Rizzetta & Company

Lynwood
Community Development District

Board of Supervisors' Meeting
November 14, 2025

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

Lynwoodcdd.org

Professionals in Community Management

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 beforethe 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

November 7, 2025

Board of Supervisors
Lynwood Community
Development District

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Lynwood Community Development District will be held on **Friday, November 14, 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 revised 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 for Foxtail Palms....................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
     - ii. Presentation of 3rd Quarter Website Compliance Audit Report....................Tab 8
4. **BUSINESS ITEMS**
   - **A.** Consideration of Proposals for Paving at the Pergola Area and Sidewalk....................Tab 9
   - **B.** Consideration of Resolution 2026-01; Redesignating Officers of the District....................Tab 10
5. **BUSINESS ADMINISTRATION**
   - **A.** Consideration of Minutes of Board of Supervisors' Meeting held on October 10, 2025....................Tab 11
   - **B.** Consideration of Operations & Maintenance Expenditures for September 2025....................Tab 12
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)

Behind monument

Created: Mon, 11/3/2025

Turf is drying a little due to lack of rain. Little stressed. Beds are clean and trimmed

(2)

Beds along 19th.

Created: Mon, 11/3/2025

Some weeds present in beds along 19th. Crew will spay and remove weeds.

(3)

Remind crew to pick up debris

Created: Mon, 11/3/2025

Remind crew to pick up debris and not mow over it. This was cleaned up.

(4)

Viburnum hedges in front

Created: Mon, 11/3/2025

Let cirunum hedge grow a little taller in front on both sides

(5)

Entrance bed weeded

Created: Mon, 11/3/2025

Entrance round about is weeded.   Would like to trim center plant up a little and back a little for visibility

(6)

Hedges along 19th.

Created: Mon, 11/3/2025

Hedges are trimmed and sidewalks edged. Beds weeded.

(7)

Remove vines from hedge by sign

Created: Mon, 11/3/2025

Remind to crew to pull vines from shrubs

(8)

Entrance turf

Created: Mon, 11/3/2025

Entrance turf is greening up nicely with fertilization

(9)

Pond # 1 - beds will need cutting back and cleaned up soon.

Created: Mon, 11/3/2025

(10)

Pond 1 -

Created: Mon, 11/3/2025

Beds are needing cut backs - clean up of beds

(11)

Pond 1 - front bed

Created: Mon, 11/3/2025

Front bed looks good and crew tries to keep it cut back

(12)

Front trees by pond 1

Created: Mon, 11/3/2025

Proposal submitted to replace 2 leaning trees in front with Foxtail Palms

(13)

Corner park- Turf

Created: Mon, 11/3/2025

Turf is mowed and sidewalks edged. Area is not irrigated only tree bubblers

(14)

Pond # 3

Created: Mon, 11/3/2025

Pond banks mowed and line trimmed. Beds are needing cut backs.

(15)

Pool Pond Beds.

Created: Mon, 11/3/2025

Ponds are mowed and beds have been trimmed a little.

(16)

Bed behind pool

Created: Mon, 11/3/2025

Bed behind pool needs trimming and cleaning

(17)

Area north of bridge

Created: Mon, 11/3/2025

Mowed and clean keeping it mowed close to tree line

(18)

Turf - south of bridge

Created: Mon, 11/3/2025

Turf is stressed and turning brown due to lack of rain

(19)

Pond 4- west side

Created: Mon, 11/3/2025

Pond banks are mowed and line trimmed.

(20)

Pond #4- beds

Created: Mon, 11/3/2025

Beds are in need of trimming and clean up

(21)

Traffic Circle

Created: Mon, 11/3/2025

Traffic circle is mowed and edged. Pink Muhly look great.

(22)

Pergola Area sodding

Created: Mon, 11/3/2025

Crew completed adding in Pergola area and front entrance on 27th.

(23)

Pergola area sodding

Created: Mon, 11/3/2025

(24)

Behind fence

Created: Mon, 11/3/2025

Line trimming of weeds hanging over wall

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%

10-10-2025

	Hours
1. Joe B Bratsch	
2.	
3.	
4.	
5.	

Estimated Hours	2.30
Actual Hours	0.00
Remaining Hours	2.30 1.15

Materials	Qty	Units	Notes
Fertilizer 18-0-10 w/ Allectus; 72%	16.00	lb	2 bags 24-0-11 - 50lbs
Fungicide Lesco Spectator T&O	2.48	oz	
Herbicide Specticle Total Herbicide	0.58	oz	
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	

- Spread fert
- Healthy growth

Clock Out: 3:14pm

Tab 3

Date: November 03, 2025

Proposal #: 22192

QUOTATION

Mailing Address

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

Home Phone:

Job Address

Lynwood CDD
5134 White Chicory Drive
Apollo Beach, FL 33572

Business Phone: 813-994-1001

Job Summary:

Removal of 2 leaning Oak trees by entrance pond - Pond # 1 -

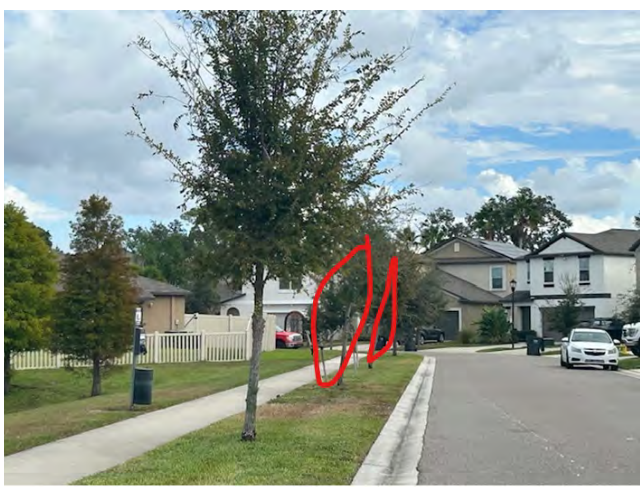
Replace Oak trees with Foxtail Palms - 30 gal. Single

Mulch new palms to help hold moisture

Stake palms

clean upi and dispose of all debris off site.

Check and set irrigation bubblers



Quote Total: $2,151.19

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

powered by SmartLink Network ®

October 2025

Date: Oct 30, 2025 8:33 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 Oct 30, 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	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	2								
4	Bubler West perimeter inside sidewalk	Pass									
5	Sprays West perimeter outside sidewalk at exit	Pass									
6	Drip West perimeter exit side	Pass									
7	Drip Exit side bed at 19th	Pass						1			
8	Drip Exit side bed and white chicory	Pass									
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									
11	Sprays East perimeter outside sidewalk at entry	Pass									
12	Drip Along East perimeter fence	Pass									
13	Bubler Entrance side and East perimeter fence	Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14	East perimeter outside sidewalk	Pass									
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									
19	A long white chicory outside sidewalk east of dandelion	Pass									

FIELDSTONE

powered by SmartLink Network ®

October 2025

Date: Oct 30, 2025 8:35 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 Oct 30, 2025	
Program A	Sun , Tue , 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	Rotor	Pass									
2	Drip	Pass						1			
3		Pass									
4		Pass									
5		Pass									
6		Pass									
7		Pass									
8		Pass									

FIELDSTONE
powered by SmartLink Network ®

October 2025

Date: Oct 30, 2025 8:37 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

Water Days as of Oct 30, 2025	
Program A	Sun , 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	3								
2	Around traffic circle inside sidewalk	Pass									
3	Around gazebo	Pass									
4	Around gazebo	Pass									
5	Sprays around walk way at gazebo	Pass	1								
6	Front of gazebo	Pass									
7	Rotors	Pass									

October 2025

Date: Oct 30, 2025 8:38 am
Inspector: Mario Martinez

FIELDSTONE
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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 Oct 30, 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						1			

Tab 5

SitexAquatics
LAKE & FOUNTAIN SERVICES

AQUATIC INSPECTION / TREATMENT REPORT

COMMUNTIY NAME: Lynwood

APPLICATOR: Jeremiah DATE: 10.15.2025

WEED TREATMENT – SERVICE PERFORMED

POND NUMBER	ALGAE	GRASS	UNDER WATER	FLOATING/TERRSTRIAL	PRODUCTS USED / AMOUNT
1-6		X			Grass Mix
Mit 1		X			Grass Mix
Mit 2		X			Grass Mix

COMMENTS:
All sites treated for shoreline grasses.

Tab 6

Lynwood Community Development District

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

November ___, 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 "**Wall**"). The CDD's 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 Wall. It is anticipated that the CDD's Wall 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.

Additionally, the CDD intends to repaint both the exterior and interior portions of the Wall. The Contractor will need to temporarily encroach on your property in order to paint the interior portion of the Wall which falls within your property's boundaries. AS SUCH, YOU WILL NEED TO PROVIDE THE ENCLOSED PERMISSION FORM IF YOU WOULD LIKE OR WOULD OTHERWISE HAVE NO OBJECTION TO HAVING THE INTERIOR PORTION OF THE DISTRICT'S WALL REPAINTED WHICH IS LOCATED TO THE REAR OF YOUR PROPERTY. If you do not provide the permission form, the District will assume that you do not approve of the temporary encroachment and the portion of the Wall which lies between your property's boundaries will not be painted.

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.

Sincerely,

The Board of Supervisors of the
Lynwood Community Development District

Lynwood Community Development District
Resident Consent for Entry Onto Property Form

I, ___________________________________, hereby grant permission to the Lynwood Community Development District (the "**CDD**") and it's perimeter wall painting vendor, Funez Drywall and Painting to enter onto my property (address printed below) for the purposes of repainting the perimeter wall which is owned by the CDD and located to rear of my property. This permission is temporary and only applicable during the month of January, 2026 and will expire once the repainting is completed.

Additionally, I hereby acknowledge a non-waiver of the District's limitation of liability contained in Fla. Stat. 768.28.

By signing this, Resident Consent for Entry Onto Property Form, I acknowledge having read and agreed to the above.

Print Name:____

Resident Address :____

Signature of Resident:_________________________________ Date:___________

Tab 7

Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** December 12th, 2025 at 11:00 am

District Manager's Report

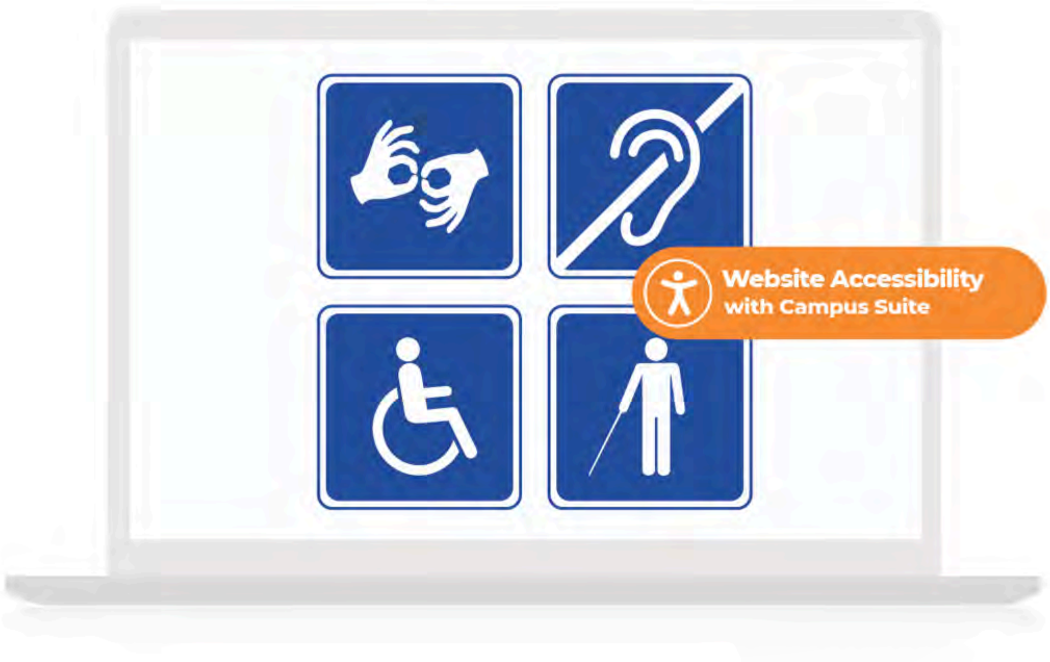
November 14

2025

LYNWOOD CDD

FINANCIAL SUMMARY		9/30/2025
General Fund Cash & Investment Balance:		$317,310
Reserve Fund Cash & Investment Balance:		$41,409
Debt Service Fund Investment Balance:		$369,857
Total Cash and Investment Balances:		**$728,576**
General Fund Expense Variance:	**$74,343**	**Under Budget**

Tab 8



Quarterly Compliance Audit Report

Lynwood

Date: October 2025 - 3rd Quarter
Prepared for: Matthew Huber
Developer: Rizzetta
Insurance agency:

Preparer:
Susan Morgan - *SchoolStatus Compliance*
ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

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**

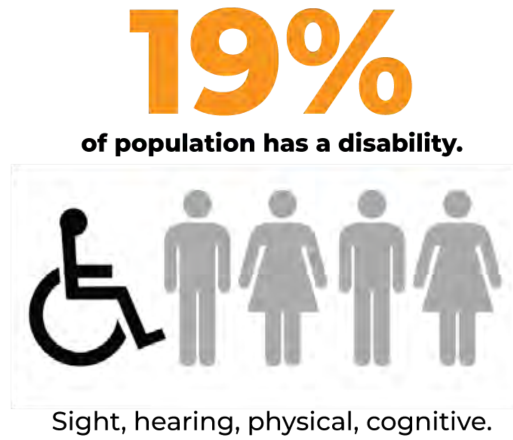
Compliance Criteria

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

October 15, 2025 Proposal #190941025

Contact	Customer	Job
Sean Craft	Rizzetta & Company	Lynwood CDD
Phone: 813.994-1001	Amaryllis Garden Street	Amaryllis Garden Street
SCraft@rizzetta.com	Apollo Beach, FL 33572	Apollo Beach, FL 33572

PROPERTY IMPROVEMENTS

New Concrete Sidewalk and Pad

Scope of work:

1. Secure the job site for the safety of the crew and public using barricades/cones.
2. Excavate and remove 1 area of grass and dirt totaling approximately 865 square feet.
3. Pour 4" thick concrete sidewalk and pad in 1 area approximately 865 square feet.
4. Apply a broom finish and tool in control joints as required to the new concrete sidewalk.
5. Clean up the jobsite.

Notes:

*DUE TO THE CRITICAL NATURE OF ESCALATING MATERIAL COSTS, MATERIAL PRICES ARE SUBJECT TO POTENTIAL MONTHLY, WEEKLY OR DAILY CHANGES. SHOULD THIS SITUATION ARISE, ACPLM WILL PROVIDE DOCUMENTATION OF MATERIAL ADJUSTMENT(S). A BILLABLE CHANGE ORDER MAY BE REQUIRED DUE TO THESE CHANGES.

*PRICE IS GOOD ONLY IF ACPLM HAS FULL AND UNRESTRICTED ACCESS TO THE WORK AREA TO INCLUDE A STAGING AREA FOR THE DURATION OF THE PROJECT. NOT HAVING FULL AND UNRESTRICTED ACCESS TO THE WORK AREA TO INCLUDE A STAGING AREA FOR THE DURATION OF THE PROJECT CAN RESULT IN ADDITIONAL WORK AND/OR MOBILIZATIONS WHICH SHALL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.

*WORK TO BE DONE ON WEEKDAYS IN DAYLIGHT HOURS.

*WORK TO BE DONE IN ONE MOBILIZATION, WHICH COVERS THE DURATION AND COMPLETION OF THE PROJECT. IF ADDITIONAL MOBILIZATIONS ARE REQUESTED BY THE CUSTOMER THE ADDITIONAL MOBILIZATIONS WILL BE AN EXTRA CHARGE.

*PROPOSAL DOES NOT INCLUDE IRRIGATION LINES, SPRINKLER HEADS, SOD, NOR LANDSCAPING. EVERY EFFORT WILL BE MADE NOT DAMAGE THESE ITEMS. HOWEVER, DUE TO THE NATURE OF THIS TYPE OF WORK AND THE DAMAGE ALREADY CAUSED BY THE ROOTS, SOME DAMAGE MAY OCCUR IN ORDER TO MAKE THE NECESSARY REPAIRS. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER. IF WORK IS APPROVED, IT IS RECOMMENDED THE LANDSCAPING COMPANY IS MADE AWARE AND ON STAND BY.

*PROPOSAL DOES NOT INCLUDE TESTING, LANE CLOSURE, M.O.T., IMPACT FEES, SURVEYING, AS-BUILTS, EROSION CONTROL, SHOP DRAWINGS AND ENGINEERING. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.

October 15, 2025 Proposal #190941025

Contact	Customer	Job
Sean Craft	Rizzetta & Company	Lynwood CDD
Phone: 813.994-1001	Amaryllis Garden Street	Amaryllis Garden Street
SCraft@rizzetta.com	Apollo Beach, FL 33572	Apollo Beach, FL 33572

PROPERTY IMPROVEMENTS

Notes continued:

*ACPLM IS NOT RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES TO INCLUDE PUBLIC UTILITIES AND PRIVATE UTILITIES SUCH AS, BUT NOT LIMITED TO IRRIGATION, PHONE AND CABLE LINES. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL OF THESE TYPE OF ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.

*NOT INCLUDED IN THIS PROPOSAL ARE PLANT OPENING FEES. IF NECESSARY, THIS ADDITIONAL ITEM WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.

*DUE TO THE ELEVATIONS IN THE EXISTING WORK AREA, IT CANNOT BE GUARANTEED THAT STANDING WATER WILL BE 100% ELIMINATED. THIS WORK WILL NOT CORRECT ANY EXISTING DRAINAGE PROBLEMS ON SITE. SLOPES WITH LESS THAN ¼ OF AN INCH OF FALL PER FOOT ARE CONSIDERED FLAT AND ACPLM WITH NOT BE RESPONSIBLE FOR PONDING OF WATER.

*IF PROBLEMS WITH THE BASE ARE DISCOVERED DURING CONCRETE REMOVAL AND OPERATIONS, E.G. INSUFFICIENT BASE, CONTAMINATED BASE, WATER SATURATED BASE FROM UNDERGROUND WATER, AND/OR CLAY IN THE SUBGRADE, ETC., IT WILL BE BROUGHT TO MANAGEMENT'S ATTENTION FOR A CHANGE ORDER BEFORE WORK PROCEEDS.

*DUE TO THE NATURE AND SCOPE OF THIS WORK, THE LOCATION OF THIS WORK, THE MATERIAL, TRUCKING AND EQUIPMENT NECESSARY TO PERFORM THIS WORK, ACPLM MAY CAUSE SCUFFING AND ADVERSELY AFFECT THE AESTHETICS OF THE PAVEMENT IN AND AROUND THE WORK AREAS. ALTHOUGH EVERY EFFORT WILL BE MADE TO MINIMIZE ANY AND ALL AFFECTS, ACPLM CANNOT GUARANTEE AGAINST THEM. ADDITIONAL WORK REQUIRED BY ANY OF THESE TYPE OF ITEMS WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.

*CONCRETE WORK DOES NOT INCLUDE THE FOLLOWING: ZIP STRIP, REBAR, STRUCTURAL FOOTERS, COLUMNS OR RETAINING WALLS. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL OF THESE TYPE OF ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.

*IN ORDER TO ENSURE PROPER CURE TIME AND AVOID IMPRESSIONS IN THE NEWLY POURED CONCRETE RESULTING FROM PEDESTRIAN, BIKE, SHOPPING CART, VENDOR, ETC. TRAFFIC, NEWLY POURED AREAS OF CONCRETE WILL BE CORDONED OFF FOR A MINIMUM OF 24 HOURS. IF ACPLM IS NOT PERMITTED TO CORDON OFF NEWLY POURED CONCRETE AREAS, ACPLM IS NOT RESPONSIBLE FOR ANY IMPRESSIONS IN THE NEW CONCRETE AND A CHANGE ORDER WILL BE REQUIRED TO FIX DAMAGED AREAS.

October 15, 2025 Proposal #190941025

Contact	Customer	Job
Sean Craft	Rizzetta & Company	Lynwood CDD
Phone: 813.994-1001	Amaryllis Garden Street	Amaryllis Garden Street
SCraft@rizzetta.com	Apollo Beach, FL 33572	Apollo Beach, FL 33572

PROPERTY IMPROVEMENTS

Notes continued:
*BARRICADES WILL BE PROVIDED TO CLOSE OFF WORK AREAS. THIS CONTRACTOR IS NOT RESPONSIBLE FOR PERSONS ENTERING AREAS CLOSED OFF WITH BARRICADES, DAMAGE TO PROPERTY OR INJURY TO PERSONS ENTERING THE AREA.
*IT IS THE CUSTOMER'S RESPONSIBILITY TO HAVE A TOWING COMPANY ON SITE AND AVAILABLE FOR TOWING VEHICLES OBSTRUCTING THE JOB SITE. IF VEHICLES CANNOT BE MOVED IN A TIMELY MANNER, WE WILL NEED TO RESCHEDULE THE WORK AND A CHANGE ORDER WILL BE REQUIRED FOR THE ADDITIONAL MOBILIZATION.
*PERMIT FEES AND PROCUREMENT FEES ARE NOT INCLUDED. THE COST OF THE PERMIT, IF REQUIRED, AND ALL COSTS ASSOCIATED WITH OBTAINING A PERMIT, AND ANY ADDITIONAL WORK, TESTING OR INSPECTIONS REQUIRED BY THE PERMIT, WILL BE AN EXTRA COST THAT SHALL BE PAID BY THE CUSTOMER.
*ACPLM CAN NOT GUARANTEE AGAINST THE FUTURE REGROWTH OF ROOTS AFTER REPAIRS ARE COMPLETE.
*BARRICADES WILL BE PROVIDED TO CLOSE OFF WORK AREAS. THIS CONTRACTOR IS NOT RESPONSIBLE FOR PERSONS ENTERING AREAS CLOSED OFF WITH BARRICADES, DAMAGE TO PROPERTY OR INJURY TO PERSONS ENTERING THE AREA.
*NOT INCLUDED IN THE ABOVE SCOPE OF WORK IS ANY SELECT FILL MATERIAL.
*ACPLM IS NOT RESPONSIBLE FOR DAMAGE TO COLUMNS RESULTING FROM THE VIBRATION AND CONCRETE SHIFTING CAUSED BY THE DEMO PROCESS OF THE STOREFRONT SIDEWALK.
90% OF THE CONTRACT AMOUNT AND CHANGE ORDERS MUST BE PAID PRIOR TO COMPLETING PUNCH LIST ITEMS AND/OR CHANGES FOR ADDITIONAL WORK REQUIRED BY CITIES OR MUNICIPALITIES.
*MATERIAL AND WORKMANSHIP ARE GUARANTEED FOR 12 MONTHS.

October 15, 2025

Proposal #190941025

Contact
Sean Craft
Phone: 813.994-1001
SCraft@rizzetta.com

Customer
Rizzetta & Company
Amaryllis Garden Street
Apollo Beach, FL 33572

Job
Lynwood CDD
Amaryllis Garden Street
Apollo Beach, FL 33572

PROPERTY IMPROVEMENTS

Customer Billing Information

Thank you for choosing ACPLM. To ensure we contact the correct person for any billing correspondence and questions, please fill out the Billing Contact Information below and send back with your signed proposal. We look forward to working with you.

The terms of your contract are:

Net 30 Days Upon Substantial Completion

If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due

Acceptance of Terms – Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.

Bill To Name and Address:

Job Site Name and Address:

Billing Contact Name:

Billing Phone Number:

Email Address:

Billing Instructions:

October 15, 2025 Proposal #190941025

Contact	Customer	Job
Sean Craft	Rizzetta & Company	Lynwood CDD
Phone: 813.994-1001	Amaryllis Garden Street	Amaryllis Garden Street
SCraft@rizzetta.com	Apollo Beach, FL 33572	Apollo Beach, FL 33572

PROPERTY IMPROVEMENTS

Terms: Net 30 Days Upon Substantial Completion

If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due

ACPLM Authorized Signature ____________Sean Fernandez____________________________

Sean Fernandez
Cell: 813 943-4665 sfernandez@acplm.net

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.

Date of Acceptance ____

Customer's Authorized Signature ____

Terms and Conditions: Payment is due in full upon project completion unless prior arrangements have been made in advance. If any legal action arises out of this agreement or breach thereof, the customer will be responsible for all attorney fees and incurred late fees. Any alteration of deviation from the above specifications involving extra costs of material or labor will be an additional charge outside of the scope listed in this proposal. Sprinkler systems on the property are to be off for the duration of the project. Customer assumes responsibility for removing all vehicles from the area outlined above.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or authorized deviation from the original specifications, involving extra cost, to be executed only upon receiving written change orders and will become an extra charge over and above this estimate. All agreements contingent upon strikes, accidents, weather or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our employees are fully covered by Workers Compensation Insurance. Due to the unpredictable movement of material and production costs, this proposal is good for 10 days from the proposed date, after which prices are subject to change to accommodate current industry pricing.

Proposal Amount - $9,850.00

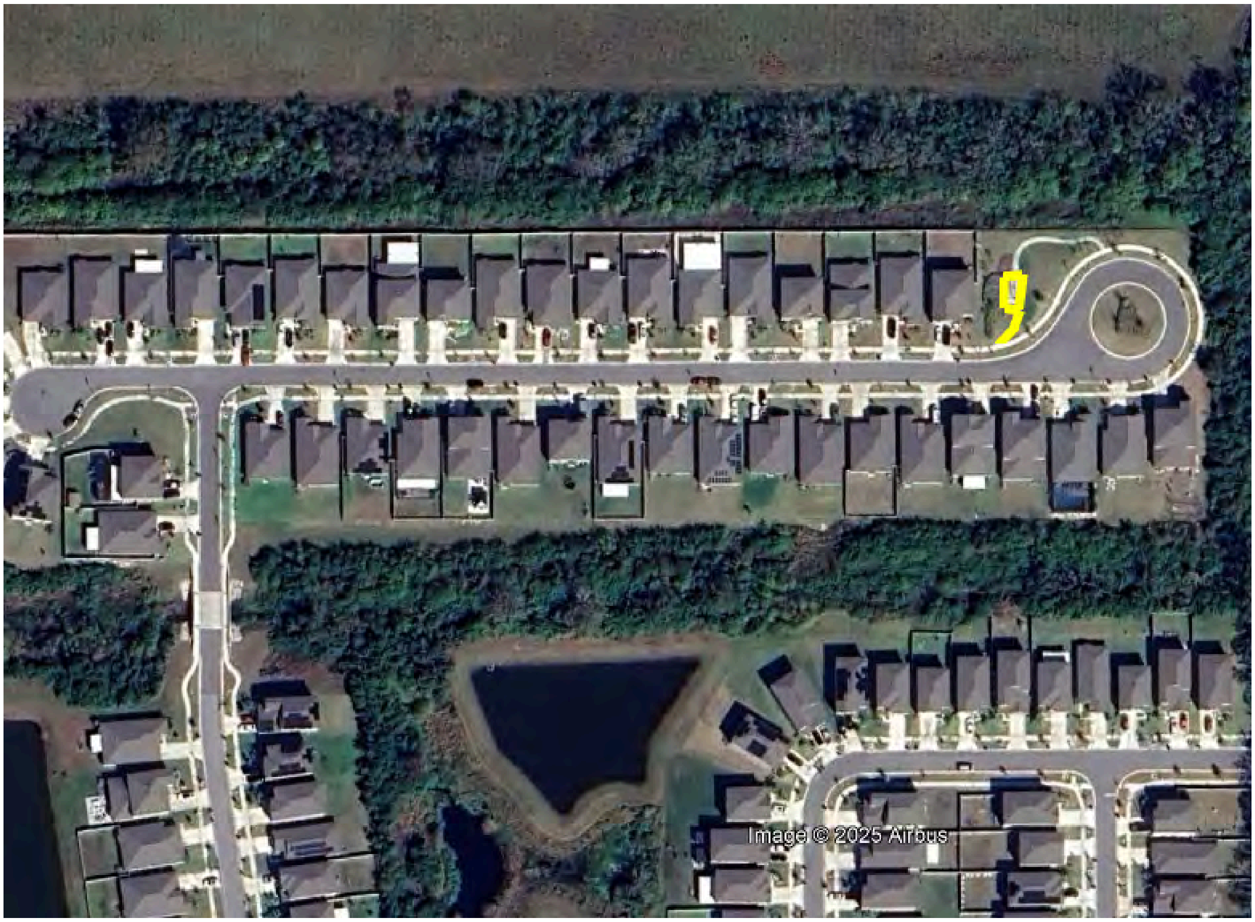


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Image © 2025 Airbus

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

JOB ESTIMATE

TO:

COMPANY NAME: Lynwood

DATE: 10/27/25

QUOTE: Lynwood pergola concrete on Amaryllis Garden Street:

Removal of all shell down to soil.

Form and pour concrete with brushed finish.

Under pergola only:	$11,550.00
All areas with shell including walkway:	$19,150.00

Thank You: Romaner Graphics

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

PROPOSAL

Lynwood CDD

Concrete Paving at Pergola

11/5/2025

Remove existing shell material and replace with 4" thick concrete at Pergola area located

Walkway
- remove 6' x 50' shell path
- construct 6' x 50' concrete path

Sub-total $7,500

Pergola
- remove 20' x 25' shell area
- construct 16' x 22' concrete paving

Sub-total $12,320

Scope includes:
- remove all shell material
- form and pour concrete in pergola to encase existing posts and bench legs
- fill remaining area around pergola, outside of new concrete, with soil and sod

Scope excludes:
- irrigation

TOTAL $19,820

Tab 10

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LYNWOOD COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

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

Section 1. Debra Goode is appointed Chairman.

Section 2. Tammie Murphy is appointed Vice Chairman.

Section 3. Susan Gomez is appointed Assistant Secretary.
Michael Murphy is appointed Assistant Secretary.
Carol Kirchner is appointed Assistant Secretary.
Sean Craft is appointed Assistant Secretary.
Rachel Welborn is appointed Assistant Secretary.
Scott Brizendine is appointed Secretary.
Shawn Wildermuth is appointed Assistant Treasurer
Scott Brizendine is appointed Treasurer.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 14TH DAY OF NOVEMBER 2025.

LYNWOOD COMMUNITY DEVELOPMENT DISTRICT

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASST. SECRETARY

Tab 11

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, October 10, 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.**
Rachel Welbourn	**District Manager; Rizzetta & Co.**
Michael Broadus	**District Counsel; Straley Robin Vericker**
Liz Moore	**Representative, Fieldstone Landscape**
Audience	**None**

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

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

SECOND ORDER OF BUSINESS **Audience Comments**

There were no audience members present for comments.

THIRD ORDER OF BUSINESS **Staff Reports**

A. Landscape Update

The Board reviewed the landscape report and requested multiple bid proposals to remove and replace the leaning trees on Chicory as discussed. The Chairman stated that she would reach out to local vendors in an effort to obtain multiple bids.

1. Turf Chemical Treatment Update.

The Board reviewed the report.

2. Consideration of Proposal to Install Sod at East Entrance

> On a Motion by Ms. Goode, seconded by Ms. Murphy with all in favor, the Board of Supervisors approved the proposal to install sod at the East Entrance, ,at a cost of $879, 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 reviewed a letter addressing residents informing them of an upcoming project where the perimeter fencing will be repainted. It was decided to send the letters via regular mail and then send a second copy by certified mail to any non-responders. It was noted that a separate letter should be sent to those residents directly affected. The Board will revisit the matter at the November meeting.

E. District Engineer

Not present. No report.

F. District Manager

Mr. Craft reviewed the District Manager's report and informed the Board that the next regular meeting will be held on Friday, November 14, 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 — **Ratification of FY 2025-2026 EGIS Insurance Renewal Proposal**

> On a Motion by Ms. Murphy, seconded by Ms. Goode with all in favor, the Board of Supervisors ratified the approval of the fiscal year 2025-2026 Egis insurance renewal, for the Lynwood Community Development District.

FIFTH ORDER OF BUSINESS — **Consideration of Proposals for Paving at the Front Entrance Area and Sidewalk**

Mr. Craft presented the proposal from Sitemasters in the amount of $2,400. The Board asked that they do a site visit of the pergola area with Ms. Goode submit a proposal to pave that area over. Multiple bids were also requested and the District Manager will follow up on those.

> On a Motion by Ms. Murphy, seconded by Mr. Murphy with all in favor, the Board of Supervisors approved the proposal from Sitemasters, as discussed, for the Lynwood Community Development District.

SIXTH ORDER OF BUSINESS **Consideration of Minutes of the Board of Supervisors Meeting held on September 5, 2025**

> On a Motion by Ms. Murphy, seconded by Ms. Gomez, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' meeting held on September 5, 2025, as presented, for the Lynwood Community Development District.

SEVENTH ORDER OF BUSINESS **Consideration of Operations & Maintenance Expenditures for August 2025**

> On a Motion by Ms. Kirchner, seconded by Ms. Murphy, with all in favor, the Board of Supervisors approved the August 2025 ($8,723.69) 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. Murphy, with all in favor, the Board of Supervisors approved to adjourn the meeting at 11:56 a.m., for the Lynwood Community Development District.

______________________________ ______________________________
Assistant Secretary Chair / Vice Chair

Tab 12

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
September 2025
For Board Approval

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

The total items being presented:	**$**	**40,909.37**

Approval of Expenditures:

____

______ Chairperson

______ Vice Chairperson

______ Assistant Secretary

Lynwood Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount	
Brletic Dvorak, Inc.	300155	2104	Engineering Services 08/25	$	2,300.00
Carol A Kirchner	300156	CK090525	Board of Supervisors Meeting 09/05/25	$	200.00
Debra K Goode	300157	DG090525	Board of Supervisors Meeting 09/05/25	$	200.00
Egis Insurance Advisors, LLC	300164	29486	Policy #100125409 10/01/2025-10/01/2026	$	9,343.00
Fieldstone Landscape Services	300167	26281	Landscape Maintenance 09/25	$	5,500.00
Fieldstone Landscape Services	300167	26416	Irrigation Repair 08/25	$	241.83
Fieldstone Landscape Services	300167	26430	Irrigation Repair 09/25	$	146.11
Fieldstone Landscape Services	300167	26452	Cut back vegetation 09/25	$	5,170.00
Fieldstone Landscape Services	300170	26475	Erosion Control 09/25	$	2,825.35
Hillsborough County BOCC	300145	9086894852 8/25	2303 Dandelion St Rclm 08/25	$	235.35
Hillsborough County BOCC	300171	9086894852 9/25	2303 Dandelion St Rclm 09/25	$	167.07

Lynwood Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Michael Daniel Murphy	300158	MM090525	Board of Supervisors Meeting 09/05/25	$	200.00
Rizzetta & Company, Inc.	300144	INV0000102266	District Management Fees 09/25	$	4,161.58
Romaner Graphics	300168	22834	Fence Repair 09/25	$	335.00
Sitex Aquatics, LLC	300169	10218-b	Monthly Lake Maintenance 09/25	$	840.00
Straley Robin Vericker	300165	27115	Legal Services 08/25	$	1,270.00
Susan Gomez	300159	SG090525	Board of Supervisors Meeting 09/05/25	$	200.00
Tammie Murphy	300160	TM090525	Board of Supervisors Meeting 09/05/25	$	200.00
TECO	300166	221008593248 9/25	5524 Rainwood Meadow Dr 3B Solar 09/25	$	615.85
TECO	300161	Monthly Summary 08/25 477	Electric Services 08/25	$	2,536.04
The Observer Group, Inc.	300162	25-02692H	Legal Advertising 09/25	$	94.06

Lynwood Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
The Observer Group, Inc.	300162	25-02693H	Legal Advertising 09/25	$ 87.50
U.S. Bank	300163	7871609	Trustee Fees Series 2019 08/01/25-07/31/26	$ 4,040.63
Total				**$ 40,909.37**

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	2104
DATE	08/28/2025
TERMS	Net 30
DUE DATE	09/27/2025

PROJECT NAME
Lynwood CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[August 07 - August 28]	11:00	180.00	1,980.00
Inspector	[August 26]	4:00	80.00	320.00

BALANCE DUE **$2,300.00**

RECEIVED 09-05-2025

Pay invoice

DISTRICT ENGINEER

LYNWOOD COMMUNITY DEVELOPMENT DISTRICT
Aug-25

	HOURS	RATE	PERSON	TOTAL
CDD Activities				
Board Meeting Prep, Attendance, Follow up		$210	S. Brletic	$0.00
Engineer's Reports/Invoicing.	6.00	$180	J. Whited	$1,080.00
Research and Communication for Access Road	1.50	$180	J. Whited	$270.00
from Waterset Blvd.	0.00	$80	S. Ferguson	$0.00
	0.00	$120	K. Wagner	$0.00
Horner Environmental Warranty Issues	4.00	$80	S. Ferguson	$320.00
Communication and Site Visits for Inspection.	3.50	$180	J. Whited	$630.00
INVOICE TOTAL	15.00			**$2,300.00**

Lynwood CDD
Meeting Date: September 5, 2025

RECEIVED 09-05-2025

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Paid
Carol Kirchner	✓
Debra Goode	✓
Michael Murphy	✓
Tammie Murphy	✓
Susan Gomez	✓

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	11:00
Meeting End Time:	12:03
Total Meeting Time:	1:03

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: Jean Goff

Egis Insurance & Risk Advisors

INVOICE

Customer	Lynwood Community Development District
Acct #	948
Date	09/17/2025
Customer Service	Yvette Nunez
Page	1 of 1

Payment Information	
Invoice Summary	$ 9,343.00
Payment Amount	**$9,343.00**
Payment for:	Invoice#29486
100125409	

Thank You

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

Please detach and return with payment

Customer: Lynwood Community Development District

Invoice	Effective	Transaction	Description	Amount
29486	10/01/2025	Renew policy	Policy #100125409 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/17/2025 **General Liability & Property $6,213.00** **Public Officials Liability $3,130.00** **Per Sean 09-24-25**	9,343.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

RECEIVED 09-19-2025

Total
$ 9,343.00

Thank You

Remit Payment To: Egis Insurance Advisors P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939 accounting@egisadvisors.com	**Date** 09/17/2025

Fieldstone Landscape Services

4801 122nd Avenue North
Clearwater, FL 33762

INVOICE

Invoice Number	26281
Invoice Date	09/01/25
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 September 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
09-03-2025

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

FIELDSTONE

4801 122nd Avenue North
Clearwater, FL 33762

Invoice 26416

Date	PO#
09/08/25	
SalesRep	**Terms**
Elizabeth Moore	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
IRR - Irrigation Service Call- - 5101 Dandelion			$241.83	$241.83

5101 Dandelion - side of house there is a bad valve.

1 - need to confirm it is CDD irrigation line that feeds the area by the pond

or is it residents irrigation

if this is CDD irrigation then we need to repair.

Phone #	Fax #	E-mail	Web Site
(727) 822-7866	(727) 269-5490	accounting@fieldstonels.com	www.fieldstonels.com

Irrigation Service Call - 09/04/2025			*$241.83*
Irrigation Technician - 09/04/25	2.78Hrs	$85.00	
Coupler- 2" (Material)	1.00ea	$1.53	
Elbow- 2" 90 (Material)	1.00ea	$2.90	
PVC PIPE 2" x 20 ft (Material)	1.00ft	$1.10	

RECEIVED 09-08-2025

Sales Tax	$0.00
Grand Total	**$241.83**

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

Phone #	Fax #	E-mail	Web Site
(727) 822-7866	(727) 269-5490	accounting@fieldstonels.com	www.fieldstonels.com

FIELDSTONE

Invoice 26430

Date	PO#
09/15/25	
SalesRep	**Terms**
Elizabeth Moore	Net 30

4801 122nd Avenue North
Clearwater, FL 33762

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
IRR - Pre-Approved Irrigation Repairs			**$146.11**	**$146.11**

Irrigation Repairs completed as per Contractual Irrigation Repair Pre-Approval

Irrigation Repairs completed as per Contractual Irrigation Repair Pre-Approval

Pre-Approved Irrigation Repairs - 09/12/2025			*$146.11*
Irrigation Technician - 09/12/25	1.70Hrs	$80.00	
Hunter 6 in. pop up spray NSI (Material)	1.00ea	$3.15	
Hunter PRO Nozzle 10 ft. Radius Adjustable Arc (Material)	5.00ea	$0.89	
Netafim techline insert coupling 17mm (Material)	10.00ea	$0.25	

RECEIVED 09-15-2025

Sales Tax	$0.00
Grand Total	**$146.11**

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

Phone #	Fax #	E-mail	Web Site
(727) 822-7866	(727) 269-5490	accounting@fieldstonels.com	www.fieldstonels.com

FIELDSTONE

Invoice	26452
Date	**PO#**
09/22/25	
SalesRep	**Terms**
Elizabeth Moore	Net 30

4801 122nd Avenue North
Clearwater, FL 33762

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
Cut back of native vegetation behind homes - South side of Amarylis Garden			$5,170.00	$5,170.00

Cut back of native vegetation behind the homes on the suth side of Amarylis Gardem.

Cut vegetation back 4-5'

Pick up and dispose of debris off site

Phone #	Fax #	E-mail	Web Site
(727) 822-7866	(727) 269-5490	accounting@fieldstonels.com	www.fieldstonels.com

MT - Maintenance Landscape Enhancement - 09/17/2025 *$5,170.00*

Subcontractor (Sub)	1.00Hrs	$4,000.00

RECEIVED 09-22-2025

Sales Tax	$0.00
Grand Total	**$5,170.00**

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

Phone #	Fax #	E-mail	Web Site
(727) 822-7866	(727) 269-5490	accounting@fieldstonels.com	www.fieldstonels.com

Invoice 26475

Date	PO#
09/25/25	
SalesRep	**Terms**
Elizabeth Moore	Net 30

4801 122nd Avenue North
Clearwater, FL 33762

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
Pond D - bahia install for erosion control			$2,825.35	$2,825.35

Pond "D" - install Bahia sod on the west side of pond that is worn out and showing begining signs of erosion

Area is approx - 50' x 15'

800 s/f Bahia sod

1 yard of soil/ sand to fill in low areas

Rake and grade before installing sod.

MT - Maintenance Landscape Enhancement - 09/22/2025 *$2,825.35*

Maintenance Crew (Labor)	20.00Hrs	$78.00
Bahia Sod (Material)	800.00SqFt	$1.19
Skid (Equipment)	0.50Hrs	$478.50
Topsoil (Material)	15.00bag	$5.00

Sales Tax	$0.00
Grand Total	**$2,825.35**

RECEIVED
09-25-2025

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

Phone #	Fax #	E-mail	Web Site
(727) 822-7866	(727) 269-5490	accounting@fieldstonels.com	www.fieldstonels.com

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
LYNWOOD CDD	9086894852	08/21/2025	09/11/2025

RECEIVED 08-29-2025

Summary of Account Charges

Previous Balance	$220.11
Net Payments - Thank You	$-220.11
Bill Adjustments	$50.00
Total Account Charges	**$185.35**
AMOUNT DUE	**$235.35**

This is your summary of charges. Detailed charges by premise are listed on the following page(s)

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

VISA MasterCard DISCOVER AMERICAN EXPRESS

THANK YOU!

DUE DATE	09/11/2025
AMOUNT DUE	$235.35
AMOUNT PAID	$235.35

9,488 8

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

0090868948523 00000235358

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
LYNWOOD CDD	9086894852	08/21/2025	09/11/2025

Service Address: 5438 AMARYLLIS GARDEN ST - COMM RCLM MTR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703550050	08/04/2025	167599	08/21/2025	175973	8374 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$7.36
Service Setup Fee	$25.00
Total Service Address Charges	**$32.36**

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
LYNWOOD CDD	9086894852	08/21/2025	09/11/2025

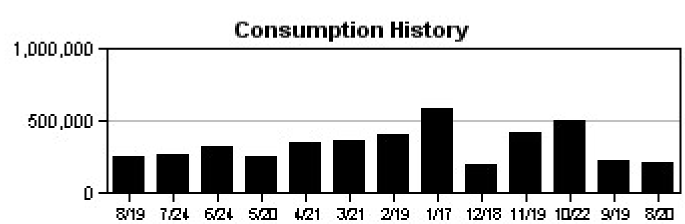
Service Address: 2303 DANDELION ST (RCLM GEN USER)

M-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61111785	07/24/2025	136137	08/19/2025	138629	249200 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$170.22
Total Service Address Charges	**$170.22**



CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
LYNWOOD CDD	9086894852	08/21/2025	09/11/2025

Service Address: 5436 AMARYLLIS GARDEN ST - COMM RCLM MTR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703539298	08/04/2025	674833	08/18/2025	685589	10756 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$7.77
Service Setup Fee	$25.00
Total Service Address Charges	**$32.77**

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
LYNWOOD CDD	9086894852	09/22/2025	10/13/2025

Summary of Account Charges

Previous Balance	$235.35
Net Payments - Thank You	$-235.35
Total Account Charges	**$167.07**
AMOUNT DUE	**$167.07**

RECEIVED 09-29-2025

This is your summary of charges. Detailed charges by premise are listed on the following page(s)

Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 9086894852

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000
Internet Payments: HCFL.gov/WaterBill
Additional Information: HCFL.gov/Water

VISA MasterCard DISCOVER AMERICAN EXPRESS

THANK YOU!

DUE DATE	10/13/2025
AMOUNT DUE	$167.07
AMOUNT PAID	$167.07

9,553 8

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

0090868948523 00000167072

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
LYNWOOD CDD	9086894852	09/22/2025	10/13/2025

Service Address: 5438 AMARYLLIS GARDEN ST - COMM RCLM MTR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703550050	08/21/2025	175973	09/22/2025	192368	16395 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$8.73
Total Service Address Charges	**$8.73**

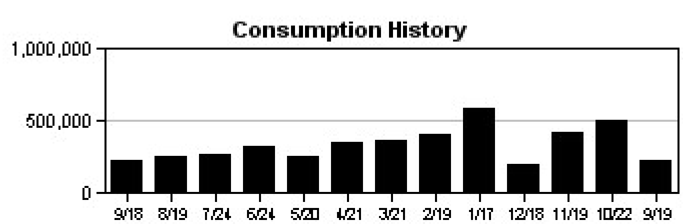
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
LYNWOOD CDD	9086894852	09/22/2025	10/13/2025

Service Address: 2303 DANDELION ST (RCLM GEN USER)

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61111785	08/19/2025	138629	09/18/2025	140787	215800 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$143.83
Total Service Address Charges	**$143.83**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
LYNWOOD CDD	9086894852	09/22/2025	10/13/2025

Service Address: 5436 AMARYLLIS GARDEN ST - COMM RCLM MTR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703539298	08/18/2025	685589	09/21/2025	732960	47371 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$14.51
Total Service Address Charges	**$14.51**

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

Invoice

Date	Invoice #
9/2/2025	INV0000102266

Bill To:

Lynwood CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
September	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

RECEIVED 08-28-2025

Subtotal	$4,161.58
Total	$4,161.58

ROMANER GRAPHICS
design · illustration · printing · signage
brochures · photography

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

INVOICE # 22834

TO: Lynwood CDD
COMPANY NAME:
DATE: 9/24/25

At the home of Vincent Orlando at
5049 White Chicory Dr. in Apollo Beach
repair storm damaged tan 6' x 8' vinyl perimeter
privacy fence.

Total: $335.00

RECEIVED 09-25-2025

Thank You,

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

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

SitexAquatics
LAKE & FOUNTAIN SERVICES

Bill to
Lynwood CDD
3434 Colwell Ave
Ste 200
Tampa, FL 33614

Invoice details
Invoice no.: 10218-b
Terms: Net 30
Invoice date: 09/01/2025
Due date: 10/01/2025

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

Total **$840.00**

RECEIVED
09-01-2025

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

September 16, 2025
Client: 001519
Matter: 000001
Invoice #: 27115

RE: General

For Professional Services Rendered Through August 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
8/7/2025	MB	REVIEW DISTRICT BOARD MEETING AGENDA PACKAGE.	0.4	$130.00
8/8/2025	MB	PREPARE FOR AND ATTEND DISTRICT BOARD MEETING.	1.9	$617.50
8/13/2025	MS	REVIEW EMMA RE STATUS OF QUARTERLY REPORT FOR SERIES 2019 BOND AND STATUS OF FILING OF FISCAL YEAR 2024 AUDIT REPORT.	0.2	$35.00
8/22/2025	MB	PREPARE TOWING AUTHORIZATION AGREEMENT WITH TARGET TOWING AND ANTI-HUMAN TRAFFICKING AFFIDAVIT.	1.5	$487.50
		Total Professional Services	4.0	$1,270.00

Total Services	$1,270.00	
Total Disbursements	$0.00	
Total Current Charges		$1,270.00
Previous Balance		$2,472.50
Less Payments		*($2,472.50)*
PAY THIS AMOUNT		**$1,270.00**

RECEIVED
09-16-2025

Please Include Invoice Number on all Correspondence

TampaElectric.com

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

Statement Date: September 19, 2025

Amount Due:	**$615.85**

Due Date: October 10, 2025
Account #: 221008593248

Account Summary

Current Service Period: August 15, 2025 - September 15, 2025

Previous Amount Due	$615.85
Payment(s) Received Since Last Statement	-$615.85
Current Month's Charges	**$615.85**
Amount Due by October 10, 2025	**$615.85**

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

RECEIVED 09-22-2025

Scan here to view your account online.

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

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

Account #: 221008593248
Due Date: October 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 to enroll now.

Amount Due:	**$615.85**
Payment Amount: $ ________	

689655798475

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.

689655798475221008593248000000615859

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221008593248
Statement Date: September 19, 2025
Charges Due: October 10, 2025

Service Period: Aug 15, 2025 - Sep 15, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges

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

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

Total Current Month's Charges $615.85

Important Messages

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.

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

In-Person
Find list of Payment Agents at **TampaElectric.com**

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

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

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

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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

Lynwood CDD
07/29/25-08/26/25
Statement Date: 09/02/25
Due Date: 09/23/25

Acct #	Billing Date	Service Address	Code	Amount
211018276116	9/3/2025	2282 NE 19th Av Columns	53100-4301	$ 27.60
211018542954	9/3/2025	Lynwood Subd on 19th Av Lights	53100-4307	$ 1,268.43
211018619067	9/3/2025	2398 NE 19th Av Sign	53100-4301	$ 28.21
221008015820	9/2/2025	Lynwood Ph2 on 19th Av Lights	53100-4307	$ 838.93
221008163679	9/2/2025	Lynwood Ph3 on 19th Av	53100-4307	$ 372.87

TOTAL **$ 2,536.04**

RECEIVED 09-09-2025

53100-4307	**$ 2,480.23**
53100-4301	**$ 55.81**

TampaElectric.com

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

Statement Date: September 03, 2025

Amount Due:	**$27.60**

Due Date: September 24, 2025
Account #: 211018276116

Account Summary

Current Service Period: July 30, 2025 - August 27, 2025

Previous Amount Due	$29.99
Payment(s) Received Since Last Statement	-$29.99
Current Month's Charges	**$27.60**
Amount Due by September 24, 2025	**$27.60**

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

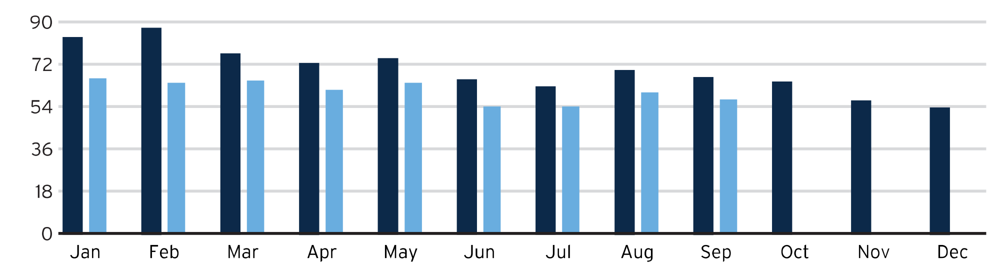
Your Energy Insight

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: September 24, 2025

Amount Due:	**$27.60**
Payment Amount:	$ 27.60

673606488103

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.

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.

67360648810321101827611600000000027608

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

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

Meter Read

Meter Location: ENTRY LIGHTS
Service Period: Jul 30, 2025 - Aug 27, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000577369	08/27/2025	4,671		4,614		57 kWh	1	29 Days

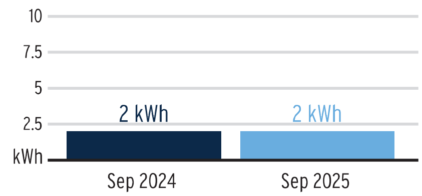
Charge Details

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**

Total Current Month's Charges **$27.60**

Avg kWh Used Per Day



Important Messages

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:
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Phone:
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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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TampaElectric.com

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

Statement Date: September 03, 2025

Amount Due: **$1,268.43**

Due Date: September 24, 2025
Account #: 211018542954

Account Summary

Current Service Period: July 30, 2025 - August 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 September 24, 2025	**$1,268.43**

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

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: September 24, 2025

Amount Due: **$1,268.43**

Payment Amount: $ 1,268.43

673606488104

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.

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.

6736064881042110185429540000001268433

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

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

Service Period: Jul 30, 2025 - Aug 27, 2025

Rate Schedule: Lighting Service

Charge Details

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**

Important Messages

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TampaElectric.com

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

Statement Date: September 03, 2025

Amount Due:	**$28.21**

Due Date: September 24, 2025
Account #: 211018619067

Account Summary

Current Service Period: July 30, 2025 - August 27, 2025

Previous Amount Due	$30.46
Payment(s) Received Since Last Statement	-$30.46
Current Month's Charges	**$28.21**
Amount Due by September 24, 2025	**$28.21**

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

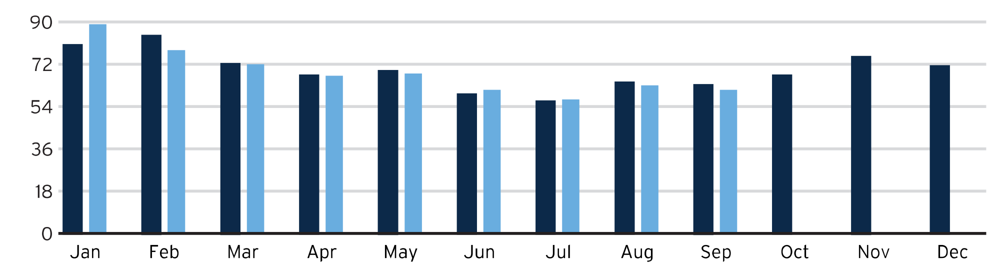
Your Energy Insight

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: September 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:	**$28.21**
Payment Amount: $ 28.21	

667433654371

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.

66743365437121101861906700000000028217

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

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

Meter Read

Service Period: Jul 30, 2025 - Aug 27, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000829735	08/27/2025	2,865		2,804		61 kWh	1	29 Days

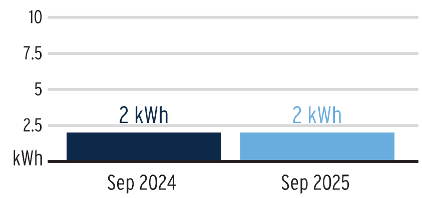
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.63000*	$18.27
Energy Charge	*61 kWh @ $0.08641/kWh*	$5.27
Fuel Charge	*61 kWh @ $0.03391/kWh*	$2.07
Storm Protection Charge	*61 kWh @ $0.00577/kWh*	$0.35
Clean Energy Transition Mechanism	*61 kWh @ $0.00418/kWh*	$0.25
Storm Surcharge	*61 kWh @ $0.02121/kWh*	$1.29
Florida Gross Receipt Tax		$0.71
Electric Service Cost		**$28.21**

Total Current Month's Charges **$28.21**

Avg kWh Used Per Day



Important Messages

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Toll Free:
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TampaElectric.com

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

Statement Date: September 02, 2025

Amount Due: **$838.93**

Due Date: September 23, 2025
Account #: 221008015820

Account Summary

Current Service Period: July 29, 2025 - August 26, 2025	
Previous Amount Due	$838.93
Payment(s) Received Since Last Statement	-$838.93
Current Month's Charges	**$838.93**
Amount Due by September 23, 2025	**$838.93**

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

Scan here to view your account online.

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

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

Account #: 221008015820
Due Date: September 23, 2025

Amount Due: **$838.93**

Payment Amount: $838.93

608174671455

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.

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.

608174671455221008015820000000838931

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

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

Service Period: Jul 29, 2025 - Aug 26, 2025

Rate Schedule: Lighting Service

Charge Details

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**

Important Messages

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P.O. Box 31318
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P.O. Box 111
Tampa, FL 33601-0111

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TampaElectric.com

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

Statement Date: September 02, 2025

Amount Due:	**$372.87**
Due Date: September 23, 2025	
Account #: 221008163679	

Account Summary

Current Service Period: July 29, 2025 - August 26, 2025	
Previous Amount Due	$372.87
Payment(s) Received Since Last Statement	-$372.87
Current Month's Charges	**$372.87**
Amount Due by September 23, 2025	**$372.87**

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

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 #: 221008163679
Due Date: September 23, 2025

Amount Due:	**$372.87**
Payment Amount: $ 372.87	

668668229045

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.

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.

66866822904522100816367900000000372877

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

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

Service Period: Jul 29, 2025 - Aug 26, 2025

Rate Schedule: Lighting Service

Charge Details

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**

Important Messages

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Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-02692H **Date 09/12/2025**

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 # 25-02692H **Notice of Public Meeting Dates** **RE:** Lynwood CDD Board of Supervisors Meetings at 11:00 AM on 10/10/25 et al **Published:** 9/12/2025	$94.06

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$94.06**

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

RECEIVED 09-11-2025

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.

Business Observer

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

INVOICE

Legal Advertising

NOTICE OF PUBLIC MEETING DATES
LYNWOOD COMMUNITY DEVELOPMENT DISTRICT

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that Fiscal Year 2025-2026, regular meetings of the Board of Supervisors of the Lynwood Community Development District are scheduled to be held at 11:00 a.m. at the offices of Rizzetta & Company, located at 2700 S. Falkenburg Road Suite 2745, Riverview, Florida 33578 on the following dates:

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

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. A copy of the agenda for the meetings listed above may be obtained from Rizzetta and Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, FL 33614 or at (813) 994-1001, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any meeting may be continued to a date, time, and place approved by the Board on the record at the meeting without additional publication of notice.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings because of a disability or impairment should contact the District's management company office, Rizzetta & Company at (813) 994-1001, at least 2 business days prior to the date of the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or (800) 955-8770, for aid in contacting the District.

Each person who decides to appeal any action taken at these meetings 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.

Lynwood Community Development District
Sean Craft, District Manager
September 12, 2025 25-02692H

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.

Serial Number
25-02692H

Business Observer

Published Weekly
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

RECEIVED
SEP 1 5 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 Meeting Dates

in the matter of Lynwood CDD Board of Supervisors Meetings at 11:00 AM on 10/10/25 et al

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

issues of 9/12/2025

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,

12th day of September, 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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Lynwood Community Development District
Sean Craft, District Manager
September 12, 2025

25-02692H

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-02693H **Date 09/12/2025**

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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 # 25-02693H **Notice of Workshop** **RE:** Lynwood CDD Board of Supervisors Workshops at 6:00 PM on 10/6/25 et al **Published:** 9/12/2025	$87.50

Important Message

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Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$87.50**

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

RECEIVED 09-11-2025

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.

Business Observer

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

INVOICE

Legal Advertising

**NOTICE OF WORKSHOP FOR
LYNWOOD COMMUNITY DEVELOPMENT DISTRICT**

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

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

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

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

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

Rizzetta & Company, District Management
September 12, 2025 25-02693H

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.

Serial Number
25-02693H

Business Observer

Published Weekly
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

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 Workshop

in the matter of Lynwood CDD Board of Supervisors Workshops at 6:00 PM on 10/6/25 et al

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

issues of 9/12/2025

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,

12th day of September, 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

NOTICE OF WORKSHOP FOR LYNWOOD COMMUNITY DEVELOPMENT DISTRICT

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Rizzetta & Company, District Management
September 12, 2025 25-02693H

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

SEP - 2 202

Invoice Number:	7871609
Account Number:	258638000
Invoice Date:	08/25/2025
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Lynwood Community Development Dist
ATTN Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, FL 33614
United States

LYNWOOD COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS SERIES, 2019

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE	$4,040.63

All invoices are due upon receipt.

Please datach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

LYNWOOD COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS SERIES, 2019

Invoice Number:	7871609
Account Number:	258638000
Current Due:	$4,040.63
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

LYNWOOD COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS
SERIES, 2019

Invoice Number:	7871609
Invoice Date:	08/25/2025
Account Number:	258638000
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Accounts Included In This Relationship: 258638000 258638001 258638002 258638003 258638004

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	$3,750.00
Subtotal Administration Fees - In Advance 08/01/2025 - 07/31/2026				**$3,750.00**
Incidental Expenses 08/01/2025 to 07/31/2026	3,750.00	0.0775		$290.63
Subtotal Incidental Expenses				**$290.63**
TOTAL AMOUNT DUE				**$4,040.63**

The fees shown on this invoice are reflective of the most recent fee schedule or notice of fee adjustment provided by U.S. Bank.