



Rizzetta & Company

Long Lake Reserve Community Development District

Board of Supervisors' Meeting October 13, 2026

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

www.longlakecdd.org

LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors	Sara Schwartz Gabrielle Roberts Stephanie Greenfield Denise Crowder Mark Barnum	Chairman Vice-Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	John Weaver	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

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October 5, 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, October 13, 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..... Tab 2
 - E. Clubhouse Manager
 - i. Presentation of Clubhouse Report Tab 3
 - ii. Ratification of Clubhouse Gutters Proposal Tab 4
 - F. District Manager
 - i. Presentation of District Manager's Report..... Tab 5
 - ii. Presentation of Website Compliance Report..... Tab 6
 - iii. November Meeting Schedule Discussion
- 4. BUSINESS ITEMS**
 - A. Ratification of Professional Amenity Services Addendum Tab 7
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on September 9, 2026..... Tab 8
 - B. Consideration of Operation and Maintenance Expenditures for August 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,

John Weaver

John Weaver
District Manager

Tab 1

SOLITUDE

LAKE MANAGEMENT



Long Lake Reserve CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2026-09-29

Prepared for:

District Manager
Rizzetta & Company

Prepared by:

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

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A

Comments:

Site looks good

Site and GSR is looking good.
Flow structures are free of
blockages and shorelines have no
nuisance growth along them.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



B1

Comments:

Site looks good

Duck potato is looking great
along the shorelines. No notable
concerns at this time.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



SE

Comments:

Site looks good

Site overall looks good. Flow
structures are in good condition.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



F

Comments:

Site looks good

GSR remains present and healthy.
Erosion present in corner of site.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



G2

Comments:

Normal growth observed

Very minor grasses within site.
biofilm has cleared.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



G1

Comments:

Site looks good

Flow structure has a washout noted. Site is looking great. GSR is present and healthy.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: H1**Comments:**

Normal growth observed

Site has some shoreline growth present. GSR is along the shorelines. Water levels remain lower.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

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

Site looks good

Site is looking great and no concerns of nuisance growth. Site is experiencing erosion on the east side.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

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

Normal growth observed

Population of GSR is looking healthy. Biofilm has cleared and shorelines are free of growth. Some minor algae and decaying build up seen by GSR.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: B2**Comments:**

Site looks good

No nuisance growth noted. Water levels are still a bit low but site is looking well overall.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Management Summary**

During September, the sites are looking well and have minimal growth. We have a good handle on any weeds and submersed vegetation. We will continue to keep sites algae free as well. Beneficial plants within the ponds are looking good and the duck potato that was planted a few months ago are healthy and thriving. 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 eroding on site C. Site F's corner cove is completely washing out and is only a foot away from taking a sign down. I've included photos within the report of erosion. We will continue normal scheduled maintenance and report any findings to you.

If you have any questions or concerns, don't hesitate to reach out: emalina.robinson@solitudelake.com
Thank you for choosing Solitude Lake Management! Have a great day!

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



Tab 2



Site Audit Report - Long Lake Reserve CDD - Full Report

Long Lake Reserve CDD

Generated: 10/2/2026 at 11:33:26 AM

Executive Summary

This Site Audit Report summarizes recent landscape maintenance activities conducted at your property. It highlights completed work, areas requiring attention, and any unresolved issues identified during our on-site evaluation. Our goal is to ensure your property continues to reflect the highest standards of care and professionalism. Below is a snapshot of key metrics from this audit:

7

Completed

1

Attention

2

Issues

Property Map



Detailed Observations

External Observations (Customer-Visible)

No observations in this section.

Internal Observations

OBSERVATION	STATUS	CATEGORY	ATTACHMENTS
Internal Since we cut back the plant material at the front entrance that was all growing together. We're keeping everything separated. 	• Completed	Maintenance Item	—

OBSERVATION

STATUS

CATEGORY

ATTACHMENTS

Internal

• Completed

Maintenance Item

The shell path throughout the community was sprayed with round up.



OBSERVATION

STATUS

CATEGORY

ATTACHMENTS

Internal

Attention

Maintenance Item

Suckers need to be removed from Crape Myrtles.



OBSERVATION	STATUS	CATEGORY	ATTACHMENTS
Internal Need to get hedge trimmed, so it's not growing through the fence 	Issue	Maintenance Item	

OBSERVATION	STATUS	CATEGORY	ATTACHMENTS
Internal Wood line was cut back, so it's not hanging over the dock	Completed	Maintenance Item	



OBSERVATION	STATUS	CATEGORY	ATTACHMENTS
Internal There were three trees in the playground that were cut flush to the ground. They were diseased and dying.	Completed	Maintenance Item	



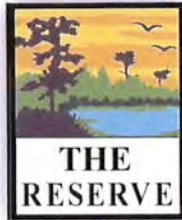
OBSERVATION	STATUS	CATEGORY	ATTACHMENTS
Internal The annuals are doing nicely at the clubhouse. Probably in November. We're going to have to do a rotation to change them out. 	• Completed	Maintenance Item	—
Internal 8 Cypress Tree was cut down that was struck by lightning behind the houses.	• Completed	Proposed Property Enhancements	—

OBSERVATION	STATUS	CATEGORY	ATTACHMENTS
Internal Tell the guys when they're spraying weeds on the shell pass to make sure they pay attention to the grass it's growing up in between the boardwalks 	• Issue	Maintenance Item	—
Internal The wood line that was hanging over the boardwalk is now cut back 	• Completed	Maintenance Item	—

This report was generated by YL FieldFlow.

Tab 3

October 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 October newsletter
- Getting ready for the upcoming events in October

Clubhouse Operations/Maintenance Projects:

Pool Furniture

- Cleaning of the pool chairs, loungers, and umbrellas has begun and is scheduled to be completed by Friday, October 16th.



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All sidewalks, Pool Deck and Pavilions

- Obtaining quotes for pressure washing of all sidewalks, the pool deck, and pavilions.

Carpet in Clubhouse

- Obtaining a quote from Stanley Steemer to clean the clubhouse carpet following the Halloween event.

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 – Regular services
- Ierna's Heating, Cooling & Plumbing came by on Thursday, September 3rd, to replace the dual capacitor
- Safe Touch came by on Friday, September 18th, to fix the east gate button by the basketball court. The timer on the button was not working properly. It is now working.
- American Custom Guttering came by on Thursday, September 24th, to install the gutters on the right side of the front of the Amenity Center.



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Equipment/Playground/Dock Safety Checks

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

September Meetings

- HOA ACC Meeting – October 7th - 6:30 pm
- CDD Meeting – October 13th – 9:00 am

Facilities Upcoming Rentals August (Private Event)

- Saturday, October 10th Birthday Party / Multi-Purpose Room
- Saturday, October 17th Baby Shower / Multi-Purpose Room

Facilities Upcoming Events

- Friday, October 16th Coffee, Conversation and Donuts
- Saturday, October 24th Halloween Trick or Treasure

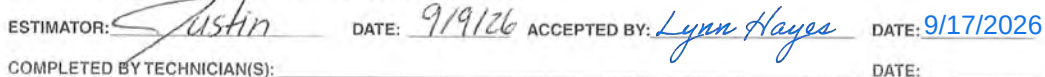
Resident Requests

- None at this time



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Tab 4



American Custom Guttering Standards	Non-American Guttering Standard Installations		
Single Seam Hand-Cut Miters with Rivets	Strip Miter	Box Miter	Strip Miter
			
Our Downspouts are Fastened with Rivets.	Downspout with Screws.		
			
Heavy Duty Hangers with a built-in Screw	Light Duty Hangers		
			
Our Gutter Thickness is .027 Gauge. Our Spouts are .019 Gauge.	Others may use .024 Gauge. Others may use .016 Gauge. Both are 10%+ Thinner.		
Our Splash Blocks are made out of Concrete.	Others may use Plastic Splash Blocks.		
			
Our Bids come with 2D CAD Diagrams for Easy Viewing.	Others Usually don't Provide Diagrams.		

Tab 5



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UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** November 10, 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

October 13

2026

FINANCIAL SUMMARY

8/31/2026

General Fund Cash & Investment Balance:	\$529,304
Reserve Fund Cash & Investment Balance:	\$166,508
Debt Service Fund Investment Balance:	<u>\$369,393</u>
Total Cash and Investment Balances:	\$1,065,205
General Fund Expense Variance: \$77,681	Under Budget

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Tab 6



Quarterly Compliance Audit Report

Long Lake Reserve

Date: September 2026 - 3rdQuarter

Prepared for: John Weaver

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Special Message

Hello,

This letter regards the new Florida electronic payments law that was recently passed and becomes effective 1/1/2027:

CS/HB 967: Electronic Payments Made to Units of Local Governments

GENERAL BILL by State Affairs Committee; Buchanan; (CO-INTRODUCERS) McFarland; Salzman.

Electronic Payments Made to Units of Local Governments; Requires units of local government to accept certain forms of payments; requires such local governments to accept payments online.

Link:

<https://www.flsenate.gov/Session/Bill/2026/967><https://www.flsenate.gov/Session/Bill/2026/967>

Our platform does not include built-in ecommerce or payment-processing capabilities; therefore, we are not able to accept online payments directly on your behalf.

We recommend contacting your bank or another authorized payment processor to implement a compliant electronic payments solution. Once you have chosen a provider, they can generate a hosted payment link, which we can place on a page within your site so residents can click and complete payments online directly with your payment processor. The processor will be responsible for supplying the link and handling the actual transaction.

Thank you,
Susan

Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse

Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

Compliance Criteria

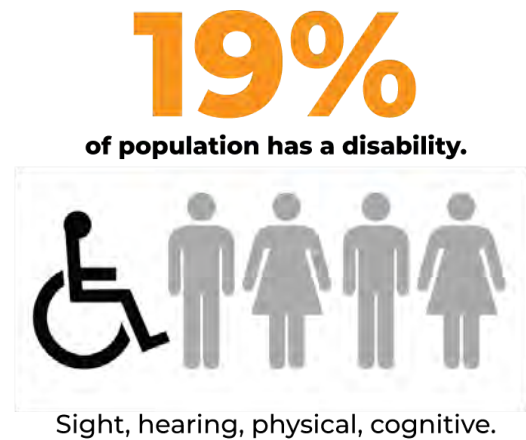
Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees,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

Notes:

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a

website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

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

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is

one thing; converting old PDFs – called PDF remediation – takes time.

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is

key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that
----------------------	--

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

Tab 7

**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.

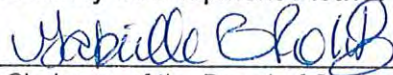
IN WITNESS WHEREOF the undersigned have executed this Eighth Addendum as of the Effective Date.

Rizzetta & Company, Inc.

By: 

William J. Rizzetta, President

Long Lake Reserve
Community Development District

By: 

Chairman of the Board of Supervisors
Vice Chair 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 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, September 8, 2026, at 9:00 a.m.** at the Long Lake Reserve Amenity Center, located at 19617 Breynia Dr., Lutz, FL 33558.

Present and constituting a quorum were:

Gabrielle Roberts	Board Supervisor, Vice Chair
Mark Barnum	Board Supervisor, Assistant Secretary
Denise Crowder	Board Supervisor, Assistant Secretary

Also present were:

Lynn Hayes	District Manager, Rizzetta & Co.
Angela Castillo	Clubhouse Manager, Rizzetta & Co.
Tyson Waag	District Engineer, Stantec Consulting (via conf. call)
Emalina Robinson	Representative, Solitude Lake Management
Josh Wright	Representative, Yellowstone

Audience	None
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FIRST ORDER OF BUSINESS**Call to Order**

Mr. Hayes called the meeting to order and conducted a roll call, confirming a quorum for the meeting. The meeting commenced at 9:01 a.m.

SECOND ORDER OF BUSINESS**Audience Comments**

There was no audience in attendance for comments.

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

There were no comments or questions from the Board of Supervisors.

B. District Engineer

There were no comments or questions from the Board of Supervisors.

C. Presentation of Aquatic Service Report

Ms. Robinson presented an update to the Board of Supervisors regarding recent shoreline instability and washouts following significant rainfall after an extended period of drought. Tyson Waag, District Engineer, joined the discussion mid-meeting. At Pond F, a significant washout was observed at the dead end near existing signage, with the erosion reportedly approaching the point of potentially undermining a sign. At Pond C, previously repaired flow infrastructure was observed to have experienced renewed erosion, with two large washouts developing in the area following the prior repair. At Pond SE, two additional washouts were reported in the vicinity of recent erosion repairs by Consolidated Services, although the exact location of the prior repair was not confirmed during the discussion. At Pond A, minor shoreline erosion was noted along the waterline near existing trees. The condition at Pond A is currently being monitored; however, the erosion may worsen with future changes in waterline elevation. Additional potential erosion indicators were also observed from Henley Road and Leonard Way, and Ms. Robinson confirmed that the conditions in that area were minor at this time.

Mr. Waag confirmed that Consolidated Land Services (CLS) had performed the recent repairs at Pond SE and likely at Pond C. Mr. Waag advised that he would contact CLS to inspect both locations and determine whether any corrective work may be addressed under the applicable one-year warranty, which remains in effect. Mr. Waag also indicated that he would schedule site visits to Ponds F, C, and SE during the week to further evaluate the reported conditions and determine the contributing factors. In particular, he noted that downspouts and swale conditions near the homes at Pond C may be contributing to the observed erosion and washouts.

Regarding aquatic conditions, Ms. Robinson reported that healthy beneficial vegetation continues to persist in several of the ponds. All ponds were reported to be free of algae during the month. Minor vegetation growth was observed, which was attributed to the combination of high temperatures and recent rainfall. Solitude will continue monitoring algae levels and managing shoreline vegetation growth as part of its ongoing pond maintenance activities.

E. Landscape Report

Mr. Wright presented his report to the Board of Supervisors. Mr. Wright discussed drainage at the front corner of the Amenity Center, where roof runoff is causing erosion near a landscape bed and gate shutoff area. An interim solution of a channel drain and rock bed was estimated at slightly over \$2,000; however, the channel drain may not capture heavy flows. Mr. Wright recommended installing a gutter at the corner to address the runoff at its source. The Board directed that a gutter proposal be pursued first, with the channel drain deferred pending evaluation of the gutter solution. The District Manager has authority to approve up to \$5,000 and will consult with the Chair and Vice Chair if the cost exceeds that amount.

Ms. Roberts discussed a lightning-damaged tree near the boardwalk. Mr. Wright reported that his arborist recommends removal, with an estimated cost of approximately \$2,000 due to the tree's height, access, and log removal requirements. Mr. Wright will provide a detailed proposal, District Manager will expedite approval, and the contractor will be asked to prioritize the work due to potential safety concerns. Following recent heavy rainfall, irrigation was temporarily shut off due to saturated flower beds. Mr. Wright will monitor and verify the rain sensor, which may be malfunctioning due to age and wear. Overwatering and its potential impact on plant health were also discussed.

Mr. Wright discussed three trees with moss and declining health that may require flush cuts or cutting limbs essentially flush with the trunk. Certain beds will be allowed to fill in naturally, and a small area of wild growth away from the pond bank will be cleaned during the winter using appropriate equipment. The monument at Henley Road and Leonard Way was noted to be in good condition, and Ms. Castillo and Mr. Wright continue to coordinate on the front flower beds and general landscape maintenance.

F. Clubhouse Manager

i. Presentation of Clubhouse Report

Ms. Castillo presented her report to the Board of Supervisors. Ms. Castillo reported that the September newsletter was completed and distributed, with additional September events scheduled and fall events in planning. The events budget will begin in October with the new fiscal year. Two private events are scheduled for September, including a birthday party and pool party. On August 15, 2026 the gate vendor came and inspected the amenity gates and confirmed that all gates were properly aligned and functioning. Ms. Castillo also repaired the women's restroom door following a reported issue, with no further action required.

Ms. Castillo reported a resident request for two pool rockers for use with infants. The request has been noted for consideration, with no immediate purchase decision made. Ms. Castillo also continues to coordinate with Mr. Wright regarding the front flower beds and water management.

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 October 13, at 9:00 a.m. at 19617 Breynia Dr., Lutz, FL 33558.

Mr. Hayes informed the Board of Supervisors that the Fiscal Year 2026-2027 Egis Insurance renewal was received from Egis in the amount of \$28,385.00.

On a Motion by Ms. Roberts, seconded by Ms. Crowder, with all in favor, the Board of Supervisors approved the Fiscal Year 2026-2027 Egis Insurance Renewal in the amount of \$28,385.00, for the Long Lake Reserve Community Development District.

FOURTH ORDER OF BUSINESS

Business Items

A. Ratification of Audit Services Engagement Letter

Mr. Hayes presented and reviewed the Fiscal Year 2025-2026 through Fiscal Year 2029-2030 Audit Services Engagement Letter from DeBartolomeo, McBee, Hartley & Barnes P.A..

On a Motion by Ms. Roberts, seconded by Ms. Crowder, with all in favor, the Board of Supervisors ratified the Audit Services Engagement Letter from DiBartolomeo, McBee, Hartly & Barnes P.A. for Fiscal Year 2025-2026 through Fiscal Year 2029-2030, for the Long Lake Reserve Community Development District.

B. Presentation of Professional Amenity Services Addendum

Mr. Hayes presented the 8th Addendum to the Amenity Services Contract for Fiscal Year 2026-2027.

On a Motion by Ms. Roberts, seconded by Ms. Crowder, with all in favor, the Board of Supervisors approved the Eighth Addendum to the Contract for Professional Amenity Services for Fiscal Year 2026-2027, for the Long Lake Reserve Community Development District.

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of Minutes of the Audit Committee Meeting held on August 11, 2026

On a Motion by Mr. Barnum, seconded by Ms. Roberts, with all in favor, the Board of Supervisors approved the Minutes of the Audit Committee Meeting held on August 11, 2026, for the Long Lake Reserve Community Development District.

B. Consideration of Minutes of the Board of Supervisors Regular Meeting held on August 11, 2026

On a Motion by Mr. Barnum, seconded by Ms. Crowder, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors Meeting held on August 11, 2026, for the Long Lake Reserve Community Development District.

C. Consideration of Operations & Maintenance Expenditures for July 2026

On a Motion by Ms. Crowder, seconded by Ms. Roberts, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for July 2026 (\$59,472.36), for the Long Lake Reserve Community Development District.

SIXTH ORDER OF BUSINESS

Supervisor Requests

Mr. Barnum stated that he received notice that dogs are loose on the Boardwalk, and dirt bikes(e-bikes). Ms. Castillo will send out eblast reminder to the community that these are not allowed.

SEVENTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Ms. Roberts, seconded by Ms. Crowder, with all in favor, the Board of Supervisors adjourned the meeting at 9:33 a.m., for the Long Lake Reserve Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 9

LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures August 2026 For Board Approval

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

The total items being presented: **\$47,329.71**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Long Lake Reserve Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check No	Invoice Number	Invoice Description	Invoice Amount
Charter Communications	20260804	1301951071526	19617 Breynia Drive 07/26	\$ 336.22
Coastal Waste & Recycling, Inc.	300422	SW0002656930	Monthly Waste & Recycle 08/26	\$ 4,980.40
Cooper Pools Inc.	300440	2123	Monthly Commercial Pool Service 08/26	\$ 1,700.00
Cooper Pools Inc.	300440	2026-1617	Monthly Commercial Pool Service 07/26	\$ 1,700.00
Denise C Crowder	300426	DC081126	Board of Supervisors Meeting 08/11/26	\$ 200.00
Duke Energy	20260828-1	9100 8628 4637-080526	19245 Breynia Dr 07/26	\$ 30.80
Duke Energy	20260828-3	9100 8628 5034-080526	19932 Leonard Rd 07/26	\$ 30.80
Duke Energy	20260828-2	9100 8628 5448-080526	19617 Breynia Dr - Morsani Amenit 07/26	\$ 872.08
Duke Energy	20260831	9100 8628 5638-080726	000 Henley Road 07/26	\$ 3,432.84
Erin McCormick Law, P.A.	300424	10916	Legal Services 07/26	\$ 1,405.50
HomeTeam Pest Defense, Inc.	300423	121363791	Pest Control 07/26	\$ 152.50
Jayman Enterprises, LLC	300432	4656	Sign Installation 07/26	\$ 125.00
Jayman Enterprises, LLC	300432	4664	Dog Station Maintenance 07/26	\$ 200.00
Mark Barnum	300427	MB081126	Board of Supervisors Meeting 08/11/26	\$ 200.00

Long Lake Reserve Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check No	Invoice Number	Invoice Description	Invoice Amount
Office Pride	300433	Inv-326223	Janitorial Services 07/26	\$ 176.88
Office Pride	300434	Inv-327646	Janitorial Services 08/26	\$ 1,316.62
Pasco County Tax Collector	300439	176-061526 LLRCDD Postage	2025 Postage Assessment 06/26	\$ 162.87
Pasco County Utilities	20260824-2	24915727	19244 Breynia Irrigation Drive 07/26	\$ 367.82
Pasco County Utilities	20260824-1	24915907	19617 Breynia Drive 07/26	\$ 219.78
Pasco County Utilities	20260824-3	24916196	19932 Leonard Road 07/26	\$ 416.37
Pasco County Utilities	20260824-4	24916198	Morsani PH 2 Irrigation 07/26	\$ 22.37
Pasco Sheriff's Office	300425	I-20267-12976	Duty Patrol 07/26	\$ 3,120.00
Rizzetta & Company, Inc.	300420	INV0000111295	Administrative Services 08/26	\$ 5,209.08
Rizzetta & Company, Inc.	300421	INV0000111432	Personnel Reimbursement 07/26	\$ 4,228.68
Rizzetta & Company, Inc.	300430	INV0000111526	Cell Phone July Service 07/26	\$ 50.00
Rizzetta & Company, Inc.	300438	INV0000111552	Amenity Management & Oversight and Personnel Reimbursement 08/26	\$ 4,674.12
SafeTouch, LLC	300435	22129	Quarterly Video Surveillance Monitoring 08/26	\$ 1,440.00
Sara Schwartz	300428	SS081126	Board of Supervisors Meeting 08/11/26	\$ 200.00

Long Lake Reserve Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

<u>Vendor Name</u>	<u>Check No</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Solitude Lake Management, LLC	300436	PSI290580	Monthly Billing 08/26	\$ 2,026.72
Stantec Consulting Services, Inc.	300437	2602348	Engineering Services 07/26	\$ 344.50
Stephanie T Greenfield	300429	SG081126	Board of Supervisors Meeting 08/11/26	\$ 200.00
Valley National Bank	20260826	CC073126-176	Clubhouse Supplies 07/26	\$ 354.86
Yellowstone Landscape	20260804 176	1228671	Irrigation Repairs 07/26	\$ 656.15
Yellowstone Landscape	20260826- v2662	1236898	Monthly Landscape Maintenance 08/26	<u>\$ 6,776.75</u>
Total Report				<u>\$ 47,329.71</u>

July 15, 2026
Invoice Number: 1301951071526
Account Number: **8337 13 001 1301951**

Auto Pay Notice

Service At: 19617 BREYNIA DR
LUTZ FL 33558-5612

Contact Us

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

Summary *Service from 07/15/26 through 08/14/26
details on following pages*

Previous Balance	335.97
Payments Received -Thank You!	-335.97
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	20.25
Current Charges	\$336.22
<i>YOUR AUTO PAY WILL BE PROCESSED 08/02/26</i>	
Total Due by Auto Pay	\$336.22

NEWS AND INFORMATION

IMPORTANT BILLING UPDATE. Your current Promotional Discount is about to expire. As a valued customer, we are pleased to provide you with a new Promotional Discount off of our standard rates. The new Promotional Discount will be effective with your next statement.

Important Information About Your Services

We're here to help you stay informed about your services. To view the current channel lineup available in your area, please visit business.spectrum.com/channel-lineup.

If you would like a printed or accessible copy mailed to your business, please call us at **1-855-743-2152**.

Telecommunications Relay Service (TRS)

The Federal Communications Commission (FCC) has adopted use of the 711 dialing code for access to Telecommunications Relay Services. (TRS) TRS permits persons with a hearing or speech disability to use the telephone system via a text telephone (TTY) or other device to call persons with or without such disabilities.

For more information about the various types of TRS, see the FCC's consumer fact sheet at <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>. Please dial **711** to be connected to a TRS Center.

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 07162026 NNNNNNNN 01 001234 0005

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

July 15, 2026

LONG LAKE RESERVE CDD

Invoice Number: 1301951071526
Account Number: 8337 13 001 1301951
Service At: 19617 BREYNIA DR
LUTZ FL 33558-5612

Total Due by Auto Pay **\$336.22**



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833713001130195100336222



Invoice Number: 1301951071526
 Account Number: 8337 13 001 1301951

LONG LAKE RESERVE CDD

Contact Us

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

8633 2390 DY RP 15 07162026 NNNNNNNN 01 001234 0005

Charge Details

Previous Balance		335.97
EFT Payment	07/02	-335.97
Remaining Balance		\$0.00

Payments received after 07/15/26 will appear on your next bill.

Service from 07/15/26 through 08/14/26

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	310.00
Promotional Discount	-60.01

Your promotional price will expire on 08/14/2026

Promotional Discount	-100.00
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Your promotional price will expire on 08/14/2026

Static IP 1	20.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
	\$169.99

Spectrum Business™ Internet Total \$169.99

Spectrum Business™ Voice

Phone number (813) 304-0959

Spectrum Business Voice	50.00
Promotional Discount	-20.01

Spectrum Business™ Voice Continued

Your promotional price will expire on 08/14/2026

\$29.99

Phone number (813) 515-4149

Spectrum Business Voice	50.00
Promotional Discount	-20.01

Your promotional price will expire on 08/14/2026

\$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	1.68
Federal Universal Service Fund	4.66
State TRS Surcharge	0.16
E911 Fee	0.80
Communications Services Tax	12.95
Taxes, Fees and Charges Total	\$20.25

Current Charges \$336.22

Total Due by Auto Pay \$336.22

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: 1301951071526
Account Number: 8337 13 001 1301951

LONG LAKE RESERVE CDD**Contact Us**

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

8633 2390 DY RP 15 07162026 NNNNNNNN 01 001234 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.



Account Number: LONG LAKE RESERVE CDD
8337 13 001 1301951



Contact Us

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

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2026 Annual Customer Notice

This Annual Customer Notice provides important information about Spectrum's video services. More detailed information, including Spectrum's Terms and Conditions of Service, is available at spectrum.com/policies/terms-of-service. The information in this notice does not modify or supersede any provisions of the Spectrum Terms and Conditions of Service or any other agreement between Spectrum and the customer. Customers with a commercial or business account may be subject to separate policies or procedures.

The Terms and Conditions of Service include a binding arbitration provision applicable to all customers and services. These terms can be found online at spectrum.com/policies/terms-of-service.

SPECTRUM RATES, CHANNEL LINE-UPS AND ADDITIONAL INFORMATION

Pricing for your area can be found at spectrum.com/ratecard. Channel line-ups are available at spectrum.net/channel for residential customers and spectrum.com/business/channel-lineup for business customers. For questions about this notice or to receive a paper copy of the rate card or channel lineup, call Spectrum Customer Service at 1-855-757-7328 (residential) or 1-800-314-7195 (business). In Hawaii, call 1-808-582-6100 (residential) or 1-808-582-6284 (business). More detailed information about the services, including Spectrum's Terms and Conditions of Service and notice procedures, is available upon request or by visiting spectrum.com/policies/terms-of-service. Customers may also contact Spectrum Customer Service by telephone at the numbers listed above, via our online "Chat With Us" service, or by visiting a Spectrum Store. User guides, help videos, troubleshooting steps and FAQs for Spectrum's products and services are available at spectrum.net/support (residential) or spectrumbusiness.net/support (business).

SPECTRUM TV® PRODUCTS AND SERVICES

Spectrum TV provides a variety of products, services, and programming to residential and business customers. Products, services, and pricing described in this notice are subject to change and may not be available in all Spectrum areas or to all business customers, and some of the policies, procedures and services described herein are not applicable in every area. Spectrum TV offers basic service, which includes over the air broadcast stations (for example, ABC, NBC, etc.) and may include public, educational and government access channels. Such programming varies by community. Where available, Spectrum TV may include: digital programming packages and tiers, HD programming, movies, sports programming, news, premium channels, an integrated guide, interactive services, On Demand and Pay-Per-View choices, DVR service and the Spectrum TV App. Information about Spectrum's video products and services can be found at spectrum.com/cable-tv/plans for residential and spectrum.com/business/small-business/tv.

SPECTRUM INSTALLATION & SERVICE MAINTENANCE POLICIES

Requests for Spectrum TV services may be made online at spectrum.com (residential) and spectrum.com/business/tv (business), or by telephone, or at a Spectrum Store. Installation and service call appointments are scheduled in advance, with four-hour appointment windows available. Customers will be offered a standard installation appointment the same day if the request is received before 5 p.m., otherwise next day; this, though timing may vary based on the service requested. If Spectrum cannot meet a scheduled commitment, Spectrum will attempt to notify you and reschedule. Someone at least 18 years of age with a government-issued picture ID must be present during any installation or repair. Spectrum requires its technicians to display identification during visits. At a customer's request, Spectrum can relocate Spectrum equipment within the home at a mutually agreed-upon time, and a charge

may apply. Spectrum also offers a self-installation option with a kit and step-by-step instructions. For more information, visit spectrum.net/page/self-installation-help (residential) or spectrumbusiness.net/installhelp (business). Customer service is available 24/7. Calls may be monitored or recorded for quality assurance. There is no charge for service calls due to issues with Spectrum's distribution system. A service charge may apply for issues arising from customer equipment or premises, third-party actions or unauthorized tampering with our equipment.

HOW TO USE SPECTRUM TV SERVICES

Customers can access Spectrum TV using Spectrum-issued receivers, Xumo devices, and other compatible devices. For a list of devices compatible with the Spectrum TV App, visit spectrum.com/cable-tv/spectrum-tv-app for residential. Customers may receive Spectrum Receiver(s) and remote(s), along with instructions and guidance on how to access the video services. For more information visit spectrum.net/support/category/tv for residential and spectrumbusiness.net/support/category/tv for business customers. For customer account information and other features available, visit spectrum.net for residential and spectrumbusiness.net for business customers.

REMOTE CONTROLS: The Spectrum-issued remote control works with the Spectrum Receiver and can be programmed to control the TV and other devices. Visit spectrum.net/remotes for residential and spectrumbusiness.net/support/remote/spectrum-guide-remote for business customers and Xumo spectrum.net/xumoremote (residential) spectrumbusiness.net/xumoremotes (business) for a complete list of remote controls and instructions.

ADDITIONAL EQUIPMENT: For more information about CableCARDs, visit spectrum.net/support/tv/about-cablecards for residential and spectrumbusiness.net/support/tv/cablecard-information for business customers.

PARENTAL CONTROLS: A parental control feature is available to prevent children from watching certain programming based on the customer's preference. For more information, visit spectrum.net/support/internet/about-parental-controls for residential and spectrumbusiness.net/parentalcontrol for business customers.

ACCESSIBILITY FEATURES: For customers who are deaf or hard of hearing, Spectrum supports certain capabilities, such as pass-through of closed captioning, Caller ID on TV, hearing aid compatible mobile devices, Text Telephone Relay (TTY) and Telecommunications Relay Service (TRS). American Sign Language (ASL) support is available in select retail stores. For customers who are blind or have low vision, Spectrum offers braille and large-print billing materials and support documentation, as well as large-button remotes for Spectrum Guide. Audio description, guide narration, and other accessibility features are supported on Spectrum Guide, Xumo and the Spectrum TV Application. The availability of certain accessibility features may vary depending upon your service area. Spectrum's web and mobile applications are screen-reader friendly for customers who use Text-to-speech (TTS) programs. The Spectrum Access application offers additional accessibility features and is available to Spectrum customers. In-store and mobile customer support representatives are guided on how to assist customers with the accessibility features of their mobile devices. For more information about specialized customer support regarding the accessibility of Spectrum's products and services, including installation, dial 844-762-1301 or visit spectrum.com/choose-spectrum/access. This page can also be accessed by visiting spectrum.com, scrolling to the bottom, and selecting "Accessibility" from the available hyperlink options. Further information regarding Spectrum's accessibility and Disability Support is available at spectrum.net/page/accessibility.



Account Number: **LONG LAKE RESERVE CDD**
8337 13 001 1301951

Contact Us

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

8633 2390 DY RP 15 07162026 NNNNNNNN 01 001234 0005

BILLING PROCEDURES

PAYMENT OF CHARGES: Customers will be billed monthly, for services to be received and in arrears for actual charges incurred for Pay-Per-View, On Demand, per event programming where such charges are based on actual usage, plus pro-rata charges, if any, for periods not previously billed. Bills might not be issued for accounts with a zero balance. Billing may commence on or after the earlier to occur of (a) the activation of any service or device, (b) confirmed delivery of service equipment, (c) 8 days after customer pickup or shipment by Spectrum of devices or equipment. Customer shall pay all monthly charges and all applicable fees and taxes by the due date as listed on the Spectrum monthly bill(s), which may be sent by multiple, separate invoices and/or exclusively by online presentation depending on respective service subscription. Payment methods, including credit cards, debit cards and bank accounts, will be stored for future use by the customer. It is the customer's obligation to review bills as presented. For a full description of all billing terms and conditions that apply to the Spectrum services, visit spectrum.com/policies/terms-of-service. Additional fees may apply if a Spectrum Customer Service Representative's assistance is needed to process the transaction.

SPECTRUM 30-DAY SERVICE GUARANTEE: For new Spectrum TV residential customers (those who have not been Spectrum customers within the prior 90 days) may qualify for a refund or credit if not fully satisfied with the service. Current customers adding a new level of subscription service qualify to receive a refund/credit only on those newly added services not subscribed to within the previous 90 days. Such refund is valid for Spectrum TV customers who pay for their first month of new or upgraded monthly recurring subscription services. Pay-Per-View and other non-recurring subscription purchases are not refundable nor are any related installation fees that may apply. Spectrum TV customers are limited to one refund or credit per household for a maximum of 30 days of service. For additional restrictions, visit spectrum.com/policies/guarantee-new.

For information about the 30-Day Service Guarantee for business customers, please visit the Spectrum Business money-back guarantee page at business.spectrum.com/guarantee. Separately, for information concerning purchased equipment returns, visit spectrum.com/policies/terms-of-service/returnpolicy for residential and spectrumbusiness.net/returningpolicy for business customers.

SERVICE BUNDLE DISCOUNTS: Spectrum reserves the right to offer, and customer may elect to subscribe to, a combination of Spectrum services for which a bundle discount applies ("Bundled Services"). In the event the customer terminates any service component of such Bundled Services or Spectrum terminates such service component based on customer's failure to comply with the terms of service, Spectrum reserves the right to revert the pricing of the remaining service(s) to the applicable undiscounted price for such service(s).

MONTHLY SUBSCRIPTION SERVICES: Subject to restrictions under applicable law, if any, and without affecting the "Spectrum Residential Customer Guarantee" and "Spectrum Business Customer Guarantee", customer shall be responsible for the full monthly charge (without proration) for services that are offered on a monthly subscription basis to which the customer has subscribed, regardless of customer's termination of such monthly service prior to the conclusion of the respective subscription month.

CORRESPONDENCE: Please do not mail written correspondence with your bill statement. Contact Spectrum Customer Service with any additional needs..

LATE FEE: Customers can avoid incurring late fees by paying their monthly bill in a timely manner that ensures Spectrum receives payment by the due date. If a customer's account is past due, the customer may be charged an applicable late fee in addition to the past due balance. If the customer's account remains unpaid, the service(s) may be suspended or disconnected.

PAYMENTS (ONLINE AND BY PHONE): The payment functionality on Spectrum's website and payment-by-phone service is provided for the exclusive personal use of Spectrum customers. No payment processor may use this website to effect a payment in the name of a customer without authorization in writing from Spectrum.

Any attempt to do so will be considered an unauthorized interference with the intended operation of the website or phone systems and may result in Spectrum's failure to process or accept such payment.

BILLING DISPUTES: Customers must notify Spectrum of disputed items within sixty (60) days after the due date on a customer billing statement, or longer as required by applicable law. Failure to pay charges billed (including checks returned for insufficient funds) may result in discontinuance of service, the removal of all Spectrum equipment, and/or imposition of a late payment or service charge. If the customer has more than one account (residential and/or business) served by Spectrum, all Spectrum-provided services at all locations may be subject to suspension or discontinuance of service in the event any one account remains unpaid, and Spectrum may apply any funds received from the customer first to such delinquent account(s). Should the customer wish to resume a service after any suspension, the customer may be subject to a reconnection fee. Should the customer wish to resume a service after termination of service, Spectrum may charge an installation fee and/or service activation fee. These fees are in addition to all past due charges and other fees. In the event collection activities are required, an additional collection charge may be imposed.

DISRUPTION OF SERVICE: Spectrum endeavors to respond to and resolve customer service outages within 24 hours of being reported. Unless otherwise required under applicable law, credits are not available for disruptions of service that are beyond Spectrum's reasonable control, not reasonably foreseeable by Spectrum or in any way caused by the customer. Spectrum will otherwise provide the customer with the proportionate credit for qualifying outages of two or more consecutive hours, after the interruption is reported to us and the customer has requested a credit within 60 days after the conclusion of such service outage. Such credit shall not exceed the customer's monthly recurring charges for service at the time of the service outage and shall exclude all one-time, nonrecurring, and per view/use charges, as well as governmental, franchise, regulatory, or other similar required or permissible fees, surcharges, or taxes. In no event shall Spectrum be liable for any failure or interruption of program transmissions or service resulting in part or entirely from circumstances beyond Spectrum's reasonable control (e.g., actions by programmers). Except where specifically prohibited by law, the outage credit described herein is the sole and exclusive remedy for a service interruption. State-specific service outage credit policies are outlined below:

- **Connecticut:** If a customer experiences a video service outage of more than 24 consecutive hours in order to receive a credit for such outage, the customer must notify Spectrum of such outage. Spectrum will provide a proportionate credit, provided such service interruption is not caused by the customer.
- **Maine:** If a video service outage occurs for 6 or more consecutive hours in a 30-day period, Spectrum will, upon request, provide a customer with a pro rata credit or rebate.
- **Massachusetts:** If a video service outage occurs for more than 24 consecutive hours and Spectrum is aware of such outage, Spectrum will provide a proportionate credit, provided such interruption is not caused by the customer.
- **New Jersey:** If a video service outage or other loss of service occurs for 6 or more consecutive hours, Spectrum will provide a credit in one-day increments to eligible customers who request a credit from Spectrum, or notify the New Jersey Office of Cable Television and Telecommunications, within thirty (30) days of such outage or loss of service, except when restoration of video service within 6 hours is outside of Spectrum's control and Spectrum restores video service within 6 hours once restoration of video service is within its control.
- **New York:** If a video service outage occurs affecting more than 100 customers for less than 24 hours, Spectrum will provide a credit equal to one day of Spectrum video service charges to eligible customers who request a credit. If a video service outage was in part caused by loss of commercial power, the credit period will begin 24 hours after restoration of commercial power.





Account Number: **LONG LAKE RESERVE CDD**
8337 13 001 1301951

Contact Us

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

8633 2390 DY RP 15 07162026 NNNNNNNN 01 001234 0005

• Vermont: If a video service outage occurs for 24 or more consecutive hours and Spectrum is aware of such outage at the time of such outage, Spectrum will provide an appropriate rate credit, calculated consistently with state law.

• West Virginia: If video service is interrupted for more than 24 consecutive hours, upon request Spectrum will provide a credit or refund representing the proportionate share of such service not received in the billing period, provided such interruption is not caused by the customer.

TERMINATION OF SERVICE/DISCONNECTED ACCOUNT: A customer may terminate service at a Spectrum office in person, by written notice, by telephone, or as otherwise required under applicable law. Refunds or credits, if necessary, will be issued after the return of any Spectrum-owned equipment. Spectrum reserves the right to terminate the customer's service based on delinquent status or any misuse of service. Spectrum will make reasonable efforts, which may include but not limited to written notices, phone calls, text messages, emails, Internet or browser messages and home visits, to contact the customer about a pending suspension or disconnection resulting from an unpaid balance. In the event the customer's account has been disconnected for nonpayment, the customer may be liable for all reconnect and/or installation fees, past due balance(s), and the first month of reconnected service in advance, in addition to any other applicable charges. If the account remains unpaid, it may be forwarded to a third-party collection agency for collections, and the customer's credit report may be negatively impacted. Upon termination, Spectrum may charge additional fees on any unpaid balance and reserves any and all other rights it has under the terms and conditions of the customer's service agreement with Spectrum and otherwise under applicable law with respect to billing for service and unreturned equipment. Further, the customer understands and agrees that Spectrum reserves the right to charge customer's payment method on file at the time of service in the amount of ongoing rental fees, any outstanding balance, and/or any unreturned equipment charges, in accordance with applicable law.

COMPLAINT PROCEDURES

Should a customer have any complaint regarding quality of service, equipment malfunctions, or similar matters, first contact Spectrum Customer Service (available 24 hours a day) at 1-855-757-7328 for residential and 1-800-314-7195 for business customers (in Hawaii, call 1-808-582-6100 for residential and 1-808-582-6284 for business). If a complaint remains unresolved, the customer may elect to mail a complaint to **Spectrum, Attention: Customer Complaint, 2 Digital Place, 4th floor, Simpsonville, SC 29681** or, where applicable, consult the franchise authority or contact the state agencies listed below. States listed below also provide contact information

• Connecticut: In the event an issue is not resolved with Spectrum's Customer Care Representatives, customers may request a confidential, nonbinding mediation with Spectrum and a designated member of the Public Utilities Regulatory Authority, who shall serve as the mediator. If the mediation is unsuccessful, the customer may file a complaint at portal.ct.gov/PURA/Consumer-Services/File-a-Complaint and/or contact the Authority at 1-800-382-4586 (toll-free within CT) or 1-860-827-2622 (outside CT).

• Hawaii: Customers may request assistance from the Hawaii Department of Commerce and Consumer Affairs, Cable Television Division by mail at P.O. Box 541, Honolulu, Hawaii 96809, by email at cabletv@dcca.hawaii.gov, or by phone at 1-808-586-2620 (Oahu), 1-808-974-4000 ext. 62620 (Hawaii), 1-808-984-2400 ext. 62620 (Maui), or 1-808-274-3141 ext. 62620 (Kauai).

• Maine: Customers may communicate their views and complaints to the Attorney General or the municipality identified on the monthly statement. The Department of the Attorney General has responsibility to investigate and resolve customer complaints or complaints raised by the municipality under 30-A MRSA §3008 concerning matters other than program choices and rates. The Dept. of Attorney General, Consumer Protection Division may be contacted at 1-207-626-8800; Office of the Maine AG: Contact the Consumer Protection Division; or in writing at 6 State House Station, Augusta, ME 04330.

• Massachusetts: Customers who are unsatisfied with the handling of a cable services complaint may contact Consumer Division of the Department of Telecommunications and Cable (DTC) toll free at 1-800-392-6066 or may write to that Dept. at One Federal Street, Suite 0740, Boston MA 02110-2012.

• Michigan: Customers may request assistance from the Michigan Public Service Commission at 1-800-292-9555 or at michigan.gov/mpsc.

• New Hampshire: Customers may request assistance from the Consumer Protection & Antitrust Bureau, Office of the Attorney General, 1 Granite Place South, Concord, NH 03301; Phone: (603) 271-3643; Fax: (603) 271-2110.

• New Jersey: Customers may request assistance from the Complaint Officer for their municipality. The Complaint Office for all municipalities, except Palisades Park and Englewood is the State of New Jersey Board of Public Utilities, Office of Cable Television & Telecommunications, 44 S. Clinton Avenue, 1st Floor, Post Office Box 350, Trenton, NJ 08625. Customers may also call 1-800-624-0331. For the Borough of Palisades Park, customers may contact the Complaint Officer at 275 Broad Avenue, Palisades Park, NJ 07650. For the City of Englewood, customers may contact the City Administrator at the Englewood Municipal Building, 2-10 N. Van Brunt Street, Englewood, NJ 07631.

• New York: Customers may request assistance from the New York Department of Public Service. They may be contacted at dps.ny.gov, Phone: 1-800-342-3377, Hearing/Speech Impaired: TDD 1-800-662-1220, Fax: 518-472-8502, Mail: Office of Consumer Services, New York State Department of Public Service, Empire State Plaza, Agency Building 3, Albany, NY 12223-1350.

• North Carolina: Customers may request assistance from the Consumer Protection Division of the Attorney General's Office of the State of North Carolina at ncdoj.gov/cable.

• Vermont: Customers may request assistance from the Vermont Department of Public Service Consumer Hotline and file complaints regarding billing, service quality, PEG access programming and other concerns by calling 1-800-622-4496, sending an email to PSD.consumer@vermont.gov or writing 112 State Street, Montpelier, VT 05620-2601. Assistance is available Monday through Friday, except state holidays, between the hours of 7:45 a.m. and 4:30 p.m. TTY/TDD number is 1-800-734-8390. Feedback can be provided to The Public Utility Commission by calling 1-802-828-2358 or in writing to the Commission at 112 State Street, Montpelier, VT 05620-2601.

• West Virginia: In the event an issue, other than those associated with programming, channel selection or rates, is not resolved with Spectrum's Customer Care Representatives, you may contact the Public Service Commission in writing at: PSC of West Virginia, P.O. Box 812, Charleston, WV 25323. Please include the name and address of the cable operator, a clear and concise statement of the facts involved and remedy sought. A complaint form is available upon request. If the Commission cannot resolve your complaint informally, you may request a formal hearing before the Commission. You may reach the Commission by phone at 1-800-344-5113; or via the PSC website: <https://www.psc.state.wv.us>. You may also contact the FCC Cable Services Bureau, 445 12th St., S.W., Room 3-C 830, Washington, DC 20554; phone 202-418-7200; website www.fcc.gov.

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www.coastalwasteinc.com

INVOICE

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

Invoice SW0002656930
Page Page 1 of 1
Date 07/31/2026
Customer 16950
Site 0
PO Number
Due Date 08/25/2026

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) STEFFEN CHEERIN 1746 CHERRY WALK RD, LUTZ FL Serv #001 RESIDENTIAL - CURBSIDE - MSW 320 - 0.45YD 640x Week				
31 - Jul	MONTHLY - WASTE COLLECTION (Aug 01/26 - Aug 31/26)		\$3,747.20	1.00	\$3,747.20
31 - Jul	ADMIN FEE - MONTHLY (Aug 01/26 - Aug 31/26)		\$3.95	1.00	\$3.95
	Serv #002 RESIDENTIAL - CURBSIDE - RECYCLING 320 - 0.09YD 320x Week				
31 - Jul	MONTHLY - RECYCLING COLLECTION (Aug 01/26 - Aug 31/26)		\$563.20	1.00	\$563.20
31 - Jul	CART FEE - MONTHLY (Aug 01/26 - Aug 31/26)		\$17.32	1.00	\$17.32
31 - Jul	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 SW0002656930
Date 07/31/2026
Customer 16950
Site 0
PO Number
Due Date 08/25/2026

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>.

0025756SW0169500000SW000265693000004980404

Cooper Pools Inc

4850 Allen Rd PMB 13
Zephyrhills, FL, 33541
(844) 766-5256

Invoice #: 2123

Invoice Date: 8/1/2026

Due Date: 8/31/2026

Bill To: The Reserve at Long Lake Ranch

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

LOCATION: 19617 Breynia Dr, Lutz

Item	Description	Qty	Rate	Amount
pH ↓	gal	7.00	\$0.00	\$0.00
Alkalinity ↑	lbs	1.00	\$0.00	\$0.00
Liquid Chlorine	jug	36.00	\$0.00	\$0.00
Monthly Commercial Pool Maintenance	Monthly Commercial Pool Maintenance	1.00	\$1,700.00	\$1,700.00

Subtotal: \$1,700.00

Tax: \$0.00

Total: \$1,700.00

Amount Due: \$1,700.00

INVOICE

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

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



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

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

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

Invoice details

Invoice no.: 2026-1617
Terms: Net 30
Invoice date: 07/01/2026
Due date: 07/31/2026

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

Total

\$1,700.00

Ways to pay



View and pay

Long Lake Reserve CDD

Meeting Date: August 11, 2026

SUPERVISOR PAY REQUEST

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:04 pm
Meeting End Time:	7:49 pm
Total Meeting Time:	1 hr & 45 minutes

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

Total at \$175 per Hour:	\$0.00
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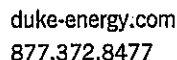
ADDITIONAL OR CONTINUED MEETING TIMECARD

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: _____





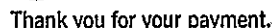
Page 1 of 3

Bill date Aug 5, 2026
For service Jul 2 - Aug 3
33 days

Account number: 9100 8628 4637

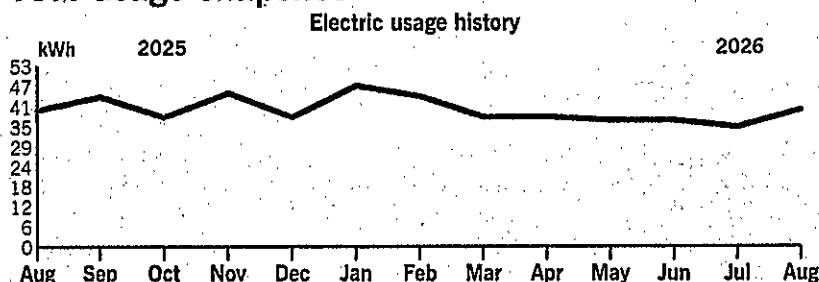
Billing summary

Previous Amount Due	\$30.80
<i>Payment Received Jul 27</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Aug 26	\$30.80



Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10.6%, Purchased Power 2%, Gas 79%, Oil 0.1%, Nuclear 0%, Solar 8.3% (For prior 12 months ending June 30, 2026).

Your usage snapshot



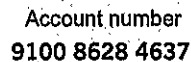
Average temperature in degrees

84° 81° 76° 68° 65° 61° 61° 71° 75° 81° 84° 85° 83°

	Current Month	Aug 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	40	40	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

Amount of automatic draft

\$30.80
by Aug 26

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**

12/11/2011 11:11 AM

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

026679 000000966



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

88910086284637000660000000000000000000003080000000030802



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: Sep 1

Please be sure we can safely access your meter. Don't worry if your digital meter flashes elghts 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 Aug 3	2822
Previous reading on Jul 2	- 2782
Energy Used	40 kWh
Billed kWh	40.000 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 - Jul 02 26 to Aug 03 26

Meter - 3539949

Customer Charge	\$18.01
Energy Charge	
40.000 kWh @ 9.609c	3.85
Fuel Charge	
40.000 kWh @ 3.859c	1.54
Asset Securitization Charge	
40.000 kWh @ 0.195c	0.08
Minimum Bill Adjustment	6.52
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: Sep 1

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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

Your usage snapshot - Continued

Current electric usage for meter number 3589801	
Actual reading on Aug 3	2898
Previous reading on Jul 2	- 2858
Energy Used	40 kWh
Billed kWh	40.000 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 - Jul 02 26 to Aug 03 26	
Meter - 3589801	
Customer Charge	\$18.01
Energy Charge	
40.000 kWh @ 9.609c	3.85
Fuel Charge	
40.000 kWh @ 3.859c	1.54
Asset Securitization Charge	
40.000 kWh @ 0.195c	0.08
Minimum Bill Adjustment	6.52
Total Current Charges	\$30.00

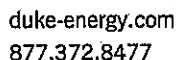
The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will 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

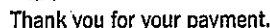
Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80



Bill date Aug 5, 2026
For service Jul 2 - Aug 3
33 days

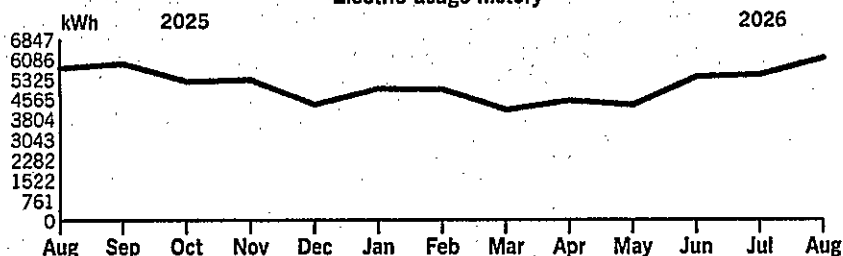
Account number 9100 8628 5448

Previous Amount Due	\$784.14
<i>Payment Received Jul 27</i>	-784.14
Current Electric Charges	849.54
Taxes	22.54
Total Amount Due Aug 26	\$872.08



Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10.6%, Purchased Power 2%, Gas 79%, Oil 0.1%, Nuclear 0%, Solar 8.3% (For prior 12 months ending June 30, 2026).

Electric usage history



Average temperature in degrees

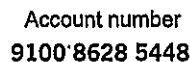
84° 81° 76° 68° 65° 61° 61° 71° 75° 81° 84° 85° 83°

	Current Month	Aug 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	6,086	5,730	60,349	5,029
Avg. Daily (kWh)	184	185	164	

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

Amount of automatic draft:

\$872.08
by Aug 26

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**

14-00000

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

026681 000000966



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

889100862854480006600000000000000000008720800000872089



duke-energy.com
877.372.8477

Account number 9100 8628 5448

200064967262

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: Sep 1

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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



duke-energy.com
877.372.8477

Page 3 of 3

Account number 9100 8628 5448

Your usage snapshot - Continued

Current electric usage for meter number 1008121

Actual reading on Aug 3	265510
Previous reading on Jul 2	- 259424
Energy Used	6,086 kWh
Billed kWh	6,086.000 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 - Jul 02 26 to Aug 03 26

Meter - 1008121

Customer Charge	\$18.01
Energy Charge	
6,086.000 kWh @ 9.609c	584.80
Fuel Charge	
6,086.000 kWh @ 3.859c	234.86
Asset Securitization Charge	
6,086.000 kWh @ 0.195c	11.87
Total Current Charges	\$849.54

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	\$0.74
Gross Receipts Tax	21.80
Total Taxes	\$22.54

fb.def.duke.bills.20260804212132.69.a.jp-53363-000000966

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: Sep 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.

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

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Jul 03 - Aug 04		
Description	Quantity	Usage
50 WATT LED OCAL 3000K TY V BL	1	17 kWh
54W MITCH LED PT CLR	4	76 kWh
50 MTCH III 3K F	1	19 kWh
50MTCHTR III3K THRBM	2	38 kWh
SV FLAGLER ACR 9500L	92	4,508 kWh
Total	100	4,658 kWh

Billing details - Lighting

Billing Period - Jul 03 26 to Aug 04 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
08/05/2026	10916
Terms	Service Through
	08/05/2026

In Reference To: General Representation (Work)

Date	By	Services	Hours	Amount
07/14/2026	Erin R McCormick	Telephone conference with Lynn Hayes in preparation for Board of Supervisors meeting; attend beginning of Board of Supervisors meeting [CLIENT COURTESY - NO CHARGE]	0.30	\$ 0.00
07/27/2026	Erin R McCormick	Review of proposed License Agreement and Exhibit A; review of Property Appraisers information and Plat for property; telephone conference with Tyson Waag regarding above;	0.40	\$ 158.00
07/28/2026	Erin R McCormick	Prepare email to Lynn Hayes and Jennifer Eybers regarding License Agreement, comments to Exhibit A, and review needed by Tyson Waag; review of email from Lynn Hayes;	0.50	\$ 197.50
07/30/2026	Erin R McCormick	Prepare Appropriation Resolution for Long Lake Reserve CDD; prepare Assessment Resolution; prepare Resolution for FY 2026-2027 Meeting Schedule; review of emails from Lynn Hayes and from Diana Kronick confirming all assessments are on the tax roll; finalize Resolutions and transmit to Lynn Hayes and Jennifer Ebery;	2.40	\$ 948.00
08/03/2026	Jessica R Larrinaga	Review of Agenda package for upcoming CDD meeting on August 11th [CLIENT COURTESY - NO CHARGE]	0.50	\$ 62.50
08/05/2026	Erin R McCormick	Review of email from Jennifer Eybers and respond;	0.10	\$ 39.50

Total Hours	4.20 hrs
Total Work	\$ 1,405.50
Total Invoice Amount	\$ 1,405.50
Previous Balance	\$ 2,444.80
7/20/2026 Payment - Check	(\$2,444.80)
Balance (Amount Due)	\$ 1,405.50



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

Service Slip/Invoice

INVOICE: 121363791
DATE: 07/31/2026
ORDER: 121363791

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

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

Work Date	Time	Target Pest	Technician	Time In
07/31/2026	08:15 AM		BLDEARTH	Branden Dearth
Purchase Order	Terms	Last Service	Map Code	Time Out
	DUE UPON RECEIPT	07/31/2026	N/A	Lic:JE325021

Service	Description	Price
IS	Taexx Pest Control Service	\$152.50
Hi Mr/Ms,		SUBTOTAL \$152.50
		TAX \$0.00
Today's 6-Point Advantage Service:		AMT. PAID \$0.00
1. Inspected the exterior of your home to identify potential pest problems		TOTAL \$152.50
2. Removed and treated cobwebs and wasps nests within reach		
3. Provided conventional pest control applications		
4. Treated pest entry points around doors and windows		
5. Applied pest control materials around the outside perimeter of your business.		
6. Provided this detailed service report.		
		AMOUNT DUE \$152.50
		
TECHNICIAN SIGNATURE		
CUSTOMER SIGNATURE		

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

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

PLEASE PAY FROM THIS INVOICE

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Invoice

Date	Invoice #
7/15/2026	4656

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Reinstall sign on post located at the entrance to the trail on the West side of the property. Price includes all labor and materials	125.00	125.00
All work is complete!		Total	\$125.00

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Invoice

Date	Invoice #
8/1/2026	4664

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

P.O. No.	Terms	Project

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

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-326223

Invoice Date: 07-25-2026

Due Date: 08/23/2026

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

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

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

Reference – P.O. No.		Terms	Due Date	Franchise
		Net 30	08/23/2026	F0214
Quantity	Description	Rate	Amount	
1	Pacific Blue Select Multifold Paper Towels, 1-ply, 250 Sheets/Pack, 16 Packs/Carton (20389)	\$45.31	\$45.31	
2	Coastwide Professional 55-60 Gallon Trash Bag, 38 x 60, High Density, 22 mic, Black, 150 Bags/Box (CW17712)	\$54.24	\$108.48	
1	Softsoap Liquid Hand Soap Refill, Aloe Vera Scent, 1 Gallon (61036483)	\$23.09	\$23.09	
Subtotal				\$176.88
Sales Tax				\$0.00
Total				\$176.88
PAYMENT/CREDIT APPLIED				\$0.00
AMOUNT DUE				\$176.88
Reference Inv-326223 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
---------	------------------------	-------------------------	-------------------------	--------------------	-------

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.

\$1,493.50	\$0.00	\$0.00	\$0.00	\$0.00	\$1,493.50
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Each Office Pride franchise is independently owned and operated.

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-327646

Invoice Date: 08-01-2026

Due Date: 08/31/2026

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	08/31/2026	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-327646 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
\$1,493.50	\$0.00	\$0.00	\$0.00	\$0.00	\$1,493.50

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.



MIKE FASANO

TAX COLLECTOR
PASCO COUNTY FLORIDA

POST OFFICE BOX 276 • DADE CITY, FLORIDA 33526-0276

June 15, 2026

Long Lake Reserve CDD
C/O Rizzetta & Company
3434 Colwell Ave Suite 200
Tampa, FL 3314-8390

Re: Long Lake Reserve CDD Postage Assessment

Pursuant to F.S. 197.3632, this letter will serve as an invoice for **\$162.87** for cost of collection of the Long Lake Reserve CDD Postage Assessment for the 2025 Tax Year.

RECEIVED
06/17/2026

Should you have any questions, please feel free to contact my office.

Best wishes,

Mike Fasano
Tax Collector

MF/mg

FOR YOUR CONVENIENCE:

EAST PASCO GOVERNMENT CENTER
DADE CITY
TELEPHONE 352.521.4360

CENTRAL PASCO GOVERNMENT CENTER
LAND O'LAKES
TELEPHONE 813.235.6020

WEST PASCO GOVERNMENT CENTER
NEW PORT RICHEY
TELEPHONE 727.847.8165

COMPARK 75 BUSINESS PARK
WESLEY CHAPEL
TELEPHONE 813.235.6020

TAX COLLECTOR BUILDING
GULF HARBORS
TELEPHONE 727.847.8165



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: 19244 BREYNIA DR IRRIGATION

Bill Number: 24915727

Billing Date: 8/4/2026

Billing Period: 6/16/2026 to 7/16/2026

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 take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Irrig Potable	14369796	6/16/2026	5302	7/16/2026	5358	30	56

Usage History

Irrigation

July 2026	56
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

Transactions

Previous Bill	367.82
Payment 07/20/26	-367.82 CR
Balance Forward	0.00
Current Transactions	
Irrigation	
Water Base Charge	22.37
Water Tier 1	25.0 Thousand Gals X \$3.47 86.75
Water Tier 2	13.0 Thousand Gals X \$6.94 90.22
Water Tier 3	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 8/21/2026

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

The Total Due will be electronically transferred on 08/21/2026.



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

013938468099137012491572710000367820



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: 19617 BREYNIA DR

Bill Number: 24915907

Billing Date: 8/4/2026

Billing Period: 6/16/2026 to 7/16/2026

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

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	14328640	6/16/2026	1190	7/16/2026	1198	30	8

Usage History

	Water
July 2026	8
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

Transactions

Previous Bill	285.44
Payment 07/20/26	-285.44 CR
Past Due	0.00
Current Transactions	
Water	
Water Base Charge	41.29
Water Tier 1	8.0 Thousand Gals X \$2.18 17.44
Sewer	
Sewer Base Charge	103.45
Sewer Charges	8.0 Thousand Gals X \$7.20 57.60
Total Current Transactions	219.78
TOTAL BALANCE DUE	\$219.78

*Past due balance is delinquent and subject to further fees and immediate disconnect.

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Please return this portion with payment

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

Account #	1002200
Customer #	01399734
Past Due	0.00
Current Transactions	219.78

Total Balance Due	\$219.78
Due Date	8/21/2026

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

The Total Due will be electronically transferred on 08/21/2026.



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

013997344100220032491590730000219781



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



19 0 1
42-52319

LONG LAKE RESERVE CDD

Service Address: 19932 LEONARD ROAD

Bill Number: 24916196

Billing Date: 8/4/2026

Billing Period: 6/16/2026 to 7/16/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

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	6/16/2026	9586	7/16/2026	9664	30	78

Usage History

Irrigation

July 2026	78
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

Transactions

Previous Bill	353.59
Payment 07/20/26	-353.59 CR
Balance Forward	0.00
Current Transactions	
Irrigation	
Water Base Charge	41.29
Water Tier 1 50.0 Thousand Gals X \$3.47	173.50
Water Tier 2 25.0 Thousand Gals X \$6.94	173.50
Water Tier 3 3.0 Thousand Gals X \$9.36	28.08
Total Current Transactions	416.37
TOTAL BALANCE DUE	\$416.37

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

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 416.37

Total Balance Due \$416.37
Due Date 8/21/2026

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

The Total Due will be electronically transferred on 08/21/2026.



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

013997344101388092491619680000416379



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



20 0 1
42-52319

LONG LAKE RESERVE CDD

Service Address: **MORSANI PH 2 IRRIGATION**

Bill Number: 24916198

Billing Date: 8/4/2026

Billing Period: 6/16/2026 to 7/16/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

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	6/16/2026	992	7/16/2026	992	30	0

Usage History

Irrigation

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

Transactions

Previous Bill	22.37
Payment 07/20/26	-22.37 CR
Balance Forward	0.00
Current Transactions	
Irrigation	
Water Base Charge	22.37
Total Current Transactions	22.37
TOTAL BALANCE DUE	\$22.37

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 8/21/2026

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

The Total Due will be electronically transferred on 08/21/2026.

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

013997344101388542491619820000022378



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

Invoice: I-20267-12976
Service Total: \$3120.00
Payments Total:
Amount Due: \$3120.00
Sent Date: 8/4/2026
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
7/2/2026	EVERS, DANIEL - 6809	SECURITY/TRAFFIC COMMUNITY	4:00 PM	4.00	\$60.00	\$240.00
7/7/2026	SCARANGELLA, ANTHONY - 7727	SECURITY/TRAFFIC COMMUNITY	8:00 AM	4.00	\$60.00	\$240.00
7/10/2026	STEVENS, RYAN - 3927	SECURITY/TRAFFIC COMMUNITY	4:00 PM	4.00	\$60.00	\$240.00
7/11/2026	VOGELE, KEVIN - 7376	SECURITY/TRAFFIC COMMUNITY	10:00 AM	4.00	\$60.00	\$240.00
7/13/2026	BROCK, ASHLEY - 6508	SECURITY/TRAFFIC COMMUNITY	8:00 AM	4.00	\$60.00	\$240.00
7/16/2026	SHERRY, JUSTIN - 7852	SECURITY/TRAFFIC COMMUNITY	4:00 PM	4.00	\$60.00	\$240.00
7/17/2026	RAMOS, KEARSTIN - 7307	SECURITY/TRAFFIC COMMUNITY	4:00 PM	4.00	\$60.00	\$240.00
7/21/2026	NGUYEN, NHAN - 7672	SECURITY/TRAFFIC COMMUNITY	8:00 AM	4.00	\$60.00	\$240.00
7/23/2026	COOKE, JUSTIN - 6824	SECURITY/TRAFFIC COMMUNITY	4:00 PM	4.00	\$60.00	\$240.00
7/24/2026	COOKE, JUSTIN - 6824	SECURITY/TRAFFIC COMMUNITY	4:00 PM	4.00	\$60.00	\$240.00
7/28/2026	VANCE, NICHOLAS - 7658	SECURITY/TRAFFIC COMMUNITY	8:00 AM	4.00	\$60.00	\$240.00
7/30/2026	PATRICK, CHRISTOPHER - 5570	SECURITY/TRAFFIC COMMUNITY	4:00 PM	4.00	\$60.00	\$240.00
7/31/2026	BOLES, PHILLIP - 6353	SECURITY/TRAFFIC COMMUNITY	4:00 PM	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-20267-12976

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.

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

Invoice

Date	Invoice #
8/2/2026	INV0000111295

Bill To:

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

Services for the month of	Terms	Client Number
August	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 #
7/31/2026	INV0000111432

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 #
8/1/2026	INV0000111526

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 #
8/14/2026	INV0000111552

Bill To:

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

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

[illegible]



INVOICE

Safetouch

13745 N Nebraska Ave
Tampa, FL 33613
(813) 930-7852
ar165@safetouch.com

Bill To:

Angela Del Castillo
Long Lake Reserve CDD
C/O Rizzetta & Company
3434 Colwell Ave Ste 200
Tampa, FL 33614

Ship To:

Long Lake Reserve CDD
Angela Del Castillo
Club House
19617 Breynia Drive
Lutz, FL 33558

Job Type:

Mon #:

Invoice No:

Status:

Invoice Date:

Due Date:

Total:

RMR

VID0166

22129

Open

8/01/2026

8/31/2026

\$1,440.00

Service Date	Product/Service	Quantity	Total
	Quarterly Video Surveillance Monitoring		
	Event Based Remote Video Monitoring	3.00	\$1,440.00

Notes

Quarterly Monitoring

Scan to pay online:



Subtotal:

\$1,440.00

Tax:

\$0.00

Invoice Amount:

\$1,440.00

Previous

Payment(s):

\$0.00

**Amount Due
(USD)**

\$1,440.00

Thank you for doing business with us!



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: PSI290580

Invoice Date: 8/1/2026

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 8/1/2026

Due Date 8/31/2026

Terms Net 30

Customer ID 9879

P.O. Number

P.O. Date 8/1/2026

Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	2,026.72	2,026.72
August Billing					
8/1/2026 - 8/31/2026					
Lake All					
Wetland 1					
Wetland 2					

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 Number	2602348
Invoice Date	August 14, 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	July 24, 2026
	Current Invoice Total (USD)	344.50		

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 09	Nurse, Vanessa M	0.25	190.00	47.50
Level 10	Waag, R Tyson (Tyson)	1.50	198.00	297.00
	Subtotal Professional Services	<u>1.75</u>		<u>344.50</u>

Low Task Subtotal	2026 FY General Consulting Services	344.50
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Top Task Subtotal	2026 FY General Consulting Services	344.50
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Total Fees & Disbursements	<u>344.50</u>
INVOICE TOTAL (USD)	344.50

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. #
2026-07-22	238202113	2026	Direct - Regular	NURSE, VANESSA M	0.25	190.00	47.50	DOWNLOADED FY2027 BUDGET TO PREPARE TO OPEN NEW 2027 TASK	
2026-07-08	238202113	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	198.00	198.00	CORRESPONDENCE WITH PASCO COUNTY. CONTACT FACILITIES MANAGEMENT DIVISION AND PROVIDE THE 2026 PUBLIC FACILITIES REPORT.	
2026-07-10	238202113	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	REVIEW BOS MEETING AGENDA AND PROVIDE REPORT TO DM.	
Total subTask 2026					1.75		\$344.50		
Total Top Task 2026					1.75		\$344.50		
Total Project 238202113					1.75		\$344.50		



0 LONG LAKE RESERVE CDD 0

ACCOUNT SUMMARY

Credit Limit	\$10,000.00
Credit Available	\$9,645.00
Statement Closing Date	July 31, 2026
Days in Billing Cycle	31
Previous Balance	\$481.29
Payments & Credits	\$481.29
Purchases & Other Charges	\$354.86
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$354.86

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	\$354.86
Minimum Payment Due	\$354.86
Payment Due Date	August 25, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL	\$481.29-
07/27	07/27	F151500K000CHGDDA	AUTOMATIC PAYMENT - THANK YOU	481.29-
		GREGG GRUHL	TOTAL	\$0.00
		KELLIE SPRAGUE	TOTAL	\$0.00
		ANGELA DEL CASTILLO	TOTAL	\$354.86
07/03	07/03	5543286J85VHNMQTM	AMAZON.COM*QK17Z4XG3 SEATTLE WA	34.85
			MCC: 5942 MERCHANT ZIP:	
07/09	07/09	1230202JE00J2L4MK	MAILCHIMP ATLANTA GA	19.50
			MCC: 5818 MERCHANT ZIP:	
07/11	07/11	1527632JH00NG0FDS	SMALLPDF ZURICH ZH	15.00
			MCC: 5045 MERCHANT ZIP:	
07/11	07/11	8230509JHEHM5VJW5	AMAZON MARK* 9981O1UC3 SEATTLE WA	285.51
			MCC: 5999 MERCHANT ZIP:	
		MICHELLE WHITE	TOTAL	\$0.00

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	August 25, 2026
New Balance	\$354.86
Minimum Payment Due	\$354.86
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

IMPORTANT ACCOUNT INFORMATION

\$0 - \$354.86 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 08/25/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$6.89	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$0.89	\$0-\$500,000 = 0.25%
New Cashback Balance	\$7.78	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Feb 2027	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

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

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

(v) = variable (f) = fixed

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

Here is your cash rewards schedule:

<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

07/01/26-07/31/26

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

				Clubhouse Supplies
				57200-4734
Date	Vendor Name	Reason for Expenditure	Amount	
7/3/2026	Amazon	Printer Paper	\$ (34.85)	\$ (34.85)
7/9/2026	MailChimp	E-Blast Subscription	\$ (19.50)	\$ (19.50)
7/11/2026	Small PDF	Monthly Subscription	\$ (15.00)	\$ (15.00)
7/11/2026	Amazon	Printer Ink, American Flag, Light Bulbs	\$ (285.51)	\$ (285.51)
		001-10102	(354.86)	(354.86)

354.86

Long Lake Reserve CDD EXPENSE REPORT

DATE PURC	VENDOR/STORE DESCRIPTION	AMOUNT	GL Code
7/2/2026 Amazon	Printer Paper	\$34.85	57200, 4734
7/9/2026 Mailchimp	Email Blast Subscription	\$19.50	51300, 4802
7/11/2026 SmallPDF	Smallpdf Desktop PDF Subscription	\$15.00	57200, 4734
7/11/2026 Amazon	Printer Ink,American Flag, L Bulbs	\$285.51	57200, 4734

\$354.86



Final Details for Order #112-0906734-1138658

Order Placed: July 2, 2026
Amazon.com order number: 112-0906734-1138658
Order Total: \$34.85

Shipped on July 3, 2026	
Items Ordered	Price
1 of: HP Printer Paper 8.5 x 11 Paper Copy & Print 20 lb 5 Ream Case - 2500 Sheets 92 Bright FSC Certified 200350 C	\$34.85
Sold by and invoiced on behalf of: Amazon.com	
Condition: New	
Shipping Address: Manager Long Lake Reserve 19617 BREYNIA DR LUTZ, FL 33558-5612 United States	Item(s) Subtotal: \$34.85 Shipping & Handling: \$6.99 Free Shipping: -\$6.99 ----- Total before tax: \$34.85 Sales Tax: \$0.00 ----- Total for This Shipment: \$34.85 -----
Shipping Speed: FREE Shipping	

Payment information	
Payment Method: MasterCard Last digits: 8901	Item(s) Subtotal: \$34.85 Shipping & Handling: \$6.99 Promotion applied: -\$6.99 ----- Total before tax: \$34.85 Estimated Tax: \$0.00 ----- Grand Total: \$34.85
Billing address Manager Long Lake Reserve 19617 BREYNIA DR LUTZ, FL 33558-5612 United States	
Credit Card transactions	MasterCard ending in 8901: July 3, 2026: \$34.85

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

Intuit Mailchimp

Mailchimp Receipt MC22507635

Issued to

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

Issued by

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

Details

Order# 22507635
Date Paid: July 09, 2026 04:56 AM New York

Billing statement

Essentials plan	\$13.00
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500 contacts

Additional Contact Blocks	\$6.50
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Up to 250 contacts

\$6.50 x 1 contact blocks

Paid via Mast ending in 8901 which expires	\$19.50
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09/2027

on July 09, 2026

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

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

Balance as of July 09, 2026

\$0.00

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

Sales Tax was not applied to this purchase.



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Smallpdf

From

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

Account

manager@longlakereserve.com

To

US-33558

Invoice

#RC09F0D

11 July 2026

Status

PAID

11 July 2026

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

Thank You

Questions? Contact us at support@smallpdf.com



Details for Order #112-0360265-6215425

Order Placed: July 2, 2026

Amazon.com order number: 112-0360265-6215425

Order Total: \$285.51

Not Yet Shipped	
Items Ordered	Price
1 of: Canon Genuine 055 Yellow Toner Cartridge Compatible with LBP664Cdw, MF741Cdw, MF743Cdw, MF745Cdw, MF746Cdw Sold by and invoiced on behalf of: Amazon.com Condition: New	\$117.18
1 of: American Flag 4x6 FT, US Flags USA High Wind with Embroidered Stars, Sewn Stripes, Brass Grommets, Durable USA Flag Outdoor Sold by and invoiced on behalf of: SIMBABALA (seller profile) Business Price Condition: New	\$25.99
1 of: Jolux 5/6" Non-Dimmable LED Adjustable Retrofit Downlight, E26 Medium Screw Base, 12W=75W, 5000K (Daylight), 920 Lumen Dimmable, Damp Rated Recessed Lighting, Simple Installation Can Lights, ETL, 6-Pack, Bevel Trim Sold by and invoiced on behalf of: JOLUX (seller profile) Business Price Condition: New	\$50.34
1 of: Canon Genuine 055 Black Toner Cartridge Compatible with LBP664Cdw, MF741Cdw, MF743Cdw, MF745Cdw, MF746Cdw Sold by and invoiced on behalf of: ink-shop (seller profile) Seller Credentials: Classified Small Business - Gartner Standard Condition: New	\$92.00
Shipping Address: Manager Long Lake Reserve 19617 BREYNIA DR LUTZ, FL 33558-5612 United States	
Shipping Speed: FREE Shipping	

Payment information	
Payment Method: MasterCard Last digits: 8901	Item(s) Subtotal: \$285.51
Billing address Manager Long Lake Reserve 19617 BREYNIA DR LUTZ, FL 33558-5612 United States	Shipping & Handling: \$6.99
	Promotion applied: -\$6.99

	Total before tax: \$285.51
	Estimated Tax: \$0.00

	Grand Total: \$285.51

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



INVOICE

INVOICE #	INVOICE DATE
1228671	7/30/2026
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Long Lake Reserve CDD

Opp #730877

7/2026 General Repairs

Invoice Due Date: August 29, 2026

Invoice Amount: \$656.15

Description	Current Amount
Irrigation	\$656.15
Invoice Total	\$656.15

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



Authorized & Accepted by: (X)



INVOICE

INVOICE #	INVOICE DATE
1236898	8/1/2026
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: August 31, 2026

Invoice Amount: \$6,776.75

Description	Current Amount
Monthly Landscape Maintenance August 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.