



Rizzetta & Company

Lynwood Community Development District

Board of Supervisors' Meeting September 5, 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

**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, September 5, 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
 - i. Turf Chemical Treatment Update Tab 2
 - ii. Consideration of Proposal for Partial Removal of
Shell Path at Pergola Tab 3
 - B.** Irrigation Report..... Tab 4
 - C.** Sitex Aquatics Treatment Report Tab 5
 - D.** District Counsel
 - E.** District Engineer
 - i. Review of District Engineer's Report Tab 6
 - F.** District Manager
 - i. Review of District Manager's Report Tab 7
 - ii. Presentation of 2nd Quarter Website Compliance
Audit Report..... Tab 8
 - iii. Discussion of FY 2025-2026 EGIS Insurance & Invoice
- 4. BUSINESS ITEMS**
 - A.** Consideration of Proposal for Repainting
Perimeter Fence Tab 9
 - B.** Consideration of Proposal for Paving at the
Front Entrance Area and Sidewalk (under separate cover)
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of Board of Supervisors'
Meeting held on August 8, 2025..... Tab 10
 - B.** Consideration of Operations & Maintenance
Expenditures for July 2025 Tab 11
- 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)



Entrance beds

Created: Wed, 8/27/2025

Plants are trimmed off of sidewalk. Taller group of firebush need to be lowered and trimmed

(2)



Suckers on Crape Myrtle

Created: Wed, 8/27/2025

Crew needs to remove suckers on Crape Myrtle in front of wall.

(3)



Sign planting bed

Created: Wed, 8/27/2025

Remove weeds in bed at monument sign.

(4)



East side of entrance

Created: Wed, 8/27/2025

Suggest to remove small group of Flax Lily and install sod in this area

(5)



Front wall- trimmed

Created: Wed, 8/27/2025

Bushes along front wall are trimmed. Need to trim Crape Myrtle off the wall and raise them up for sidewalk clearance

(6)



West side of entrance

Created: Wed, 8/27/2025

Bushes are trimmed and minimal weeds present.

(7)



West side fence

Created: Wed, 8/27/2025

Crew could not mow due to rain but the area is serviced regularly.

(8)



West of entrance

Created: Wed, 8/27/2025

Near the west end of front wall crew needs to spray and remove weeds

(9)



Entrance median

Created: Wed, 8/27/2025

New plants are growing and even some of the damaged plants have new growth. Bed was hand weeded.



(10)



Native cut back area

Created: Wed, 8/27/2025

Standing water in area will delay the cut backs. Crew could not mow due to standing water

(11)



Amaryllis Garden Island

Created: Wed, 8/27/2025

Turf was mowed and bushes are trimmed.

(12)



North wall

Created: Wed, 8/27/2025

Area has been spray to control invasive plants

(13)



North wall area

Created: Wed, 8/27/2025

Invasive species have been sprayed and wall area open.

(14)



Pergola Area

Created: Wed, 8/27/2025

Turf was mowed. Weeds have been sprayed but rain is reducing effectiveness of weed killer

(15)



East Rand of wall

Created: Wed, 8/27/2025

Some standing water areas not mowed but we did mow where possible.

(16)



Bridge areas sprayed

Created: Wed, 8/27/2025

Bridge areas showing dieback from spraying, both sides

(17)



Pond # 4

Created: Wed, 8/27/2025

Pond banks could not be mowed on 8-25 due to rain.



(18)



Dead end area.

Created: Wed, 8/27/2025

Remind crew this area needs to be kept clean. Knock down weeds. Did not see any piles of debris

(19)



Pond #3 behind pool

Created: Wed, 8/27/2025

Bed is getting overgrown and weedy. Could not mow 8/25 due to rain

(20)



Pond #2

Created: Wed, 8/27/2025

Beds are getting overgrown. Turf not mowed on 8/25 due to rain

(21)



Pond beds -

Created: Wed, 8/27/2025

(22)



Pond #1

Created: Wed, 8/27/2025

Pond beds not as overgrown but weeds are growing fast with all the rain



(23)



Corner lot on White Chicory

Created: Wed, 8/27/2025

Lot was dry enough to mow.

(24)



Pond 1 - parkway

Created: Wed, 8/27/2025

Turf was dry enough along street to mow.

Tab 2

Lynwood CDD - #21211 - Landscape Management Contract Renewal 2025

5134 White Chicory Drive
Apollo Beach, FL 33572

CM - Monthly Chemical

Materials: Bifen I/T Insecticide / Bifen XTS Insecticide / Fertilizer 18-0-10 w/ Allectus; 72%

07-14-2025

Hours

1. Horticulture Division

2. JOE B

3.

4.

5.

Estimated Hours 2.30

Actual Hours 0.00

Remaining Hours 2.30

1/2 Tank - 1-BP Refill

Materials

	Qty	Units	Notes
Fertilizer 18-0-10 w/ Allectus; 72%	16.00	lb	Ave South -
Fungicide Lesco Spectator T&O	2.48	oz	
Herbicide Specticle Total Herbicide	0.58	oz	Manor -
Insecticide Bandit 2F	6.25	oz	
Bifen I/T Insecticide	4.17	oz	
Bifen XTS Insecticide	0.63	oz	
Insecticide Triple Crown	4.17	oz	MICROS - 24oz
Fertilizer Liquid T&O Chelated Micronutrients	105.00	oz	
Fertilizer 24-0-11; 25% Slow Release	34.67	lb	TRANSOM - 2oz
Herbicide Prodiamine	6.25	oz	
Fungicide Myclobutanil 20EW	5.00	oz	Bifen XTS - 1oz
Fertilizer 8-0-10 100%SRN	33.33	lb	
Insecticide Orthene	3.67	oz	
Insecticide Bandit	5.00	lb	
Fertilizer Macron 20-20-20 25#Pail	1.10	lb	
Horticulture Technician	2.30	hr	

- Blanket Spray Turf
- Treated Hot-spots
- Healthy Growth
- Barely any St. Aug left

Lynwood CDD - #21211 - Landscape Management Contract Renewal 2025

5134 White Chicory Drive
Apollo Beach, FL 33572

CM - Monthly Chemical

Materials: Bifen I/T Insecticide / Bifen XTS Insecticide / Fertilizer 18-0-10 w/ Allactus; 72%

08-12-2025

Hours

1. Horticulture Division

2. <u>JOE B</u>		Estimated Hours	2.30
3.		Actual Hours	0.00
4.		Remaining Hours	2.30
5.			

.5 Tank

Materials

	Qty	Units	Notes
Fertilizer 18-0-10 w/ Allactus; 72%	16.00	lb	<u>Ave South - 12oz</u>
Fungicide Lesco Spectator T&O	2.48	oz	
Herbicide Specticle Total Herbicide	0.58	oz	<u>Manor - 1/2 of 1/4oz</u>
Insecticide Bandit 2F	6.25	oz	
Bifen I/T Insecticide	4.17	oz	
Bifen XTS Insecticide	0.63	oz	
Insecticide Triple Crown	4.17	oz	
Fertilizer Liquid T&O Chelated Micronutrients	105.00	oz	
Fertilizer 24-0-11; 25% Slow Release	34.67	lb	
Herbicide Prodiamine	6.25	oz	
Fungicide Myclobutanil 20EW	5.00	oz	
Fertilizer 8-0-10 100%SRN	33.33	lb	
Insecticide Orthene	3.67	oz	
Insecticide Bandit	5.00	lb	
Fertilizer Macron 20-20-20 25#Pail	1.10	lb	
Horticulture Technician	2.30	hr	

-Treated weeds
-checked plants
-Healthy Growth

Tab 3

Date: August 27, 2025
Proposal #: 21821



Q U O T A T I O N

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:

Remove shell path on the north side of the pergola and install sod.

Remove existing shells in area shown on picture at Pergola

Install soil to raise the level of the path to match the level of existing sod

Install 630 sqft St. Augustine sod

Fertilize and treat turf with preventative for fungus

Irrigation modifications- adjust existing heads and add 2 to 3 heads for proper coverage

Clean up and dispose of all debris



Quote Total: \$3,702.17

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 4



FIELDSTONE

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August 2025

Date: Aug 05, 2025 8:40 am

Inspector: Ray Jenkins

Site	
Name	Lynwood CDD
Address	5134 White Chicory Drive
City	Apollo Beach
ST	Florida
Zip	33572

Controller	
Name	Entrance Controller
Location	Entrance side near fence
Model	
Modules	9
SLW	SLW1 Entrance side near fence
Controller ID	74892

Water Days as of Aug 05, 2025	
Program A	Sun , Mon , Wed , Fri
Program B	
Program C	
Program D	

Notes
All zones are inspected and repaired

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Sprays West end perimeter outside sidewalk	Pass									
Inspection <input checked="" type="checkbox"/>											
2	Drip West perimeter inside sidewalk West end a long fence	Pass						1			
Broken drip											
3	Sprays West perimeter inside sidewalk	Pass	1								
4	Bubler West perimeter inside sidewalk	Pass									
Inspection <input checked="" type="checkbox"/>											
5	Sprays West perimeter outside sidewalk at exit	Pass									
Inspection <input checked="" type="checkbox"/>											
6	Drip West perimeter exit side	Pass									
Inspection <input checked="" type="checkbox"/>											
7	Drip Exit side bed at 19th	Pass									
Inspection <input checked="" type="checkbox"/>											

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
8	Drip Exit side bed and white chicory	Pass									
Inspection <input checked="" type="checkbox"/>											
9	Drip Entrance side bed at White chicory and a long fence to controller	Pass									
Inspection <input checked="" type="checkbox"/>											
10	Drip Entrance side bed at 19th along sidewalk and median Island	Pass						1			
Broken drip											
11	Sprays East perimeter outside sidewalk at entry	Pass									
Inspection <input checked="" type="checkbox"/>											
12	Drip Along East perimeter fence	Pass						2			
13	Bubler Entrance side and East perimeter fence	Pass									
Inspection <input checked="" type="checkbox"/>											
14	East perimeter outside sidewalk	Pass									
Inspection <input checked="" type="checkbox"/>											
15	East end perimeter at Lynnwood monument along fence	Pass									
Inspection <input checked="" type="checkbox"/>											
16	Drip West end of pond, on white chicory east of dandelion	Pass									
Inspection <input checked="" type="checkbox"/>											
17	Trees at pond bubler	Pass									
Inspection <input checked="" type="checkbox"/>											
18	Sprays East side of pond on white chicory east of dandelion	Pass									
Inspection <input checked="" type="checkbox"/>											
19	A long white chicory outside sidewalk east of dandelion	Pass			1				1		
Broken lateral											

Zone #1 - 08-05-25 8:42 am CDT



Zone #1 - 08-05-25 8:42 am CDT



Zone #2 - 08-05-25 8:47 am CDT



Zone #3 - 08-05-25 8:48 am CDT



Zone #3 - 08-05-25 8:49 am CDT



Zone #3 - 08-05-25 8:49 am CDT



Zone #3 - 08-05-25 8:50 am CDT



Zone #5 - 08-05-25 8:53 am CDT



Zone #5 - 08-05-25 8:53 am CDT



Zone #10 - 08-05-25 8:59 am CDT



Zone #11 - 08-05-25 9:01 am CDT



Zone #12 - 08-05-25 9:02 am CDT



Zone #12 - 08-05-25 9:03 am CDT



Zone #14 - 08-05-25 9:08 am CDT



Zone #14 - 08-05-25 9:08 am CDT



Zone #16 - 08-05-25 9:13 am CDT



Zone #16 - 08-05-25 9:13 am CDT



Zone #18 - 08-05-25 9:16 am CDT



Zone #19 - 08-05-25 9:18 am CDT



Zone #19 - 08-05-25 9:18 am CDT



Zone #19 - 08-05-25 9:20 am CDT





FIELDSTONE^{***}

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August 2025

Date: Aug 05, 2025 8:35 am

Inspector: Ray Jenkins

Site	
Name	Lynwood CDD
Address	5134 White Chicory Drive
City	Apollo Beach
ST	Florida
Zip	33572

Controller	
Name	Controller D
Location	
Model	
Modules	4
Controller ID	94086

Water Days as of Aug 05, 2025	
Program A	Sun , Tue , Fri
Program B	
Program C	
Program D	

Notes
All zones are inspected

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Rotor	Pass									
2	Drip	Pass									
3		Pass									
4		Pass									
5		Pass									
6		Pass									
7		Pass									
8		Pass									



FIELDSTONE^{***}

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August 2025

Date: Aug 05, 2025 8:00 am

Inspector: Ray Jenkins




Site	
Name	Lynwood CDD
Address	5134 White Chicory Drive
City	Apollo Beach
ST	Florida
Zip	33572

Controller	
Name	5430 Amaryllis Garden
Location	Next to #5430 Amaryllis Garden
Model	
Modules	3
SLW	SLW1 Next to #5430 Amaryllis Garden

Controller ID	74893
---------------	-------

Water Days as of Aug 05, 2025	
Program A	Sun , Mon , Wed , Fri
Program B	
Program C	
Program D	

Notes
All zones are inspected repairs are made pre approval

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Around traffic circle	Pass									
2	Around traffic circle inside sidewalk	Pass									
Inspection 											
3	Around gazebo	Pass			1						
Broken head											
4	Around gazebo	Pass									
Inspection 											
5	Sprays around walk way at gazebo	Pass									
Inspection 											
6	Front of gazebo	Pass									
7	Rotors	Pass			1						
Broken head											

Zone #2 - 08-05-25 8:01 am CDT



Zone #2 - 08-05-25 8:01 am CDT



Zone #3 - 08-05-25 8:03 am CDT



Zone #5 - 08-05-25 8:05 am CDT



Zone #6 - 08-05-25 8:05 am CDT



Zone #6 - 08-05-25 8:05 am CDT



Zone #7 - 08-05-25 8:07 am CDT



Zone #7 - 08-05-25 8:07 am CDT





FIELDSTONE^{***}

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August 2025

Date: Aug 05, 2025 7:52 am

Inspector: Ray Jenkins

Site	
Name	Lynwood CDD
Address	5134 White Chicory Drive
City	Apollo Beach
ST	Florida
Zip	33572

Controller	
Name	Traffic circle
Location	In traffic circle
Model	
Modules	1
SLW	SLW1 Traffic circle
Controller ID	94244

Water Days as of Aug 05, 2025	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

Notes
All zones are inspected no repairs needed

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Around traffic circle	Pass									
Inspection <input checked="" type="checkbox"/>											
2	Around circle traffic	Pass									
Inspection <input checked="" type="checkbox"/>											

Zone #1 - 08-05-25 7:57 am CDT



Zone #1 - 08-05-25 7:58 am CDT



Zone #2 - 08-05-25 7:58 am CDT



Tab 5



AQUATIC INSPECTION / TREATMENT REPORT

COMMUNITY NAME: Lynwood

APPLICATOR: Jeremiah DATE: 08/21/2025

WEED TREATMENT – SERVICE PERFORMED

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

COMMENTS:

Ponds 1-6 and Mit1 were treated for shoreline grasses. Pond 1,6 and Mit2 was treated for algae.

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

Tab 6

LYNWOOD CDD

ENGINEER'S REPORT FOR SEPTEMBER 5th, 2025 BOARD MEETING

Ongoing Projects Report and Updates:

Environmental Resource Permits (SWFWMD):

Permit#	District	Inspections	Project Name	Last O&M	Next O&M	Interval (Months)	Approx# of Ponds
43592.000	Lynwood CDD	Yes	Leisey Subdivision Phases 1 and 2	7/21/2025	7/21/2030	60	7
43592.002	Lynwood CDD	Yes	Leisey Subdivision Phase 2	7/21/2025	7/21/2030	60	2
43592.003	Lynwood CDD	No	Leisey Subdivision - Phase 3A & 3B	NA	NA	NA	0

Honer Environmental Update:

Jason James will be our new account rep for Honer Environmental. Jason met us on site to see the issues and work through a schedule for remediation and then began treating the areas discussed that same day. They agreed to repair the void area where the fence ends, and the wall begins. We have included some progress pictures with the report for the vegetation maintenance. We will continue to work with Honer on the vegetation maintenance as well as the turf void warranty repair.

East Appleton Shore Drive Connection:

Hillsborough County will be leading the project to connect Appleton Stone Drive in Lynwood to the Waterset Blvd extension of Waterset South that connects Waterset to 19th Avenue to the South. There are considerations for stormwater improvements including a pond construction in the NorthWest corner of the intersection at 19th Ave & Waterset Blvd. The County anticipates that the connection will be constructed in Spring of 2026 and the developer anticipates the lots in Waterset surrounding this area will be completed towards the end of 2026 and early 2027. The grading sheet attached to this report is the DRAFT plans for the area.

5403 Amaryllis Garden St Ruskin FL 33572

☼ 231°SW (T) ☉ 27°44'27"N, 82°24'15"W ±9ft ▲ 15ft



5416 Rainwood Meadows Dr Ruskin FL 33572

☼ 8°N (T) ☉ 27°44'27"N, 82°24'15"W ±6ft ▲ 23ft



5415 Rainwood Meadows Dr Ruskin FL 33570

☼ 352°N (T) ● 27°44'27"N, 82°24'16"W ±13ft ▲ 25ft



Lynwood CDD
26 Aug 2025, 09:47:41

5407 Rainwood Meadows Dr Ruskin FL 33572

☼ 157°SE (T) ● 27°44'27"N, 82°24'16"W ±6ft ▲ 19ft



Lynwood CDD
26 Aug 2025, 09:48:21

5402 Amaryllis Garden St Ruskin FL 33572

☼ 292°W (T) ☉ 27°44'31"N, 82°24'11"W ±19ft ▲ 20ft



5416 Amaryllis Garden St Ruskin FL 33572

☼ 77°E (T) ☉ 27°44'31"N, 82°24'12"W ±19ft ▲ 15ft



5404 Amaryllis Garden St Ruskin FL 33572

☉ 84°E (T) ☉ 27°44'31"N, 82°24'15"W ±16ft ▲ 16ft



Lynwood CDD
26 Aug 2025, 09:34:11

5404 Amaryllis Garden St Ruskin FL 33572

☉ 285°W (T) ☉ 27°44'31"N, 82°24'15"W ±19ft ▲ 17ft



Lynwood CDD
26 Aug 2025, 09:34:17

5312 Amaryllis Garden St Ruskin FL 33572

☼ 300°NW (T) ☉ 27°44'31"N, 82°24'16"W ±29ft ▲ 15ft



5308 Amaryllis Garden St Ruskin FL 33572

☼ 79°E (T) ☉ 27°44'31"N, 82°24'16"W ±26ft ▲ 16ft



5308 Amaryllis Garden St Ruskin FL 33572

☼ 290°W (T) ☉ 27°44'31"N, 82°24'17"W ±19ft ▲ 16ft



5306 Amaryllis Garden St Ruskin FL 33572

☼ 295°NW (T) ☉ 27°44'31"N, 82°24'18"W ±16ft ▲ 22ft



5430 Amaryllis Garden St Ruskin FL 33572

☼ 288°W (T) ☉ 27°44'31"N, 82°24'5"W ±13ft ▲ 24ft



5426 Amaryllis Garden St Ruskin FL 33572

☼ 291°W (T) ☉ 27°44'31"N, 82°24'8"W ±19ft ▲ 23ft



Tab 7



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** October 10th, 2025 at 11:00 am

District Manager's Report

September 5

2025

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FINANCIAL SUMMARY

7/31/2025

General Fund Cash & Investment Balance:	\$376,151
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Reserve Fund Cash & Investment Balance:	\$41,135
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Debt Service Fund Investment Balance:	\$367,417
--	-----------

Total Cash and Investment Balances:	\$784,703
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General Fund Expense Variance:	\$59,391	Under Budget
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Tab 8



Quarterly Compliance Audit Report

Lynwood

Date: July 2025 - 2nd Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

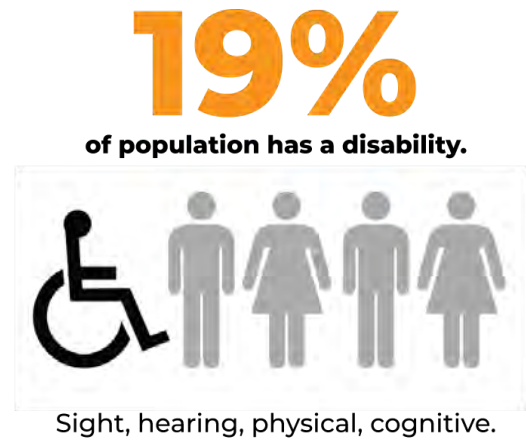
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

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

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

Tab 9



Funez Drywall and Painting

2406 High Tides Way Wesley Chapel FL
33543

646-436-8574

funezdrywall@hotmail.com

ESTIMATE

EST0234

DATE

08/02/2025

TOTAL

USD \$11,800.00

TO

Sean Craft

EXTERNAL]Lynwood CDD - Perimeter Wall Painting Scope & Map Exhibit

7272602213

SCraft@rizzetta.com

DESCRIPTION	RATE	QTY	AMOUNT
Exterior Painting	\$11,800.00	1	\$11,800.00

Pressure washing and cleaning all the exterior surfaces.
Removal of loose paint, mildew and other items.

- Repair of minor cracks, spalls, or surface imperfections using compatible patching compounds.
- Application of primer (if required based on surface condition and paint manufacturer's guidance).
- Application of two coats of high-performance, exterior-grade masonry paint
- Protection of surrounding landscaping, hardscape, and adjacent structures belonging to residents and the District.
- Final walkthrough and punch list completion.

Hi Sean attached are the specifications for the exterior paint project.

We will be able to match the same color of the existing exterior paint.

We will be Painting both sides of the walls.

We will be protecting all the surrounding landscaping around the project.

DESCRIPTION	RATE	QTY	AMOUNT
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Labor and materials included

TOTAL	USD \$11,800.00
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Feedback



Loxon® XP Waterproofing Masonry Coaling - Flat

SURFACE PREPARATION

Uncoated Surface
Loxon XP is a water-based, penetrating, crystalline waterproofing material. It is designed to be applied to clean, sound, and structurally sound masonry surfaces. The surface must be free of all loose material, dirt, oil, grease, and other contaminants. The surface must also be free of any existing waterproofing material. The surface must be prepared in accordance with the instructions on the Loxon XP product label.

Existing Coating Removal
If the surface is already coated with a waterproofing material, the existing coating must be removed. The removal process should be done in accordance with the instructions on the Loxon XP product label.

Crack and Joint Sealing
Cracks and joints in the masonry surface should be sealed with a suitable sealant. The sealant should be applied in accordance with the instructions on the sealant product label.

Structural Repair
If the masonry surface is structurally damaged, the damage should be repaired before applying Loxon XP. The repair should be done in accordance with the instructions on the repair material product label.

Uncoated Surface
If the surface is uncoated, it should be prepared in accordance with the instructions on the Loxon XP product label.

Sealing and Finishing
After the surface has been prepared, it should be sealed and finished in accordance with the instructions on the Loxon XP product label.

Application Instructions
Loxon XP should be applied in accordance with the instructions on the Loxon XP product label.

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Application Instructions
Loxon XP should be applied in accordance with the instructions on the Loxon XP product label.

PHYSICAL PROPERTIES

Physical Properties

Appearance
Loxon XP is a white, crystalline powder.

Odor
Loxon XP has a slight, pleasant odor.

Color
Loxon XP is white.

Texture
Loxon XP has a fine, crystalline texture.

Weight
Loxon XP has a weight of approximately 100 g per 100 cm².

Volume
Loxon XP has a volume of approximately 100 cm³ per 100 cm².

Surface Strength
Loxon XP provides a surface strength of approximately 100 N/cm².

Flexibility
Loxon XP is flexible and can be applied to curved surfaces.

Adhesion
Loxon XP adheres to most masonry surfaces.

Water Resistance
Loxon XP is highly resistant to water penetration.

Chemical Resistance
Loxon XP is resistant to most acids and alkalis.

Fire Resistance
Loxon XP is non-flammable.

Health and Safety
Loxon XP is safe to handle and use.

Environmental
Loxon XP is environmentally friendly.

Storage
Loxon XP should be stored in a cool, dry place.

Shelf Life
Loxon XP has a shelf life of approximately 12 months.

Warranty
Loxon XP is covered by a 10-year warranty.

Manufacturer
Loxon XP is manufactured by Loxon XP Inc.

Country of Origin
Loxon XP is made in the United States of America.

Regulatory
Loxon XP is registered with the EPA and other regulatory agencies.

Patents
Loxon XP is covered by several patents.

Trademarks
Loxon XP is a registered trademark of Loxon XP Inc.

Other
Loxon XP is available in various sizes and quantities.

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Loxon XP is available in various sizes and quantities.

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Loxon XP is available in various sizes and quantities.

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Loxon XP is available in various sizes and quantities.

Other
Loxon XP is available in various sizes and quantities.

SAFETY PRECAUTIONS

Safety Precautions

Personal Protection
Wear eye protection and gloves when handling Loxon XP.

First Aid
If you get Loxon XP in your eyes, flush with water for at least 15 minutes.

Fire
Loxon XP is non-flammable.

Explosion
Loxon XP is not explosive.

Reactivity
Loxon XP is stable under normal conditions.

Toxicity
Loxon XP is not toxic.

Environmental
Loxon XP is environmentally friendly.

Other
Loxon XP is safe to handle and use.

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Loxon XP is a registered trademark of Loxon XP Inc. All other trademarks are the property of their respective owners. © 2023 Loxon XP Inc.

Tab 10

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, August 8, 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
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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 approved a proposal for Bahia sod installation at Pond D in the amount of \$2,825.35 by a 4-1 vote; with Supervisor Gomez voting against the proposal.

On a Motion by Ms. Goode, seconded by Ms. Murphy with a majority in favor, except for Ms. Gomez, the Board of Supervisors approved the proposal from Fieldstone in the amount of \$2,825.35 for Bahia sod installation at Pond D, for the Lynwood Community Development District.

B. Sitex Aquatics Treatment Report

The Board reviewed the report and directed Mr. Whited to conduct a stormwater system inspection in September 2026.

C. District Counsel

No report.

E. District Engineer

Mr. Whited shared his report with the Board and stated that he has been in discussions with Horner Environmental Services regarding their lapse in wetland mitigation and monitoring services and has received a commitment from them that they will be performing deferred maintenance services beginning on August 12th, 2025 and develop an ongoing treatment plan from that point moving forward.

F. District Manager

Mr. Craft reviewed the District Manager's report and informed the Board that the next scheduled meeting will be held on Friday, September 5, at 11:00 a.m. at the offices of Rizzetta & Company located at 2700 S. Falkenburg Road Suite 2745, Riverview, FL 33578.

FOURTH ORDER OF BUSINESS

Public Hearing on FY 2025-2026 Final Budget

Mr. Craft presented the fiscal year 2025-2026 final budget to the Board.

On a Motion by Ms. Goode, seconded by Ms. Gomez with all in favor, the Board of Supervisors opened the public hearing on the fiscal year 2025-2026 Final Budget, for the Lynwood Community Development District.

There was a discussion amongst the Board members and an agreement reached to move \$5000 out of security services and patrols and re-allocate that same amount towards entry & walls maintenance.

On a Motion by Ms. Gomez, seconded by Ms. Murphy with all in favor, the Board of Supervisors closed the public hearing on the fiscal year 2025-2026 Final Budget, for the Lynwood Community Development District.

i. Consideration of Resolution 2025-05; Adopting FY 2025-2026 Final Budget

On a Motion by Ms. Gomez, seconded by Ms. Goode with all in favor, the Board of Supervisors approved Resolution 2025-05; Adopting the fiscal year 2025-2026 Final Budget, for the Lynwood Community Development District.

FIFTH ORDER OF BUSINESS

Public Hearing on FY 2025-2026 Assessments

On a Motion by Ms. Goode, seconded by Ms. Murphy with all in favor, the Board of Supervisors opened the Public Hearing on the fiscal year 2025-2026 Assessments, for the Lynwood Community Development District.

There were no comments.

On a Motion by Ms. Gomez, seconded by Ms. Goode with all in favor, the Board of Supervisors closed the Public Hearing on the fiscal year 2025-2026 Assessments, for the Lynwood Community Development District.

i. Consideration of Resolution 2025-06; Levying O & M Assessments for FY 2025-2026

On a Motion by Ms. Murphy, seconded by Ms. Gomez with all in favor, the Board of Supervisors approved Resolution 2025-06; Levying O & M Assessments for fiscal year 2025-2026, for the Lynwood Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2025-07
Setting the Meeting Schedule for FY 2025-2026**

On a Motion by Ms. Goode, seconded by Ms. Murphy, with all in favor, the Board of Supervisors approved Resolution 2025-07; Setting the Meeting Schedule for fiscal year 2025-2026, for the Lynwood Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2025-08
Setting the Workshop Schedule for FY 2025-2026**

On a Motion by Ms. Murphy, seconded by Ms. Kirchner with all in favor, the Board of Supervisors approved Resolution 2025-08; Setting the Workshop Schedule for fiscal year 2025-2026, for the Lynwood Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of 2024-2025 Goals & Objectives Report

On a Motion by Ms. Gomez, seconded by Ms. Kirchner with all in favor, the Board of Supervisors approved the Goals & Objectives Report for fiscal year 2024-2025, for the Lynwood Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Proposal to Cut Back Native Vegetation behind Homes South of Amarylis Garden

On a Motion by Ms. Goode, seconded by Ms. Murphy with a majority favor, except for Ms. Gomez, the Board of Supervisors approved the proposal from Fieldstone in the amount of \$5,170.00 to cut back native vegetation behind the homes on the south side of Amarylis Garden, for the Lynwood Community Development District.

The Operations Manager, Ms. Elizabeth Moore, to provide estimates for ongoing maintenance at the September meeting.

TENTH ORDER OF BUSINESS

Consideration of Proposal to Refresh Stones at Front Entrance and Sidewalk

The Board tabled this proposal and decided to obtain proposals for paving the area with concrete. The proposals will be added to the September agenda.

ELEVENTH ORDER OF BUSINESS

Discussion of Sticker for Vehicles Parked Illegally

On a Motion by Ms. Goode, seconded by Ms. Gomez with all in favor, the Board of Supervisors approved the purchase of 50 permanent stickers, requesting that a line item be added to include the date and time of the violation of the vehicles parked illegally, for the Lynwood Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Proposals for
Repainting Perimeter Fence**

The Board tabled this until the September meeting as the Board had several follow-up questions for one of the vendors submitting a proposal.

THIRTEENTH ORDER OF BUSINESS

**Discussion of Towing Agreement with
Dixie Wrecker**

The Board directed Mr. Craft to reach out to Target Towing as they had an agreement with the developer previously and may wish to resume services with the CDD.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors Meeting held on July 11,
2025**

On a Motion by Ms. Gomez, seconded by Ms. Murphy, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' meeting held on July 11th, 2025 as presented, for the Lynwood Community Development District.

FIFTEENTH ORDER OF BUSINESS

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

On a Motion by Ms. Murphy, seconded by Ms. Goode, with all in favor, the Board of Supervisors approved the June 2025 (\$19,023.64) Operation and Maintenance Expenditures, for the Lynwood Community Development District.

SIXTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no requests made.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Gomez, seconded by Ms. Goode, with all in favor, the Board of Supervisors approved to adjourn the meeting at 12:22 p.m., for the Lynwood Community Development District.

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Assistant Secretary

Chair / Vice Chair

DRAFT

Tab 11

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
July 2025
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2025 through July 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 23,671.64**

Approval of Expenditures:

_____ Chairperson

Vice Chairperson

Assistant Secretary

Lynwood Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Brletic Dvorak, Inc.	300105	2020	Engineering Services 06/25	\$ 1,750.00
Carol A Kirchner	300106	CK071125	Board of Supervisors Meeting 07/11/25	\$ 200.00
Debra K Goode	300107	DG071125	Board of Supervisors Meeting 07/11/25	\$ 200.00
Fieldstone Landscape Services	300124	25935	Landscape Maintenance 07/25	\$ 5,500.00
Fieldstone Landscape Services	300108	25936	Irrigation Repair 07/25	\$ 240.92
Fieldstone Landscape Services	300108	25945	Irrigation Repair 06/25	\$ 467.59
Florida Reserve Study and Appraisal, Inc.	300125	07242025	Reserve Study 07/25	\$ 2,600.00
Hillsborough County BOCC	300104	9086894852 6/25	2303 Dandelion St Rclm 06/25	\$ 178.12
Hillsborough County BOCC	300129	9086894852 7/25	2303 Dandelion St Rclm 07/25	\$ 220.11
Michael Daniel Murphy	300109	MM071125	Board of Supervisors Meeting 07/11/25	\$ 200.00
Rizzetta & Company, Inc.	300103	INV0000100493	District Management Fees 07/25	\$ 4,161.58

Lynwood Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Romaner Graphics	300126	22774	Sign Installation 07/25	\$ 1,030.00
Sitex Aquatics, LLC	300127	9997-b	Monthly Lake Maintenance 07/25	\$ 840.00
Straley Robin Vericker	300110	26793	Legal Services 06/25	\$ 2,375.00
Susan Gomez	300111	SG071125	Board of Supervisors Meeting 07/11/25	\$ 200.00
Tammie Murphy	300112	TM071125	Board of Supervisors Meeting 07/11/25	\$ 200.00
TECO	300115	221008593248 7/25	5524 Rainwood Meadow Dr 3B Solar 07/25	\$ 615.85
TECO	300113	Monthly Summary 06/25 477	Electric Services 06/25	\$ 2,534.97
The Observer Group, Inc.	300114	25-01873H	Legal Advertising 07/25	<u>\$ 157.50</u>
Total				<u>\$ 23,671.64</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 2020
DATE 06/27/2025
TERMS Net 30
DUE DATE 07/27/2025

PROJECT NAME
Lynwood CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Inspector	[June 09 - June 27]	5:00	80.00	400.00
Project Manager II	[June 12 - June 27]	5:30	180.00	990.00
Senior Inspector	[June 27]	3:00	120.00	360.00

BALANCE DUE **\$1,750.00**





LYNWOOD COMMUNITY DEVELOPMENT DISTRICT
Jun-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
SOI 43592.000 - Environmental Resource Permit	1.50	\$180	J. Whited	\$270.00
Reporting & Repairs Communicatio.	5.00	\$80	S. Ferguson	\$400.00
	3.00	\$120	K. Wagner	\$360.00
INVOICE TOTAL	13.50			\$1,750.00

Lynwood CDD
Meeting Date: July 11, 2025

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Paid
Carol Kirchner	<input checked="" type="checkbox"/>
Debra Goode	<input checked="" type="checkbox"/>
Michael Murphy	<input checked="" type="checkbox"/>
Tammie Murphy	<input checked="" type="checkbox"/>
Susan Gomez	<input checked="" type="checkbox"/>

RECEIVED
07-11-2025

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

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

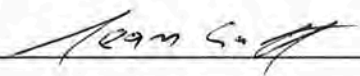
Time Over _____ (3) Hours:	
------------------------------	--

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 25935
Invoice Date 07/01/25
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
Landscape Management Contract Renewal 2025 July 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
07-02-2025

Current
\$5,500.00

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

Fieldstone Landscape Services

4801 122nd Avenue North
Clearwater, FL 33762

INVOICE

Invoice Number 25936
Invoice Date 07/02/25
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 - 07/01/2025

	Qty / UOM	Rate	Ext. Price	Amount
Labor - 07/01/25	2.50 Hrs	\$80.00	\$200.00	\$240.92
Coupler 1/2"	2.00 ea	\$0.32	\$0.65	
Drip- Coupler	2.00 ea	\$0.50	\$0.99	
Drip- Pipe	1.00 ft	\$0.56	\$0.56	
Hunter 6 in. pop up spray NSI	2.00 ea	\$7.10	\$14.19	
Hunter MP Rotator MP1000 Nozzle 8- 90	2.00 ea	\$12.27	\$24.53	

Subtotal: \$240.92

Sales Tax: \$0.00

Invoice Total: \$240.92

Credits/Payments:

Balance Due: \$240.92

RECEIVED
07-02-2025

Current

\$5,740.92

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

Fieldstone Landscape Services

4801 122nd Avenue North
Clearwater, FL 33762

INVOICE

Invoice Number 25945
Invoice Date 06/30/25
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				
IRR - Pre-Approved Repairs - 07/02/2025				\$467.59
Labor - 05/05/25	1.00 Hrs	\$80.00	\$80.00	
Hunter Single-Station Decoder	1.00 ea	\$387.59	\$387.59	

Subtotal: \$467.59

Sales Tax: \$0.00

Invoice Total: \$467.59

Credits/Payments:

Balance Due: \$467.59

RECEIVED
07-02-2025

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$6,208.51	\$0.00	\$0.00	\$0.00	\$0.00

FROM:

Florida Reserve Study and Appraisal, Inc.
12407 N. Florida Avenue
Tampa, FL 33612

Telephone Number: 813-932-1588

Fax Number: 813-388-4189

INVOICE

INVOICE NUMBER

07242025

DATE

07/24/2025

REFERENCE

Internal Order #:

Client File #:

Main File # on form:

Other File # on form:

Federal Tax ID:

Employer ID:

TO:

Lynwood CDD
c/o Board of Supervisors

Telephone Number:

Fax Number:

Alternate Number:

E-Mail:

DESCRIPTION

Client: Lynwood CDD
Property Address: 5003 Dandelion St
City: Apollo Beach
County: Hillsborough
Legal Description:

State: FL

Zip: 33572

FEES**AMOUNT**

Reserve Study for Lynwood CDD

2,600.00

****Please make check payable to Florida Reserve Study and Appraisal, Inc.****
EIN # 46-1213408

SUBTOTAL

2,600.00

PAYMENTS**AMOUNT**

Check #:

Date:

Description:

Check #:

Date:

Description:

Check #:

Date:

Description:

SUBTOTAL

TOTAL DUE

\$

2,600.00

RECEIVED
07-24-2025



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
LYNWOOD CDD	9086894852	06/24/2025	07/15/2025

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	05/20/2025	130339	06/18/2025	132931	259200 GAL	ACTUAL	RECLAIM

Service Address Charges

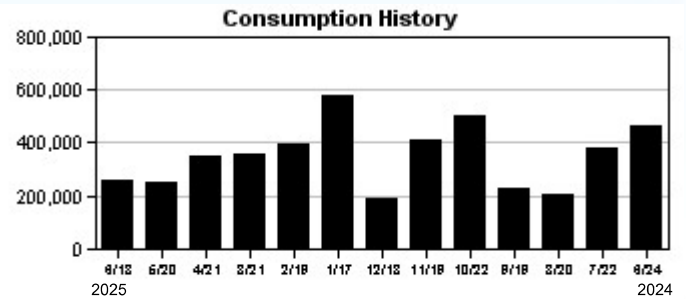
Reclaimed Water Charge \$178.12

Summary of Account Charges

Previous Balance \$171.41
Net Payments - Thank You \$-171.41
Total Account Charges **\$178.12**

AMOUNT DUE	\$178.12
-------------------	-----------------

RECEIVED
06-30-2025



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

9,563 8

DUE DATE	07/15/2025
AMOUNT DUE	\$178.12
AMOUNT PAID	\$178.12



0090868948523 00000178129



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
LYNWOOD CDD	9086894852	07/24/2025	08/14/2025

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	06/18/2025	132931	07/24/2025	136137	320600 GAL	ACTUAL	RECLAIM

Service Address Charges

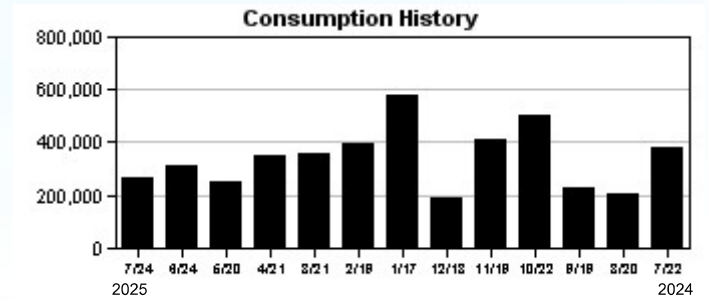
Reclaimed Water Charge \$220.11

Summary of Account Charges

Previous Balance \$178.12
Net Payments - Thank You \$-178.12
Total Account Charges **\$220.11**

AMOUNT DUE	\$220.11
-------------------	-----------------

RECEIVED
07-29-2025



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

10,902 8

DUE DATE	08/14/2025
AMOUNT DUE	\$220.11
AMOUNT PAID	\$220.11



0090868948523 00000220111

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

Invoice

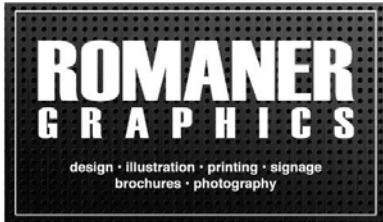
Date	Invoice #
7/2/2025	INV0000100493

Bill To:

Lynwood CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
July	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> <div>RECEIVED</div> <div>06-27-2025</div> </div>	Subtotal		\$4,161.58
	Total		\$4,161.58



**20108 Pond Spring Way
Tampa, FL 33647
813-991-6069
romanergraphics@gmail.com**

INVOICE # 22774

TO: Lynwood

COMPANY NAME: _____

DATE: 7/23/25

No Parking on the Grass 18.75" x 25"	
Installed on 7' u-channel posts without concrete	
4 @ \$215.00 each	\$860.00
No Trespassing 18.75" x 25" uses existing post	
1 @ \$170.00	\$170.00
Total:	\$1,030.00

RECEIVED
07-23-2025

RECEIVED
07-23-2025

Thank You,

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.: 9997-b
Terms: Net 30
Invoice date: 07/01/2025
Due date: 07/31/2025

#	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
07-01-2025

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

July 09, 2025

Client: 001519

Matter: 000001

Invoice #: 26793

Page: 1

RE: General

For Professional Services Rendered Through June 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
6/11/2025	LC	REVIEW BOARD SEATS AND TERMS; REVIEW SUPERVISOR OF ELECTIONS NUMBER OF QUALIFIED VOTERS FOR 2025 AND UPDATE RECORDS RE SAME.	0.2	\$35.00
6/12/2025	MB	PREPARE ADDENDUM #1 TO THE AUDIT ENGAGEMENT LETTER WITH DIBARTOLOMED; REVIEW DISTRICT AGENDA PACKAGE AND PART 1 OF ETHICS TRAINING.	1.2	\$390.00
6/13/2025	MB	PREPARE FOR AND ATTEND DISTRICT BOARD MEETING AND CONDUCT PART 1 OF ETHICS TRAINING PRESENTATION.	3.9	\$1,267.50
6/17/2025	MB	CORRESPONDENCE TO DISTRICT MANAGEMENT REGARDING DISTRICT AUDIT ENGAGEMENT LETTER ADDENDUM.	0.3	\$97.50
6/27/2025	MB	PREPARE DISTRICT PARKING AND TOWING POLICIES.	1.8	\$585.00
Total Professional Services			7.4	\$2,375.00

July 09, 2025
Client: 001519
Matter: 000001
Invoice #: 26793

Page: 2

Total Services	\$2,375.00	
Total Disbursements	\$0.00	
Total Current Charges		\$2,375.00
Previous Balance		\$2,355.00
Less Payments		(\$2,355.00)
PAY THIS AMOUNT		\$2,375.00

RECEIVED
07-09-2025

Please Include Invoice Number on all Correspondence



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

Statement Date: July 22, 2025

Amount Due: \$615.85

Due Date: August 12, 2025

Account #: 221008593248

Account Summary

Current Service Period: June 17, 2025 - July 16, 2025

Previous Amount Due	\$615.85
Payment(s) Received Since Last Statement	-\$615.85
Current Month's Charges	\$615.85

Amount Due by August 12, 2025 \$615.85

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

RECEIVED
07-23-2025



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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: August 12, 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: \$ 615.85

661260840006

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.

6612608400062210085932480000000615851



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

Account #: 221008593248
Statement Date: July 22, 2025
Charges Due: August 12, 2025

Service Period: Jun 17, 2025 - Jul 16, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 30 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

Important Messages

What's Raising Your Power Bill?

We want you to know what's contributing to higher electric costs, how we can help and ways you can save energy and money. Please visit [TampaElectric.com/2025Bills](https://www.tampaelectric.com/2025Bills) to learn more.

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](https://www.tampaelectric.com) for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.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](https://www.tampaelectric.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](https://www.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
05/30/25-06/27/25
Statement Date: 07/03/25
Due Date: 07/24/25

<u>Acct #</u>	<u>Billing Date</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
211018276116	7/3/2025	2282 NE 19th Av Columns	53100-4301	\$ 27.14
211018542954	7/3/2025	Lynwood Subd on 19th Av Lights	53100-4307	\$ 1,268.43
211018619067	7/3/2025	2398 NE 19th Av Sign	53100-4301	\$ 27.60
221008015820	7/2/2025	Lynwood Ph2 on 19th Av Lights	53100-4307	\$ 838.93
221008163679	7/2/2025	Lynwood Ph3 on 19th Av	53100-4307	\$ 372.87

TOTAL	\$ 2,534.97
--------------	--------------------

53100-4307	\$ 2,480.23
53100-4301	\$ 54.74

\$ 2,534.97



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

Statement Date: July 03, 2025

Amount Due: \$27.14

Due Date: July 24, 2025

Account #: 211018276116

Account Summary

Current Service Period: May 30, 2025 - June 27, 2025

Previous Amount Due	\$27.78
Payment(s) Received Since Last Statement	-\$27.78
Current Month's Charges	\$27.14

Amount Due by July 24, 2025 \$27.14

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

RECEIVED
07-07-2025

Your Energy Insight



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

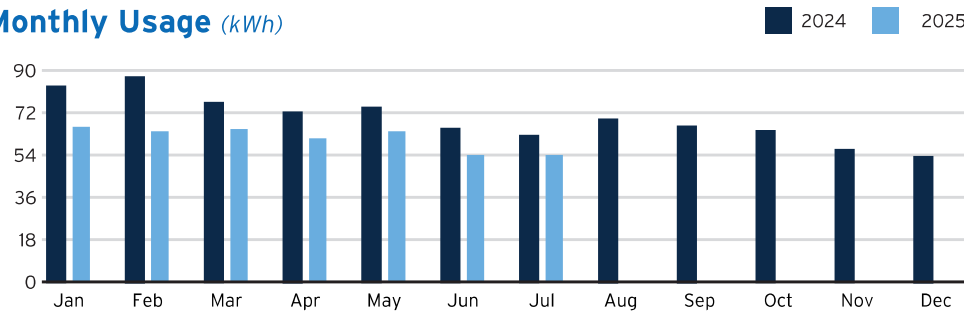


Your average daily kWh used was **0% higher** than it was in your previous period.



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: July 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: \$27.14

Payment Amount: \$ 27.14

661260828318

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.

6612608283182110182761160000000027148



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

Account #: 211018276116
Statement Date: July 03, 2025
Charges Due: July 24, 2025

Meter Read


Meter Location: ENTRY LIGHTS

Service Period: May 30, 2025 - Jun 27, 2025

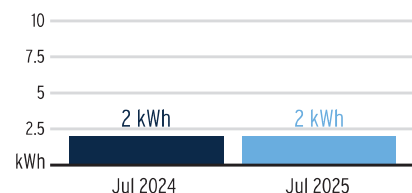
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000577369	06/27/2025	4,554		4,500		54 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	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		\$0.68
	Electric Service Cost		\$27.14

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$27.14

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](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.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](https://www.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](https://www.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: July 03, 2025

Amount Due: \$1,268.43

Due Date: July 24, 2025

Account #: 211018542954

Account Summary

Current Service Period: May 30, 2025 - June 27, 2025

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

Amount Due by July 24, 2025 \$1,268.43

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

RECEIVED
07-07-2025



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: July 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: \$1,268.43

Payment Amount: \$ 1,268.43

688421186337

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.

6884211863372110185429540000001268431



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

Account #: 211018542954
Statement Date: July 03, 2025
Charges Due: July 24, 2025

Service Period: May 30, 2025 - Jun 27, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 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

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
2398 NE 19TH AVE, SIGN
APOLLO BEACH, FL 33572

Statement Date: July 03, 2025

Amount Due: \$27.60

Due Date: July 24, 2025

Account #: 211018619067

Account Summary

Current Service Period: May 30, 2025 - June 27, 2025

Previous Amount Due	\$28.85
Payment(s) Received Since Last Statement	-\$28.85
Current Month's Charges	\$27.60

Amount Due by July 24, 2025 \$27.60

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

RECEIVED
07-07-2025

Your Energy Insight



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

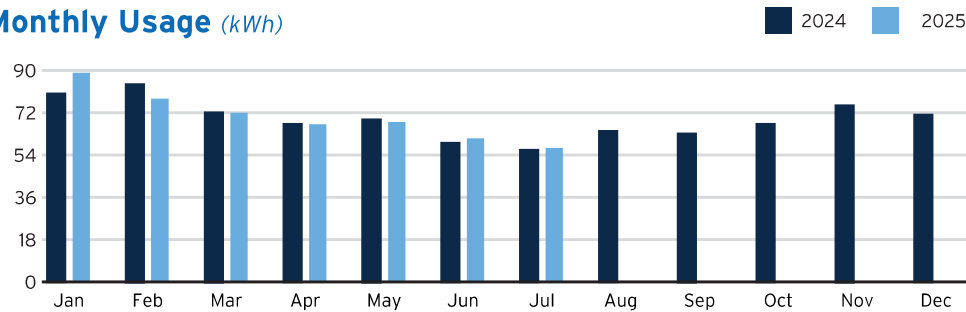


Your average daily kWh used was **0% higher** than it was in your previous period.



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: July 24, 2025



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

Amount Due: \$27.60

Payment Amount: \$ 27.60

688421186338

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.

6884211863382110186190670000000027603



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

Account #: 211018619067
Statement Date: July 03, 2025
Charges Due: July 24, 2025

Meter Read

Service Period: May 30, 2025 - Jun 27, 2025

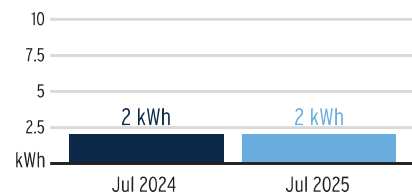
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000829735	06/27/2025	2,741		2,684		57 kWh	1	29 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27	
Energy Charge	57 kWh @ \$0.08641/kWh	\$4.93	
Fuel Charge	57 kWh @ \$0.03391/kWh	\$1.93	
Storm Protection Charge	57 kWh @ \$0.00577/kWh	\$0.33	
Clean Energy Transition Mechanism	57 kWh @ \$0.00418/kWh	\$0.24	
Storm Surcharge	57 kWh @ \$0.02121/kWh	\$1.21	
Florida Gross Receipt Tax		\$0.69	
Electric Service Cost		\$27.60	

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$27.60

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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: July 02, 2025

Amount Due: \$838.93

Due Date: July 23, 2025

Account #: 221008015820

Account Summary

Current Service Period: May 29, 2025 - June 26, 2025

Previous Amount Due	\$896.15
Payment(s) Received Since Last Statement	-\$896.15
Current Month's Charges	\$838.93

Amount Due by July 23, 2025 \$838.93

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

RECEIVED
07-07-2025



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: July 23, 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: \$838.93

Payment Amount: \$ 838.93

676075585106

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.

6760755851062210080158200000000838931



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

Account #: 221008015820
Statement Date: July 02, 2025
Charges Due: July 23, 2025

Service Period: May 29, 2025 - Jun 26, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 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

Lighting Charges **\$838.93**

Total Current Month's Charges

\$838.93

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Ways To Pay Your Bill



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888-223-0800 (All Other Counties)

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7-1-1

Power Outage:

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

Statement Date: July 02, 2025

Amount Due: \$372.87

Due Date: July 23, 2025

Account #: 221008163679

Account Summary

Current Service Period: May 29, 2025 - June 26, 2025

Previous Amount Due	\$398.30
Payment(s) Received Since Last Statement	-\$398.30
Current Month's Charges	\$372.87

Amount Due by July 23, 2025 \$372.87

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

RECEIVED
07-07-2025



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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 #: 221008163679

Due Date: July 23, 2025



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

Amount Due: \$372.87

Payment Amount: \$ 372.87

656322587880

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.

6563225878802210081636790000000372871



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

Account #: 221008163679
Statement Date: July 02, 2025
Charges Due: July 23, 2025

Service Period: May 29, 2025 - Jun 26, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 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

Lighting Charges **\$372.87**

Total Current Month's Charges

\$372.87

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Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-01873H

Date 07/04/2025

Attn:
Lynwood CDD Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-01873H

\$157.50

Notice of Public Hearing and Board of Supervisors Meeting

RE: Lynwood CDD Fiscal Year 2025-2026 Budget Board of Supervisors

Meeting on 8/8/25 @ 11:00 AM

Published: 7/4/2025, 7/11/2025

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

Total

\$157.50

Payment is expected within 30 days of the
first publication date of your notice.

RECEIVED
07-03-2025

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

Notice of Public Hearing and Board of Supervisors Meeting of the Lynwood Community Development District

The Board of Supervisors (the "**Board**") of the Lynwood Community Development District (the "**District**") will hold a public hearing and a meeting on August 8, 2025, at 11:00 a.m. at the Office of Rizzetta & Company Inc. located at 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.lywoodedd.org, or may be obtained by contacting the District Manager's office via email at scraft@rizzetta.com or via phone at (813) 994-1001 Ext. 7858.

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

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

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

Sean Craft, District Manager
4901-6752-2095, v. 1
July 4, 11, 2025

25-01873H

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Serial Number
25-01873H

Business Observer

Published Weekly
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

RECEIVED
JUL 14 2025

BY:

STATE OF FLORIDA

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

being a Notice of Public Hearing and Board of Supervisors Meeting

in the matter of Lynwood CDD Fiscal Year 2025-2026 Budget Board of Supervisors Meeting on 8/8/25 @ 11:00 AM

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

issues of 7/4/2025, 7/11/2025

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

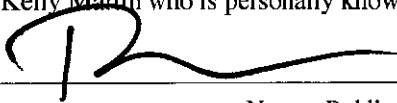
*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Kelly Martin

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

11th day of July, 2025 A.D.

by Kelly Martin who is personally known to me.



Notary Public, State of Florida
(SEAL)



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

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25-01873H