



Rizzetta & Company

Lynwood Community Development District

Board of Supervisors' Meeting August 8, 2025

**District Office:
2700 S. Falkenburg Road Suite 2745
Riverview, Florida 33578
813.533.2950**

Lynwoodcdd.org

LYNWOOD COMMUNITY DEVELOPMENT DISTRICT

Rizzetta & Company, 2700 S. Falkenburg Road Suite 2745, Riverview, FL 33578
www.lynwoodcdd.org

Board of Supervisors	Debra Goode	Chair
	Tammie Murphy	Vice-Chair
	Susan Gomez	Assistant Secretary
	Carol Kirchner	Assistant Secretary
	Michael Murphy	Assistant Secretary
District Manager	Sean Craft	Rizzetta & Company, Inc.
District Counsel	Michael Broadus	Straley Robin & Vericker
District Engineer	Stephen Brletic	BDI

All cellular phones and pagers must be turned off 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) or 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.

LYNWOOD COMMUNITY DEVELOPMENT DISTRICT

District Office – Tampa, Florida (813) 933-5571
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614
www.lynwoodcdd.org

July 31, 2025

**Board of Supervisors
Lynwood Community
Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Lynwood Community Development District will be held on **Friday, August 8, 2025 at 11:00 a.m.** at the Offices of Rizzetta & Company, 2700 S. Falkenburg Road Suite 2745, Riverview, FL 33578. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
 - A. Landscape Update..... Tab 1
 - B. Sitex Aquatics Treatment Report..... Tab 2
 - C. District Counsel
 - D. District Engineer
 - E. District Manager
 - i. Review of District Manager's Report Tab 3
- 4. BUSINESS ITEMS**
 - A. Public Hearing on FY 2025/2026 Final Budget
 - i. Consideration of Resolution 2025-05; Adopting
FY 2025/2026 Final Budget Tab 4
 - B. Public Hearing on FY 2025/2026 Assessments
 - i. Consideration of Resolution 2025-06; Levying
O & M Assessments for FY 2025/2026 Tab 5
 - C. Consideration of Resolution 2025-07; Setting the
Meeting Schedule for FY 2025/2026 Tab 6
 - D. Consideration of Resolution 2025-08; Setting the
Workshop Schedule for FY 2025-2026 Tab 7
 - E. Consideration of 2024/2025 Goals & Objectives Report ... Tab 8
 - F. Consideration of Proposal to Cut Back Native Vegetation
behind Homes South of Amaryllis Garden Tab 9
 - G. Consideration of Proposal to Refresh Stones at Front
Entrance and Sidewalk Tab 10
 - H. Discussion of Sticker for Vehicles Parked Illegally Tab 11
 - I. Consideration of Proposals for Repainting Perimeter
Fence (under separate cover)
 - J. Discussion of Towing Agreement with Dixie Wrecker..... Tab 12

5. BUSINESS ADMINISTRATION

- A.** Consideration of Minutes of Board of Supervisors'
Meeting held on July 11, 2025 Tab 13
- B.** Consideration of Operations & Maintenance
Expenditures for June 2025 Tab 14

6. SUPERVISOR REQUESTS

7. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, or need to obtain a copy of the full agenda, please do not hesitate to contact Sean Craft at scraft@rizzetta.com.

Sincerely,

Sean Craft

Sean Craft
District Manager

Tab 1

(1)



Crack and crevice weeds

Created: Tue, 7/29/2025

Crew needs to spray weeds more consistent to control weeds - sprayed 7/28

(2)



Weeds inside plants

Created: Tue, 7/29/2025

Remove volunteer plants growing inside plants.

Removed on 7/28



(3)



Trim plants to open up sidewalks

Created: Tue, 7/29/2025

Crew to trim plants back off of sidewalks to keep the open.
Completed on 7/28

(4)



New Jasmine planting damaged

Created: Tue, 7/29/2025

Crew line trimmed the new plantings at the entrance- plants are to be replaced on 7/28

(5)



Rock beds at entrance - muddy and weedy

Created: Tue, 7/29/2025

Spray weeds that are growing in rock beds at entrance. Completed 7/28

(6)



Cut back plants off of sidewalk

Created: Tue, 7/29/2025

Completed 7/28



(7)



Grassy weeds in plantings

Created: Tue, 7/29/2025

Production manager needs to spray grassy weeds growing in plants. Special chemical only so as not to damage holly plants.

(8)



Crape Myrtle sucker growth

Created: Tue, 7/29/2025

Remove sucker growth from Crape Myrtle's in front of wall.

(9)



Vines on grasses in front

Created: Tue, 7/29/2025

Remove vine growing on grasses in front beds.

Completed 7-28



(10)



Raccoon family in front bushes

Created: Tue, 7/29/2025

Baby raccoons in front bushes

(11)



Weeds in planting beds

Created: Tue, 7/29/2025

Spray where possible but weeds in planting beds need to be pulled and removed

(12)



Plants are doing well and growing

Created: Tue, 7/29/2025

Need to tighten up the trimming and keep entrance clean

(13)



Back wall area

Created: Tue, 7/29/2025

Back wall area is overgrown and needs to be trimmed back. Crew trimmed most of the area and will complete next visit



(14)



Front pond area- trimmed and neat

Created: Tue, 7/29/2025

Crew is line trimming the ornamental grass beds around the ponds- I have redirected them to front entrance and focal areas. Appreciate the effort but feel they are not focusing on key areas





Contact: Victor Figueroa
Phone: 8132707390
Email: vbueso@fieldstonels.com
Title: Report: 7/28/2025 17:19

Group: Lynwood
Created: Mon, 7/28/2025
No. Items: 5

(1)



Sprayed the front

Created: Mon, 7/28/2025

Front of the property was sprayed



Contact: Victor Figueroa
Phone: 8132707390
Email: vbueso@fieldstonels.com
Title: Report: 7/28/2025 17:19

Group: Lynwood
Created: Mon, 7/28/2025
No. Items: 5

(2)



Minima Jasmine Install

Created: Mon, 7/28/2025

Jasmines and mulch were installed



Contact: Victor Figueroa
Phone: 8132707390
Email: vbueso@fieldstonels.com
Title: Report: 7/28/2025 17:19

Group: Lynwood
Created: Mon, 7/28/2025
No. Items: 5

(3)



Trimming

Created: Mon, 7/28/2025

Coontie palms at main entrance were trimmed to create separation from sidewalk



Contact: Victor Figueroa
Phone: 8132707390
Email: vbueso@fieldstonels.com
Title: Report: 7/28/2025 17:19

Group: Lynwood
Created: Mon, 7/28/2025
No. Items: 5

(4)



Trimming

Created: Mon, 7/28/2025

Coontie palms at main entrance were trimmed to create separation from sidewalk



Contact: Victor Figueroa
Phone: 8132707390
Email: vbueso@fieldstonels.com
Title: Report: 7/28/2025 17:19

Group: Lynwood
Created: Mon, 7/28/2025
No. Items: 5

(5)



Back Wall

Created: Mon, 7/28/2025

Trimmed and whipped about 1/3 of the back wall, will keep cleaning it up on following visits

Tab 2



AQUATIC INSPECTION / TREATMENT REPORT

COMMUNITY NAME: Lynwood

APPLICATOR: Jeremiah DATE: 07/30/2025

WEED TREATMENT – SERVICE PERFORMED

POND NUMBER	ALGAE	GRASS	UNDER WATER	FLOATING/TERRSTRIAL	PRODUCTS USED / AMOUNT
1-6		X			Grass Mix
Mit2		X			Grass Mix
3	X				Algacide/Terrstrial Mix
Mit1	X				Algacide/Terrstrial Mix

COMMENTS:

Ponds 1-6 and Mit 2 were treated for shoreline grasses. Pond 3 and Mit 1 was treated for algae.

Follow-up for algae may be needed in 14 days.

Tab 3



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UPCOMING DATES TO REMEMBER

- **Next Meeting:** September 5th, 2025 at 11:00 am

District Manager's Report

August 8

2025

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FINANCIAL SUMMARY

6/30/2025

General Fund Cash & Investment Balance:	\$399,267
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Reserve Fund Cash & Investment Balance:	\$40,996
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Debt Service Fund Investment Balance:	\$365,845
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Total Cash and Investment Balances:	\$806,108
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General Fund Expense Variance:	\$51,541	Under Budget
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Tab 4

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LYNWOOD COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

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

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Lynwood Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$_____
<i>Total Reserve Fund [if Applicable]</i>	\$_____
Total Debt Service Funds	\$_____
Total All Funds*	\$_____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

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

Passed and Adopted on August 8, 2025.

Attested By:

**Lynwood
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Adopted Budget



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Lynwood Community Development District

Lynwoodcdd.org

Proposed Final Budget Fiscal Year 2025/2026

Table of Contents

	<u>Page</u>
General Fund Budget for Fiscal Year 2025/2026	3
Reserve Fund Budget for Fiscal Year 2025/2026	5
Debt Service Fund Budget for Fiscal Year 2025/2026	6
Assessments Charts for Fiscal Year 2025/2026	7
General Fund Budget Account Category Descriptions	9
Debt Service Fund Budget Account Category Descriptions	12



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Proposed Budget
Lynwood Community Development District
 General Fund
 Fiscal Year 2025/2026

Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
1							
2	ASSESSMENT REVENUES						
3							
4	Special Assessments						
5	Tax Roll*	\$ 387,345	\$ 387,345	\$ 382,771	\$ 4,574	\$ 382,771	\$ -
6							
7	Assessment Revenue Subtotal	\$ 387,345	\$ 387,345	\$ 382,771	\$ 4,574	\$ 382,771	\$ -
8							
9	OTHER REVENUES						
10							
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	Interest Earnings	\$ 3,266	\$ 4,355	\$ -	\$ 4,355	\$ -	\$ -
13							
14	Other Revenue Subtotal	\$ 3,266	\$ 4,355	\$ -	\$ 4,355	\$ -	\$ -
15							
16	TOTAL REVENUES	\$ 390,611	\$ 391,700	\$ 382,771	\$ 8,929	\$ 382,771	\$ -
17	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.						
18							
19	EXPENDITURES - ADMINISTRATIVE						
20							
21	Legislative						
22	Supervisor Fees	\$ 7,000	\$ 9,333	\$ 12,000	\$ 2,667	\$ 12,000	\$ -
23	Financial & Administrative						
24	Accounting Services	\$ 12,781	\$ 17,041	\$ 17,041	\$ (0)	\$ 17,041	\$ -
25	Administrative Services	\$ 3,195	\$ 4,260	\$ 4,260	\$ -	\$ 4,260	\$ -
26	Arbitrage Rebate Calculation	\$ 450	\$ 450	\$ 450	\$ -	\$ 450	\$ -
27	Assessment Roll	\$ 4,733	\$ 4,733	\$ 4,733	\$ -	\$ 4,733	\$ -
28	Auditing Services	\$ 3,265	\$ 3,265	\$ 6,000	\$ 2,735	\$ 6,000	\$ -
29	Disclosure Report	\$ 3,750	\$ 5,000	\$ 1,000	\$ (4,000)	\$ 5,000	\$ 4,000
30	District Engineer	\$ 8,555	\$ 11,407	\$ 12,000	\$ 593	\$ 12,000	\$ -
31	District Management	\$ 14,273	\$ 19,031	\$ 19,030	\$ (1)	\$ 19,030	\$ -
32	Dues, Licenses & Fees	\$ 175	\$ 233	\$ 175	\$ (58)	\$ 175	\$ -
33	Financial & Revenue Collections	\$ 2,556	\$ 3,408	\$ 3,408	\$ -	\$ 3,408	\$ -
34	Legal Advertising	\$ 577	\$ 769	\$ 5,000	\$ 4,231	\$ 5,000	\$ -
35	Miscellaneous Fees	\$ 100	\$ 133	\$ 2,500	\$ 2,367	\$ 2,500	\$ -
36	Public Officials Liability Insurance	\$ 2,953	\$ 2,953	\$ 3,036	\$ 83	\$ 3,322	\$ 286
37	Trustees Fees	\$ 3,367	\$ 3,367	\$ 5,000	\$ 1,633	\$ 4,257	\$ (743)
38	Website Hosting, Maintenance, Backup (and Email)	\$ 2,415	\$ 3,220	\$ 3,500	\$ 280	\$ 3,500	\$ -
39	Legal Counsel						
40	District Counsel	\$ 13,483	\$ 17,977	\$ 20,000	\$ 2,023	\$ 20,000	\$ -
41							
42	Administrative Subtotal	\$ 83,628	\$ 106,581	\$ 119,133	\$ 12,552	\$ 122,676	\$ 3,543
43							
44	EXPENDITURES - FIELD OPERATIONS						
45							
46	Electric Utility Services						
47	Utility - Street Lights	\$ 28,830	\$ 38,440	\$ 43,000	\$ 4,560	\$ 45,150	\$ 2,150
48	Utility Services	\$ 533	\$ 711	\$ 1,500	\$ 789	\$ 1,500	\$ -
49	Water-Sewer Combination Services						
50	Utility-Reclaimed Water Irrigation	\$ 2,345	\$ 3,127	\$ 2,000	\$ (1,127)	\$ 3,500	\$ 1,500
51	Stormwater Control						
52	Aquatic Maintenance	\$ 11,885	\$ 15,847	\$ 16,380	\$ 533	\$ 16,380	\$ -
53	Aquatic Plant Replacement	\$ -	\$ -	\$ 4,200	\$ 4,200	\$ 4,200	\$ -
54	Lake/Pond Bank Maintenance	\$ 12,107	\$ 16,143	\$ 16,000	\$ (143)	\$ 13,800	\$ (2,200)
55	Mitigation Area Monitoring & Maintenance	\$ -	\$ -	\$ 10,500	\$ 10,500	\$ 10,500	\$ -
56	Wetland Invasive Plant Removal	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -
57	Wetland Monitoring & Maintenance	\$ -	\$ -	\$ 6,000	\$ 6,000	\$ 6,000	\$ -
58	Other Physical Environment						
59	Entry & Walls Maintenance	\$ 9,536	\$ 12,715	\$ 7,000	\$ (5,715)	\$ 7,000	\$ -
60	General Liability Insurance	\$ 3,609	\$ 3,609	\$ 3,801	\$ 192	\$ 4,060	\$ 259
61	Irrigation Maintenance & Repairs	\$ 7,214	\$ 9,619	\$ 8,000	\$ (1,619)	\$ 8,000	\$ -
62	Landscape - Annuals	\$ -	\$ -	\$ 6,000	\$ 6,000	\$ -	\$ (6,000)

Comments

[illegible]

Proposed Budget
Lynwood Community Development District
 General Fund
 Fiscal Year 2025/2026

Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
63	Landscape - Mulch	\$ 6,942	\$ 9,256	\$ 10,000	\$ 744	\$ 10,000	\$ -
64	Landscape Maintenance	\$ 59,150	\$ 78,867	\$ 66,000	\$ (12,867)	\$ 66,000	\$ -
65	Landscape Replacement Plants, Shrubs, Trees	\$ 7,409	\$ 9,879	\$ 10,000	\$ 121	\$ 10,000	\$ -
66	Perimeter Fence Repairs	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
67	Pressure Washing	\$ 1,675	\$ 2,233	\$ 1,000	\$ (1,233)	\$ 2,000	\$ 1,000
68	Property Insurance	\$ 2,784	\$ 2,784	\$ 3,053	\$ 269	\$ 3,007	\$ (46)
69	Reserve Study	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ (5,000)
70	Security Services & Patrols	\$ -	\$ -	\$ 5,650	\$ 5,650	\$ 16,500	\$ 10,850
71	Street Light Decorative Light Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
72	Street Sign Repair & Replacement	\$ 3,340	\$ 4,453	\$ 3,500	\$ (953)	\$ 3,500	\$ -
73	Contingency						
74	Miscellaneous Contingency	\$ -	\$ -	\$ 22,054	\$ 22,054	\$ 15,998	\$ (6,056)
75							
76	Field Operations Subtotal	\$ 157,359	\$ 207,681	\$ 263,638	\$ 55,957	\$ 260,095	\$ (3,543)
77							
78	TOTAL EXPENDITURES	\$ 240,987	\$ 314,262	\$ 382,771	\$ 68,509	\$ 382,771	\$ -
79							
80	EXCESS OF REVENUES OVER EXPENDITURES	\$ 149,624	\$ 77,438	\$ -	\$ 77,438	\$ -	\$ -
81							

Comments

New contracted rate from Fieldstone - \$5776.50/mo.
Based on FY 24/25 costs
Egis Estimate
New Line item for FY 24/25
Recurring charge for FLOCK reader + 14k for security patrols
Unanticipated expenses

Proposed Budget
Lynwood Community Development District
Reserve Fund
Fiscal Year 2025/2026

Comments

Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
1							
2	ASSESSMENT REVENUES						
3							
4	Special Assessments						
5	Tax Roll*	\$ -	\$ -	\$ 20,000	\$ (20,000)	\$ 20,000	\$ -
6							
7	Assessment Revenue Subtotal	\$ -	\$ -	\$ 20,000	\$ (20,000)	\$ 20,000	\$ -
8							
9	OTHER REVENUES						
10							
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12							
13	Other Revenue Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
14							
15	TOTAL REVENUES	\$ -	\$ -	\$ 20,000	\$ (20,000)	\$ 20,000	\$ -
16	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.						
17							
18	EXPENDITURES						
19							
20	Contingency						
21	Capital Reserves	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ 20,000	\$ -
22							
23	TOTAL EXPENDITURES	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ 20,000	\$ -
24							
25	EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
26							

Lynwood Community Development District

Debt Service

Fiscal Year 2025/2026

Chart of Accounts Classification	Series 2019	Budget for 2025/2026
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$364,494.57	\$364,494.57
TOTAL REVENUES	\$364,494.57	\$364,494.57
EXPENDITURES		
Administrative		
Debt Service Obligation	\$364,494.57	\$364,494.57
Administrative Subtotal	\$364,494.57	\$364,494.57
TOTAL EXPENDITURES	\$364,494.57	\$364,494.57
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Hillsborough County Collection Costs (2%) and Early payment Discounts (4%)

6.00%

GROSS ASSESSMENTS

\$387,430.45

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received

Notes:

Tax Roll Collection Costs and early Payment Discount is 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

LYNWOD COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2025/2026 O&M Budget:		\$402,771.00	2024/2025 O&M Budget:	\$402,771.00
Collection Cost:	2%	\$8,569.60	2025/2026 O&M Budget:	\$402,771.00
Early Payment Discount:	4%	\$17,139.19		
2025/2026 Total:		<u>\$428,479.79</u>	Total Difference:	<u>\$0.00</u>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
Single Family 40'	Series 2019 Debt Service	\$1,144.55	\$1,144.55	\$0.00	0.00%
	Operations/Maintenance	\$1,362.42	\$1,362.42	\$0.00	0.00%
	Total	\$2,506.97	\$2,506.97	\$0.00	0.00%
Single Family 50'	Series 2019 Debt Service	\$1,430.69	\$1,430.69	\$0.00	0.00%
	Operations/Maintenance	\$1,362.42	\$1,362.42	\$0.00	0.00%
	Total	\$2,793.11	\$2,793.11	\$0.00	0.00%
Daycare	Operations/Maintenance	\$1,362.42	\$1,362.42	\$0.00	0.00%
	Total	\$1,362.42	\$1,362.42	\$0.00	0.00%

LYNWOOD COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$402,771.00
COLLECTION COSTS @	2%	\$8,569.60
EARLY PAYMENT DISCOUNT @	4%	\$17,139.19
TOTAL O&M ASSESSMENT		<u>\$428,479.79</u>

UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				PER UNIT ANNUAL ASSESSMENT		
LOT SIZE	O&M	SERIES 2019 DEBT SERVICE ⁽¹⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	SERIES 2019 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
Single Family 40'	201	201	1.00	201.00	63.91%	\$273,845.59	\$1,362.42	\$1,144.55	\$2,506.97
Single Family 50'	111	110	1.00	111.00	35.29%	\$151,228.16	\$1,362.42	\$1,430.69	\$2,793.11
Daycare ⁽⁴⁾	2.5	0	1.00	2.50	0.79%	\$3,406.04	\$1,362.42	\$0.00	\$1,362.42
Total Community	<u>312</u>	<u>311</u>		<u>314.50</u>	<u>100.00%</u>	<u>\$428,479.79</u>			

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

(\$25,708.79)

Net Revenue to be Collected:

\$402,771.00

⁽¹⁾ Reflects one (1) Series 2019 prepayment.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2019 bond issue. Annual assessment includes principal, interest, Hillsborough County collection costs (if applicable) and early payment discount costs.

⁽³⁾ Annual assessment for platted lots will appear on November 2025 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4%.

⁽⁴⁾ 1 daycare unit represents 2,000 square feet.

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

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

EXPENDITURES – ADMINISTRATIVE:

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

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

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

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



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

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

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

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

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

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

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

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

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

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

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

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

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



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EXPENDITURES - FIELD OPERATIONS:

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

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

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

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

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

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

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

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

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

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

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

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

Landscape - Mulch: Expenses related to the replacement of mulch.

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



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DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

EXPENDITURES – ADMINISTRATIVE:

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

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



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Tab 5

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LYNWOOD COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A (“FY 2025-2026 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

WHEREAS, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2025-2026 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2025-2026 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments. The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of

special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 8, 2025.

Attested By:

**Lynwood
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Budget

Tab 6

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LYNWOOD COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR THE FISCAL YEAR 2025/2026, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Lynwood Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the District’s Board of Supervisors (“**Board**”) is statutorily authorized to exercise the powers granted to the District; and

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF LYNWOOD COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Regular meetings of the Board of Supervisors of the District for the Fiscal Year 2025-2026 shall be held as provided on the schedule attached as Exhibit “A”.

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with Hillsborough County, a schedule of the District’s regular meetings.

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

PASSED AND ADOPTED this 8th day of August, 2025.

ATTEST:

**LYNWOOD COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

Chair / Vice Chair

EXHIBIT "A"

**BOARD OF SUPERVISORS MEETING DATES
LYNWOOD COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025-2026**

October 10, 2025
November 14, 2025
December 12, 2025
January 9, 2026
February 13, 2026
March 13, 2026
April 10, 2026
May 8, 2026
June 12, 2026
July 10, 2026
August 14, 2026
September 11, 2026

The meetings will be held at 11:00 a.m. at the offices of Rizzetta & Company, located at 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578.

Tab 7

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LYNWOOD COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR WORKSHOPS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Lynwood Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the District’s Board of Supervisors (the “**Board**”), is statutorily authorized to exercise the powers granted to the District; and

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

WHEREAS, the District is required by Florida law to designate the date, time, and location of the District’s workshops; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF LYNWOOD COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The workshop schedule of the Board of Supervisors for the Fiscal Year beginning October 1, 2025, and ending on September 30, 2026 (the “**FY 2025/2026**”) attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the FY 2025/2026 annual workshop schedule to Hillsborough County and the Department of Commerce.

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

Passed and Adopted on August 8, 2025.

ATTEST:

**LYNWOOD COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

Debra Goode
Chair of the Board of Supervisors

Exhibit A
Notice of Workshops
Fiscal Year 2025/2026
Lynwood Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026 Workshops of the Board of Supervisors of the Lynwood Community Development District shall be held at **6:00 p.m. at the Lynwood Clubhouse, 4911 White Chicory Drive, Apollo Beach, Florida 33572**. The workshop dates are as follows:

October 6, 2025
November 10, 2025
December 8, 2025
January 5, 2026
February 9, 2026
March 9, 2026
April 6, 2026
May 4, 2026
June 8, 2026
July 6, 2026
August 10, 2026
September 7, 2025

The workshops will be open to the public, involve discussion on upcoming regular meeting agenda topics and will be conducted in accordance with the provisions of Florida Law for community development districts. Any workshop may be continued with no additional notice to a date, time and place to be specified on the record at a workshop. A copy of the agenda for the workshops listed above may be obtained from Rizzetta & Company, 3434 Coldwell Avenue, Suite 200, Tampa, Florida 33614, at (813) 994-1001, one week prior to the workshop.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at a workshop because of a disability or physical impairment should contact Rizzetta & Company at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the workshop.

Rizzetta & Company, District Management

Publish: August _____, 2025

Tab 8

Lynwood Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

1. Financial Goals and Objectives

Goal 1.1: Financial Transparency

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

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

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

Achieved: Yes ☐ No ☐

2. Board Meeting Goals and Objectives

Goal 1.1: Productive Meetings

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

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

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

Achieved: Yes ☐ No ☐

3. Administrative Goals and Objectives:

Goal 1.1: Website Maintenance

Objective: Ensure that the district website is up to date and in compliance with Florida Statute 189.069

Measurement: District Management updates the website as needed when new Board members are elected or appointed, the Board provides direction to post announcements affecting residents of the community, or other updates to the website are required.

Standard: Quarterly website compliance updates are conducted by a third party and results shared with the Board at the next scheduled meeting. Additionally, CDD website contains 100% of the following information: Most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package.

Achieved: Yes ☐ No ☐

4. Operational Goals

Goal 1.1: District Assets

Objective: Ensure that the district assets are maintained in good condition.

Measurement: District hires several licensed vendors to perform work within the district for a variety of projects, and in cases such as landscaping and aquatics maintenance, also perform monthly inspections with photographs documenting their work.

Standard: Each vendor performing work in the district is responsible for providing evidence to the Board of Supervisors that the work they have been contracted to perform has been completed to their satisfaction before any invoices are to be paid.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

Lynwood Community Development District

District Manager:_____

Date:_____

Print Name: Sean Craft

Lynwood Community Development District

Tab 9



Date: July 16, 2025
Proposal #: 21581

QUOTATION

Mailing Address

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

Job Address

Lynwood CDD
5134 White Chicory Drive
Apollo Beach, FL 33572

Home Phone:

Business Phone: 813-994-1001

Job Summary:

Cut back of native vegetation behind the homes on the south side of Amaryllis Gardem.

Cut vegetation back 4-5'

Pick up and dispose of debris off site



Quote Total: \$5,170.00

Terms & Conditions

Acceptance of Work

- **Fieldstone Landscape Services, LLC (Contractor)** and **Lynwood CDD (Client)** agree to services, conditions, materials, and total dollar amount.
- Contractor will commence the Work at the agreed time and place, and continue such Work diligently and without delay, in a good and workmanlike manner, and in strict conformity with the specifications and requirements contained herein and in any related Order.

Payment Terms and Conditions

- The client is subject to a Progress Billing & Payment Schedule based on the total size of the proposed project. Payment Schedule may include up to a 50% Deposit to schedule work.
- Client agrees to pay the balance before the due date on final invoice to avoid 1.5% penalty for late payment.

Procedure for Extra Work and Changes

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, reports, or specifications for any part of the project or reasons over which Contractor has no control, or are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Client will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis.
- All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
- Extras to the Contract are payable by the Client forthwith upon receipt of the Contractor's invoice.

Warranty and Tolerances

- **Payments Received:** The Warranty for the contract is only valid if payment is received in full on acceptance of the work.
- **Diligence:** the Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that it's work will be of proper and professional quality, and in full conformity with the requirements of the contract.
- **Site Unknowns:** It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub-surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost, and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the Quotation and may require changes in design and construction to overcome such problems – all for which the Client will be responsible.
- **Underground Utilities:** Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities. Damage to neighbor's utilities on the Client's property is the responsibility of the Client.

Material Tolerances

- **Landscape:** Contractor warrants the installation, workmanship, and material. Material is guaranteed to be true to name and maintain a healthy condition except for normal shock of installation.
 - Hardwood & Palm Trees: (6) Months
 - Plants/Shrubs/Ornamentals/Groundcover: (3) Months
 - Sod: (30) Days
 - Seasonal Annual Flowers: (30) Days
- **Irrigation/Drainage/Lighting:** Contractor warrants the installation, workmanship, design, and

materials employed in connection with the underground irrigation system for six (6) months following installation completion.

- Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone.
- The warranty is not valid on relocated material, annuals and any existing irrigation, drainage, and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Contractor will void warranty.

Signature: _____ **Date:** _____
Lynwood CDD

We wanted to share with you our new customer portal. This will allow you to manage your account online by having access to: viewing proposals and being able to electronically sign for new proposed work, viewing and submitting issues, as well as viewing and electronically paying your invoices.

To register, please use the following link: Fieldstone.PropertyServicePortal.com

Thank you so much and we look forward to assisting you with this great new feature we're able to offer. If you have any issues, please contact accountsreceivable@fieldstonels.com

Tab 10



Date: July 14, 2025
Proposal #: 21580

QUOTATION

Mailing Address

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

Home Phone:

Job Address

Lynwood CDD
5134 White Chicory Drive
Apollo Beach, FL 33572

Business Phone: 813-994-1001

Job Summary:

Front Entrance- refresh stone on both sides of entrance between curb and sidewalk

Remove top 2-3" of existing stone and dirt.

Install new stone bringing the level flush with the sidewalk and curb.

Clean up and dispose of old stone.



Quote Total: \$1,824.44

Terms & Conditions

Acceptance of Work

- **Fieldstone Landscape Services, LLC (Contractor)** and **Lynwood CDD (Client)** agree to services, conditions, materials, and total dollar amount.
- Contractor will commence the Work at the agreed time and place, and continue such Work diligently and without delay, in a good and workmanlike manner, and in strict conformity with the specifications and requirements contained herein and in any related Order.

Payment Terms and Conditions

- The client is subject to a Progress Billing & Payment Schedule based on the total size of the proposed project. Payment Schedule may include up to a 50% Deposit to schedule work.
- Client agrees to pay the balance before the due date on final invoice to avoid 1.5% penalty for late payment.

Procedure for Extra Work and Changes

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, reports, or specifications for any part of the project or reasons over which Contractor has no control, or are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Client will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis.
- All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
- Extras to the Contract are payable by the Client forthwith upon receipt of the Contractor's invoice.

Warranty and Tolerances

- **Payments Received:** The Warranty for the contract is only valid if payment is received in full on acceptance of the work.
- **Diligence:** the Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that it's work will be of proper and professional quality, and in full conformity with the requirements of the contract.
- **Site Unknowns:** It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub-surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost, and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the Quotation and may require changes in design and construction to overcome such problems – all for which the Client will be responsible.
- **Underground Utilities:** Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities. Damage to neighbor's utilities on the Client's property is the responsibility of the Client.

Material Tolerances

- **Landscape:** Contractor warrants the installation, workmanship, and material. Material is guaranteed to be true to name and maintain a healthy condition except for normal shock of installation.
 - Hardwood & Palm Trees: (6) Months
 - Plants/Shrubs/Ornamentals/Groundcover: (3) Months
 - Sod: (30) Days
 - Seasonal Annual Flowers: (30) Days
- **Irrigation/Drainage/Lighting:** Contractor warrants the installation, workmanship, design, and

materials employed in connection with the underground irrigation system for six (6) months following installation completion.

- Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone.
- The warranty is not valid on relocated material, annuals and any existing irrigation, drainage, and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Contractor will void warranty.

Signature: _____ **Date:** _____
Lynwood CDD

We wanted to share with you our new customer portal. This will allow you to manage your account online by having access to: viewing proposals and being able to electronically sign for new proposed work, viewing and submitting issues, as well as viewing and electronically paying your invoices.

To register, please use the following link: Fieldstone.PropertyServicePortal.com

Thank you so much and we look forward to assisting you with this great new feature we're able to offer. If you have any issues, please contact accountsreceivable@fieldstonels.com

Tab 11

WARNING

**YOU ARE ILLEGALLY PARKED!
PLEASE MOVE YOUR VEHICLE IMMEDIATELY
TO AVOID TOWING AT YOUR EXPENSE.**

VIOLATION: _____

THIS VEHICLE WILL BE TOWED ON

Organization Name

123 Happy Street Anywhere, US 45678
(123) 555-7890

Tab 12

Towing Authorization Agreement

This Towing Authorization Agreement (this “**Agreement**”) is entered as of July 18, 2025 between the **Lynwood Community Development District**, a local unit of special-purpose government organized and established under Chapter 190, Florida Statutes (the “**District**”) and **Dixie Wrecker LLC**, a Florida limited liability company (“**Towing Operator**”).

Background Information:

The District owns and maintains common areas and other property located throughout the District’s boundary (the “**District Property**”). The District desires to authorize the Towing Operator to tow any vehicles or vessels that are parked on District Property in violation of the District’s Parking and Towing Policy.

The Towing Operator represents that it is regularly engaged in the business of towing vehicles or vessels, is authorized under Florida law and Hillsborough County regulations, to tow vehicles or vessels, and that the Towing Operator abides by all applicable laws and regulations.

Operative Provisions:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated as a material part of this Agreement.
2. **District Authorized Representatives.**
 - a. The District shall designate in writing certain persons, employees, vendors, and other authorized agents who are authorized to inform the Towing Operator of any vehicles or vessels that need to be towed (the “**Authorized Representatives**”). The list of Authorized Representatives may be updated from time to time.
 - b. Prior to directing the Towing Operator to remove any vehicles or vessels, the Authorized Representatives shall verify that:
 - i. the vehicle or vessel is parked on District Property,
 - ii. is in violation of the District’s Towing Policies, and
 - iii. At least 24 hours’ notice has been provided to the owner or other legally authorized person in control of the vehicle or vessel of the violation.
3. **Authorization to Tow.** In accordance with section 715.07(2), Florida Statutes, the District hereby authorizes the Authorized Representatives, only after complying with the District’s Towing Policies and applicable laws and regulations, to provide authorization to the Towing Operator to remove any vehicles or vessels that are parked on District Property in violation of the District’s Towing Policies. The Towing Operator is not authorized to patrol the community for violations of the District’s Towing Policies. The Towing Operator shall photograph or video the vehicle or vessel to sufficiently detail the violation for which the vehicle or vessel is being towed. The photographs or video shall be maintained by the Towing Operator for a minimum of 6 months and be produced upon request by the District or any law enforcement agency.
4. **Compliance with Laws and Regulations.** The Towing Operator shall comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, municipal or regulatory bodies, relating to the contemplated operations and services hereunder (including specifically Sections 715.07 and 713.78, Florida Statutes as they may be

amended from time to time). Towing Operator will be responsible for any fines or penalties assessed against District as a result of any the Towing Operator's operations authorized under this Agreement.

5. **Signage**. The Towing Operator shall either provide the signage required by applicable laws and regulations or inspect and certify to the District that any existing signage complies with the applicable laws and regulations.
6. **No Monetary Compensation between the Parties**. Both parties acknowledge and agree that the District has authorized the towing services by the Towing Operator without monetary obligation. No fee will be paid to the Towing Operator by the District for services as outlined in this Agreement, including, but not limited to, the costs associated with the placement of signage or with providing personal notice as required by section 715.07, Florida Statutes. The Towing Operator shall ensure that all fees to be charged for towing and storage shall not exceed the amounts established by Hillsborough County.
7. **Manner of Performance and Care of District Property**. Any towing shall be done, furnished, and performed in a workmanlike manner with the best management practices in the industry. Towing Operator shall use all due care to protect the property of the District, its residents and landowners from damage.
8. **Insurance**. The Towing Operator shall carry commercial general liability insurance of no less than \$1,000,000 and commercial automobile liability insurance of no less than \$1,000,000. The Towing Operator shall deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement and naming the District as "Additional Insured" under such policy. Such insurance policy may not be canceled without a thirty-day written notice to the District. The Towing Operator will maintain Workers Compensation insurance as required by law.
9. **Indemnification**. The Towing Operator, for and on behalf of itself, its agents, employees and assigns, and any person or entity claiming by, through or under them, shall indemnify and agree to defend and hold the District, its supervisors, agents and employees, harmless from any and all claims (including attorneys fees and costs) for loss, damage, injury or death of any nature whatsoever to persons or property, including, but not limited to, personal injury or death resulting in any way from or in any fashion arising from or connected with the Towing Operator's actions.
10. **Relationship Between the Parties**. It is understood that the Towing Operator is an independent contractor and will perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement will be deemed to create a partnership, joint venture, or employer-employee relationship between the Towing Operator and the District. The Towing Operator will not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District.
11. **No Waiver of Sovereign Immunity**. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

12. **Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Towing Operator represents that in entering into this Agreement, the Towing Operator has not been designated as a “scrutinized company” under the statute and, in the event that the Towing Operator is designated as a “scrutinized company”, the Towing Operator shall immediately notify the District whereupon this Agreement may be terminated by the District.
13. **Anti-Human Trafficking.** Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.
14. **E-Verification.** Pursuant to Section 448.095(2), Florida Statutes,
 - a. Towing Operator represents that Towing Operator is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
 - b. If the District has a good faith belief that the Towing Operator has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
 - i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Towing Operator otherwise complied with its obligations thereunder, the District shall promptly notify the Towing Operator and the Towing Operator will immediately terminate its contract with the subcontractor.
15. **Public Records.** As required under Section 119.0701, Florida Statutes, Towing Operator shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Towing Operator upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE TOWING OPERATOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE TOWING OPERATOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 994-1001, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVE, SUITE 200, TAMPA, FL 33614.

16. **Term**. The initial term of this Agreement shall be for one year from the date of this Agreement. At the end of the initial term, this Agreement shall automatically renew for subsequent one year terms pursuant to the same contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.
17. **Termination**. Either party may terminate this Agreement at any time, without cause, with 24 hours written notice to the other party.
18. **Amendment**. This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties.
19. **Assignment**. This Agreement is not transferrable or assignable by either party without the written approval of both parties.
20. **Controlling Law**. This Agreement is governed under the laws of the State of Florida with venue in the county in which the District is located.
21. **Enforcement of Agreement**. In the event it becomes necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party will be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
22. **Notice**. Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses listed below. In the event that any party undergoes a change in address or contact information, notice to the other party shall be made.

To the Contractor:

3426 N 15th Street
Tampa, FL 33605
dixiewrecker55@gmail.com

To the District:

c/o Rizzetta & Company
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614
scraft@rizzetta.com

23. **Arm's Length Transaction and Interpretation**. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
24. **Severability**. Should any provision of this Agreement be declared or be determined by any court of jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby, and the illegal part, term or provision shall be deemed not part of this Agreement.

25. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement will control over provisions in any exhibit.

Dixie Wrecker LLC

Name: _____
Title: _____

**Lynwood
Community Development District**

Debra Goode

Debra Goode
Chair of the Board of Supervisors

DIXIE WRECKER SERVICE

3426 N 15TH ST Tampa FL

2820 11th Ave SE Ruskin FL

1507 S 22nd ST SUITE B Tampa FL

PH: 813-368-6910 EMAIL: DIXIEWRECKER55@GMAIL.COM

IN CONSIDERATION WITH FLORIDA STATUTES §713.78, AND §715.07 DIXIE WRECKER SERVICE, PROMISES TO PROVIDE 24 HOUR SERVICE TO

Date: _____ Name of Location: _____

Address: _____

Phone: _____ Email: _____ Alt Phone: _____

Contact Name(s): _____

TO THE BEST OF ITS KNOWLEDGE, DIXIE WRECKER SERVICE HAS MET AND EXCEEDED ALL THE REQUIREMENTS OF THE FOLLOWING FLORIDA STATE STATUTES § 713.78 AND §715.07 AS WELL AS ALL HILLSBOROUGH COUNTY LOCAL LAWS AND ORDINANCES.

ANY AND ALL VEHICLES WILL BE TOWED TO DIXIE WRECKER SERVICE STORAGE FACILITIES LOCATED AT [3426 N 15TH ST Tampa FL][2820 11th Ave SE Ruskin FL] [1507 S 22nd ST SUITE B Tampa FL]

ALL VEHICLES BEFORE BEING TOWED WILL BE DIGITALLY PHOTOGRAPHED AND AFTER BEING TOWED WILL BE LOGGED INTO THE LOCAL POLICE DEPARTMENT'S LOG SYSTEM WITHIN 30 MIN. OF ARRIVING AT OUR SECURED STORAGE FACILITY. THIS AGREEMENT SHALL BECOME EFFECTIVE UPON THE SIGNATURE OF BOTH PARTIES AND WILL BE AUTOMATICALLY RENEWED YEARLY FROM THE SAID DATE UNLESS DIXIE WRECKER SERVICE . IS GIVEN A 30 DAY NOTICE TO DISCONTINUE SERVICES, WITHIN SUCH TIME ALL SIGNS FROM DIXIE WRECKER SERVICE WILL BE REMOVED FROM THE PROPERTY WITH DUE CARE AND DILLIGENCE.

PLEASE CHECK THE APPROPRIATE REASON FOR TOW **(CHECK ALL THAT APPLIES).**

FIRE LANE _____

GARBAGE AREA _____

DOUBLE PARKED _____

COMMERCIAL _____

EXPIRED TAG _____

NO PARKING PERMIT _____

LEAKING FLUID _____

FLAT OR MISSING TIRE _____

ILLEGALLY PARKED _____

JUNK! ABANDONED VEHICLE _____

BACKED IN PARKING _____

PARKING IN HANDICAPPED WITHOUT DECAL _____ *ADDITIONAL COMMENTS PLEASE
CIRCLE WHETHER TOW WILL BE INITIATED BY: **ON CALL** OR **PATROLLING**.

DATED THIS _____ DAY OF _____, 20____. ACCEPTED AND APPROVED BY: _____

DIXIE WRECKER AGENT _____

PATROL ENFORCEMENT AGREEMENT

Please place a C, P, T or N/A next to the service type for which vehicles may be removed from property described on page 1 of the contract.

C= Property calls in P= Towing company patrols T= Towing company tags N/A= Not applicable

1. ☐ No valid permit, no valid residents, tenant, or visitor permit.
2. ☐ Tow away zone, sign posted and or pavement drawings
3. ☐ Abandonment/ inoperable vehicles. Flat tires, vehicles on jacks, blocks, missing wheels, major parts, remain parked in same locations longer than ____ hours, expired inspection or license plates. If tagging rules apply, please state length of warning.
4. ☐ Fire lanes, vehicles parked in a designated fire lane.
5. ☐ Security office may call to have vehicle removed.
6. ☐ Management requests an abandoned vehicle removal.
7. ☐ Vehicle wrecked or obviously inoperable.
8. ☐ No tractor, trailer, or large (over 1 ton) commercial vehicles parked on property.
9. ☐ Vehicles parked on grass, off pavement or on landscaping.
10. ☐ Vehicles parked in handicap space, ramp, or unloading zone with no handicap permit.
11. ☐ Vehicle blocking or in isle or roadway.
12. ☐ No after-hours parking (vehicle parked on property after business is closed) or (same as no overnight parking).
13. ☐ Hindering access. Blocking dumpster, building entrances, loading docks or zones. Etc
14. ☐ "For Sale" vehicle. Vehicle is parked out front displaying a for sale sign. Tow immediately.
15. ☐ Vehicle parked in a reserved/ assigned/ designated space
16. ☐ Vehicle is parked in a non-parking space that is primarily used for pedestrian access.
17. ☐ No parking at any time. Vehicle is parked on property where its posted "NO PARKING"
18. ☐ Non-Customer. Vehicle operator is not a customer of this business located on the property
19. ☐ Vehicle is parked on the sidewalk
20. ☐ Double parked behind another vehicle
21. ☐ Vehicle parked in Manager's or Maintenance space.

Can residents/tenants call to have vehicles removed from their assigned spaces?

(Yes or No)

Furthermore, I understand that if an agent, manager or representative listed herein calls the company to have vehicle removed from the property, therefore authorizing removal the client will NOT hold DIXIE WRECKER SERVICE or its employees responsible for any charges that may be accumulated by said vehicle in Company's possession.

Authorized by: _____

(Signature)

(Printed name)

(Date)

DIXIE WRECKER SERVICE PH:813-368-6910

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared _____, who being duly sworn, deposes and says (the “**Affiant**”):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the _____ (Title) of Dixie Wrecker LLC (the “**Company**”) and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the Lynwood Community Development District (“**CDD**”).
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

Signature of Affiant

Sworn before me on _____, 2025

Notary Public Signature

Notary Stamp

Tab 13

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.

LYNWOOD COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Lynwood Community Development District was held on **Friday, July 11, 2025, at 11:00 a.m.** at the offices of Rizzetta & Company, Inc., located at 2700 S. Falkenburg Road Suite 2745, Riverview, Florida 33578.

Present and constituting a quorum were:

Debra Goode	Board Supervisory, Chairman
Tammie Murphy	Board Supervisor, Vice-Chairman
Carol Kirchner	Board Supervisor, Assistant Secretary
Susie Gomez	Board Supervisor, Assistant Secretary
Michael Murphy	Board Supervisor, Assistant Secretary

Also present were:

Sean Craft	District Manager; Rizzetta & Co.
Michael Broadus	District Counsel; Straley Robin Vericker
Jerry Whited,	District Engineer, BDI
Liz Moore	Representative, Fieldstone Landscape

Audience	None
----------	-------------

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Craft called the meeting to order and performed roll call, confirming that a quorum was present.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience members present for comments.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Update

The Board reviewed the landscape report and gave direction to Fieldstone to address an area of damaged turf on Amaryllis, near the pagoda. The Board also directed Fieldstone to address the damaged lighting at the monument located at the community entrance.

49 **i. Consideration of Bahia Sod Installation**

50 The Board tabled this proposal until the August meeting.

51
52 **B. Irrigation Report**

53 The Board reviewed the report.

54
55 **C. Sitex Aquatics Treatment Report**

56 The Board reviewed the report.

57
58 **D. District Counsel**

59 Mr. Broadus shared his report with the Board.

60
61 **E. District Engineer**

62 Mr. Whited shared his report with the Board and the Board directed him to
63 gather proposals for vegetation and trash cleaning where required at the two
64 areas specified in his stormwater inspection report. Mr. Whited also stated
65 that it was apparent during his inspection that Horner Environmental has not
66 been performing wetland mitigation services as contracted and that he will be
67 following up with the vendor.

68
69 **F. District Manager**

70 Mr. Craft reviewed the District Manager's report and informed the Board that
71 the next scheduled meeting will be held on Friday, August 8, at 11:00 a.m. at
72 the offices of Rizzetta & Company located at 2700 S. Falkenburg Road Suite
73 2745, Riverview, FL 33578.

74
75 The Board approved a motion to repair/replace a damaged "No Trespassing"
76 sign with a not to exceed amount of \$250.00. The Board also stated that the
77 concrete fence at the entrance needs repainting and directed the District
78 Manager to gather proposals. The Board appointed the Chairman as the
79 liaison to work with the prospective vendors. The Board also directed Mr.
80 Broadus to draft a Resolution for the Workshop Meeting schedule for Fiscal
81 Year 2025-2026.

82

On a Motion by Ms. Goode, seconded by Ms. Kirchner with all in favor, the Board of Supervisors approved to repair/replace a damaged "No Trespassing" sign with a not to exceed amount of \$250.00, for the Lynwood Community Development District.

83
84 The Board also approved a motion to cancel the workshop scheduled for
85 September 1, 2025.

86

On a Motion by Ms. Goode, seconded by Ms. Kirchner with all in favor, the Board of Supervisors approved to cancel the workshop scheduled for September 1st, for the Lynwood Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Proposal to Pressure
Clean Fence**

The Board tabled this proposal until further notice.

FIFTH ORDER OF BUSINESS

**Consideration of Parking & Towing
Policies**

The Board approved the Parking and Towing Policies as presented by Mr. Broadus.

On a Motion by Ms. Goode, seconded by Ms. Murphy with all in favor, the Board of Supervisors approved the Parking and Towing Policies as presented, for the Lynwood Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Towing Agreement

The Board approved Dixie Wrecker to provide call in towing services for the Community. Mr. Broadus to prepare a legal agreement between the district and the vendor. Each member of the Board of Supervisors will be authorized to call the vendor for towing services as needed.

On a Motion by Ms. Goode, seconded by Ms. Gomez, with all in favor, the Board of Supervisors approved Dixie Wrecker to provide call in towing services for the Community as stated above, for the Lynwood Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Proposal for “No
Parking” Signs**

The Board approved the proposal for the “No Parking on the Grass” signs in the amount of \$860.00. The Board also stated that they would like to add the language of “Violators Will Be Towed” to the signage.

On a Motion by Ms. Goode, seconded by Ms. Murphy with all in favor, the Board of Supervisors approved the “No Parking on the Grass” signs in the amount of \$860.00 and stated that they would like to add “Violators Will Be Towed” to the signage, for the Lynwood Community Development District.

EIGHTH ORDER OF BUSINESS

Discussion of Flock Pricing Information

The Board discussed the pricing, and the Chairman stated that she will follow-up with the vendor about a 360-degree camera and report back to the Board.

NINTH ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors Meeting held on June 13,
2025**

On a Motion by Ms. Goode, seconded by Ms. Kirchner, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' meeting held on June 13th, 2025 as presented, for the Lynwood Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Operations &
Maintenance Expenditures for May
2025**

On a Motion by Ms. Goode, seconded by Ms. Murphy, with all in favor, the Board of Supervisors approved the May 2025 (\$24,773.60) Operation and Maintenance Expenditures, for the Lynwood Community Development District.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

There were no requests made.

TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Goode, seconded by Ms. Murphy, with all in favor, the Board of Supervisors approved to adjourn the meeting at 12:00 p.m., for the Lynwood Community Development District.

Assistant Secretary

Chair / Vice Chair

Tab 14

LYNWOOD COMMUNITY DEVELOPMENT DISTRICT

District Office - Citrus Park, Florida - (813)-933-5571

Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
lynwoodcdd.org

**Operation and Maintenance Expenditures
June 2025
For Board Approval**

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

The total items being presented: **\$ 19,023.64**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

Assistant Secretary

Lynwood Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Brletic Dvorak, Inc.	300092	1984	Engineering Services 05/25	\$ 1,380.00
Carol A Kirchner	300095	CK061325	Board of Supervisors Meeting 06/13/25	\$ 200.00
Debra K Goode	300096	DG061325	Board of Supervisors Meeting 06/13/25	\$ 200.00
Fieldstone Landscape Services	300100	25646	Landscape Maintenance 06/25	\$ 5,500.00
Fieldstone Landscape Services	300093	25743	Irrigation Repair 06/25	\$ 100.00
Fieldstone Landscape Services	300093	25749	Irrigation Repair 06/25	\$ 280.29
Hillsborough County BOCC	300090	9086894852 1/5	2303 Dandelion St Rclm 05/25	\$ 171.41
Michael Daniel Murphy	300097	MM061325	Board of Supervisors Meeting 06/13/25	\$ 200.00
Rizzetta & Company, Inc.	300089	INV0000099679	District Management Fees 06/25	\$ 4,161.58
Sitex Aquatics, LLC	300101	10130-B	Monthly Lake Maintenance 06/25	\$ 840.00
Straley Robin Vericker	300094	26628	Legal Services 05/25	\$ 2,355.00
Susan Gomez	300098	SG061325	Board of Supervisors Meeting 06/13/25	\$ 200.00

Lynwood Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Tammie Murphy	300099	TM061325	Board of Supervisors Meeting 06/13/25	\$ 200.00
TECO	300102	221008593248 6/25	5524 Rainwood Meadow Dr 3B Solar 06/25	\$ 615.85
TECO	300091	Monthly Summary 05/25 477	Electric Services 05/25	<u>\$ 2,619.51</u>
Total				<u>\$ 19,023.64</u>

Brletic Dvorak Inc
536 4th Ave South Unit 4
Saint Petersburg, FL 33701 US
(813) 361-1466
sbrletic@bdiengineers.com



INVOICE

BILL TO
Lynwood CDD
Rizzetta & Company
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614
United States

INVOICE 1984
DATE 05/30/2025
TERMS Net 30
DUE DATE 06/29/2025

PROJECT NAME
Lynwood CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[May 09 - May 30]	5:00	180.00	900.00
Inspector	[May 19]	6:00	80.00	480.00

BALANCE DUE **\$1,380.00**

Pay invoice

RECEIVED
06-07-2025



LYNWOOD COMMUNITY DEVELOPMENT DISTRICT
May-25

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<u>CDD Activities</u>				
Board Meeting Prep, Attendance, Follow up		\$210	S. Brletic	\$0.00
Engineer's Reports/Invoicing.	4.00	\$180	J. Whited	\$720.00
Site Visit & Pond inspections and Research for	1.00	\$180	J. Whited	\$180.00
SOI 43592.000 - Environmental Resource	6.00	\$80	S. Ferguson	\$480.00
INVOICE TOTAL	11.00			\$1,380.00

Lynwood CDD
Meeting Date: June 13, 2025

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Paid	
Carol Kirchner	<input checked="" type="checkbox"/>	(Call) CK061325
Debra Goode	<input checked="" type="checkbox"/>	DG061325
Michael Murphy	<input checked="" type="checkbox"/>	MM061325
Tammie Murphy	<input checked="" type="checkbox"/>	TM061325
Susan Gomez	<input checked="" type="checkbox"/>	(Call) SG061325

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

RECEIVED
06/13/2025

EXTENDED MEETING TIMECARD

Meeting Start Time:	11:00
Meeting End Time:	12:09
Total Meeting Time:	1:09

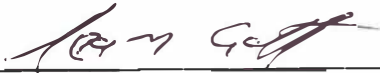
Time Over (3) Hours:	
------------------------	--

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

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: 

Fieldstone Landscape Services

4801 122nd Avenue North
Clearwater, FL 33762

INVOICE

Invoice Number 25646
Invoice Date 06/01/25
Payment Terms Net 30
PO Number
Sales Rep Robert Williamson

Bill To

Lynwood CDD c/o
Rizzetta & Company
3434 Colwell Ave.
Suite 200
Tampa, FL 33614

Property Address

Lynwood CDD
5134 White Chicory Drive
Apollo Beach, FL 33572

Description	Qty / UOM	Rate	Ext. Price	Amount
Landscape Management Contract Renewal 2024 June 2025				\$5,500.00

Subtotal: \$5,500.00
Sales Tax: \$0.00
Invoice Total: \$5,500.00
Credits/Payments:
Balance Due: \$5,500.00

RECEIVED
06-02-2025

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$5,500.00	\$0.00	\$0.00	\$0.00	\$0.00

Fieldstone Landscape Services

4801 122nd Avenue North
Clearwater, FL 33762

INVOICE

Invoice Number 25743
Invoice Date 06/09/25
Payment Terms Net 30
PO Number
Sales Rep Elizabeth Moore

Bill To

Lynwood CDD c/o
Rizzetta & Company
3434 Colwell Ave.
Suite 200
Tampa, FL 33614

Property Address

Lynwood CDD
5134 White Chicory Drive
Apollo Beach, FL 33572

Description	Qty / UOM	Rate	Ext. Price	Amount
check irrigation at front entrance - hot spots				

Check irrigatoin at front entrance- West side hot spot

Check irrigation along front wall on the east side- possible drip leak - hot spot



Irrigation Service Call - 06/04/2025
Irrigation Technician - 06/04/25

1.00 Hrs	\$100.00	\$100.00	\$100.00
----------	----------	----------	----------



Subtotal: \$100.00
Sales Tax: \$0.00
Invoice Total: \$100.00
Credits/Payments:
Balance Due: \$100.00

RECEIVED
06-09-2025

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$5,600.00	\$0.00	\$0.00	\$0.00	\$0.00

Fieldstone Landscape Services

4801 122nd Avenue North
Clearwater, FL 33762

INVOICE

Invoice Number 25749
Invoice Date 06/10/25
Payment Terms Net 30
PO Number
Sales Rep Robert Williamson

Bill To

Lynwood CDD c/o
Rizzetta & Company
3434 Colwell Ave.
Suite 200
Tampa, FL 33614

Property Address

Lynwood CDD
5134 White Chicory Drive
Apollo Beach, FL 33572

Description

Landscape Management Contract Renewal 2024

IRR - Pre-Approved Repairs - 06/10/2025

Labor - 06/04/25

Hunter Rotor

Qty / UOM

Rate

Ext. Price

Amount

2.00 Hrs

\$80.00

\$160.00

\$280.29

3.00 6"

\$40.10

\$120.29

Subtotal: \$280.29

Sales Tax: \$0.00

Invoice Total: \$280.29

Credits/Payments:

Balance Due: \$280.29

RECEIVED
06-10-2025

Current

\$5,880.29

1-30 Days Past Due

\$0.00

31-60 Days Past Due

\$0.00

61-90 Days Past Due

\$0.00

90+ Days Past Due

\$0.00



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
LYNWOOD CDD	9086894852	05/30/2025	06/20/2025

Service Address: 2303 DANDELION ST (RCLM GEN USER)

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61111785	04/21/2025	127832	05/20/2025	130339	250700 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge \$171.41

Summary of Account Charges

Previous Balance \$250.48
Net Payments - Thank You \$-250.48
Total Account Charges **\$171.41**

AMOUNT DUE	\$171.41
-------------------	-----------------

RECEIVED
06-02-2025

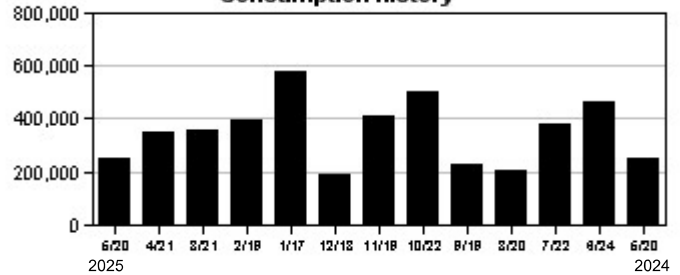
Important Message

Tampa Bay Water Wise offers rebates to residents and businesses for water-saving upgrades like high-efficiency toilets and efficient sprinkler systems. Save water, reduce utility costs, and protect our resources. Learn more at TampaBayWaterWise.org/HB.

Notice

An estimated read was used to calculate your bill

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 9086894852



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



LYNWOOD CDD
3434 COLWELL AVE SUITE 200
TAMPA FL 33614-8390

1,719 8

DUE DATE	06/20/2025
AMOUNT DUE	\$171.41
AMOUNT PAID	\$171.41



0090868948523 00000171413

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

Invoice

Date	Invoice #
6/2/2025	INV0000099679

Bill To:

Lynwood CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
June	Upon Receipt	00477

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,420.08	\$1,420.08
Administrative Services	1.00	\$355.00	\$355.00
Dissemination Services	1.00	\$416.67	\$416.67
Financial & Revenue Collections	1.00	\$284.00	\$284.00
Management Services	1.00	\$1,585.83	\$1,585.83
Website Compliance & Management	1.00	\$100.00	\$100.00
<div>RECEIVED</div> <div>05-28-2025</div>	Subtotal		\$4,161.58
	Total		\$4,161.58

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322



Bill to

Lynwood CDD
3434 Colwell Ave
Ste 200
Tampa, FL 33614

Ship to

Lynwood CDD
3434 Colwell Ave
Ste 200
Tampa, FL 33614

Invoice details

Invoice no.: 10130-B
Terms: Net 30
Invoice date: 06/01/2025
Due date: 07/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Lake Maintenance- 6 Ponds & 2 Mitigation Ponds	1	\$840.00	\$840.00

Total **\$840.00**

RECEIVED
06-01-2025

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Lynwood CDD
c/o Rizzetta & Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614

June 10, 2025

Client: 001519

Matter: 000001

Invoice #: 26628

Page: 1

RE: General

For Professional Services Rendered Through May 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
5/6/2025	MS	REVIEW PROPOSED BUDGET FOR FISCAL YEAR 2025-2026 RE INCREASE; PREPARE DRAFT MAILED NOTICE LETTER AND LONG FORM PUBLICATION AD FOR BUDGET.	2.0	\$350.00
5/8/2025	MB	REVIEW DISTRICT BOARD MEETING AGENDA PACKAGE.	0.4	\$130.00
5/9/2025	MB	PREPARE FOR AND ATTEND DISTRICT BOARD MEETING.	2.9	\$942.50
5/14/2025	MB	REVIEW PUBLICATION AD FOR FISCAL YEAR 2026 FINAL BUDGET HEARING.	0.2	\$65.00
5/14/2025	MB	REVIEW AND RESPOND TO EMAIL FROM DISTRICT CHAIR REGARDING LYNWOOD CLUBHOUSE MANAGEMENT.	1.8	\$585.00
5/15/2025	MS	FINALIZE AND PREPARE CORRESPONDENCE WITH PUBLICATION INSTRUCTIONS FOR TRANSMITTING PUBLICATION AD TO DISTRICT ADMIN.	0.2	\$35.00
5/16/2025	MB	REVIEW AND RESPOND TO EMAIL FROM DISTRICT MANAGER REGARDING RESIDENT TRESPASSING COMPLAINT.	0.6	\$195.00
5/29/2025	LC	RESEARCH RE FIRST GENERAL ELECTION DATE FOR THE DISTRICT; UPDATE DISTRICT RECORDS RE SAME.	0.3	\$52.50
Total Professional Services			8.4	\$2,355.00

June 10, 2025
Client: 001519
Matter: 000001
Invoice #: 26628

Page: 2

Total Services	\$2,355.00	
Total Disbursements	\$0.00	
Total Current Charges		\$2,355.00
Previous Balance		\$195.00
Less Payments		(\$195.00)
PAY THIS AMOUNT		\$2,355.00

RECEIVED
06-10-2025

Please Include Invoice Number on all Correspondence



LYNWOOD COMMUNITY DEVELOPMENT
5524 RAINWOOD MEADOWS DR 3B, SOLAR
RUSKIN, FL 33570

Statement Date: June 20, 2025

Amount Due: \$615.85

Due Date: July 11, 2025

Account #: 221008593248

Account Summary

Current Service Period: May 16, 2025 - June 16, 2025

Previous Amount Due \$615.85

Payment(s) Received Since Last Statement -\$615.85

Current Month's Charges \$615.85

Amount Due by July 11, 2025 \$615.85

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

RECEIVED
06-24-2025



Scan here to view
your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008593248

Due Date: July 11, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$615.85

Payment Amount: \$ _____

643976992329

LYNWOOD COMMUNITY DEVELOPMENT
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6439769923292210085932480000000615857



Service For:
5524 RAINWOOD MEADOWS DR 3B
SOLAR, RUSKIN, FL 33570

Account #: 221008593248
Statement Date: June 20, 2025
Charges Due: July 11, 2025

Service Period: May 16, 2025 - Jun 16, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 32 days

Lighting Energy Charge	\$0.00
Monthly Charge	\$615.85
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00

Lighting Charges **\$615.85**

Total Current Month's Charges

\$615.85

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Lynwood CDD
04/30/25-05/29/25
Statement Date: 06/04/25
Due Date: 06/25/25

<u>Acct #</u>	<u>Billing Date</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
211018276116	6/4/2025	2282 NE 19th Av Columns	53100-4301	\$ 27.78
211018542954	6/4/2025	Lynwood Subd on 19th Av Lights	53100-4307	\$ 1,268.43
211018619067	6/4/2025	2398 NE 19th Av Sign	53100-4301	\$ 28.85
221008015820	5/2/2025	Lynwood Ph2 on 19th Av Lights	53100-4307	\$ 896.15
221008163679	5/2/2025	Lynwood Ph3 on 19th Av	53100-4307	\$ 398.30

TOTAL	\$ 2,619.51
--------------	--------------------

53100-4307	\$ 2,562.88
53100-4301	\$ 56.63

\$ 2,619.51



LYNWOOD COMMUNITY DEVELOPMENT
2282 NE 19TH AVE, COLUMNS
APOLLO BEACH, FL 33572

Statement Date: June 04, 2025

Amount Due: \$27.78

Due Date: June 25, 2025

Account #: 211018276116

Account Summary

Current Service Period: April 30, 2025 - May 29, 2025

Previous Amount Due	\$30.42
Payment(s) Received Since Last Statement	-\$30.42
Current Month's Charges	\$27.78

Amount Due by June 25, 2025 \$27.78

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

RECEIVED
06-05-2025

Your Energy Insight



Your average daily kWh used was **0% higher** than the same period last year.

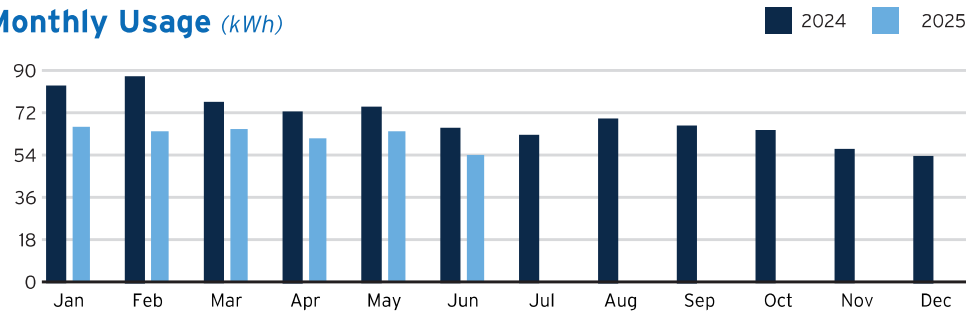


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211018276116

Due Date: June 25, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$27.78

Payment Amount: \$ 27.78

668668178577

LYNWOOD COMMUNITY DEVELOPMENT
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6686681785772110182761160000000027787



Service For:
2282 NE 19TH AVE
COLUMNS, APOLLO BEACH, FL 33572

Account #: 211018276116
Statement Date: June 04, 2025
Charges Due: June 25, 2025

Meter Read


Meter Location: ENTRY LIGHTS

Service Period: Apr 30, 2025 - May 29, 2025

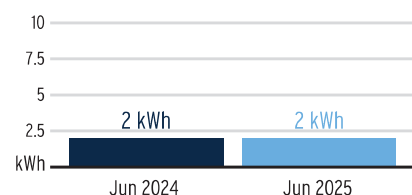
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000577369	05/29/2025	4,500		4,446		54 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
	Energy Charge	54 kWh @ \$0.08641/kWh	\$4.67
	Fuel Charge	54 kWh @ \$0.03391/kWh	\$1.83
	Storm Protection Charge	54 kWh @ \$0.00577/kWh	\$0.31
	Clean Energy Transition Mechanism	54 kWh @ \$0.00418/kWh	\$0.23
	Storm Surcharge	54 kWh @ \$0.02121/kWh	\$1.15
	Florida Gross Receipt Tax		\$0.69
	Electric Service Cost		\$27.78

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$27.78

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

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P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



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Phone

Toll Free:
866-689-6469

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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LYNWOOD COMMUNITY DEVELOPMENT
LYNWOOD SUBDIVISION ON 19TH AVE, LIGHTS
APOLLO BEACH, FL 33570

Statement Date: June 04, 2025

Amount Due: \$1,268.43

Due Date: June 25, 2025

Account #: 211018542954

Account Summary

Current Service Period: April 30, 2025 - May 29, 2025

Previous Amount Due	\$1,353.14
Payment(s) Received Since Last Statement	-\$1,353.14
Current Month's Charges	\$1,268.43

Amount Due by June 25, 2025 \$1,268.43

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

RECEIVED
06-05-2025



Scan here to view
your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211018542954

Due Date: June 25, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$1,268.43

Payment Amount: \$ 1,268.43

682248401973

LYNWOOD COMMUNITY DEVELOPMENT
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6822484019732110185429540000001268435



Service For:
LYNNWOOD SUBDIVISION ON 19TH AVE
LIGHTS, APOLLO BEACH, FL 33570

Account #: 211018542954
Statement Date: June 04, 2025
Charges Due: June 25, 2025

Service Period: Apr 30, 2025 - May 29, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	494 kWh @ \$0.03412/kWh	\$16.86
Fixture & Maintenance Charge	26 Fixtures	\$431.86
Lighting Pole / Wire	28 Poles	\$792.96
Lighting Fuel Charge	494 kWh @ \$0.03363/kWh	\$16.61
Storm Protection Charge	494 kWh @ \$0.00559/kWh	\$2.76
Clean Energy Transition Mechanism	494 kWh @ \$0.00043/kWh	\$0.21
Storm Surcharge	494 kWh @ \$0.01230/kWh	\$6.08
Florida Gross Receipt Tax		\$1.09

Lighting Charges

\$1,268.43

Total Current Month's Charges

\$1,268.43

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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P.O. Box 31318
Tampa, FL 33631-3318
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Phone

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866-689-6469

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

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813-275-3909

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LYNWOOD COMMUNITY DEVELOPMENT
2398 NE 19TH AVE, SIGN
APOLLO BEACH, FL 33572

Statement Date: June 04, 2025

Amount Due: \$28.85

Due Date: June 25, 2025

Account #: 211018619067

Account Summary

Current Service Period: April 30, 2025 - May 29, 2025

Previous Amount Due	\$31.03
Payment(s) Received Since Last Statement	-\$31.03
Current Month's Charges	\$28.85

Amount Due by June 25, 2025 \$28.85

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

RECEIVED
06-05-2025

Your Energy Insight



Your average daily kWh used was **0% higher** than the same period last year.

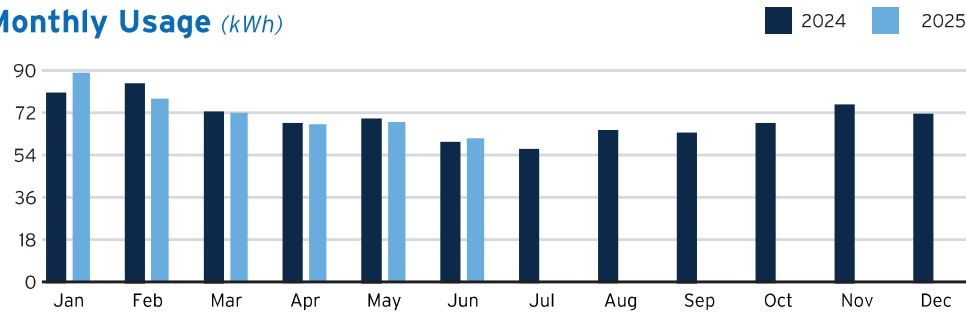


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211018619067

Due Date: June 25, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$28.85

Payment Amount: \$ 28.85

682248401974

LYNWOOD COMMUNITY DEVELOPMENT
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6822484019742110186190670000000028852



Service For:
2398 NE 19TH AVE
SIGN, APOLLO BEACH, FL 33572

Account #: 211018619067
Statement Date: June 04, 2025
Charges Due: June 25, 2025

Meter Read

Service Period: Apr 30, 2025 - May 29, 2025

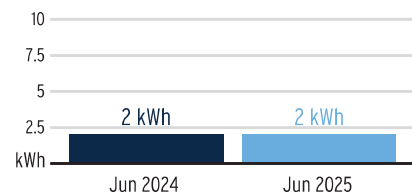
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000829735	05/29/2025	2,684		2,623		61 kWh	1	30 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	61 kWh @ \$0.08641/kWh		\$5.27
Fuel Charge	61 kWh @ \$0.03391/kWh		\$2.07
Storm Protection Charge	61 kWh @ \$0.00577/kWh		\$0.35
Clean Energy Transition Mechanism	61 kWh @ \$0.00418/kWh		\$0.25
Storm Surcharge	61 kWh @ \$0.02121/kWh		\$1.29
Florida Gross Receipt Tax			\$0.72
Electric Service Cost			\$28.85

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$28.85

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free: **866-689-6469**

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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LYNWOOD COMMUNITY DEVELOPMENT
LYNWOOD PH 2 ON 19TH AVE, LIGHTS
APOLLO BEACH, FL 33570

Statement Date: June 03, 2025

Amount Due: \$896.15

Due Date: June 24, 2025

Account #: 221008015820

Account Summary

Current Service Period: April 29, 2025 - May 28, 2025

Previous Amount Due	\$895.02
Payment(s) Received Since Last Statement	-\$895.02
Current Month's Charges	\$896.15

Amount Due by June 24, 2025 \$896.15

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

RECEIVED
06-05-2025



Scan here to view
your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008015820

Due Date: June 24, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$896.15

Payment Amount: \$ 896.15

690890313272

LYNWOOD COMMUNITY DEVELOPMENT
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6908903132722210080158200000000896155



Service For:
LYNWOOD PH 2 ON 19TH AVE
LIGHTS, APOLLO BEACH, FL 33570

Account #: 221008015820
Statement Date: June 03, 2025
Charges Due: June 24, 2025

Service Period: Apr 29, 2025 - May 28, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	342 kWh @ \$0.03412/kWh	\$11.67
Fixture & Maintenance Charge	18 Fixtures	\$298.98
Lighting Pole / Wire	18 Poles	\$509.76
Lighting Fuel Charge	342 kWh @ \$0.03363/kWh	\$11.50
Storm Protection Charge	342 kWh @ \$0.00559/kWh	\$1.91
Clean Energy Transition Mechanism	342 kWh @ \$0.00043/kWh	\$0.15
Storm Surcharge	342 kWh @ \$0.01230/kWh	\$4.21
Florida Gross Receipt Tax		\$0.75
Franchise Fee		\$54.95
Municipal Public Service Tax		\$2.27

Lighting Charges **\$896.15**

Total Current Month's Charges

\$896.15

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813-275-3909

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LYNWOOD COMMUNITY DEVELOPMENT
LYNWOOD PH 3 ON 19TH AVE
APOLLO BEACH, FL 33572

Statement Date: June 03, 2025

Amount Due: \$398.30

Due Date: June 24, 2025

Account #: 221008163679

Account Summary

Current Service Period: April 29, 2025 - May 28, 2025

Previous Amount Due	\$397.79
Payment(s) Received Since Last Statement	-\$397.79
Current Month's Charges	\$398.30

Amount Due by June 24, 2025 \$398.30

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

RECEIVED
06-05-2025



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your account online.



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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008163679

Due Date: June 24, 2025



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Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$398.30

Payment Amount: \$ 398.30

690890313273

LYNWOOD COMMUNITY DEVELOPMENT
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6908903132732210081636790000000398309



Service For:
LYNWOOD PH 3 ON 19TH AVE
APOLLO BEACH, FL 33572

Account #: 221008163679
Statement Date: June 03, 2025
Charges Due: June 24, 2025

Service Period: Apr 29, 2025 - May 28, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	152 kWh @ \$0.03412/kWh	\$5.19
Fixture & Maintenance Charge	8 Fixtures	\$132.88
Lighting Pole / Wire	8 Poles	\$226.56
Lighting Fuel Charge	152 kWh @ \$0.03363/kWh	\$5.11
Storm Protection Charge	152 kWh @ \$0.00559/kWh	\$0.85
Clean Energy Transition Mechanism	152 kWh @ \$0.00043/kWh	\$0.07
Storm Surcharge	152 kWh @ \$0.01230/kWh	\$1.87
Florida Gross Receipt Tax		\$0.34
Franchise Fee		\$24.42
Municipal Public Service Tax		\$1.01

Lighting Charges

\$398.30

Total Current Month's Charges

\$398.30

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