26	\$ 5,089.01
Rizzetta & Company, Inc.	300403	INV0000110795	Cell Phone June Service 06/26	\$ 50.00
Rizzetta & Company, Inc.	300411	INV0000110839	Personnel Reimbursement 07/26	\$ 3,782.10

Long Lake Reserve Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check No	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	300417	INV0000111278	Mass Mailing - Budget Notices 07/26	\$ 579.60
SafeTouch, LLC	300397	17714062526	Service call for Security Camera 06/26	\$ 1,966.30
SafeTouch, LLC	300397	17730062526	Service Call 06/26	\$ 305.08
Sara Schwartz	300408	SS071426	Board of Supervisors Meeting 07/14/26	\$ 200.00
Solitude Lake Management, LLC	300415	PSI281494	Monthly Billing 07/26	\$ 2,026.72
Solitude Lake Management, LLC	300419	PSI286028	Remaining Balance for Aquatic Plants Project 07/26	\$ 2,833.90
Stantec Consulting Services, Inc.	300416	2592068	Engineering Services 06/26	\$ 1,237.50
Stephanie T Greenfield	300409	SG071426	Board of Supervisors Meeting 07/14/26	\$ 200.00
The Observer Group, Inc.	300410	26-01576P	Legal Advertising 07/26	\$ 207.81
The Observer Group, Inc.	300414	26-01665P	Legal Advertising 07/26	\$ 70.00
Valley National Bank	20260728	CC06302026	Clubhouse Supplies 06/26	\$ 481.29
Yellowstone Landscape	20260729-2176	1215186	Monthly Landscape Maintenance 07/26	\$ 6,776.75
Yellowstone Landscape	20260729-1176	1219386	Irrigation Repairs 06/26	\$ 1,386.30
Total Report				<u>\$ 59,472.36</u>

June 15, 2026

Invoice Number: 1301951061526
Account Number: 8337 13 001 1301951

Auto Pay Notice

Service At: 19617 BREYNIA DR
LUTZ FL 33558-5612

NEWS AND INFORMATION

Contact Us

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

Summary

Service from 06/15/26 through 07/14/26
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	36.00
Taxes, Fees and Charges	20.00
Current Charges	\$335.97
YOUR AUTO PAY WILL BE PROCESSED 07/02/26	
Total Due by Auto Pay	\$335.97

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 06162028 NNNNNNNN 01 001321 0005

LONG LAKE RESERVE CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

June 15, 2026

LONG LAKE RESERVE CDD

Invoice Number: 1301951061526
Account Number: 8337 13 001 1301951
Service At: 19617 BREYNIA DR
LUTZ FL 33558-5612

Total Due by Auto Pay **\$335.97**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833713001130195100335976

Invoice Number: 1301951061526
 Account Number: 8337 13 001 1301951

**Contact Us**

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

8833 2390 DY RP 15 06162026 NNNNNNNN 01 001321 0005

Charge Details

Previous Balance		330.97
EFT Payment	06/02	-330.97
Remaining Balance		\$0.00

Payments received after 06/15/26 will appear on your next bill.

Service from 06/15/26 through 07/14/26

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) 304-0969	
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) 516-4149

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
Paper Bill Statement Charge	5.00
Other Charges Total	\$36.00

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	\$335.97
Total Due by Auto Pay	\$335.97

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.



Invoice Number: LONG LAKE RESERVE CDD
1301951061526
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 06162026 NNNNNNNN 01 001321 0005

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.



June 15, 2026

Invoice Number:
Account Number::

LONG LAKE RESERVE CDD
1301951061526
8337 13 001 1301951



Contact Us

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

8633 2390 DY RP 15 06162026 NNNNNNNN 01 001321 0005





www.coastalwasteinc.com

INVOICE

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

Invoice SW0002237253
Page Page 1 of 1
Date 06/30/2026
Customer 16950
Site 0
PO Number
Due Date 07/25/2026

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) STEFFEN CHEERIN 1746 CHERRY WALK RD, LUTZ FL Serv #001 96 GALLON MSW 320 - 0YD 640x Week				
30 - Jun	MONTHLY - WASTE COLLECTION (Jul 01/26 - Jul 31/26)		\$3,747.20	1.00	\$3,747.20
30 - Jun	ADMIN FEE - MONTHLY (Jul 01/26 - Jul 31/26)		\$3.95	1.00	\$3.95
	Serv #002 18 GALLON COMMINGLE 320 - 0YD 320x Week				
30 - Jun	MONTHLY - RECYCLING COLLECTION (Jul 01/26 - Jul 31/26)		\$563.20	1.00	\$563.20
30 - Jun	CART FEE - MONTHLY (Jul 01/26 - Jul 31/26)		\$17.32	1.00	\$17.32
30 - Jun	RECOVERY FEE				\$648.73
INVOICE TOTAL					\$4,980.40



Please return this portion with payment to:

Coastal Waste & Recycling
PO Box 632201
Cincinnati, OH 45263-2201

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

INVOICE TOTAL \$4,980.40

Invoice SW0002237253
Date 06/30/2026
Customer 16950
Site 0
PO Number
Due Date 07/25/2026

For information on additional payment options, please visit our website at
www.coastalwasteinc.com/pay-online/

AMOUNT REMITTED:

Accounts that are more than 30 days past due are subject to a late charge of 1.5% per month. The services identified in this invoice are governed by our Terms and Conditions, which are available at <https://www.coastalwasteinc.com/terms-and-conditions>.

0025756SW0169500000SW000223725300004980402



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

Invoice

BILL TO

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

SHIP TO

Long Lake Reserve CDD
19617 Breynia Drive
Lutz, FL 33558

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
35379	06/23/2026	\$24.99	07/08/2026	Net 15	

P.O. NUMBER

Install Date: 6/23/25

SALES REP

DC

ACCT#/LOT/BLK

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

Long Lake Reserve CDD

Meeting Date: July 14, 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:	9:00 Am
Meeting End Time:	9:52 Am
Total Meeting Time:	52 minutes

Time Over <u>0</u> (3) Hours:	<u>0</u>
---------------------------------	----------

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

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	<u>0</u>
Additional or Continued Meeting?	<u>0</u>
Total Meeting Time:	<u>0</u>
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	<u>0</u>
IRS Rate per Mile	\$0.725
Mileage to Charge	\$0.00

DM Signature: _____





duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

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

Bill date Jul 6, 2026
For service Jun 2 - Jul 1
30 days

Account number 9100 8628 4637

Billing summary

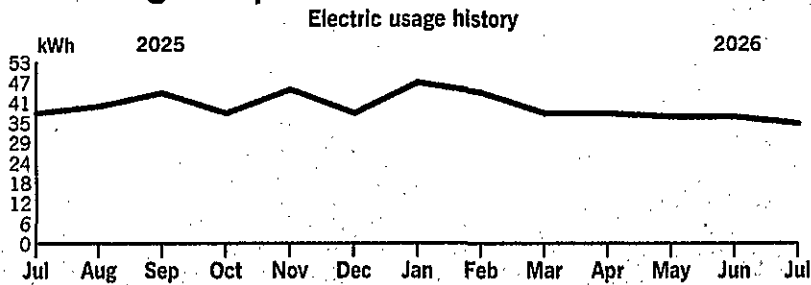
Previous Amount Due	\$30.80
Payment Received Jun 24	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Jul 27	\$30.80



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

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

	Current Month	Jul 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	35	38	481	40
Avg. Daily (kWh)	1	1	1	

12-month usage based on most recent history

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

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



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

Account number
9100 8628 4637

Amount of automatic draft

\$30.80
by Jul 27

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

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

027706 000000989



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

8891008628463700066000000000000000000000308000000030802

fb.def/duke.bills-20260702212144.42.aip-55411-0000000989



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 may apply)	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: Aug 3

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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



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 Jul 1	2782
Previous reading on Jun 2	- 2747
Energy Used	35 kWh
Billed kWh	35.000 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 - Jun 02 26 to Jul 01 26	
Meter - 3539949	
Customer Charge	\$18.01
Energy Charge	
35.000 kWh @ 9.609c	3.35
Fuel Charge	
35.000 kWh @ 3.859c	1.35
Asset Securitization Charge	
35.000 kWh @ 0.195c	0.07
Minimum Bill Adjustment	7.22
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





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 may apply)	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: Aug 3

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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



duke-energy.com
877.372.8477

Account number 9100 8628 5034

Your usage snapshot - Continued

Current electric usage for meter number 3589801

Actual reading on Jul 1	2858
Previous reading on Jun 2	- 2822
Energy Used	36 kWh
Billed kWh	36.000 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 - Jun 02 26 to Jul 01 26

Meter - 3589801

Customer Charge	\$18.01
Energy Charge	
36.000 kWh @ 9.609c	3.45
Fuel Charge	
36.000 kWh @ 3.859c	1.39
Asset Securitization Charge	
36.000 kWh @ 0.195c	0.07
Minimum Bill Adjustment	7.08
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



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 may apply) 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: Aug 3

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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



Your usage snapshot - Continued

Current electric usage for meter number 1008121	
Actual reading on Jul 1	259424
Previous reading on Jun 2	- 253965
Energy Used	5,459 kWh
Billed kWh	5,459.000 kWh



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

Billing details - Electric

Billing Period - Jun 02 26 to Jul 01 26	
Meter - 1008121	
Customer Charge	\$18.01
Energy Charge	
5,459.000 kWh @ 9.609c	524.55
Fuel Charge	
5,459.000 kWh @ 3.859c	210.66
Asset Securitization Charge	
5,459.000 kWh @ 0.195c	10.65
Total Current Charges	\$763.87

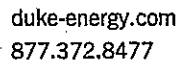
Your current rate is General Service Non-Demand Sec (GS-1).

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.67
Gross Receipts Tax	19.60
Total Taxes	\$20.27





Page 1 of 3

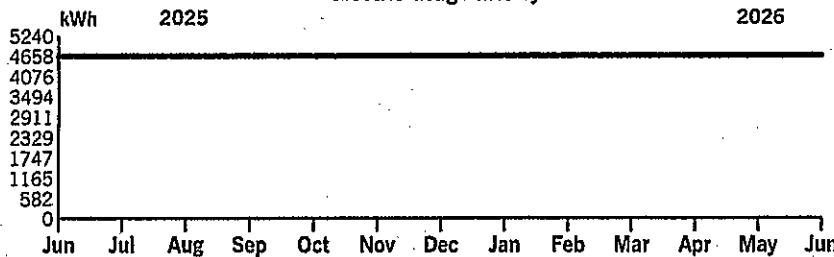
Bill date Jun 8, 2026
For service May 5 - Jun 2
29 days

\$

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

Previous Amount Due	\$3,458.32
<i>Payment Received May 28</i>	-3,458.32
Current Lighting Charges	3,420.21
Taxes	12.63
Total Amount Due Jun 29	\$3,432.84

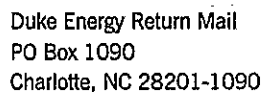
Electric usage history



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

	Current Month	Jun 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	4,658	4,658	55,896	4,658
Avg. Daily (kWh)	161	146	154	
12-month usage based on most recent history				

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



Account number
9100 8628 5638

\$3,432.84
by Jun 29

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

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

019275 0000000902



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

8891008628563800066000000000000000034328400003432848

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 2

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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



Your usage snapshot - Continued

Outdoor Lighting		
Billing period May 05 - Jun 02		
Description	Quantity	Usage
50 WATT LED OCAL 3000K TY V BL	1	17 kWh
54W MITCH LED PT CLR	4	76 kWh
50 MTCH III 3K F	1	19 kWh
50MTCHTR III3K THRBM	2	38 kWh
SV FLAGLER ACR 9500L	92	4,508 kWh
Total	100	4,658 kWh

Billing details - Lighting

Billing Period - May 05 26 to Jun 02 26	
Customer Charge	\$1.93
Energy Charge	
4,658.000 kWh @ 4.205c	195.87
Fuel Charge	
4,658.000 kWh @ 3.775c	175.84
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	\$3,420.21

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	\$2.98
Gross Receipts Tax	9.65
Total Taxes	\$12.63



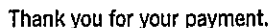
Your Energy Bill

Bill date Jul 8, 2026
For service Jun 3 - Jul 2
30 days

Billing summary

Previous Amount Due	\$3,432.84
<i>Payment Received Jun 29</i>	-3,432.84
Current Lighting Charges	3,420.21
Taxes	12.63
Total Amount Due Jul 29	\$3,432.84

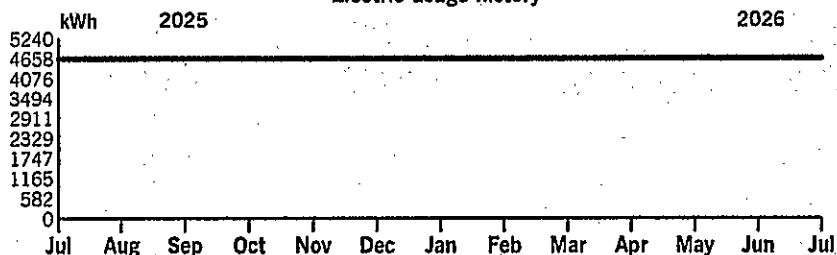
Account number 9100 8628 5638



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

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

	Current Month	Jul 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	4,658	4,658	55,896	4,658
Avg. Daily (kWh)	155	161	153	
12-month usage based on most recent history				

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

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



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

Account number
9100 8628 5638

Amount of automatic draft

\$3,432.84
by Jul 29

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

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

Amount enclosed

029164 000001098



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

88910086285638000660000000000000000034328400003432848



duke-energy.com
877.372.8477

Account number **9100 8628 5638**

210005264885

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 may apply) 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: Aug 4

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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



duke-energy.com
877.372.8477

Account number 9100 8628 5638

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Jun 03 - Jul 02		
Description	Quantity	Usage
50 WATT LED OCAL 3000K TY V BL	1	17 kWh
54W MITCH LED PT CLR	4	76 kWh
50 MTCH III 3K F	1	19 kWh
50MTCHTR III3K THRBM	2	38 kWh
SV FLAGLER ACR 9500L	92	4,508 kWh
Total	100	4,658 kWh

Billing details - Lighting

Billing Period - Jun 03 26 to Jul 02 26	
Customer Charge	\$1.93
Energy Charge	
4,658.000 kWh @ 4.205c	195.87
Fuel Charge	
4,658.000 kWh @ 3.775c	175.84
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	\$3,420.21

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	\$2.98
Gross Receipts Tax	9.65
Total Taxes	\$12.63



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
07/10/2026	10905
Terms	Service Through
	07/10/2026

In Reference To: General Representation (Work)

Date	By	Services	Hours	Amount
06/08/2026	Erin R McCormick	Revise Agreement for Swim Instructors; email to Lynn Hayes and Angela Castellano regarding above; [CLIENT COURTESY - NO CHARGE]	0.80	\$ 0.00
06/08/2026	Erin R McCormick	Review of Agenda package and prepare for Board of Supervisors meeting; review of Facility Use Agreement with Supervisor of Elections; travel to and attend Board of Supervisors meeting	3.00	\$ 1,185.00
06/09/2026	Jessica R Larrinaga	Prepared Independent Contractor Agreement for use of CDD facilities and prepared adult and minor participant waivers.	3.50	\$ 437.50
06/10/2026	Erin R McCormick	Review of email from Lynn Hayes regarding 10% user fee and respond; receipt of executed Resolution and executed Agreement with CLS; revise Independent Contractor Agreement and Participant Waiver; review of Division of Corps info for Florida Swim; review of email from Jennifer Eybers regarding mailed notice and advertisement and respond;	0.70	\$ 276.50
06/10/2026	Jessica R Larrinaga	Revised Independent Contractor Agreement for Swim Instructors [CLIENT COURTESY - NO CHARGE]	1.60	\$ 0.00
06/22/2026	Jessica R Larrinaga	Revision of Notices for FY 2026 BOS Meetings; revising drafted notices for Board of Supervisors budget hearing for FY 2026-2027	1.30	\$ 162.50
06/22/2026	Erin R McCormick	Review of email from Jennifer Eybers regarding status of SWFWMD review of proposed changes to License Agreement and respond; [CLIENT COURTESY - NO CHARGE]	0.10	\$ 0.00
06/22/2026	Erin R McCormick	Prepare notice to Property Owners of budget and assessment hearings; prepare notices to be published in the newspaper; email to Diana Kronick, Lynn Hayes and Jennifer Eberly regarding updating website with approved proposed budget; review of vicinity map for publication and conference with Jessica Larrinaga regarding above;	0.80	\$ 316.00



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
07/10/2026	10905
Terms	Service Through
	07/10/2026

06/22/2026	Jessica R Larrinaga	Vicinity Map research; identifying north/south street to add to vicinity map to make it more readable	0.20	\$ 25.00
06/24/2026	Jessica R Larrinaga	Created spreadsheet for tracking Budget and Assessments processes. Streamline process of tracking for the date of notice transmittance for budget and assessment hearings, letters to property owners, the dates of the hearings, and appropriation and assessment resolution numbers [CLIENT COURTESY - NO CHARGE]	0.20	\$ 0.00
06/25/2026	Jessica R Larrinaga	Revised spreadsheet for tracking Budget and Assessments processes [CLIENT COURTESY - NO CHARGE]	0.20	\$ 0.00

In Reference To: General Representation (Expenses)

Date	By	Expenses	Amount
06/08/2026	Erin R McCormick	Mileage and tolls to and from Board of Supervisors meeting	\$ 42.30

Total Hours	12.40 hrs
Total Work	\$ 2,402.50
Total Expenses	\$ 42.30
Total Invoice Amount	\$ 2,444.80
Previous Balance	\$ 2,584.50
6/16/2026 Payment - Check	(\$2,584.50)
Balance (Amount Due)	\$ 2,444.80



State of Florida
Department of Health
Notification of Fees Due

Identification Number: 51-60-1886049

For: Swimming Pools Public Pool > 25000 Gallons

Billing Code: 51-BID-8200991

Fee Amount: \$305.00

To: **Long Lake Reserve Community Development**
5844 Old Pasco Rd, Ste 100
Wesley Chapel, FL 33544

Total Amount Due: \$305.00

Payment Due 08/08/2026 Upon Receipt

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the Payment Due date.

[Please detach this portion and return with your payment]

Please verify all information, making changes as necessary, sign and return to **Pasco CHD (W)**

Or pay online at <https://ephdapps.floridahealth.gov/EPHDOBP/Home.aspx>.

Account Information for: 51-60-1886049

Facility Name: The Reserve at Long Lake Ranch Pool

Location Address 1: 19617 Breynia Dr,

Location Address 2:

City: Lutz

State: FL

Zip Code: 33558

County Mailing Address 1: 7509 State Road 52 Ste 150

County Mailing Address 2:

County Mailing City: Hudson

County Mailing State: FL

County Mailing Zip Code: 34667

Owner Name: Long Lake Reserve Community Development

Owner Address 1: 5844 Old Pasco Rd, Ste 100

Owner Address 2: Wesley Chapel, FL 33544

Owner City: Wesley Chapel

Owner State: FL

Owner Zip Code: 33544

Work Phone: (555) 555-5555

Home Phone:

Facility Contact Name: Long Lake Reserve Community Developm

Work Phone: (555) 555-5555

Home Phone:

Signature:

Date:

[Environmental Health Division - Account Information Copy]



State of Florida
Department of Health
Notification of Fees Due

Identification Number: 51-60-1886049

For: Swimming Pools Public Pool > 2

Billing Code: 51-BID-8200991

Fee Amount: \$305.00

To: **Long Lake Reserve Community Development**

5844 Old Pasco Rd, Ste 100

Wesley Chapel, FL 33544

Total Amount Due: \$305.00

Payment Due 08/08/2026 Upon Receipt

Please return the entire bottom portion with your payment. The top portion (only) should be retained for your records.

[Business Office - Cashiering & Accounting Copy]



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

Invoice and detailed service report

INVOICE #: 120462325

WORK DATE: 06/30/2026

BILL-TO 3030534

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

Phone: 813-515-4149

LOCATION 2929829

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

Phone: 813-515-4149

Mobile: 813-515-4149

Time In: 06/30/2026 09:46:44 AM

Time Out: 06/30/2026 10:49:21 AM

Customer Signature

Customer Unavailable to Sign

Technician Signature

Branden Dearth

License #: JE325021

Purchase Order	Terms	Service Description	Quantity	Unit Price	Amount
None	DUE UPON RECEIPT	Taexx Pest Control Service	1.00	152.50	152.50
Subtotal					152.50
Tax					0.00
Total					152.50
Total Due:					152.50

Today's Service Comments

Hi Mr/Ms,

Today's 6-Point Advantage Service:

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

Today's Service Comments:

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

Curbside Call was completed, no. I spoke to Ms.

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

Your next scheduled service month will be in July.

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

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Advion Insect granular		100-1483	0.2200%	n/a	Indoxacarb	3.0000 Pound	3.0000 Pound
Areas Applied: Exterior perimeter							
Target Pests: Ants							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Onslaught - Fastcap		1021-2574	6.4000%	0.0620	cyano methyl-4-chloro-alpha-benzeneacetate	12.0000 Ounce	0.7440 Ounce
Areas Applied: Exterior entry points							

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



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

Invoice and detailed service report

INVOICE #: 120462325

WORK DATE: 06/30/2026

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
----------	-------	-------	--------	------------	-------------------	--------------	---------------

Target Pests: Roaches

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Termidor SC		7969-210-AA	9.1000%	0.0300	Fipronil	3.0000 Gallon	0.0099 Gallon

Areas Applied: Exterior perimeter

Target Pests: Ants

PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Lot #

Onslaught - Fastcap	6.4000%	12.0000 Ounce	One Gallon Compressed Sprayer	10:48:27 AM
---------------------	---------	---------------	-------------------------------	-------------

1021-2574	0.06200000	0.7440 Ounce	Crack & Crevice	
-----------	------------	--------------	-----------------	--

Target Pests: Roaches

Areas Applied: Exterior entry points

Weather: 0°, 0 MPH

Advion Insect granual	0.2200%	3.0000 Pound		10:48:21 AM
-----------------------	---------	--------------	--	-------------

100-1483	n/a	3.0000 Pound	Broadcast	
----------	-----	--------------	-----------	--

Target Pests: Ants

Areas Applied: Exterior perimeter

Weather: 0°, 0 MPH

Termidor SC	9.1000%	3.0000 Gallon	Backpack Compressed Sprayer	10:48:35 AM
-------------	---------	---------------	-----------------------------	-------------

7969-210-AA	0.03000000	0.0099 Gallon	Perimeter	
-------------	------------	---------------	-----------	--

Target Pests: Ants

Areas Applied: Exterior perimeter

Weather: 0°, 0 MPH

GENERAL COMMENTS / INSTRUCTIONS

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

.
. .
. .
. .
. .

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

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Invoice

Date	Invoice #
7/1/2026	4615

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

P.O. No.	Terms	Project

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



4551 North Washington Blvd. Sarasota FL 34234 P (941) 345-8437 F (941) 845-1954
Manasota Flooring, Inc. is a Minority Business Enterprise

PAVER DIVISION

To: Long Lake Reserve CDD
3434 Colwell Avenue Suite 200
Tampa, FL 33614
Ph: 813-515-4149

Installat
19617 Breynia Drive
Lutz, FL 33558

aqer@longlakereserve

6/11/2026

Attention:

[Angela Del Castillo](#)

This is a proposal to furnish all materials and labor as herein described for the above named project as per your request and conditions herein:

- | Scope | Sq Ft / Sq Yds | Price Per Unit | S.Total |
|---|----------------|----------------|---------|
| A. | | | |
| B. ** Replace approximately 8 existing pavers with rust spots | | | |
| C. | | | |
| D. **Repair approximately 4 small area that have pavers needing to be | | | |
| E. leveled and re-installed. | | | |
| F. | | | |
| G. ** Supply additional new pavers for future rust spotting issues in future. | | | |
| H. | | | |
| I. ** Package Price..... \$350.00 | | | |
| J. | | | |
| K. | | | |
| L. | | | |
| M. | | | |
| N. | | | |
| O. | | | |
| P. ** All irrigation removal and or re-route is the responsible o | | | |
| Q. the homeowner. | | | |
| R. | | | |
| S. 50% Required before material is ordered or installation Sci | | | |
| T. | | | |
| U. | | | |
| V. | | | |

Important Information

This proposal is subject to manufacturer's availability and production schedules. Respectfully submitted, Purchaser's acceptance of the intent of this proposal whether by this form or otherwise, Manasota Flooring, Inc. incorporates all conditions of this proposal. All subject to purchaser's acceptance by an authorized officer or agent, within (20) days from the date hereof.

Dick Krakaur

727-385-8708

DKrakaur@manasotaonline.com

MANASOTA FLOORING, INC.
PAVER DIVISION
4551 N. WASHINGTON BLVD
SARASOTA, FL 34234
Telephone: 941-845-1900

Page 1

P451425A

ACKNOWLEDGMENT

Sold To	Ship To
LONG LAKE RESERVE AMENITY CENTER 19617 BREYNIA DRIVE LUTZ, FL 33548	LONG LAKE RESERVE AMENITY CENTER 19617 BREYNIA DRIVE LUTZ, FL 33548

Order Date		Tele #1	PO Number	Order Number	
06/16/26			INVOICE	P451425A	
Inventory	Style/Item	Color/Description		Quantity Units	Price Extension
	1-INVOICE \$\$\$			1.00 EA	350.00 350.00
LABOR	REPAIR PAVERS			1.00 EA	0.00 0.00

— 06/16/26 —

3:28PM —

Sales Representative(s):
TOM LANG, 5/12/25

Please remit all payments to:
Manasota Flooring, Inc
4551 N. Washington Blvd
Sarasota, FL 34234

Subtotal: 350.00
Sales Tax: 0.00
Misc. Tax: 0.00

INVOICE TOTAL: \$350.00
Discount: 0.00
Less Payment(s): 0.00
BALANCE DUE: \$350.00

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-323379

Invoice Date: 07-01-2026

Due Date: 07/31/2026

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	07/31/2026	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-323379 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
\$1,316.62	\$0.00	\$0.00	\$0.00	\$0.00	\$1,316.62

Each Office Pride franchise is independently owned and operated.

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



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

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

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



15 0 1
42-52319

LONG LAKE RESERVE CDD

Service Address: **19244 BREYNIA DR IRRIGATION**

Bill Number: **24749365**

Billing Date: **7/2/2026**

Billing Period: **5/15/2026 to 6/16/2026**

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		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Irrig Potable	14369796	5/15/2026	5246	6/16/2026	5302	32	56

Usage History

Irrigation

June 2026	56
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

Transactions

Previous Bill	358.46
Payment 06/19/26	-358.46 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	18.0 Thousand Gals X \$9.36 168.48
Total Current Transactions	367.82
TOTAL BALANCE DUE	\$367.82

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.

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 367.82

Total Balance Due \$367.82
Due Date 7/20/2026

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

The Total Due will be electronically
transferred on 07/20/2026.



LONG LAKE RESERVE CDD
PO BOX 32414
CHARLOTTE NC 28232

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

013938468099137012474936520000367820



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

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

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

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



16 0 1
42-52319

LONG LAKE RESERVE CDD

Service Address: **19617 BREYNIA DR**

Bill Number: **24749543**

Billing Date: **7/2/2026**

Billing Period: **5/15/2026 to 6/16/2026**

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	14328640	5/15/2026	1175	6/16/2026	1190	32	15

Usage History

	Water
June 2026	15
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

Transactions

Previous Bill	257.30
Payment 06/19/26	-257.30 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	41.29
Water Tier 1	15.0 Thousand Gals X \$2.18 32.70
Sewer	
Sewer Base Charge	103.45
Sewer Charges	15.0 Thousand Gals X \$7.20 108.00
Total Current Transactions	285.44
TOTAL BALANCE DUE	\$285.44

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.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 1002200
Customer # 01399734
Balance Forward 0.00
Current Transactions 285.44

Total Balance Due \$285.44
Due Date 7/20/2026

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

The Total Due will be electronically transferred on 07/20/2026.



LONG LAKE RESERVE CDD
PO BOX 32414
CHARLOTTE NC 28232

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

013997344100220032474954300000285445



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



17 0 1
42-52319

LONG LAKE RESERVE CDD

Service Address: **19932 LEONARD ROAD**

Bill Number: **24749832**

Billing Date: **7/2/2026**

Billing Period: **5/15/2026 to 6/16/2026**

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	190296326	5/15/2026	9516	6/16/2026	9586	32	70

Usage History

Irrigation

June 2026	70
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

Transactions

Previous Bill	291.13
Payment 06/19/26	-291.13 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	20.0 Thousand Gals X \$6.94 138.80
Total Current Transactions	353.59
TOTAL BALANCE DUE	\$353.59

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.



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 1013880
Customer # 01399734
Balance Forward 0.00
Current Transactions 353.59

Total Balance Due \$353.59
Due Date 7/20/2026

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

The Total Due will be electronically transferred on 07/20/2026.

LONG LAKE RESERVE CDD
PO BOX 32414
CHARLOTTE NC 28232

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

013997344101388092474983270000353591



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

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

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



18 0 1
42-52319

LONG LAKE RESERVE CDD

Service Address: **MORSANI PH 2 IRRIGATION**

Bill Number: 24749833

Billing Date: 7/2/2026

Billing Period: 5/15/2026 to 6/16/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	18091001	5/15/2026	992	6/16/2026	992	32	0

Usage History

Transactions

June 2026	0	Previous Bill	22.37
May 2026	0	Payment 06/19/26	-22.37 CR
April 2026	0	Balance Forward	0.00
March 2026	0	Current Transactions	
February 2026	0	Irrigation	
January 2026	0	Water Base Charge	22.37
December 2025	0	Total Current Transactions	22.37
November 2025	0		
October 2025	0	TOTAL BALANCE DUE	\$22.37
September 2025	0		
August 2025	0		
July 2025	0		

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.

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 7/20/2026

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

The Total Due will be electronically transferred on 07/20/2026.



LONG LAKE RESERVE CDD
PO BOX 32414
CHARLOTTE NC 28232

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

013997344101388542474983340000022378



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

Invoice: I-20266-12975
Service Total: \$3120.00
Payments Total:
Amount Due: \$3120.00
Sent Date: 7/1/2026
Payment Terms: Due upon receipt

LONG LAKE RESERVE CDD
 19617 BREYNIA DRIVE
 LUTZ, FL 33558

Service Date	Employee	Job Name	Start Time	Hrs Wrkd	Billed Rate	Emp Fees
6/1/2026	PAREJA-RODRIGUEZ, KEVIN - 6104	SECURITY/TRAFFIC COMMUNITY	8:00 AM	4.00	\$60.00	\$240.00
6/4/2026	SCARANGELLA, ANTHONY - 7727	SECURITY/TRAFFIC COMMUNITY	4:00 PM	4.00	\$60.00	\$240.00
6/5/2026	COOKE, JUSTIN - 6824	SECURITY/TRAFFIC COMMUNITY	4:00 PM	4.00	\$60.00	\$240.00
6/9/2026	EVERS, DANIEL - 6809	SECURITY/TRAFFIC COMMUNITY	8:00 AM	4.00	\$60.00	\$240.00
6/12/2026	MYERS, BRAYDEN - 7618	SECURITY/TRAFFIC COMMUNITY	4:00 PM	4.00	\$60.00	\$240.00
6/13/2026	NGUYEN, NHAN - 7672	SECURITY/TRAFFIC COMMUNITY	10:00 AM	4.00	\$60.00	\$240.00
6/16/2026	SPEARS, DAVID - 7767	SECURITY/TRAFFIC COMMUNITY	8:00 AM	4.00	\$60.00	\$240.00
6/19/2026	VANCE, NICHOLAS - 7658	SECURITY/TRAFFIC COMMUNITY	4:00 PM	4.00	\$60.00	\$240.00
6/20/2026	GALLAGHER, COLIN - 5377	SECURITY/TRAFFIC COMMUNITY	10:00 AM	4.00	\$60.00	\$240.00
6/22/2026	COLE, KYRA - 6844	SECURITY/TRAFFIC COMMUNITY	8:00 AM	4.00	\$60.00	\$240.00
6/25/2026	PETERS, JOSHUA - 3096	SECURITY/TRAFFIC COMMUNITY	4:00 PM	4.00	\$60.00	\$240.00
6/26/2026	NGUYEN, NHAN - 7672	SECURITY/TRAFFIC COMMUNITY	4:00 PM	4.00	\$60.00	\$240.00
6/30/2026	VANCE, NICHOLAS - 7658	SECURITY/TRAFFIC COMMUNITY	8:00 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-20266-12975

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.



Invoice

#31791

Bill To

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

Ship To

Long Lake Reserve
19617 Breynia Dr.
Lutz FL 33558

Invoice Date	Project Manager
6/29/2026	Mary Cyr

Project Name		Project ID	Terms	PO#
Long Lake Reserve : Shade Hat Repair		24674	Net 30	24674
Quantity	Description	Unit Price	Total Extended	
1	Play Equipment Installation Includes removal and installation of new shade fabric on 5-12 structure DOES NOT INCLUDE ANY OTHER PRODUCTS AND SERVICES.	\$3,000.00	\$3,000.00	
Please Remit To: Playmore West Inc. dba Playmore Recreational Products and Services 6300 Metro Plantation Road Fort Myers, FL 33966		Subtotal		\$3,000.00
		Tax (%)		\$0.00
		Total		\$3,000.00
		Amount Paid		\$1,500.00
		Amount Due		\$1,500.00

THANK YOU FOR YOUR BUSINESS



Invoice

#31791

Bill To

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

Ship To

Long Lake Reserve
19617 Breynia Dr.
Lutz FL 33558

Invoice Date	Project Manager
6/29/2026	Mary Cyr

Project Name		Project ID	Terms	PO#
Long Lake Reserve : Shade Hat Repair		24674	Net 30	24674
Quantity	Description	Unit Price	Total Extended	
1	Play Equipment Installation Includes removal and installation of new shade fabric on 5-12 structure DOES NOT INCLUDE ANY OTHER PRODUCTS AND SERVICES.	\$3,000.00	\$3,000.00	
Please Remit To: Playmore West Inc. dba Playmore Recreational Products and Services 6300 Metro Plantation Road Fort Myers, FL 33966			Subtotal	\$3,000.00
			Tax (%)	\$0.00
			Total	\$3,000.00
			Amount Paid	\$1,500.00
			Amount Due	\$1,500.00

THANK YOU FOR YOUR BUSINESS

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

Invoice

Date	Invoice #
7/2/2026	INV0000110580

Bill To:

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

Services for the month of	Terms	Client Number
July	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 #
7/2/2026	INV0000110714

Bill To:

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

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

[illegible]

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

Invoice

Date	Invoice #
7/1/2026	INV0000110795

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

[illegible]

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

Invoice

Date	Invoice #
7/17/2026	INV0000110839

Bill To:

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

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

[illegible]

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

Invoice

Date	Invoice #
7/23/2026	INV0000111278

Bill To:

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

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

Description	Qty	Rate	Amount
Mass Mailing - Budget Notice	1.00	\$579.60	\$579.60
Subtotal			\$579.60
Total			\$579.60



Ship To

Bill To

Date _____

Invoice #

P.O#/Project ID

Terms

Due Date

6/29/2026

17714062526

Net 30

7/29/2026

Page 1



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

Invoice

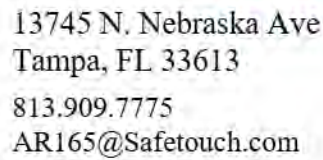
Bill To
Long Lake Reserve CDD C/O Rizzetta & Company 3434 Colwell Ave Ste 200 Tampa, FL 33614

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

Date	Invoice #	P.O#/Project ID	Terms	Due Date
6/29/2026	17714062526		Net 30	7/29/2026

QTY	Description
	?Retrieved required replacement part from shop ?Removed faulty camera and installed new unit ?Added and configured camera on Avigilon server ?Performed focus, testing, and verification of recording ?Confirmed system functionality and demonstrated operation to client ?Client satisfied and system operating as expected"

Securiteam is now part of Safetouch Security!	Subtotal	\$1,966.30
	Sales Tax (0.0%)	\$0.00
	Total	\$1,966.30
	Payments/Credits	\$0.00
	Balance Due	\$1,966.30



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
6/29/2026	17730062526		Net 30	7/29/2026

QTY	Description
1	Seco-Larm Illuminated Request Exit to button with timer
1	Service Labor - 1 hour minimum
	"Job#: 15381
	Date Submitted: 06/15/26/Schedule Date: 06/25/26
	Community Name: Long Lake Reserve
	Location: N/A
	Requested By: Angela Del Castillo
	Requested Via: Estimate/Quote - 6628
	Email(s): manager@longlakereserve.com
	Phone Number: (813) 515-4149
	Repair Authorization: N/A
	Issue Reported: Install a Request Exit Button with timer.
	Work Completed: Work Order Summary
	?Replaced Rex button and verified lock operation
	?Confirmed device is functioning correctly after replacement

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



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

Invoice

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

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

Date	Invoice #	P.O#/Project ID	Terms	Due Date
6/29/2026	17730062526		Net 30	7/29/2026

QTY	Description
	?Found gate door bent and child lock broken ?Informed client of gate damage; she will contact a fence contractor for repair ?Demonstrated proper operation of our device despite gate condition"

Securiteam is now part of Safetouch Security!	Subtotal	\$305.08
	Sales Tax (0.0%)	\$0.00
	Total	\$305.08
	Payments/Credits	\$0.00
	Balance Due	\$305.08



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: PSI281494

Invoice Date: 7/1/2026

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 7/1/2026

Due Date 7/31/2026

Terms Net 30

Customer ID 9879

P.O. Number

P.O. Date 7/1/2026

Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Wetland 1					
Wetland 2					
Annual Maintenance		1	1	2,026.72	2,026.72
July Billing					
7/1/2026 - 7/31/2026					
Lake All					

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



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: PSI286028

Invoice Date: 7/23/2026

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 7/23/2026

Due Date 8/22/2026

Terms Net 30

Customer ID 9879

P.O. Number

P.O. Date 7/23/2026

Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Subcontract (Dredge, BMP Repair, Etc.)					
One-Time Service					
Lake All					
PLANTINGS (SUBCONTRACT)		1	1	5,667.80	5,667.80

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 5,667.80

Subtotal: 5,667.80
Invoice Discount: 0.00
Total Sales Tax 0.00
Payment Amount: 2,833.90
Total: 2,833.90

Invoice Number	2592068
Invoice Date	July 17, 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	For Period Ending	June 26, 2026
	Current Invoice Total (USD)	1,237.50		

Invoice Emails: rizzettacddinvoices@avidbill.com; LHayes@rizzetta.com; Include: Billing Backup

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

Low Task **2026** **2026 FY General Consulting Services**

Professional Services

Billing Level		Current Hours	Rate	Current Amount
Level 10	Waag, R Tyson (Tyson)	6.25	198.00	1,237.50
	Subtotal Professional Services	<u>6.25</u>		<u>1,237.50</u>

Low Task Subtotal	2026 FY General Consulting Services	1,237.50
-------------------	--	----------

Top Task Subtotal	2026 FY General Consulting Services	1,237.50
-------------------	-------------------------------------	----------

Total Fees & Disbursements	<u>1,237.50</u>
INVOICE TOTAL (USD)	1,237.50

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](mailto: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. #
2026-06-02	238202113	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.25	198.00	247.50	REVIEW PUBLIC FACILITY REPORT. MONTHLY BILLING AND FINANCIAL REVIEW	
2026-06-08	238202113	2026	Direct - Regular	WAAG, R TYSON (TYSON)	2.00	198.00	396.00	CALL WITH DM AHEAD OF MEETING. MONTHLY BOS MEETING PREPARATION AND ATTENDANCE (TEAMS)	
2026-06-18	238202113	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	EMAIL CORRESPONDENCE WITH DISTRICT STAFF REGARDING CLS REPAIR SCHEDULING.	
2026-06-25	238202113	2026	Direct - Regular	WAAG, R TYSON (TYSON)	2.00	198.00	396.00	SITE VISIT TO REVIEW REPAIR WORK AT POND SE	
2026-06-26	238202113	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	REVIEW EMAIL CORRESPONDENCE. PROVIDE UPDATE TO DM REGARDING POND SE.	
Total subTask 2026					6.25		\$1,237.50		
Total Top Task 2026					6.25		\$1,237.50		
Total Project 238202113					6.25		\$1,237.50		

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-01576P

Date 07/10/2026

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 # 26-01576P

\$207.81

**Notice of Public Hearings and Board of Supervisors Meeting of
the Long Lake Reserve Community Development District**

RE: Public Hearing and Meeting on August 11, 2026 at 6:00 p.m.

Published: 7/10/2026

Important Message

Please include our Serial # Pay by credit card online:
on your check <https://legals.businessobserverfl.com/send-payment/>

Paid

()

Total

\$207.81

**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.**

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

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

NOTICE

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

Serial Number
26-01576P

Business Observer

Published Weekly
New Port Richey , Pasco County, Florida

JUL 13 2026

COUNTY OF PASCO

STATE OF FLORIDA

Before the undersigned authority personally appeared Kelly Martin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey , Pasco County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearings and Board of Supervisors Meeting of the Long Lake Reserve Community Development District

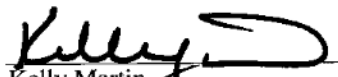
in the matter of Public Hearing and Meeting on August 11, 2026 at 6:00 p.m.

in the Court, was published in said newspaper by print in the

issues of 7/10/2026

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Kelly Martin

Sworn to and subscribed, and personally appeared by physical presence before me,

10th day of July, 2026 A.D.

by Kelly Martin who is personally known to me.

Notary Public, State of Florida
(SEAL)



Pamela A Nelson
Comm.:HH 277515
Expires: Aug. 23, 2026
Notary Public - State of Florida

1 of 2

JUL 13 2026

Notice of Public Hearing and Board of Supervisors Meeting of the Long Lake Reserve Community Development District

The Board of Supervisors (the "Board") of the Long Lake Reserve Community Development District (the "District") will hold a public hearing and a meeting on August 11, 2026, at 6:00 p.m. at the Long Lake Amenity Center, 19617 Breynia Drive, Lutz, FL 33558.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's Fiscal Year 2026-2027 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting (<https://www.longlakereserveccdd.org>) or may be obtained by contacting the District Manager's office via email at L.Hayes@rizzetta.com or via phone at (813) 994-1001.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT
Table of Proposed FY 2026/2027 O&M Assessments

TOTAL O&M BUDGET	\$758,107.00
COLLECTION COSTS @ 2.0%	\$16,129.94
EARLY PAYMENT DISCOUNT @ 4%	\$32,259.87
TOTAL O&M ASSESSMENT	\$806,496.81

LOT SIZE	EAU FACTOR ¹	TOTAL NUMBER OF LOTS	PER LOT O&M 2026/2027	2027/2027 INCREASE
PLATTED LOTS				
Single Family 40'	1.0/.80	99	\$2,102.93	\$82.48
Single Family 50'	1.0/1.0	124	\$2,522.93	\$96.94
Single Family 60'	1.0/1.2	97	\$2,942.92	\$110.78

¹ Equivalent Assessment Unit ("EAU")² (Admin O&M Assessment/Field O&M Assessment)

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2026 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

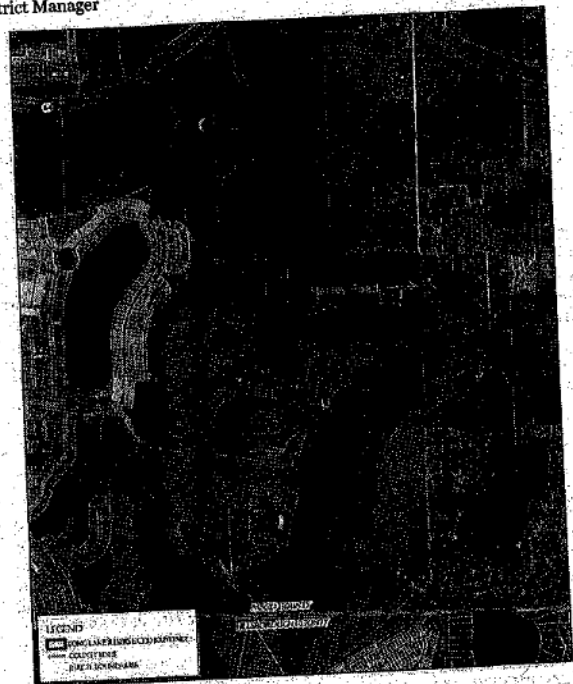
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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



July 10, 2026

26-01576P

2082

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-01665P

Date 07/17/2026

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 # 26-01665P

\$70.00

**Notice of Public Hearing and Board of Supervisors Meeting of
the Long Lake Reserve Community Development District**

RE: Long Lake Reserve Public Hearing and Regular Meeting on August 11,
2026

Published: 7/17/2026

Important Message

Please include our Serial # Pay by credit card online:
on your check <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.**

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

Notice of Public Hearing and Board of Supervisors Meeting of the Long Lake Reserve Community Development District

The Board of Supervisors (the "Board") of the Long Lake Reserve Community Development District (the "District") will hold a public hearing and a meeting on August 11, 2026, at 6:00 p.m. at the Long Lake Amenity Center, 19617 Breynia Drive, Lutz, FL 33558.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's Fiscal Year 2026-2027 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at LHayes@rizzetta.com or via phone at (813) 994-1001.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone. For additional information, please check the District's website at <https://www.longlakereserveccd.org>.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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
July 17, 2026

26-01555P

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

NOTICE

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



0 LONG LAKE RESERVE CDD 0

ACCOUNT SUMMARY

Credit Limit \$10,000.00
Credit Available \$9,518.00
Statement Closing Date June 30, 2026
Days in Billing Cycle 30
Previous Balance \$468.61
Payments & Credits \$468.61
Purchases & Other Charges \$481.29
Balance Transfer \$0.00
FEES CHARGED \$0.00
INTEREST CHARGED \$0.00
New Balance \$481.29
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 \$481.29
Minimum Payment Due \$481.29
Payment Due Date July 27, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL	\$468.61-
06/25	06/25	F151500J000CHGDDA	AUTOMATIC PAYMENT - THANK YOU	468.61-
		GREGG GRUHL	TOTAL	\$0.00
		KELLIE SPRAGUE	TOTAL	\$0.00
		ANGELA DEL CASTILLO	TOTAL	\$481.29
06/03	06/03	8230509HBEHM5VP8Q	AMAZON MARK* ML75G2A83 SEATTLE WA MCC: 5999 MERCHANT ZIP:	42.90
06/09	06/09	1230202HG00SZA37F	MAILCHIMP ATLANTA GA MCC: 5818 MERCHANT ZIP:	19.50
06/10	06/10	8230509HJEHMKE2XM	AMAZON MARK* HR17145V3 SEATTLE WA MCC: 5999 MERCHANT ZIP:	149.14
06/10	06/10	0230537HJ00GXZLFE	PUBLIX #1219 LUTZ FL MCC: 5411 MERCHANT ZIP: 33558	179.77
06/11	06/11	1527632HK00PSD0B0	SMALLPDF ZURICH ZH MCC: 5045 MERCHANT ZIP:	15.00

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 July 27, 2026
New Balance \$481.29
Minimum Payment Due \$481.29
Past Due Amount \$0.00

Amount Enclosed:

\$

Make Check
Payable to:

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

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

TRANSACTIONS (continued)				
Tran Date	Post Date	Reference Number	Transaction Description	Amount
06/12	06/12	8230509HKEHN1D2XQ	AMAZON MARK* 2X5UP9M13 SEATTLE WA MCC: 5999 MERCHANT ZIP:	19.98
06/13	06/13	5543286HL5XPDDJGG	AMAZON.COM*QX0KV40K3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	15.00
06/13	06/13	5270715HM09FWDX41	HOMEDEPOT.COM 800-430-3376 GA MCC: 5200 MERCHANT ZIP: 30339000	15.00
06/18	06/18	5543286HT5ZF8YKLM	AMAZON.COM*5F1XZ8FN3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	25.00
		MICHELLE WHITE	TOTAL	\$0.00

IMPORTANT ACCOUNT INFORMATION

\$0 - \$481.29 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 07/27/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$5.69	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$1.20	\$0-\$500,000 = 0.25%
New Cashback Balance	\$6.89	\$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	30	\$0.00

(v) = variable (f) = fixed

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

Here is your cash rewards schedule:

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

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

06/01/26-06/30/26

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

				Clubhouse Supplies	Maintenance & Repairs	Programs - Events
				57200-4734	57200-4705	57400-4775
Date	Vendor Name	Reason for Expenditure	Amount			
6/3/2026	Amazon	Clubhouse Maintenance	\$ (42.90)		\$ (42.90)	
6/9/2026	Mail Chimp	E-Blast Subscription	\$ (19.50)	\$ (19.50)		
6/10/2026	Amazon	Father's Day Event	\$ (149.14)			\$ (149.14)
6/10/2026	Publix	Father's Day Event	\$ (179.77)			\$ (179.77)
6/11/2026	Small PDF	Monthly Subscription	\$ (15.00)	\$ (15.00)		
6/12/2026	Amazon	Father's Day Event	\$ (19.98)			\$ (19.98)
6/13/2026	Amazon	Father's Day Event	\$ (15.00)			\$ (15.00)
6/13/2026	Home Depot	Father's Day Event	\$ (15.00)			\$ (15.00)
6/18/2026	Amazon	Father's Day Event	\$ (25.00)			\$ (25.00)
		001-10102	(481.29)	(34.50)	(42.90)	(403.89)

Long Lake Reserve Debit Card Reconciliation June 2026	
---	--

[illegible]

clubhouse
maintenance



Final Details for Order #112-4525676-9620259

Order Placed: June 2, 2026

Amazon.com order number: 112-4525676-9620259

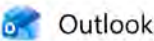
Order Total: \$42.90

Shipped on June 3, 2026	
Items Ordered	Price
1 Of: Roundup Weed and Grass Killer with Pump 'N Go 2 Sprayer, Use in and Around Flower Beds, Trees & More, 1.33 gal Sold by and invoiced on behalf of: Amazon.com Condition: New	\$24.92
1 Of: Carbona 2-in-1 Oxy-Powered Carpet Cleaner (13.5 Fl Oz), Spot Cleaner with Dual Sponge & Bristle Applicator for Targeted Cleaning, Fast Formula Sold by and invoiced on behalf of: Delta Carbona, LP (seller profile) Condition: New	\$10.99
Shipping Address: Manager Long Lake Reserve 19617 BREYNIA DR LUTZ, FL 33558-5612 United States	Item(s) Subtotal: \$35.91 Shipping & Handling: \$6.99 ----- Total before tax: \$42.90 Sales Tax: \$0.00 -----
Shipping Speed: Standard Shipping	Total for This Shipment: \$42.90 -----

Payment information	
Payment Method: MasterCard Last digits: 8901	Item(s) Subtotal: \$35.91 Shipping & Handling: \$6.99 -----
Billing address Manager Long Lake Reserve 19617 BREYNIA DR LUTZ, FL 33558-5612 United States	Total before tax: \$42.90 Estimated Tax: \$0.00 ----- Grand Total: \$42.90
Credit Card transactions	MasterCard ending in 8901: June 3, 2026: \$42.90

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

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2020, Amazon.com, Inc.



Mailchimp Order

From No Reply - Mailchimp <no-reply@mailchimp.com>
Date Tue 6/9/2026 3:01 AM
To Manager <manager@longlakereserve.com>



Your order has been processed.

Order MC22222415

Processed on June 09, 2026 03:01 AM New York.

Essentials plan	\$13.00
500 contacts	
Additional Contact Blocks	\$6.50
Up to 250 contacts	
\$6.50 x 1 contact blocks	
Paid via Mast ending in 8901 which expires 09/2027 on June 09, 2026	\$19.50
Balance as of June 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

Father's Day
Event



Final Details for Order #112-3333539-4144220

Order Placed: June 8, 2026

Amazon.com order number: 112-3333539-4144220

Order Total: \$149.14

Shipped on June 9, 2026	
Items Ordered	Price
1 of: Popfunk Officially Licensed Top Gun Top Dad Father's Day Unisex Adult T-Shirt - Large - Navy Sold by and invoiced on behalf of: Popfunk (seller profile) Seller Credentials: Classified Small Business - SBA Standard Condition: New	\$19.99
Shipping Address: Manager Long Lake Reserve 19617 BREYNIA DR LUTZ, FL 33558-5612 United States	Item(s) Subtotal: \$19.99 Shipping & Handling: \$0.44 ----- Total before tax: \$20.43 Sales Tax: \$0.00 ----- Total for This Shipment: \$20.43 -----
Shipping Speed: Standard Shipping	

Shipped on June 9, 2026	
Items Ordered	Price
1 of: Popfunk Officially Licensed Top Gun Top Dad Father's Day Unisex Adult T-Shirt - Large - Navy Sold by and invoiced on behalf of: Popfunk (seller profile) Seller Credentials: Classified Small Business - SBA Standard Condition: New	\$19.99
Shipping Address: Manager Long Lake Reserve 19617 BREYNIA DR LUTZ, FL 33558-5612 United States	Item(s) Subtotal: \$19.99 Shipping & Handling: \$0.44 ----- Total before tax: \$20.43 Sales Tax: \$0.00 ----- Total for This Shipment: \$20.43 -----
Shipping Speed: Standard Shipping	

Shipped on June 10, 2026	
Items Ordered	Price
1 of: Manmel 50 Pcs Foam Gliders Planes Toys for Kids, Paper Airplane, Party Favors Goodie Bag Stuffers, Outdoor Flying Toys, Bulk for Classroom Prizes Boys and Girls Sold by and invoiced on behalf of: Munixi(US) (seller profile) Condition: New	\$9.99

1 of: SietDESEO 4 Pack Navy Blue Tablecloth Round 84 x 84 Plastic Table Cover Waterproof Navy Blue Table Cloth Disposable for Wedding Birthday Baby Shower Graduation Party Picnic Circle Tablecloth Sold by and invoiced on behalf of: SietDESEO (seller profile) Condition: New	\$9.99
1 of: TICIAGA Paper Plane Toss Game Banner, Throwing Target Banner for Glider Airplane, Fun Add-on Toys for Flying Paper Plane Outdoor Sport Activity for Kid Airplane Theme Summer Birthday Party Decoration Sold by and invoiced on behalf of: TICIAGA (seller profile) Business Price Condition: New	\$9.49
1 of: Party Solids Dark Blue Dinner Napkins - 2 Ply, 50 Pack Sold by and invoiced on behalf of: Factory Direct Party Store (seller profile) Seller Credentials: 889 Certification , Registered Small Business , Minority-Owned Business , Classified Small Business - Gartner Standard Condition: New	\$8.88
1 of: 96PCS Airplane Temporary Tattoos Pre-Cut, Aviation Theme Birthday Party Decorations, Fighter Jet Plane Tattoo Stickers for Kids Boys Girls, Party Favors, School Gifts & Rewards (Fighter Jet) Sold by and invoiced on behalf of: twinkleparty (seller profile) Condition: New	\$7.99
1 of: 48Pcs Fighter Jet Pilot Birthday Party Paper Plates for Airplane Aviation Party Supplies 7" Fighter Jet Pilot Theme Disposable Plates for Kids Birthday Baby Shower Party Decorations Sold by and invoiced on behalf of: ChunninUSA (seller profile) Business Price Condition: New	\$10.99
1 of: Fighter Pilot Party Honeycomb Centerpieces, 9 Pack Jet Airplane Table Decorations with Danger Zone Signs Airshow Trails Pilot Glasses, Military Jet Birthday Party Supplies for Kids Boys Sold by and invoiced on behalf of: Outego (seller profile) Condition: New	\$12.99
1 of: Pilot Aircraft Happy Birthday Banner Airplane Aviation Fighter Theme Backdrop Decor for Boys Men 1st Birthday Party Baby Shower Fighter Jet Party Supplies Decorations Photo Booth Props Sold by and invoiced on behalf of: Coperbri Direct (seller profile) Condition: New	\$9.99
1 of: Lay's Potato Chips, 4 Flavor Variety Pack, 1 oz Single Serve Bags, (40 Pack) Sold by and invoiced on behalf of: Amazon.com Condition: New	\$21.86

Shipping Address:

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

Shipping Speed:

Standard Shipping

Item(s) Subtotal: \$102.17
Shipping & Handling: \$6.11

Total before tax: \$108.28
Sales Tax: \$0.00

Total for This Shipment: \$108.28

Payment information
Payment Method:

Item(s) Subtotal: \$142.15

MasterCard | Last digits: 8901

Shipping & Handling: \$6.99

Billing address

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

Total before tax: \$149.14

Estimated Tax: \$0.00

Grand Total: \$149.14

Credit Card transactions

MasterCard ending in 8901: June 10, 2026: \$149.14

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

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2020, Amazon.com, Inc.

ch products, savings, or recipes

a

Father's
Day Event
food

Shopping list

L

igs Order ahead Catering Delivery & curbside Weekly ad

Order confirmation / Order details

Order details

Print

Status: Successfully Submitted, PROCESSED

Pick up name: Angela Del Castillo

Pick up time: Saturday, June 13 at 8:30 AM EST

Pick up number: 1219-7856

Contact phone: [REDACTED]

Contact email: manager@longlakereserve.com

Item count: 3

Pick up location:

The Shoppes at Sunlake Centre #1219
18901 State Road 54,
Lutz, FL 33558-5268

Get directions

Have a question about your order?

Please give us a call at the store (813) 948-1275

Order summary

Assorted Cookie Platter Large 96-Count	\$29.99
Publix Deli Sub Selections, Large (2)	\$139.98
Subtotal	\$169.97
Total Tax	\$9.80
Total	\$179.77

Payment method

Mastercard ending in 8901	\$179.77
Jun 10, 2026, 9:30 PM EDT	
Auth #010939	

Items in this order



Assorted Cookie Platter Large 96-Count

Qty: 1 \$29.99

Angela Del Castillo
Pick-up # 1219-7856

30
8 AM

~~...Pick up 8:30 AM~~
DELI Item Ticket

Saturday, 6/13/2026

Item: 1 of 3

Paid Online

1. Publix Deli Sub Selections, Large
4549

- Bread1-White Bread
- Meat1-Turkey
- Cheese1-White-American
- Bread2-White Bread
- Meat2-Ham
- Cheese2-Provolone
- Bread3-White Bread
- Meat3-Veggie
- Cheese3-No Cheese
- Include Mayo Packets
- Include Mustard Packets

include lettuce & tomato

- Include Tomato

Ordered: 6/10/2026 9:30 PM

Phone: [REDACTED]

Additional Nutritional Information Available
Upon Request

Printed: 06/11/26 04:09 pm



Smallpdf

From:

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

Account:

manager@longlakereserve.com

To:

US-33558

Invoice:

#RBE87F8
11 June 2026

Status:

PAID
11 June 2026

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

Thank You

Questions? Contact us at support@smallpdf.com

father's Day Event



Final Details for Order #112-3461186-4807414

Order Placed: June 11, 2026
Amazon.com order number: 112-3461186-4807414
Order Total: \$19.98

Shipped on June 12, 2026	
Items Ordered	Price
1 of: Pilot Aircraft Happy Birthday Banner Airplane Aviation Fighter Theme Backdrop Decor for Boys Men 1st Birthday Party Baby Shower Fighter Jet Party Supplies Decorations Photo Booth Props Sold by and invoiced on behalf of: Coperbri Direct (seller profile) Condition: New	\$9.99
Shipping Address: Manager Long Lake Reserve 19617 BREYNIA DR LUTZ, FL 33558-5612 United States	Item(s) Subtotal: \$9.99 Shipping & Handling: \$9.99 ----- Total before tax: \$19.98 Sales Tax: \$0.00 -----
Shipping Speed: One-Day Shipping	Total for This Shipment: \$19.98 -----

Payment information	
Payment Method: MasterCard Last digits: 8901	Item(s) Subtotal: \$9.99 Shipping & Handling: \$9.99 -----
Billing address Manager Long Lake Reserve 19617 BREYNIA DR LUTZ, FL 33558-5612 United States	Total before tax: \$19.98 Estimated Tax: \$0.00 ----- Grand Total: \$19.98

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

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2020, Amazon.com, Inc.

Father's
Day Event
Raffle



Final Details for Order #112-7966265-4360203

Order Placed: June 13, 2026
Amazon.com order number: 112-7966265-4360203
Order Total: \$15.00

Shipped on June 13, 2026	
Items Ordered	Price
1 of: Amazon eGift Card Father's Day - Happy Father's Day Sold by and invoiced on behalf of: Amazon.com Condition: New	\$15.00
	Item(s) Subtotal: \$15.00
	Shipping & Handling: \$0.00

	Total before tax: \$15.00
	Sales Tax: \$0.00

	Total for This Shipment: \$15.00

Payment information	
Payment Method: MasterCard Last digits: 8901	Item(s) Subtotal: \$15.00
	Shipping & Handling: \$0.00

Billing address Manager Long Lake Reserve 19617 BREYNIA DR LUTZ, FL 33558-5612 United States	Total before tax: \$15.00
	Estimated Tax: \$0.00

	Grand Total: \$15.00
Credit Card transactions	MasterCard ending in 8901: June 13, 2026: \$15.00

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

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2020, Amazon.com, Inc.

6/15/26, 10:17 AM

Inbox - Manager - Outlook

Father's
Day Event
Raffle

THE HOME DEPOT



Home Depot Father's Day Grill Gift Card

SKU #999741

Qty: 1

\$15.00

Order Summary

Order Subtotal	\$15.00
Delivery	FREE
Taxes	\$0
Total	\$15.00

Payment

 — 8901

Get Help with Your Order



Text 'Support' to 38698

Available 24/7



Call Support

[800-430-3376](tel:800-430-3376)



Easy In-Store and Online Returns

[Read Return Policy](#)

Visit our [Contact Us](#) page to explore help topics and find more ways to connect.



**SAVE \$5 NOW
& HUNDREDS LATER**

SAVINGS DELIVERED
RIGHT TO YOUR INBOX

[SIGN UP TODAY >](#)

YOU MIGHT ALSO LIKE

Father's Day
Raffle winner



Details for Order #112-3874590-5509837

Order Placed: June 18, 2026
Amazon.com order number: 112-3874590-5509837
Order Total: \$25.00

Not Yet Shipped	
Items Ordered	Price
1 Of: Amazon eGift Card - Amazon Logo Father's Day - (Digital Delivery) Sold by and invoiced on behalf of: Amazon.com Condition: New	\$25.00

Payment information	
Payment Method: MasterCard Last digits: 8901	Item(s) Subtotal: \$25.00
Billing address Manager Long Lake Reserve 19617 BREYNIA DR LUTZ, FL 33558-5612 United States	Shipping & Handling: \$0.00 ----- Total before tax: \$25.00 Estimated Tax: \$0.00 ----- Grand Total: \$25.00

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

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2020, Amazon.com, Inc.



INVOICE

INVOICE #	INVOICE DATE
1215186	7/1/2026
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Long Lake Reserve CDD

Address: 1692 Nature View Drive
Lutz, FL 33558

Invoice Due Date: July 31, 2026

Invoice Amount: \$6,776.75

Description	Current Amount
Monthly Landscape Maintenance July 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.

**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

Opp #670173

6/2026 General Repairs

INVOICE

INVOICE #	INVOICE DATE
1219386	6/30/2026
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 30, 2026

Invoice Amount: \$1,283.25

Description	Current Amount
Irrigation	\$1,283.25

Invoice Total \$1,283.25

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



w# 55880004

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

CONTROL# 73775

Invoice #

Invoice Date #

Date: 6-30-26

IRRIGATION WORK AUTHORIZATION

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

CUSTOMER NAME: Longlake Resene

FAX #:

Name of Authorizing Person:

Phone #:

Billing Address:

Job Address:

Description of Work Authorized

Please Print All Information

Quantity	Material	Price	Total
4	6" Rotor	51-	204-
3	6" Pex	18-	54-
14	Nozzle	3.50	49-
4	1/2 x 3/4 ft 90	3.50	14-
3	1/2 ft 90	3-	9-
9	1/2 coupler	1-	9-
32 ft	1/2 flex	2-	64-
17	Drip coupler	1-	17-
36 ft	Drip pipe	1.20	43.20
1	1" Slip	19-	19-
1	1 x 1/2 x 1 T	3.05	3.05
		Total Materials:	383.25
Labor: 75 x 12 Hrs		Total Labor:	900-
		TOTAL:	

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

(YS) Prepared By: (X)

(YS) Work Completed By: (X)

Date: 6/30/26

** Post To Accounting Code # 03

Manager Approval:

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

Date:

Please Print Name:

Proposal # 670173

Authorized & Accepted by: (X)



Proposal #: 670173

Date: 6/4/2026

From: Jason Geary

Landscape Enhancement Proposal for
Long Lake Reserve CDD

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

LOCATION OF PROPERTY

1692 Nature View Drive
Lutz, FL 33558

6/2026 General Repairs

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	12	\$75.00	\$900.00
6 inch Rotor	5	\$51.00	\$255.00
6 inch Popup	4	\$19.00	\$76.00
Nozzle w/screen	11	\$3.50	\$38.50
Drip Coupling	15	\$1.00	\$15.00
MISC. Fittings and Pipe	1	\$101.80	\$101.80

- Repairs found during the monthly wet check
- Lateral near Club House
- Multiple Rotors not turning/ leaking
- multiple Popups gysers, leaking, impacted
- Clogged nozzles

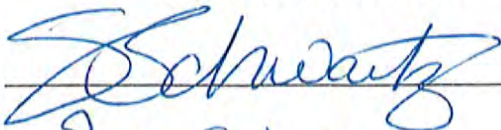
587.25

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

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

AUTHORIZATION TO PERFORM WORK:

By


Sara Schwartz

Print Name/Title

Date

6/8/2026

Long Lake Reserve CDD

Subtotal	\$1,386.30
Sales Tax	\$0.00
Proposal Total	\$1,386.30

THIS IS NOT AN INVOICE