



Rizzetta & Company

# **Lynwood Community Development District**

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## **Board of Supervisors' Meeting October 10, 2025**

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

**[Lynwoodcdd.org](http://Lynwoodcdd.org)**

## **LYNWOOD COMMUNITY DEVELOPMENT DISTRICT**

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

<b>Board of Supervisors</b>	Debra Goode	Chair
	Tammie Murphy	Vice-Chair
	Susan Gomez	Assistant Secretary
	Carol Kirchner	Assistant Secretary
	Michael Murphy	Assistant Secretary
<b>District Manager</b>	Sean Craft	Rizzetta & Company, Inc.
<b>District Counsel</b>	Michael Broadus	Straley Robin & Vericker
<b>District Engineer</b>	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](http://www.lynwoodcdd.org)

October 2, 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, October 10, 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. Chemical Treatment Update .....Tab 2
    - ii. Consideration of Proposal to Install Sod  
at East Side Entrance .....Tab 3
  - B.** Irrigation Report.....Tab 4
  - C.** Sitex Aquatics Treatment Report .....Tab 5
  - D.** District Counsel
    - i. Review of Letter to Residents Regarding  
Repainting of Perimeter Fence .....Tab 6
  - E.** District Engineer
  - F.** District Manager
    - i. Review of District Manager's Report .....Tab 7
- 4. BUSINESS ITEMS**
  - A.** Ratification of FY 2025-2026 EGIS Insurance  
Renewal Proposal .....Tab 8
  - B.** Consideration of Proposals for Paving at the  
Front Entrance Area and Sidewalk .....Tab 9
- 5. BUSINESS ADMINISTRATION**
  - A.** Consideration of Minutes of Board of Supervisors'  
Meeting held on September 5, 2025 .....Tab 10
  - B.** Consideration of Operations & Maintenance  
Expenditures for August 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](mailto:scraft@rizzetta.com).

Sincerely,

*Sean Craft*

Sean Craft  
District Manager



## **Tab 1**

(1)



**Entrance bed trimmed and weeded**

**Created:** Wed, 10/1/2025

Shrubs are trimmed and bed is weeded



(2)



**East side of entrance trimmed and weeded. Turf is beginning to green up more.**

**Created:** Wed, 10/1/2025



(3)



### **West side of entrance**

**Created:** Wed, 10/1/2025

Trimmed and weeded. Turf is greener in color and noted a reduction in weeds in turf.



(4)



**East side of entrance on 19th.**

**Created:** Wed, 10/1/2025

Turf is consistent in color and sidewalks edged.



(5)



**West side of entrance on 19th.**

**Created:** Wed, 10/1/2025

Edged and mowed. Need to trim grasses back off of sidewalk



(6)



**West side Fenceline**

**Created:** Wed, 10/1/2025

Mowed and sprayed



(7)



**West side of entrance**

**Created:** Wed, 10/1/2025

Trimmed and beds weeded.



(8)



### **Entrance island**

**Created:** Wed, 10/1/2025

Weeds are being hand pulled and not sprayed. Plants are growing slowly.

(9)



### **Corner of White Chicory**

**Created:** Wed, 10/1/2025

Mowed and sidewalks edged



(10)



**Pond near entrance**

**Created:** Wed, 10/1/2025

Pond is line trimmed and mowed. No debris or algae present in pond

(11)



### **Pond beds**

**Created:** Wed, 10/1/2025

Pond beds are getting slightly tall. Plants look healthy.



(12)



**Dead end area**

**Created:** Wed, 10/1/2025

Clean and line trimmed



(13)



**Cut back of native vegetation to keep from encroaching on to property**

Created: Wed, 10/1/2025



(14)



### **Bahia installed at pond edge**

**Created:** Wed, 10/1/2025

Bahia has been installed on pond edge. Struggling but with some rain soon should be ok.



(15)



### **Pond on west side**

Created: Wed, 10/1/2025

Pond is mowed and pond banks are line trimmed



(16)



**Area behind homes on Amaryllis Garden**

**Created:** Wed, 10/1/2025

Area is drying up now and getting mowed close to the native plants.

(17)



**Northwest pond**

**Created:** Wed, 10/1/2025

Pond is mowed and pond bank line trimmed. No algae or debris present



(18)



**Back ponds on Northwest Cornwr of property**

**Created:** Wed, 10/1/2025

Ponds are clean and mowed

(19)



### Pergola Park Area

Created: Wed, 10/1/2025

Park turf is doing well. Consistent color. Sidewalks edged.





(20)



### Back Fenceline

Created: Wed, 10/1/2025

Native plants are away from wall and trimmed to keep open. One area has sandbags. Not sure if critters are going under fence.



(21)



**Back wall area**

**Created:** Wed, 10/1/2025

Sprayed and plants are not encroaching near wall.



(22)



### **Pergola Area**

**Created:** Wed, 10/1/2025

Trimmed and mowed. Irrigation has been modified for new sod installation. Will be checked and adjusted once new sod is installed.



(23)



### Round about on Amarylis Garden

Created: Wed, 10/1/2025

Turf is doing well. Bed is weeded. Curbs are edged and clean.





(24)



### **Trees by front pond**

**Created:** Wed, 10/1/2025

Trees have been trimmed and straps that are no longer needed have been removed. 2 trees are slightly leaning but 2 trees are straight.



## **Tab 2**

Lynwood CDD - #21821 - Remove shell path from Pergola North

5134 White Chicory Drive  
Apollo Beach, FL 33572

CM - Fertilizer Turf Application

09-24-2025

	Hours
1. Horticulture Division	
2. Joe B	
3.	
4. Sedric	
5.	

Estimated Hours	2.00
Actual Hours	0.00
Remaining Hours	2.00

Materials

Horticulture Technician

Qty	Units	Notes
2.00	hr	Ave South Manor - 6oz - 1/4 of 1/4th

- spot treat weeds in back
- Healthy growth
- Slightly dry

## **Tab 3**

Date: September 22, 2025  
Proposal #: 21966



## 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

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**Job Summary:**

Remove 3 or 4 Flax Lily and install sod.

This is for a small section in front of the wall on the east side of the entrance.

Remove plants

Rake and grade area to prepare for sod

Install St. Augustine sod - 100 s/f

Check and set irrigation to water new sod for establishment.



**Quote Total:       \$879.00**

## **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](http://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](mailto:accountsreceivable@fieldstonels.com)

## Tab 4





FIELDSTONE<sup>\*\*\*</sup>

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**September 2025**

Date: Sep 12, 2025 10:00 am

Inspector: Mario Martinez

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 Sep 12, 2025	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

	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 circle traffic	Pass									



FIELDSTONE<sup>\*\*\*</sup>

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**September 2025**

Date: Sep 12, 2025 9:48 am

Inspector: Mario Martinez

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
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Water Days as of Sep 12, 2025	
Program A	Sun , Mon , Wed , Fri
Program B	
Program C	
Program D	

Notes
Repairs completed

	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	2								
3	Around gazebo	Pass									
4	Around gazebo	Pass									
5	Sprays around walk way at gazebo	Pass									
6	Front of gazebo	Pass									
7	Rotors	Pass									

**Zone #2 - 09-12-25 9:53 am CDT**



**Zone #2 - 09-12-25 9:53 am CDT**





# FIELDSTONE

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## September 2025

Date: Sep 12, 2025 6:41 am

Inspector: Mario Martinez

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 Sep 12, 2025	
Program A	Sun , Mon , Wed , Fri
Program B	
Program C	
Program D	

Notes
Repairs completed
The areas on zone 19 don't see it watering, we need to investigate if belongs to zone 19

	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									
2	Drip West perimeter inside sidewalk West end a long fence	Pass									
3	Sprays West perimeter inside sidewalk	Pass									
4	Bubler West perimeter inside sidewalk	Pass									
5	Sprays West perimeter outside sidewalk at exit	Pass									
6	Drip West perimeter exit side	Pass									
10' round box need a lid.											
7	Drip Exit side bed at 19th	Pass									
8	Drip Exit side bed and white chicory	Pass						3			
9	Drip Entrance side bed at White chicory and a long fence to controller	Pass									
10	Drip Entrance side bed at 19th along sidewalk and median Island	Pass						1			
11	Sprays East perimeter outside sidewalk at entry	Pass									
12	Drip Along East perimeter fence	Pass						3			

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
13	Bubler Entrance side and East perimeter fence	Pass									
14	East perimeter outside sidewalk	Pass	2		1						
15	East end perimeter at Lynnwood monument along fence	Pass									
16	Drip West end of pond, on white chicory east of dandelion	Pass									
17	Trees at pond bubler	Pass									
18	Sprays East side of pond on white chicory east of dandelion	Pass	1								
19	A long white chicory outside sidewalk east of dandelion	Pass									
We need to investigate the areas on the pictures, don't see it watering,											



**Zone #6 - 09-12-25 6:59 am CDT**



**Zone #8 - 09-12-25 7:09 am CDT**



**Zone #8 - 09-12-25 7:12 am CDT**



**Zone #10 - 09-12-25 7:26 am CDT**





**Zone #12 - 09-12-25 7:31 am CDT**



**Zone #12 - 09-12-25 7:39 am CDT**



**Zone #12 - 09-12-25 7:39 am CDT**



**Zone #14 - 09-12-25 7:44 am CDT**





**Zone #14 - 09-12-25 7:45 am CDT**



**Zone #14 - 09-12-25 7:45 am CDT**



**Zone #18 - 09-12-25 8:07 am CDT**



**Zone #19 - 09-12-25 9:24 am CDT**



**Zone #19 - 09-12-25 9:24 am CDT**







FIELDSTONE<sup>\*\*\*</sup>

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**September 2025**

Date: Sep 12, 2025 10:05 am

Inspector: Mario Martinez

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 Sep 12, 2025	
Program A	Sun , Tue , Fri
Program B	
Program C	
Program D	

Notes
No issues

	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									

## **Tab 5**





**AQUATIC INSPECTION / TREATMENT REPORT**

COMMUNITY NAME: Lynwood

APPLICATOR: Jeremiah DATE: 09/24/2025

**WEED TREATMENT – SERVICE PERFORMED**

POND NUMBER	ALGAE	GRASS	UNDER WATER	FLOATING/TERRSTRIAL	PRODUCTS USED / AMOUNT
1,-3	X				Algacide/Terrstrial Mix
5	X				↓
Mit 1	X				
Mit 2	X				

COMMENTS:

Ponds 1-3, & 5 and Mit 1-2 were treated for algae.

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

## **Tab 6**



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# Lynwood Community Development District

c/o Rizzetta & Company 3434 Colwell Avenue, Suite 200, Tampa, FL 33614

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October \_\_, 2025

*Via US Mail, Certified Mail Return Receipt Requested  
and Posted on CDD Website*

[Insert Name]

[Insert Address]

**Re: Lynwood Community Development District  
CDD Perimeter Wall Painting**

Dear Resident(s),

This letter is being sent on behalf of the Board of Supervisors (the “**Board**”) of the Lynwood Community Development District (the “**CDD**”) a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes. More information about the CDD is available on our website: <https://www.lynwoodcdd.org/>.

The CDD owns and maintains property throughout its boundaries, including a perimeter wall. The CDD’s perimeter wall needs maintenance and repainting. The CDD will be contracting the services of Funez Drywall and Painting (the “Contractor”) to perform exterior painting and other necessary maintenance to the CDD’s wall.

The purpose of this letter is to notify you that the Contractor will have personnel onsite to repaint the CDD’s perimeter wall. It is anticipated that the CDD’s wall repainting will take place during the month of January, 2026. If you have any issues regarding the painting work or how the painting work is being done, please do not confront the Contractor’s personnel directly.

If you have any questions regarding the CDD’s perimeter fence repainting and/or any issues regarding how the repainting work is being done, please contact the District Manager, Sean Craft, at (813) 944-1001 Ext. 7858 and/or via email at [SCraft@rizzetta.com](mailto:SCraft@rizzetta.com).

Sincerely,

The Board of Supervisors of the  
Lynwood Community Development District

## **Tab 7**



Rizzetta & Company

## UPCOMING DATES TO REMEMBER

- **Next Meeting:** November 14th, 2025 at 11:00 am

# District Manager's Report

October 10

# 2025

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### FINANCIAL SUMMARY

8/31/2025

General Fund Cash & Investment Balance:	\$357,797
-----------------------------------------	-----------

Reserve Fund Cash & Investment Balance:	\$41,275
-----------------------------------------	----------

Debt Service Fund Investment Balance:	\$368,636
---------------------------------------	-----------

<b>Total Cash and Investment Balances:</b>	<b>\$767,708</b>
--------------------------------------------	------------------

<b>General Fund Expense Variance:</b>	<b>\$68,802</b>	<b>Under Budget</b>
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## Tab 8



## Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

### Lynwood Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

## **About FIA**

Florida Insurance Alliance ("FIA"), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

### **Competitive Advantage**

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for "alleged" public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

### **How are FIA Members Protected?**

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA's primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

### **What Are Members Responsible For?**

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at [www.fia360.org](http://www.fia360.org).



Quotation being provided for:

Lynwood Community Development District  
c/o Rizzetta & Company  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125409

## PROPERTY COVERAGE

### SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$177,968
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$5,650

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

\*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$2,387

**Extensions of Coverage**

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

## CRIME COVERAGE

### **Description**

Forgery and Alteration

### **Limit**

Not Included

### **Deductible**

Not Included

Theft, Disappearance or Destruction

Not Included

Not Included

Computer Fraud including Funds Transfer Fraud

Not Included

Not Included

Employee Dishonesty, including faithful performance, per loss

Not Included

Not Included

## Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0



## AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

**GENERAL LIABILITY COVERAGE (Occurrence Basis)**

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

**PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)**

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.  
Non-Monetary \$100,000 aggregate.

**Cyber Liability sublimit included under POL/EPLI**

Media Content Services Liability  
Network Security Liability  
Privacy Liability  
First Party Extortion Threat  
First Party Crisis Management  
First Party Business Interruption  
Limit: \$100,000 each claim/annual aggregate  
Fraudulent Instruction: \$25,000



## PREMIUM SUMMARY

Lynwood Community Development District  
c/o Rizzetta & Company  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125409

## PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$2,387
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,826
Public Officials and Employment Practices Liability	\$3,130
Deadly Weapon Protection Coverage	Included
<b>TOTAL PREMIUM DUE</b>	<b>\$9,343</b>

### IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

### Additional Notes:

Optional Additional Coverage: \$100,000 in Crime Coverage would result in an additional premium of \$500.





## PARTICIPATION AGREEMENT

### Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Lynwood Community Development District

Lynwood CDD

(Name of Local Governmental Entity)

By:

Sean Craft

Signature

Sean Craft

Print Name

Witness By:

Senitee Brismolan

Signature

SENITEE BRISMOHAN

Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By:

\_\_\_\_\_  
Administrator



## PROPERTY VALUATION AUTHORIZATION

Lynwood Community Development District  
c/o Rizzetta & Company  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

### QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

<input checked="" type="checkbox"/> Building and Content TIV	\$177,968	As per schedule attached
<input checked="" type="checkbox"/> Inland Marine	\$5,650	As per schedule attached
<input type="checkbox"/> Auto Physical Damage	Not Included	

Signature: Sean Goff Date: 9/18/25

Name: Sean Goff

Title: District Manager



Property Schedule

Schedule Items Effective As of: 10/01/2025

**Lynwood Community Development District**

Policy No.: 100125409

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value		Covering Replaced	Roof Yr Blt
1	Permacast Wall		2019	10/01/2025	\$118,001		\$118,001	
	19th Street Apollo Beach FL 33572		Non combustible	10/01/2026				
Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value		Covering Replaced	Roof Yr Blt
2	Pergola and 2 benches		2022	10/01/2025	\$8,974		\$8,974	
	Pocket Park on Amaryllis Garden Apollo Beach FL 33572		Non combustible	10/01/2026				
Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value		Covering Replaced	Roof Yr Blt
3	2 Benches		2022	10/01/2025	\$1,584		\$1,584	
	Pocket Park on Amaryllis Garden Apollo Beach FL 33572		Property in the Open	10/01/2026				
Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value		Covering Replaced	Roof Yr Blt
4	Boundary Fence		2023	10/01/2025	\$49,409		\$49,409	
	Amaryllis Garden and White Chicory Apollo Beach FL 33572		Non combustible	10/01/2026				
			Total:	Building Value \$177,968		Contents Value \$0		Insured Value \$177,968

Sign:

Print Name:

Sean Goff

Date:

8/13/25





Inland Marine Schedule

Schedule Items Effective As of: 10/01/2025

***Lynwood Community Development District***

Policy No.: 100125409  
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department	Serial Number	Classification Code	Eff. date	Value	Deductible
	Description			Term Date		
1	Flock License Plate Reader		Electronic data processing equipment	10/01/2025	\$5,650	\$1,000
				10/01/2026		

Total \$5,650

Sign: Sean Craft

Print Name: Sean Craft

Date: 9/18/25

## Tab 9

**Site Masters of Florida, LLC**  
5551 Bloomfield Blvd.  
Lakeland, FL 33810  
Phone: (813) 917-9567  
Email: tim.sitemastersofflorida@yahoo.com

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**PROPOSAL**

**Lynwood CDD**

**Dandelion Entrance - Concrete Paving**

**9/30/2025**

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**Replace gravel bed adjacent to curb on both sides of entrance  
and replace with 4" thick concrete.**

**Scope includes:**

- remove gravel, soil, and weed fabric to 4" below top of curb
- hand compact loose soil in area between curb and sidewalk
- fill bed with 4" thick layer of concrete
- provide broom finish and hand-tooled joints

**TOTAL      \$2,400**

**Excludes any irrigation work.**





20108 Pond Spring Way  
Tampa, FL 33647  
(813) 991-6069  
FAX (813) 907-8205

## JOB ESTIMATE

TO: \_\_\_\_\_  
COMPANY NAME: Lynwood  
DATE: 9/4/25

QUOTE: Lynwood:  
\_\_\_\_\_  
Remove debris from both the entry and exit sides of Lynwood  
Entrance on Dandelion St. Form and replace with fiber reinforced concrete.  
At Pergola on Amaryllis Garden Street, remove existing shell and form and  
pour concrete.

TOTAL: \$34,500.00

Thank You: Romaner Graphics

## **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, September 5, 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	<b>Board Supervisory, Chairman</b>
Tammie Murphy	<b>Board Supervisor, Vice-Chairman</b>
Carol Kirchner	<b>Board Supervisor, Assistant Secretary</b>
Susie Gomez	<b>Board Supervisor, Assistant Secretary</b>
Michael Murphy	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

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

Audience	<b>None</b>
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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 the proposal for partial removal of the shell path at the pergola.



On a Motion by Ms. Murphy seconded by Ms. Kirchner with all in favor, the Board of Supervisors approved the proposal from Fieldstone in the amount of \$3,702.17 for removal of partial of the shell path at the pergola, for the Lynwood Community Development District.

**B. Irrigation Report**

The Board reviewed the report.

**C. Sitex Aquatics Treatment Report**

The Board reviewed the report.

**D. District Counsel**

Mr. Broadus directed Mr. Craft to reach out to Target Towing and inquire about the proper placement of the warning stickers on illegally parked vehicles.

**E. District Engineer**

Mr. Whited reviewed his report with the Board. A discussion was held regarding a leaning area of district owned fence near 5404 Amaryllis Garden Street and it was decided to leave the area as is for the time being.

**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, October 10, at 11:00 a.m. at the offices of Rizzetta & Company located at 2700 S. Falkenburg Road Suite 2745, Riverview, FL 33578.

Mr. Craft presented the 2<sup>nd</sup> Quarter Website Compliance Audit Report to the Board noting that there were no negative findings.

The Board authorized Mr. Craft to approve the EGIS Insurance policy renewal notice for fiscal year 2025/2026 when it becomes available.

On a Motion by Ms. Goode, seconded by Ms. Murphy with all in favor, the Board of Supervisors authorized Mr. Craft to approve the EGIS Insurance policy renewal notice for fiscal year 2025-2026 when it becomes available, for the Lynwood Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Proposal for  
Repainting Perimeter Fence**

On a Motion by Ms. Goode, seconded by Ms. Murphy with all in favor, the Board of Supervisors approved the proposal from Funez Drywall Painting in the amount of \$11,800 for repainting the perimeter fence, for the Lynwood Community Development District.

The Board requested that the vendor schedule the work for January 2026 and gave direction to have Mr. Broadus prepare a letter informing the affected residents of this project. A draft copy of that letter is to be presented to the Board at the October meeting. Supervisor Gomez to gather the addresses of the affected residents and provide them to the rest of the Board.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposal for Paving  
at the Front Entrance Area and  
Sidewalk**

The Board tabled this proposal and directed Mr. Craft to seek a competing proposal to be presented at the October meeting.

**SIXTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board  
of Supervisors Meeting held on August  
8, 2025**

On a Motion by Ms. Kirchner, seconded by Ms. Gomez, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' meeting held on August 8th, 2025 as presented, for the Lynwood Community Development District.

**SEVENTH ORDER OF BUSINESS**

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

On a Motion by Ms. Murphy, seconded by Ms. Goode, with all in favor, the Board of Supervisors approved the July 2025 (\$23,671.64) Operation and Maintenance Expenditures, for the Lynwood Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no requests made.

**NINTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. Goode, seconded by Ms. Kirchner, with all in favor, the Board of Supervisors approved to adjourn the meeting at 12:03 p.m., for the Lynwood Community Development District.

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120  
121  
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Assistant Secretary

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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  
August 2025  
For Board Approval**

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

The total items being presented: **\$ 18,723.69**

### Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_  
Vice Chairperson

Assistant Secretary

**Lynwood Community Development District**

**Paid Operation & Maintenance Expenditures**

August 1, 2025 Through August 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.	300131	2067	Engineering Services 07/25	\$ 1,350.00
Carol A Kirchner	300133	CK080825	Board of Supervisors Meeting 08/08/25	\$ 200.00
Debra K Goode	300134	DG080825	Board of Supervisors Meeting 08/08/25	\$ 200.00
Fieldstone Landscape Services	300140	26095	Landscape Maintenance 08/25	\$ 5,500.00
Fieldstone Landscape Services	300140	26179	Irrigation Repair 08/25	\$ 104.27
Michael Daniel Murphy	300135	MM080825	Board of Supervisors Meeting 08/08/25	\$ 200.00
Rizzetta & Company, Inc.	300130	INV0000101221	District Management Fees 08/25	\$ 4,161.58
Sitex Aquatics, LLC	300141	10113-b	Monthly Lake Maintenance 08/25	\$ 840.00
Straley Robin Vericker	300138	26956	Legal Services 07/25	\$ 2,472.50
Susan Gomez	300136	SG080825	Board of Supervisors Meeting 08/08/25	\$ 200.00
Tammie Murphy	300137	TM080825	Board of Supervisors Meeting 08/08/25	\$ 200.00



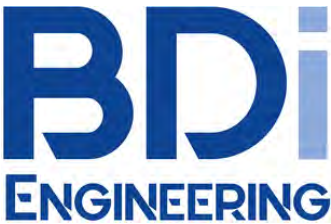
**Lynwood Community Development District**

**Paid Operation & Maintenance Expenditures**

August 1, 2025 Through August 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	300142	221008593248 8/25	5524 Rainwood Meadow Dr 3B Solar 08/25	\$ 615.85
TECO	300132	Monthly Summary 07/25 477	Electric Services 07/25	\$ 2,540.68
The Observer Group, Inc.	300143	25-02490H	Legal Advertising 08/25	\$ 67.81
Xpressmyself.com, LLC	300139	MPS-931892	Fluorescent Paper Labels 08/25	<u>\$ 71.00</u>
<b>Total</b>				<u><b>\$ 18,723.69</b></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 2067  
DATE 07/31/2025  
TERMS Net 30  
DUE DATE 08/30/2025

PROJECT NAME  
Lynwood CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[July 07 - July 31]	7:30	180.00	1,350.00

BALANCE DUE \$1,350.00

Pay invoice





**LYNWOOD COMMUNITY DEVELOPMENT DISTRICT**  
**Jul-25**

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<b><u>CDD Activities</u></b>				
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 - ERP - Review, Reporting &	2.00	\$180	J. Whited	\$360.00
Repairs Communication.	0.00	\$80	S. Ferguson	\$0.00
	0.00	\$120	K. Wagner	\$0.00
Review Reserve Study.		\$210	S. Brletic	\$0.00
	0.50	\$180	J. Whited	\$90.00
Perimeter Wall Painting Scope and Map Exhibit.		\$210	S. Brletic	\$0.00
	1.00	\$180	J. Whited	\$180.00
<b>INVOICE TOTAL</b>	<b>7.50</b>			<b>\$1,350.00</b>

**Lynwood CDD**  
Meeting Date: August 8, 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"/>

(\*) Does not get paid

**NOTE:** Supervisors are only paid if checked present.

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	11:20
Meeting End Time:	12:22
Total Meeting Time:	1:02

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

Total at \$175 per Hour:	\$0.00
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**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:                     A. Gomez                    

**RECEIVED**  
08-08-2025



## Fieldstone Landscape Services

4801 122nd Avenue North  
Clearwater, FL 33762

# INVOICE

Invoice Number 26095  
Invoice Date 08/01/25  
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 August 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**  
08-01-2025

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



4801 122nd Avenue North  
Clearwater, FL 33762

Invoice 26179

Date	PO#
08/11/25	
SalesRep	Terms
Mateo Soto	Net 30

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

Item	Qty / UOM	Rate	Ext. Price	Amount
			<b>\$104.27</b>	<b>\$104.27</b>

IRR - Pre-Approved Irrigation Repairs

Irrigation Repairs completed as per Contractual Irrigation Repair Pre-Approval

Irrigation Repairs completed as per Contractual Irrigation Repair Pre-Approval

***Pre-Approved Irrigation Repairs - 08/05/2025***

***\$104.27***

Irrigation Technician - 08/05/25	0.63Hrs	\$80.00
Coupler 1" (Material)	2.00ea	\$0.36
Drip- Coupler (Material)	8.00ea	\$0.22
Flex Pipe-1" (Material)	2.00ft	\$0.85
Hunter 6 in. pop up spray NSI (Material)	1.00ea	\$3.15
Hunter MP Rotator MP1000 Nozzle 8- 90 (Material)	2.00ea	\$5.45
Hunter Rotor (Material)	2.006"	\$17.82

**RECEIVED**  
08-11-2025

Sales Tax	\$0.00
<b>Grand Total</b>	<b>\$104.27</b>

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](http://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](mailto:accountsreceivable@fieldstonels.com)

Phone #	Fax #	E-mail	Web Site
(727) 822-7866	(727) 269-5490	<a href="mailto:accounting@fieldstonels.com">accounting@fieldstonels.com</a>	<a href="http://www.fieldstonels.com">www.fieldstonels.com</a>

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

# Invoice

Date	Invoice #
8/2/2025	INV0000101221

**Bill To:**

Lynwood CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
August	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

# 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

**Invoice details**

Invoice no.: 10113-b  
Terms: Net 30  
Invoice date: 08/01/2025  
Due date: 08/31/2025

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

**Total** **\$840.00**

**RECEIVED**  
08-01-2025



# 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

August 15, 2025

Client: 001519

Matter: 000001

Invoice #: 26956

Page: 1

RE: General

For Professional Services Rendered Through July 31, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
7/11/2025	MB	PREPARE FOR AND ATTEND DISTRICT BOARD MEETING AND CONDUCT 2 HOURS OF GENERAL ETHICS TRAINING.	3.9	\$1,267.50
7/18/2025	MB	PREPARE DISTRICT TOWING AUTHORIZATION AGREEMENT WITH DIXIE WRECKER AND ANTI-HUMAN TRAFFICKING AFFIDAVIT.	1.8	\$585.00
7/22/2025	MS	REVISE, FINALIZE AND TRANSMIT RESOLUTION ADOPTING BUDGET AND RESOLUTION LEVYIN O&M ASSESSMENTS.	0.2	\$35.00
7/22/2025	MB	REVIEW RESOLUTIONS ADOPTING FISCAL YEAR 2026 BUDGET AND ASSESSMENTS; PREPARE RESOLUTION ADOPTING FISCAL YEAR 2026 WORKSHOP MEETING SCHEDULE.	1.8	\$585.00
Total Professional Services			7.7	\$2,472.50

August 15, 2025  
Client: 001519  
Matter: 000001  
Invoice #: 26956

Page: 2

---

Total Services	\$2,472.50	
Total Disbursements	\$0.00	
Total Current Charges		\$2,472.50
Previous Balance		\$2,375.00
Less Payments		(\$2,375.00)
<b>PAY THIS AMOUNT</b>		<b>\$2,472.50</b>

RECEIVED  
08-15-2025

***Please Include Invoice Number on all Correspondence***



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

Statement Date: August 20, 2025

Amount Due: \$615.85

Due Date: September 10, 2025

Account #: 221008593248

## Account Summary

Current Service Period: July 17, 2025 - August 14, 2025

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

**Amount Due by September 10, 2025 \$615.85**

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

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08-22-2025



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You don't  
need me  
anymore.



You can get your bill by  
email or text, skip the  
stamp and pay securely online.  
Move on to paperless billing.

Log in at [TECOaccount.com](https://TECOaccount.com)  
and select "ON" to enroll.

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



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

Account #: 221008593248

Due Date: September 10, 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](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$615.85

Payment Amount: \$ 615.85

603236414060

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.

6032364140602210085932480000000615855



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

**Account #: 221008593248**  
**Statement Date: August 20, 2025**  
**Charges Due: September 10, 2025**

**Service Period:** Jul 17, 2025 - Aug 14, 2025

**Rate Schedule:** LS-2 Customer Specified Lighting

## Charge Details



### Electric Charges

#### Lighting Service Items LS-2 (Bright Choices) for 29 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

### Moving? Save time and reduce stress!

Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit [TECOaccount.com/Welcome](https://TECOaccount.com/Welcome); it's fast, easy and secure.

### Quarterly Fuel Source

Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

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

## Ways To Pay Your Bill



### Bank Draft

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### In-Person

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### Mail A Check

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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://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://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 CDD**  
**06/28/25-07/29/25**  
**Statement Date: 08/01/25**  
**Due Date: 08/22/25**

<u>Acct #</u>	<u>Billing Date</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
211018276116	8/4/2025	2282 NE 19th Av Columns	53100-4301	\$ 29.99
211018542954	8/4/2025	Lynwood Subd on 19th Av Lights	53100-4307	\$ 1,268.43
211018619067	8/4/2025	2398 NE 19th Av Sign	53100-4301	\$ 30.46
221008015820	8/1/2025	Lynwood Ph2 on 19th Av Lights	53100-4307	\$ 838.93
221008163679	8/1/2025	Lynwood Ph3 on 19th Av	53100-4307	\$ 372.87

<b>TOTAL</b>	<b>\$ 2,540.68</b>
--------------	--------------------

53100-4307	\$ 2,480.23
53100-4301	\$ 60.45

**\$ 2,540.68**



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

Statement Date: August 04, 2025

Amount Due: \$29.99

Due Date: August 25, 2025

Account #: 211018276116

## Account Summary

Current Service Period: June 28, 2025 - July 29, 2025

Previous Amount Due	\$27.14
Payment(s) Received Since Last Statement	-\$27.14
<b>Current Month's Charges</b>	<b>\$29.99</b>

**Amount Due by August 25, 2025 \$29.99**

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

RECEIVED  
08-06-2025

## Your Energy Insight



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

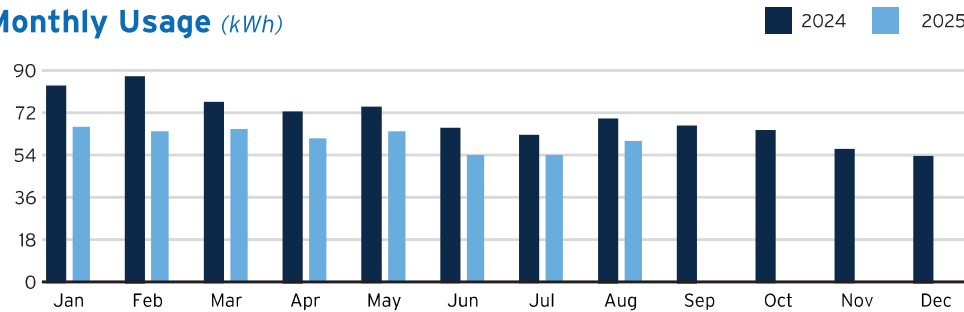


Your average daily kWh used was **0% higher** than it was in your previous period.



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](https://TECOaccount.com)

Let's be honest.  
You don't need me anymore.



You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log in at [TECOaccount.com](https://TECOaccount.com) and select "ON" to enroll.



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

Account #: 211018276116

Due Date: August 25, 2025



**Pay your bill online at [TampaElectric.com](https://TampaElectric.com)**

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$29.99

Payment Amount: \$ 29.99

664964515840

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.

6649645158402110182761160000000029990



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

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

## Meter Read

**Meter Location:** ENTRY LIGHTS

**Service Period:** Jun 28, 2025 - Jul 29, 2025

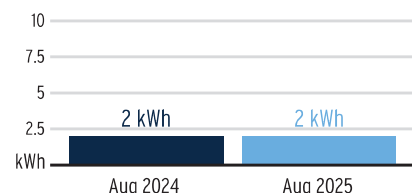
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000577369	07/29/2025	4,614		4,554		60 kWh	1	32 Days

## Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	32 days @ \$0.63000		\$20.16
Energy Charge	60 kWh @ \$0.08641/kWh		\$5.18
Fuel Charge	60 kWh @ \$0.03391/kWh		\$2.03
Storm Protection Charge	60 kWh @ \$0.00577/kWh		\$0.35
Clean Energy Transition Mechanism	60 kWh @ \$0.00418/kWh		\$0.25
Storm Surcharge	60 kWh @ \$0.02121/kWh		\$1.27
Florida Gross Receipt Tax			\$0.75
<b>Electric Service Cost</b>			<b>\$29.99</b>

## Avg kWh Used Per Day



## Important Messages

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## Quarterly Fuel Source

Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

**Total Current Month's Charges**

**\$29.99**

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## Ways To Pay Your Bill



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P.O. Box 31318  
Tampa, FL 33631-3318  
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### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://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

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### Phone:

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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: August 04, 2025

Amount Due: \$1,268.43

Due Date: August 25, 2025

Account #: 211018542954

## Account Summary

Current Service Period: June 28, 2025 - July 29, 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 August 25, 2025 \$1,268.43

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

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anymore.



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email or text, skip the  
stamp and pay securely online.  
Move on to paperless billing.

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

Account #: 211018542954

Due Date: August 25, 2025



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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$1,268.43

Payment Amount: \$ 1,268.43

664964515841

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.

6649645158412110185429540000001268431





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

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

**Service Period:** Jun 28, 2025 - Jul 29, 2025

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 32 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**

## Important Messages

### Moving? Save time and reduce stress!

Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit [TECOaccount.com/Welcome](https://TECOaccount.com/Welcome); it's fast, easy and secure.

### Quarterly Fuel Source

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## Ways To Pay Your Bill



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### Mail A Check

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TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
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### Credit or Debit Card

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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

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

Statement Date: August 04, 2025

Amount Due: \$30.46

Due Date: August 25, 2025

Account #: 211018619067

## Account Summary

Current Service Period: June 28, 2025 - July 29, 2025

Previous Amount Due	\$27.60
Payment(s) Received Since Last Statement	-\$27.60
<b>Current Month's Charges</b>	<b>\$30.46</b>

**Amount Due by August 25, 2025 \$30.46**

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

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## Your Energy Insight



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

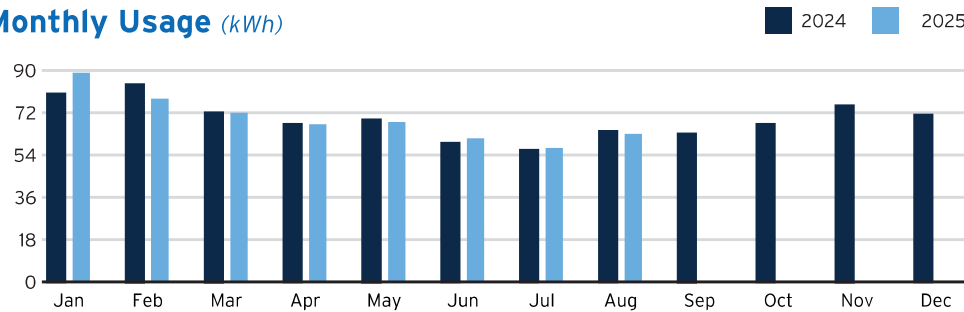


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



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

Account #: 211018619067

Due Date: August 25, 2025



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Amount Due: \$30.46

Payment Amount: \$ 30.46

671137330967

LYNWOD 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.

6711373309672110186190670000000030468



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

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

## Meter Read

**Service Period:** Jun 28, 2025 - Jul 29, 2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000829735	07/29/2025	2,804		2,741		63 kWh	1	32 Days

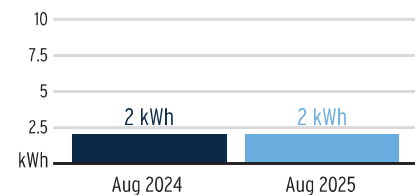
## Charge Details

<b>Electric Charges</b>			
Daily Basic Service Charge	32 days @ \$0.63000		\$20.16
Energy Charge	63 kWh @ \$0.08641/kWh		\$5.44
Fuel Charge	63 kWh @ \$0.03391/kWh		\$2.14
Storm Protection Charge	63 kWh @ \$0.00577/kWh		\$0.36
Clean Energy Transition Mechanism	63 kWh @ \$0.00418/kWh		\$0.26
Storm Surcharge	63 kWh @ \$0.02121/kWh		\$1.34
Florida Gross Receipt Tax			\$0.76
<b>Electric Service Cost</b>			<b>\$30.46</b>

**Total Current Month's Charges**

**\$30.46**

## Avg kWh Used Per Day



## Important Messages

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### Phone

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

### All Other

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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: August 01, 2025

Amount Due: **\$838.93**

Due Date: August 22, 2025

Account #: 221008015820

## Account Summary

Current Service Period: June 27, 2025 - July 28, 2025

Previous Amount Due	\$838.93
Payment(s) Received Since Last Statement	-\$838.93
<b>Current Month's Charges</b>	<b>\$838.93</b>

**Amount Due by August 22, 2025 \$838.93**

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

RECEIVED  
08-06-2025



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your account online.

Let's be honest.  
You don't  
need me  
anymore.



You can get your bill by  
email or text, skip the  
stamp and pay securely online.  
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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008015820

Due Date: August 22, 2025



**Pay your bill online at [TampaElectric.com](https://TampaElectric.com)**

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: **\$838.93**

Payment Amount: \$ **838.93**

658791725709

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.

6587917257092210080158200000000838937





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

**Account #:** 221008015820  
**Statement Date:** August 01, 2025  
**Charges Due:** August 22, 2025

**Service Period:** Jun 27, 2025 - Jul 28, 2025

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 32 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**

## Important Messages

### Moving? Save time and reduce stress!

Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit [TECOaccount.com/Welcome](https://TECOaccount.com/Welcome); it's fast, easy and secure.

### Quarterly Fuel Source

Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

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

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](https://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://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://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://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 COMMUNITY DEVELOPMENT  
LYNWOOD PH 3 ON 19TH AVE  
APOLLO BEACH, FL 33572

Statement Date: August 01, 2025

Amount Due: **\$372.87**

Due Date: August 22, 2025

Account #: 221008163679

## Account Summary

Current Service Period: June 27, 2025 - July 28, 2025

Previous Amount Due	\$372.87
Payment(s) Received Since Last Statement	-\$372.87
<b>Current Month's Charges</b>	<b>\$372.87</b>

**Amount Due by August 22, 2025 \$372.87**

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

RECEIVED  
08-06-2025



Scan here to view  
your account online.

Let's be honest.  
You don't  
need me  
anymore.



You can get your bill by  
email or text, skip the  
stamp and pay securely online.  
Move on to paperless billing.

Log in at [TECOaccount.com](https://TECOaccount.com)  
and select "ON" to enroll.

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



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

Account #: 221008163679

Due Date: August 22, 2025



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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: **\$372.87**

Payment Amount: \$ 372.87

658791725710

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.

6587917257102210081636790000000372877



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

**Account #:** 221008163679  
**Statement Date:** August 01, 2025  
**Charges Due:** August 22, 2025

**Service Period:** Jun 27, 2025 - Jul 28, 2025

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 32 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
<b>Lighting Charges</b>		<b>\$372.87</b>

**Total Current Month's Charges**

**\$372.87**

## Important Messages

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

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7-1-1

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877-588-1010

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813-275-3909

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# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 25-02490H

Date 08/22/2025

**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 # 25-02490H

\$67.81

### Notice of Regular Meeting

**RE:** Lynwood CDD Board of Supervisors Meeting on 9/5/25 @ 11:00 AM

**Published:** 8/22/2025

### 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**

**\$67.81**

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

**RECEIVED**  
08-21-2025

**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 REGULAR MEETING OF THE LYNWOOD COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Lynwood Community Development District will hold their regular monthly meeting on Friday, September 5, 2025, at 11:00 a.m., at the offices of Rizzetta & Company, Inc., located at 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone. A copy of the agenda for this meeting may be viewed on the District's website <https://www.lynwoodcdd.org>, or may be obtained by contacting the District Manager's office via email at [scraft@rizzetta.com](mailto:scraft@rizzetta.com) or via phone at 813-994-1001.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board at the meeting with respect to any matter considered at the meeting 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 such appeal is to be based.

Sean Craft, District Manager  
August 22, 2025

25-02490H

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Serial Number  
25-02490H

# Business Observer

Published Weekly  
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

RECEIVED  
AUG 25 2021

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,

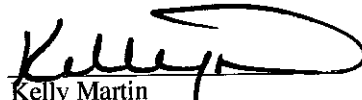
being a Notice of Regular Meeting

in the matter of Lynwood CDD Board of Supervisors Meeting on 9/5/25 @ 11:00 AM

in the Court, was published in said newspaper by print in the issues of 8/22/2025

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

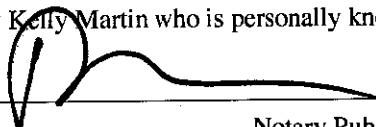
\*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

  
Kelly Martin

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

22nd day of August, 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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Sean Craft, District Manager  
August 22, 2025

25-02490H



A SmartSign Store  
203 JAY ST, STE 800,  
Brooklyn, NY 11201  
Billing: (718) 797-1900 x117  
Sales: (800) 952-1457

# INVOICE

Order Date	Order #
8/11/2025	MPS-931892

Bill To	Ship To
<b>Sean Craft</b> Lynwood CDD 5844 Old Pasco Road Site 100 Wesley Chapel, FL 33544 4010 United States	<b>Sean Craft</b> Rizzetta & Company 5844 Old Pasco Road Site 100 Wesley Chapel, FL 33544 4010 United States

Terms: <b>Pay by 8/18/2025</b>	PO Number: <b>Pending CC</b>
--------------------------------	------------------------------

	Item Description	Unit Price	Qty.	Amount
1.	Fluorescent Paper Labels - 4.8" x 7.8" Size: 4.8" x 7.8" • Part#: LB-3378 -SH-FLOR-PP-4.8x7.8-C	\$1.4200 /Label Pkg: 1 Label	50 Labels	\$71.00
<div>RECEIVED 08-12-2025</div> <p>Thanks for purchasing from MyParkingSign .com</p>				

The amount shown on this invoice are in **US Dollars**.

Please make checks payable to **SmartSign** and mail to the following address:  
Xpressmyself.Com LLC  
P.O. Box # 24599  
New York, NY 10087

If you will be sending remittances via overnight express mail, please remit to:  
JPMorgan Chase - Lockbox Processing  
Attn: Xpressmyself.com LLC & 24599  
4 Chase Metrotech Center  
7th floor East  
Brooklyn, NY 11245

Product Subtotal: **\$71.00**

Shipping Charges: **Free**

~~Tax: \$4.97~~

~~Order Total (in US Dollars): **\$75.97**~~