



Rizzetta & Company

Lynwood Community Development District

Board of Supervisors' Meeting January 9th, 2026

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

Lynwoodcdd.org

LYNWOOD COMMUNITY DEVELOPMENT DISTRICT

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

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

All cellular phones and pagers must be turned off while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

LYNWOOD COMMUNITY DEVELOPMENT DISTRICT

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

January 8th, 2026

**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, January 9th, 2026 at 11:00 a.m.** at the Offices of Rizzetta & Company, 2700 S. Falkenburg Road Suite 2745, Riverview, FL 33578.

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **STAFF REPORTS**
 - A. Landscape Update Tab 1
 - B. Sitex Aquatics Treatment Report Tab 2**
 - C. District Counsel
 - D. District Engineer
 - i. Discussion on District Engineer Fees
 - E. District Manager
4. **BUSINESS ITEMS**
 - A. Consideration of Fieldstone Landscape Quote Tab 3
 - B. Consideration of Rومانer Graphics Quote Tab 4
 - C. Consideration of No Parking Signage Tab 5
 - D. Consideration of Keep it Green Landscape Quote Tab 6
 - E. Discussion on CD
5. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors' Meeting held on December 12, 2025 Tab 7
 - B. Consideration of Operation and Maintenance Expenditures From October and November 2025 Tab 8
6. **SUPERVISOR REQUESTS**
7. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 533 – 2950 .

Sincerely,

Rachel Welborn

Rachel Welborn
District Manager

Tab 1

(1)



Entrance - east side

Created: Mon, 12/29/2025

Most of the shrubs trimmed. Need to trim the "firebush down about 18" inches. This will allow sunlight to reach the surrounding plants and make Christmas Palm more visible



(2)



Monument sign

Created: Mon, 12/29/2025

Copper plants are trimmed level and opened up sign

(3)



Monument sign

Created: Mon, 12/29/2025

grass clipping have been removed from the bed. Crew is instructed not to blow clippings into beds

(4)



Trim firebush at entrance

Created: Mon, 12/29/2025

Keep firebush at 4' height in entrance beds for better visibility



(5)



Entrance wall - west side bushes trimmed

Created: Mon, 12/29/2025

Bushes in front have been trimmed lower than the plants behind to create a step appearance

(6)



West side fence

Created: Mon, 12/29/2025

West side fence has received regular consistent service



(7)



Entrance wall west side

Created: Mon, 12/29/2025

Trimmed and neat appearance

(8)



Front pond turf

Created: Mon, 12/29/2025

Turf treatment to front pond for fungus has been completed. Irrigation is operating as well. We will continue to monitor for recovery and apply additional fungicide as needed.



(9)



Pond #1 - first pond

Created: Mon, 12/29/2025

Pond bank has been line trimmed, no visible algae or debris



(10)



Corner of White Chicory

Created: Mon, 12/29/2025

Mowed and sidewalks edge. Sidewalk has minimal weeds, please spray next visit



(11)



Corner lot on White Chicory

Created: Mon, 12/29/2025

Mowed and sidewalk edged. Spray weeds in crack and crevices

(12)



Pond behind pool

Created: Mon, 12/29/2025

Turf is mowed. Consistent color, no fungus or disease. Pond bank line trimmed. No algae or debris

(13)



Bed behind pool

Created: Mon, 12/29/2025

Bed behind pool needs to be cut back and invasive grasses removed

(14)



Pond #4- west side

Created: Mon, 12/29/2025

Turf needs mowing and pond bank line trimmed.

No algae but minor debris on north end needs to be cleaned up



(15)



Bridge area- dormant turf

Created: Mon, 12/29/2025

Spraying of large growth under bridge has been very effective. Turf is dormant due to lack of rain. Area will be skipped for mowing temporarily.



(16)



Amarylis Garden- round about

Created: Mon, 12/29/2025

Mowed, trimmed and curbing edged. Neat and clean



(17)



Dog station near pergola

Created: Mon, 12/29/2025

Trash around dog station noted on inspection day. Turf is looking good and consistent green color

(18)



Back fence line

Created: Mon, 12/29/2025

Area remains clean and trimmed away from wall. No native growth encroaching onto wall.

(19)



New sidewalk at pergola

Created: Mon, 12/29/2025

Turf is filling in. Tire ruts from contractor are leveling out.

(20)



Pergola Area turf

Created: Mon, 12/29/2025

Turf is doing well and area looks clean. Turf is mowed and sidewalks edged.

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%

12-10-2025

Hours

1. Joe B Bratsch

2.	
3.	
4.	
5.	

Estimated Hours	2.30
Actual Hours	0.00
Remaining Hours	2.30

2 BP's used

Materials

Materials	Qty	Units	Notes
Fertilizer 18-0-10 w/ Allectus; 72%	16.00	lb	AW
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	CHECK
Bifen XTS Insecticide	0.63	oz	Turf
Insecticide Triple Crown	4.17	oz	
Fertilizer Liquid T&O Chelated Micronutrients	105.00	oz	Area OUTLINED
Fertilizer 24-0-11; 25% Slow Release	34.67	lb	ON MAP
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	Pillar SC - 8oz
Insecticide Bandit	5.00	lb	
Fertilizer Macron 20-20-20 25#Pail	1.10	lb	0-0-25 - 72oz
Horticulture Technician	2.30	hr	Safari - 20Z

* Pictures provided

- Treated fungus
- Treated potential insects
- Dry or Soaking wet
- Iffy growth

Tab 2



AQUATIC INSPECTION / TREATMENT REPORT

COMMUNITY NAME: Lynwood

APPLICATOR: Jeremiah DATE: 12.16.2025

WEED TREATMENT – SERVICE PERFORMED

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

COMMENTS:

All ponds treated for shoreline grasses. Ponds 1,4, & 6 were treated for algae.

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

Tab 3

FIELDSTONE

LANDSCAPE

Date: December 23, 2025

Proposal #: 22234

QUOTATION

Mailing Address

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

Job Address

Lynwood CDD
5134 White Chicory Drive
Apollo Beach, FL 33572

Home Phone:

Business Phone: 813-994-1001

Job Summary:

Remove and replace damaged plants at front entrance due to vehicle damage on 11/7/25.

Replace 31 Dwarf Bottle Brush

Replace 17 Coonti Palm

Replace 9 - Flax Lily

Remove damaged and broken plant material and rake area to prep for new plants

Add soil to fill in low areas created from tires and weight of vehicle.

Install plant material

Install Pine Bark Mini Nuggets to insulate and retain moisture for new plant material

Check irrigation for any damage - repair as needed

Set irrigation to water new plantings





Quote Total: \$4,092.58

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:** _____
Rizzetta & Company

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



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

DATE: 11/17/25

TOTAL: \$480.00

Thank You: Romaner Graphics

Tab 5

Lynwood

NO
PARKING
ON THE
GRASS

Violators
will be towed

Tab 6

Keep It Green Landscape

7075 HWY 41 South
Apollo Beach, FL 33572
813-741-3974

James Cell 813-369-1370
jameskushmer@gmail.com

BILL TO

SUSIE GOMEZ
5150 WHITE CHICORY DR.
RUSKIN , FL 33570
845 219 0936
s6gomez@aol.com

ESTIMATE

INVOICE #

4441

DATE

12/18/2025

CUSTOMER ID

**TERMS : 50 % DOWN/
50% UPON COMPLETION**

**PRICING INCLUDES MOBILIZATION OF EQUIPMENT,
LABOR AND ANY ASSOCIATED DISPOSAL FEES**

	QTY	UNIT PRICE	AMOUNT
LANDSCAPE WORK AT LYNWOOD ESTATES COMMON AREAS			
PROJECT ONE :			
INNER SIDEWALK AREA ON WHITE CHICORY DR. AS DISCUSSED WITH CUSTOMER AT ON SITE MEETING			
REMOVAL OF THREE SMALL OAK TREES CURRENTLY IN AREA AND REPLACE WITH THE FOLLOWING :			
(3) FOXTAIL PALM TREES (30 GALLON) (12 FEET OVERALL HEIGHT) INSTALLED IN LOCATIONS OAKS REMOVED			
		SUB TOTAL :	1,700.00
PROJECT TWO :			
ISLAND BED AT MAIN ENTRANCE OFF OF 19TH STREET			
REMOVAL OF LARGE CLUMPING CARDBOARD PALM PLANT IN AREA (APPX 20 X 12 IN SIZE) AND INSTALLATION OF THE FOLLOWING :			
(1) CHRISTMAS PALM TREE (B & B) (TRIPLE STALKED 15 FEET OVERALL HEIGHT) INSTALLED IN CENTER OF BED IN PLACE OF CARDBOARD PALM			
		SUB TOTAL :	850.00
PROJECT THREE			
BEDS AROUND RETENTION POND CONTAINING TREE GROUPINGS			
OPTION ONE :			
TRIM AND SHAPE APPX 15 GRASS PLANTS IN AREAS AROUND TREE GROUPINGS AND DISPOSE OF ASSOCIATED DEBRIS			
		SUB TOTAL :	225.00
OPTION TWO :			
REMOVAL OF APPX 15 GRASS PLANTS IN AREA AROUND TREE GROUPINGS AND DISPOSAL OF ALL ASSOCIATED DEBRIS			
(1/2) PALLET OF ST. AUGUSTINE FLORITAM SOD INSTALLED IN AREAS OF GRASS PLANT REMOVAL			
(2) THIRTY GAL BUCKETS OF SOIL TO FILL IN AREAS GRASS PLANTS REMOVED		SUB TOTAL :	900.00



Tab 7

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, December 12, 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 Supervisor, Chairman
Tammie Murphy	Board Supervisor, Vice Chair
Carol Kirchner	Board Supervisor, Assistant Secretary
Susie Gomez	Board Supervisor, Assistant Secretary
Michael Murphy	Board Supervisor, Assistant Secretary

Also present were:

Rachel Welborn	District Manager; Rizzetta & Co.
Derrick Evans	Administrative Assistant; Rizzetta & Co.
Michael Broadus	District Counsel; Straley Robin Vericker
Jerry Whited	District Engineer; BDI Engineering
Liz Moore	Representative, Fieldstone Landscape

Audience	None
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FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Welborn 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

Ms. Moore presented the report.

On a Motion by Ms. Goode, seconded by Ms. Gomez with all in favor, the Board of Supervisors approved the proposal in the amount of \$1,528.15 for irrigation repairs, for the Lynwood Community Development District.

B. Sitex Aquatics Treatment Report

Not Present. The Board reviewed the Report presented.

C. District Counsel

The letter was posted on social media. No responses were received as of December 12th, 2025.

D. District Engineer

Present. Mr. Whited provided the following updates: the new concrete pour was inspected, and they would follow up with various vendors on punch list items. In addition, The Board was informed that t no rate increases in FY 25/26 were expected.

E. District Manager

Ms. Welborn stated the next CDD meeting will be held on Friday, January 9th, 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

Business Items

A. Consideration of Fieldstone Landscape Quote

Tabled.

B. Discussion on CD

Tabled.

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of Minutes of Board Supervisors' Meeting held on November 14, 2025

On a Motion by Ms. Goode, seconded by Ms. Kirchner with all in favor, the Board of Supervisors approved Meeting Minutes from November 14, 2025, for the Lynwood Community Development District.

SIXTH ORDER OF BUSINESS

Supervisor Requests

Ms. Goode expressed dissatisfaction with Rizzetta and the transition process of District Managers.

SEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Goode, seconded by Ms. Murphy, with all in favor, the Board of Supervisors approved adjourning the meeting at 12:26 p.m., for the Lynwood Community Development District.

131
132
133
134
135
136
137
138
139
140

Assistant Secretary

Chair / Vice Chair

DRAFT

Tab 8

LYNWOOD COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures October 2025 For Board Approval

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

The total items being presented: **\$20,670.05**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Lynwood Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Brletic Dvorak, Inc.	300174	2143	Engineering Services 09/25	\$ 900.00
Carol A Kirchner	300175	CK101025-477	Board of Supervisors Meeting 10/10/25	\$ 200.00
Debra K Goode	300176	DG101025-477	Board of Supervisors Meeting 10/10/25	\$ 200.00
Fieldstone Landscape Services	300181	26531	Landscape Maintenance 10/25	\$ 5,500.00
Michael Daniel Murphy	300177	MM101025-477	Board of Supervisors Meeting 10/10/25	\$ 200.00
Rizzetta & Company, Inc.	300172	INV0000103586	District Management Fees 10/25	\$ 3,828.24
Rizzetta & Company, Inc.	300173	INV0000103700	Assessment Roll FY25/26	\$ 4,733.00
Sitex Aquatics, LLC	300182	10330-b	Monthly Lake Maintenance 10/25	\$ 840.00
Straley Robin Vericker	300178	27263	Legal Services 09/25	\$ 715.00
Susan Gomez	300179	SG101025-477	Board of Supervisors Meeting 10/10/25	\$ 200.00
Tammie Murphy	300180	TM101025-477	Board of Supervisors Meeting 10/10/25	\$ 200.00
TECO	300183	221008593248 2/5	5524 Rainwood Meadow Dr 3B Solar 10/25	\$ 615.85
TECO	20251021-1	Monthly Summary 09/25 477	Electric Services 09/25	\$ 2,537.96
Total				<u>\$ 20,670.05</u>

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



INVOICE

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

INVOICE 2143
DATE 09/30/2025
TERMS Net 30
DUE DATE 10/30/2025

PROJECT NAME
Lynwood CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[September 05 - September 30]	5:00	180.00	900.00

BALANCE DUE **\$900.00**

Pay invoice





LYNWOOD COMMUNITY DEVELOPMENT DISTRICT
Sep-25

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<u>CDD Activities</u>				
Board Meeting Prep, Attendance, Follow up		\$210	S. Brletic	\$0.00
Engineer's Reports/Invoicing.	4.00	\$180	J. Whited	\$720.00
Review and communication for pond dumping	1.00	\$180	J. Whited	\$180.00
inquiry.	0.00	\$80	S. Ferguson	\$0.00
INVOICE TOTAL	5.00			\$900.00

Lynwood CDD
Meeting Date: October 10, 2025

SUPERVISOR PAY REQUEST

RECEIVED
10-10-2025

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	11:00
Meeting End Time:	11:50
Total Meeting Time:	:50

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: _____





4801 122nd Avenue North
Clearwater, FL 33762

Invoice 26531

Date	PO#
10/01/25	
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
Landscape Management Contract Renewal 2025 October 2025			\$5,500.00	\$5,500.00

RECEIVED
10-2-2025

Sales Tax	\$0.00
Grand Total	\$5,500.00

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

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

Invoice

Date	Invoice #
10/2/2025	INV0000103586

Bill To:

Lynwood CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
October	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	\$83.33	\$83.33
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
		Subtotal	\$3,828.24
		Total	\$3,828.24

RECEIVED
09-29-2025

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

Invoice

Date	Invoice #
10/3/2025	INV0000103700

Bill To:

Lynwood CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Assessment Roll (Annual)	1.00	\$4,733.00	\$4,733.00
<div>RECEIVED 09-29-2025</div>	Subtotal		\$4,733.00
	Total		\$4,733.00

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

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



Bill to

Lynwood CDD
3434 Colwell Ave
Ste 200
Tampa, FL 33614

Invoice details

Invoice no.: 10330-b
Terms: Net 30
Invoice date: 10/01/2025
Due date: 10/31/2025

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

Total **\$840.00**

RECEIVED
10-01-2025

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

October 07, 2025

Client: 001519

Matter: 000001

Invoice #: 27263

Page: 1

RE: General

For Professional Services Rendered Through September 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
9/4/2025	MB	REVIEW DISTRICT BOARD MEETING AGENDA PACKAGE.	0.4	\$130.00
9/5/2025	MB	PREPARE FOR AND ATTEND DISTRICT BOARD MEETING.	1.8	\$585.00
Total Professional Services			2.2	\$715.00
Total Services			\$715.00	
Total Disbursements			\$0.00	
Total Current Charges				\$715.00
Previous Balance				\$1,270.00
Less Payments				(\$1,270.00)
PAY THIS AMOUNT				\$715.00

RECEIVED
10-13-2025

Please Include Invoice Number on all Correspondence



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

Statement Date: October 20, 2025

Amount Due: \$615.85

Due Date: November 10, 2025

Account #: 221008593248

Account Summary

Current Service Period: September 16, 2025 - October 14, 2025

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

Amount Due by November 10, 2025 \$615.85

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

RECEIVED
10-22-2025



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your account online.

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spoofed phone
numbers to pose
as us and steal your
money. Learn how to
stop them at

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

Account #: 221008593248

Due Date: November 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: \$ _____

689655816038

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.

6896558160382210085932480000000615853



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

Account #: 221008593248
Statement Date: October 20, 2025
Charges Due: November 10, 2025

Service Period: Sep 16, 2025 - Oct 14, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Important Messages



Electric Charges

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

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

Lighting Charges **\$615.85**

Total Current Month's Charges

\$615.85

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

Ways To Pay Your Bill



Bank Draft

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In-Person

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Mail A Check

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



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tampaelectric.com). Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

Correspondences:
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Tampa, FL 33601-0111

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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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Lynwood CDD
08/27/25-09/25/25
Statement Date: 10/01/25
Due Date: 10/22/25

<u>Acct #</u>	<u>Billing Date</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
211018276116	10/2/2025	2282 NE 19th Av Columns	53100-4301	\$ 29.03
211018542954	10/2/2025	Lynwood Subd on 19th Av Lights	53100-4307	\$ 1,268.43
211018619067	10/2/2025	2398 NE 19th Av Sign	53100-4301	\$ 28.70
221008015820	10/1/2025	Lynwood Ph2 on 19th Av Lights	53100-4307	\$ 838.93
221008163679	10/1/2025	Lynwood Ph3 on 19th Av	53100-4307	<u>\$ 372.87</u>

TOTAL **\$ 2,537.96**

RECEIVED
10-06-2025

53100-4307	\$ 2,480.23
53100-4301	\$ 57.73



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

Statement Date: October 02, 2025

Amount Due: \$29.03

Due Date: October 23, 2025

Account #: 211018276116

Account Summary

Current Service Period: August 28, 2025 - September 26, 2025

Previous Amount Due	\$27.60
Payment(s) Received Since Last Statement	-\$27.60
Current Month's Charges	\$29.03

Amount Due by October 23, 2025 \$29.03

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.

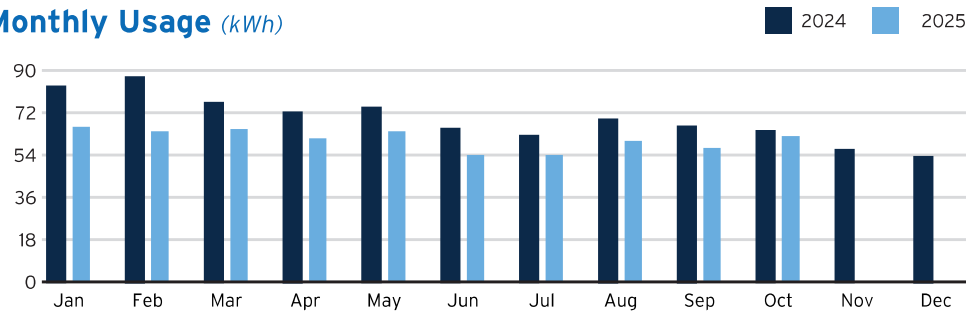


Your average daily kWh used was **0% higher** than it was in your previous period.



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Monthly Usage (kWh)



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

Account #: 211018276116

Due Date: October 23, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$29.03

Payment Amount: \$ _____

687186689702

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

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

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

6871866897022110182761160000000029037



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

Account #: 211018276116
Statement Date: October 02, 2025
Charges Due: October 23, 2025

Meter Read


Meter Location: ENTRY LIGHTS

Service Period: Aug 28, 2025 - Sep 26, 2025

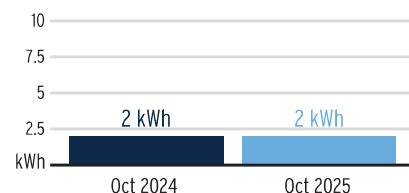
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000577369	09/26/2025	4,733		4,671		62 kWh	1	30 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	62 kWh @ \$0.08641/kWh		\$5.36
Fuel Charge	62 kWh @ \$0.03391/kWh		\$2.10
Storm Protection Charge	62 kWh @ \$0.00577/kWh		\$0.36
Clean Energy Transition Mechanism	62 kWh @ \$0.00418/kWh		\$0.26
Storm Surcharge	62 kWh @ \$0.02121/kWh		\$1.32
Florida Gross Receipt Tax			\$0.73
Electric Service Cost			\$29.03

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$29.03

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Ways To Pay Your Bill



Bank Draft

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Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: October 02, 2025

Amount Due: \$1,268.43

Due Date: October 23, 2025

Account #: 211018542954

Account Summary

Current Service Period: August 28, 2025 - September 26, 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 October 23, 2025 \$1,268.43

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



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Account #: 211018542954

Due Date: October 23, 2025



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

Amount Due: \$1,268.43

Payment Amount: \$ _____

667433668316

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.

6674336683162110185429540000001268432



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

Account #: 211018542954
Statement Date: October 02, 2025
Charges Due: October 23, 2025

Service Period: Aug 28, 2025 - Sep 26, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

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

Lighting Charges **\$1,268.43**

Total Current Month's Charges

\$1,268.43

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: October 02, 2025

Amount Due: \$28.70

Due Date: October 23, 2025

Account #: 211018619067

Account Summary

Current Service Period: August 28, 2025 - September 26, 2025

Previous Amount Due	\$28.21
Payment(s) Received Since Last Statement	-\$28.21
Current Month's Charges	\$28.70

Amount Due by October 23, 2025 \$28.70

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.

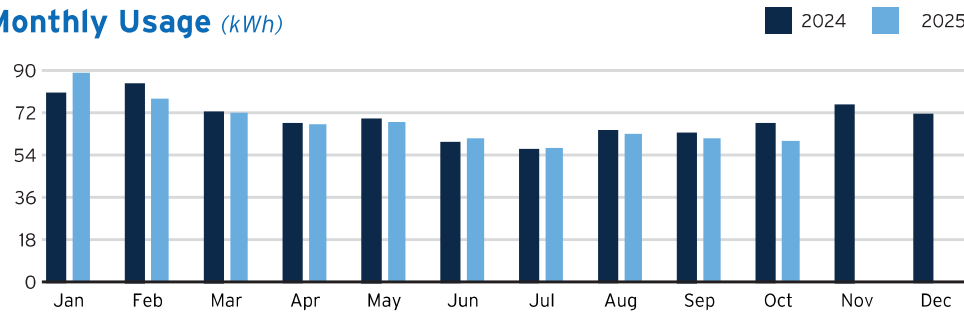


Your average daily kWh used was **0% higher** than it was in your previous period.



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Monthly Usage (kWh)



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

Account #: 211018619067

Due Date: October 23, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$28.70

Payment Amount: \$ _____

667433668317

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

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

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

6674336683172110186190670000000028701



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

Account #: 211018619067

Statement Date: October 02, 2025

Charges Due: October 23, 2025

Meter Read

Service Period: Aug 28, 2025 - Sep 26, 2025 Rate Schedule: General Service - Non Demand

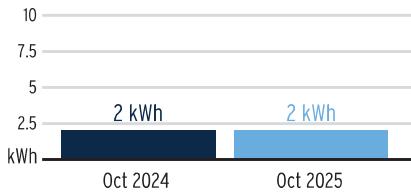
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000829735	09/26/2025	2,925		2,865		60 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	60 kWh @ \$0.08641/kWh	\$5.18
Fuel Charge	60 kWh @ \$0.03391/kWh	\$2.03
Storm Protection Charge	60 kWh @ \$0.00577/kWh	\$0.35
Clean Energy Transition Mechanism	60 kWh @ \$0.00418/kWh	\$0.25
Storm Surcharge	60 kWh @ \$0.02121/kWh	\$1.27
Florida Gross Receipt Tax		\$0.72
Electric Service Cost		\$28.70

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$28.70

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Ways To Pay Your Bill

Bank Draft

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

Statement Date: October 01, 2025

Amount Due: \$838.93

Due Date: October 22, 2025

Account #: 221008015820

Account Summary

Current Service Period: August 27, 2025 - September 25, 2025

Previous Amount Due	\$838.93
Payment(s) Received Since Last Statement	-\$838.93

Current Month's Charges	\$838.93
-------------------------	----------

Amount Due by October 22, 2025 \$838.93

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



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

Account #: 221008015820

Due Date: October 22, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$838.93

Payment Amount: \$ _____

645211601818

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.

6452116018182210080158200000000838930



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

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

Service Period: Aug 27, 2025 - Sep 25, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

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

Lighting Charges **\$838.93**

Total Current Month's Charges

\$838.93

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813-223-0800 (Hillsborough)
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LYNWOOD COMMUNITY DEVELOPMENT
LYNWOOD PH 3 ON 19TH AVE
APOLLO BEACH, FL 33572

Statement Date: October 01, 2025

Amount Due: \$372.87

Due Date: October 22, 2025

Account #: 221008163679

Account Summary

Current Service Period: August 27, 2025 - September 25, 2025

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

Amount Due by October 22, 2025 \$372.87

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

Account #: 221008163679

Due Date: October 22, 2025



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Amount Due: \$372.87

Payment Amount: \$ _____

645211601819

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.

6452116018192210081636790000000372870



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

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

Service Period: Aug 27, 2025 - Sep 25, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

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

Lighting Charges **\$372.87**

Total Current Month's Charges

\$372.87

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)



Mail A Check

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



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tecoaccount.com). Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

[TampaElectric.com](https://www.tampaelectric.com)

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

LYNWOOD COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures November 2025 For Board Approval

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

The total items being presented: **\$16,197.88**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

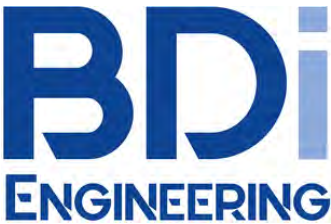
Lynwood Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Brletic Dvorak, Inc.	300186	2193	Engineering Services 10/25	\$ 320.00
Fieldstone Landscape Services	300185	26673	Irrigation Repair 10/25	\$ 160.00
Fieldstone Landscape Services	300187	26697	Landscape Enhancement 09/25- 10/25	\$ 3,702.17
Fieldstone Landscape Services	300187	26810	Sod Installation 11/25	\$ 879.00
Florida Department of Commerce	20251103-1	93438	Special District Fee for FY25-26	\$ 175.00
Hillsborough County BOCC	20251112-1	9086894852	2303 Dandelion St Rclm 10/25	\$ 271.65
Rizzetta & Company, Inc.	300184	INV0000104498	District Management Fees 11/25	\$ 3,828.24
Site Masters of Florida, LLC	300189	110325-2	Concrete Paving 11/25	\$ 2,400.00
Straley Robin Vericker	300188	27485	Legal Services 10/25	\$ 1,917.50
TECO	20251124-1	110325-221008015820	Lynwood Ph2 on 19th Av Lights 10/25	\$ 838.93
TECO	20251124-1	110325-221008163679	Lynwood Ph3 on 19th Av 10/25	\$ 372.87
TECO	20251124-1	110425-211018276116	2282 NE 19th Av Columns 10/25	\$ 32.51
TECO	20251124-1	110425-211018542954	Lynwood Subd on 19th Av Lights 10/25	\$ 1,268.43
TECO	20251124-1	110425-211018619067	2398 NE 19th Av Sign 10/25	\$ 31.58
Total				<u>\$ 16,197.88</u>

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



INVOICE

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

INVOICE 2193
DATE 10/31/2025
TERMS Net 30
DUE DATE 11/30/2025

PROJECT NAME
Lynwood CDD

DESCRIPTION		QTY	RATE	AMOUNT
Inspector	[October 14]	4:00	80.00	320.00

BALANCE DUE **\$320.00**



LYNWOOD COMMUNITY DEVELOPMENT DISTRICT
Oct-25

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<u>CDD Activities</u>				
Board Meeting Prep, Attendance, Follow up		\$210	S. Brletic	\$0.00
Engineer's Reports/Invoicing.	0.00	\$180	J. Whited	\$0.00
North Retaining Wall and Wolf Branch Creek	0.00	\$180	J. Whited	\$0.00
Bridge inspection.	4.00	\$80	S. Ferguson	\$320.00
INVOICE TOTAL	4.00			\$320.00

Fieldstone Landscape Services

4801 122nd Avenue North
Clearwater, FL 33762

INVOICE

Invoice Number 26673
Invoice Date 10/27/25
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

IRR - Pre-Approved Irrigation Repairs

Irrigation Repairs completed as per Contractual Irrigation Repair Pre-Approval

Irrigation Repairs completed as per Contractual Irrigation Repair Pre-Approval

Pre-Approved Irrigation Repairs - 10/20/2025

Irrigation Technician - 10/20/25

Qty / UOM

Rate

Ext. Price

Amount

2.00 Hrs

\$80.00

\$160.00

\$160.00

Subtotal: \$160.00

Sales Tax: \$0.00

Invoice Total: \$160.00

Credits/Payments:

Balance Due: \$160.00

RECEIVED
10-27-2025

Current

\$5,660.00

1-30 Days
Past Due

\$0.00

31-60 Days
Past Due

\$0.00

61-90 Days
Past Due

\$0.00

90+ Days
Past Due

\$0.00



4801 122nd Avenue North
Clearwater, FL 33762

Invoice 26697

Date	PO#
10/30/25	
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
			\$3,702.17	\$3,702.17

Remove shell path from Pergola North

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

Remove existing shells in area shown on picture at Pergola

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

Install 630 sqft St. Augustine sod

Fertilize and treat turf with preventative for fungus

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

Clean up and dispose of all debris



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

MT - Maintenance Landscape Enhancement - 10/28/2025 **\$3,214.99**

Maintenance Crew-OT (Labor)	21.00Hrs	\$80.00
St. Augustine 'Bitter Blue' Sod (Material)	630.00SqFt	\$1.44
Topsoil (Material)	100.00bag	\$5.00
Dump And Disposal (Sub)	1.00Hrs	\$125.00

Irrigation Enhancement & Repairs - 09/25/2025 **\$346.00**

Irrigation Technician - New (Labor)	3.00Hrs	\$87.00
Irrigation Parts & Materials (Material)	1.00ea	\$85.00

Fertilizer Turf Application - 09/24/2025 **\$141.18**

Horticulture Technician (Labor)	2.00Hrs	\$70.59
---------------------------------	---------	---------

RECEIVED
10-30-2025

Sales Tax	\$0.00
Grand Total	\$3,702.17

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 Landscape Services

4801 122nd Avenue North
Clearwater, FL 33762

INVOICE

Invoice Number 26810
Invoice Date 11/06/25
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
Install sod outside front wall - east side				

Remove 3 or 4 Flax Lily and install sod.
This is for a small section in front of the wall on the east side of the entrance.
Remove plants
Rake and grade area to prepare for sod
Install St. Augustine sod - 100 s/f
Check and set irrigation to water new sod for establishment.



MT - Maintenance Landscape Enhancement - 10/27/2025				\$792.00
Maintenance Crew-OT	6.00 Hrs	\$82.00	\$492.00	
St. Augustine 'Floritam' Sod	100.00 SqFt	\$3.00	\$300.00	
Irrigation Enhancement & Repairs - 11/05/2025				\$87.00
Irrigation Technician - New	1.00 Hrs	\$87.00	\$87.00	



Subtotal:	\$879.00
Sales Tax:	\$0.00
Invoice Total:	\$879.00
Credits/Payments:	
Balance Due:	\$879.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$10,241.17	\$0.00	\$0.00	\$0.00	\$0.00

FloridaCommerce, Special District Accountability Program

Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				Invoice No: 93438
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

Paid Online 10/31/25

Lynwood Community Development District

Mr. William J. Rizzetta
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614 - 8390



2. Telephone: 813-514-0400 Ext:
3. Fax: 813-514-0401
4. Email: brizzetta@rizzetta.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: lynwoodcdd.org
8. County(ies): Hillsborough
9. Special Purpose(s): Community Development
10. Boundary Map on File: 04/09/2019
11. Creation Document on File: 04/09/2019
12. Date Established: 03/13/2019
13. Creation Method: Local Ordinance
14. Local Governing Authority: Hillsborough County
15. Creation Document(s): County Ordinance 19-2
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: Date OCT 17 2025

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. ☐ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,
2. ☐ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ☐ Denied: ☐ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.



Hillsborough
County Florida

M-Page 1 of 3

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
LYNWOOD CDD	9086894852	10/23/2025	11/13/2025

Summary of Account Charges

Previous Balance	\$167.07
Net Payments - Thank You	\$-167.07
Total Account Charges	\$271.65

AMOUNT DUE	\$271.65
-------------------	-----------------

RECEIVED
10-29-2025

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



THANK YOU!



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

9,907 8

DUE DATE	11/13/2025
AMOUNT DUE	\$271.65
AMOUNT PAID	\$271.65



0090868948523 00000271650



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
LYNWOOD CDD	9086894852	10/23/2025	11/13/2025

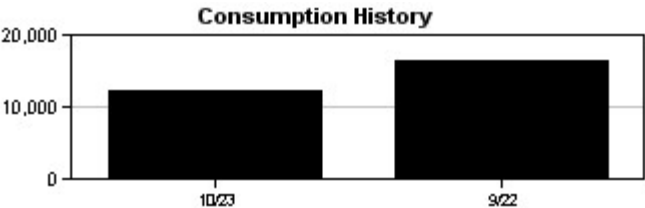
Service Address: 5438 AMARYLLIS GARDEN ST - COMM RCLM MTR

M-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703550050	09/22/2025	192368	10/23/2025	204631	12263 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$8.02
Total Service Address Charges	\$8.02



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
LYNWOOD CDD	9086894852	10/23/2025	11/13/2025

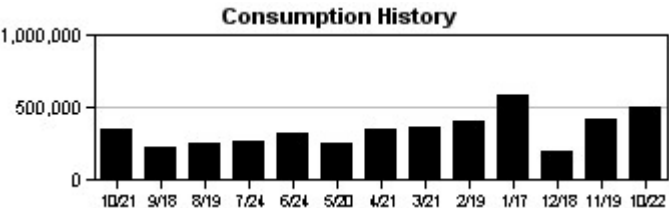
Service Address: 2303 DANDELION ST (RCLM GEN USER)

M-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61111785	09/18/2025	140787	10/21/2025	144257	347000 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$247.48
Total Service Address Charges	\$247.48





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
LYNWOOD CDD	9086894852	10/23/2025	11/13/2025

Service Address: 5436 AMARYLLIS GARDEN ST - COMM RCLM MTR

M-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703539298	09/21/2025	732960	10/21/2025	785959	52999 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$16.15
Total Service Address Charges	\$16.15



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

Invoice

Date	Invoice #
11/2/2025	INV0000104498

Bill To:

Lynwood CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
November	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	\$83.33	\$83.33
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
		Subtotal	\$3,828.24
		Total	\$3,828.24

RECEIVED
10-30-2025

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

INVOICE
#110325-2

To: Lynnwood CDD
5844 Old Pasco Road
Wesley Chapel, FL 33544

Date: November 3, 2025

Removed gravel between curb and sidewalk
at entrance, and replaced with concrete paving.

TOTAL DUE \$2,400

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Lynwood CDD
P.O. Box 32414
Charlotte, NC 28232

November 14, 2025
Client: 001519
Matter: 000001
Invoice #: 27485

Page: 1

RE: General

For Professional Services Rendered Through October 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
10/1/2025	MB	REVIEW WALL PAINTING PROPOSAL FROM FUNEZ DRYWALL AND PAINTING; PREPARE LETTER TO RESIDENTS REGARDING WALL PAINTING.	2.7	\$877.50
10/3/2025	MB	REVIEW AND RESPOND TO CORRESPONDENCE FROM DISTRICT MANAGEMENT REGARDING LETTERS TO RESIDENTS FOR PERIMETER FENCE PAINTING.	0.6	\$195.00
10/8/2025	MB	REVIEW DISTRICT BOARD MEETING AGENDA PACKAGE.	0.4	\$130.00
10/10/2025	MB	PREPARE FOR AND ATTEND DISTRICT BOARD MEETING.	1.4	\$455.00
10/31/2025	MB	REVIEW PROPERTY RECORDS FOR RESIDENTS ALONG WHITE CHICORY DRIVE AND LEISEY SUBDIVISION PHASE 1 PLAT BOOK.	0.8	\$260.00
Total Professional Services			5.9	\$1,917.50

November 14, 2025
Client: 001519
Matter: 000001
Invoice #: 27485

Page: 2

Total Services	\$1,917.50	
Total Disbursements	\$0.00	
Total Current Charges		\$1,917.50
Previous Balance		\$715.00
Less Payments		(\$715.00)
PAY THIS AMOUNT		\$1,917.50

Please Include Invoice Number on all Correspondence



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

Statement Date: November 03, 2025

Amount Due: \$838.93

Due Date: November 24, 2025

Account #: 221008015820

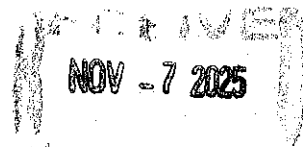
Account Summary

Current Service Period: September 26, 2025 - October 28, 2025

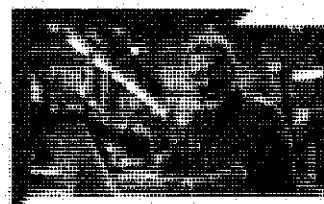
Previous Amount Due	\$838.93
Payment(s) Received Since Last Statement	-\$838.93
Current Month's Charges	\$838.93

Amount Due by November 24, 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.



**SAVE TIME AND GET
BUSINESS DONE FASTER**

Create an online account to manage
your service, pay bills, enroll in programs,
customize notifications and more.

Get details at TampaElectric.com/YourWay.

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



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

Account #: 221008015820

Due Date: November 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: \$838.93

Payment Amount: \$ _____

614347537694

00005846 FTECO111032523313510 00000 02 01000000 13010 002

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.

61434753769422100801582000000000838933



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

Account # 3300000230
Statement Date: November 01, 2025
Billing Due: November 24, 2025

Service Period: Sep 26, 2025 - Oct 28, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 33 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

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check Payments:

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other Correspondences:

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

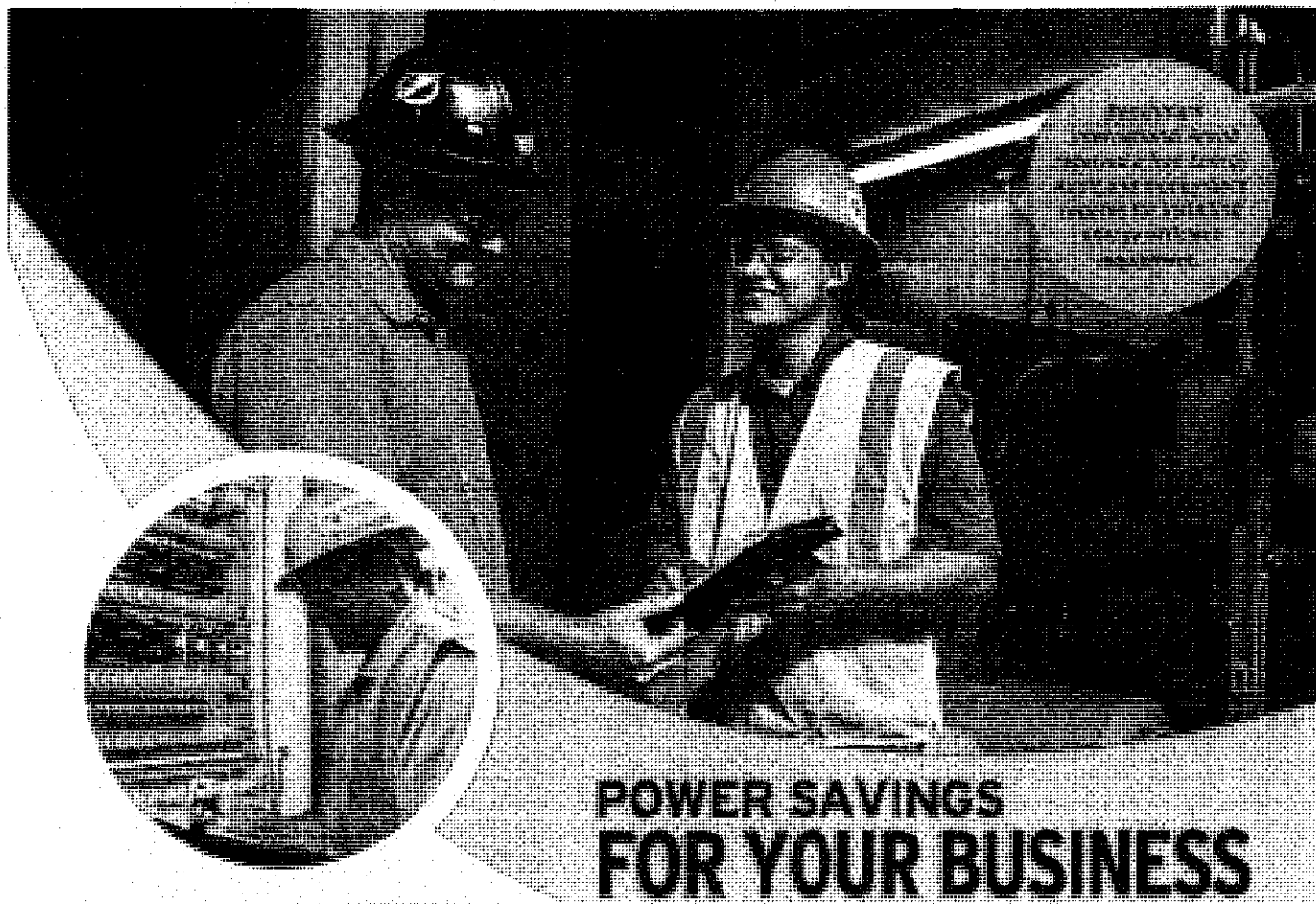
Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



POWER SAVINGS FOR YOUR BUSINESS

EXPLORE ENERGY-SAVING OPTIONS WITH REBATES

Lighting

Earn a rebate when you install energy-efficient lighting systems that help reduce your electricity demand.

Variable Frequency Drive and Motor Controls

Maximize your production efficiency and reduce your electricity use when you install a variable frequency drive for compressor-based electric equipment.

Water Heating

Receive a rebate when you install a high-efficiency water heating system at your facility.

FREE COMMERCIAL ENERGY AUDIT

Get clear insights into your energy use and discover ways to save. Whether you run a restaurant, retail shop or manufacturing facility, you'll get practical solutions to reduce costs and guidance on rebate programs that can help you save even more.

PAID ENERGY AUDIT

Building upon the benefits of our free audit, with this option, we'll sub-meter and monitor* your energy-consuming equipment to give you deeper insights. Our analyst will review equipment size and operating hours, pinpoint process inefficiencies and more. At the end, you'll receive tailored recommendations to help maximize your energy efficiency. A typical paid audit starts at just \$75.

**Available on equipment or panels < 480 volts.*

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

Statement Date: November 03, 2025

Amount Due: \$372.87

Due Date: November 24, 2025

Account #: 221008163679

Account Summary

Current Service Period: September 26, 2025 - October 28, 2025

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

Amount Due by November 24, 2025 \$372.87

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



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Account #: 221008163679

Due Date: November 24, 2025

Amount Due: \$372.87

Payment Amount: \$ _____

626693183594

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.

6266931835942210081636790000000372877



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

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

Service Period: Sep 26, 2025 - Oct 28, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 33 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

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

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All Other

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

Hearing Impaired/TTY:

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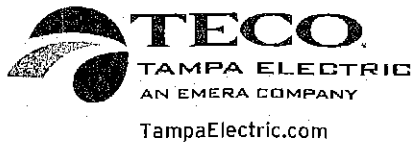
Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: November 04, 2025

Amount Due: \$32.51

Due Date: November 25, 2025

Account #: 211018276116

RECEIVED
NOV 10 2025

Account Summary

BY:

Current Service Period: September 27, 2025 - October 29, 2025

Previous Amount Due \$29.03

Payment(s) Received Since Last Statement -\$29.03

Current Month's Charges \$32.51

Amount Due by November 25, 2025 \$32.51

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.

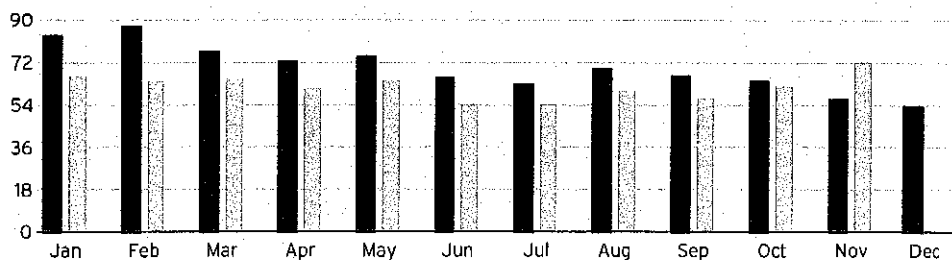


Your average daily kWh used was
0% higher than it was in your
previous period.



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Monthly Usage (kWh)



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Account #: 211018276116

Due Date: November 25, 2025



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Amount Due: \$32.51

Payment Amount: \$ _____

666199129905

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

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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.

666199129905211018276116000000032515



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

Account #: 21109427616
Statement Date: November 04, 2025
Billing Due: November 24, 2025

Meter Read

Meter Location: ENTRY LIGHTS

Service Period: Sep 27, 2025 - Oct 29, 2025

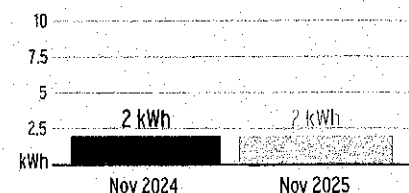
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000577369	10/29/2025	4,805	4,733	72 kWh	1	33 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	33 days @ \$0.63000	\$20.79
	Energy Charge	72 kWh @ \$0.08641/kWh	\$6.22
	Fuel Charge	72 kWh @ \$0.03391/kWh	\$2.44
	Storm Protection Charge	72 kWh @ \$0.00577/kWh	\$0.42
	Clean Energy Transition Mechanism	72 kWh @ \$0.00418/kWh	\$0.30
	Storm Surcharge	72 kWh @ \$0.02121/kWh	\$1.53
	Florida Gross Receipt Tax		\$0.81
	Electric Service Cost		\$32.51

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
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Total Current Month's Charges

\$32.51

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Hearing Impaired/TTY:

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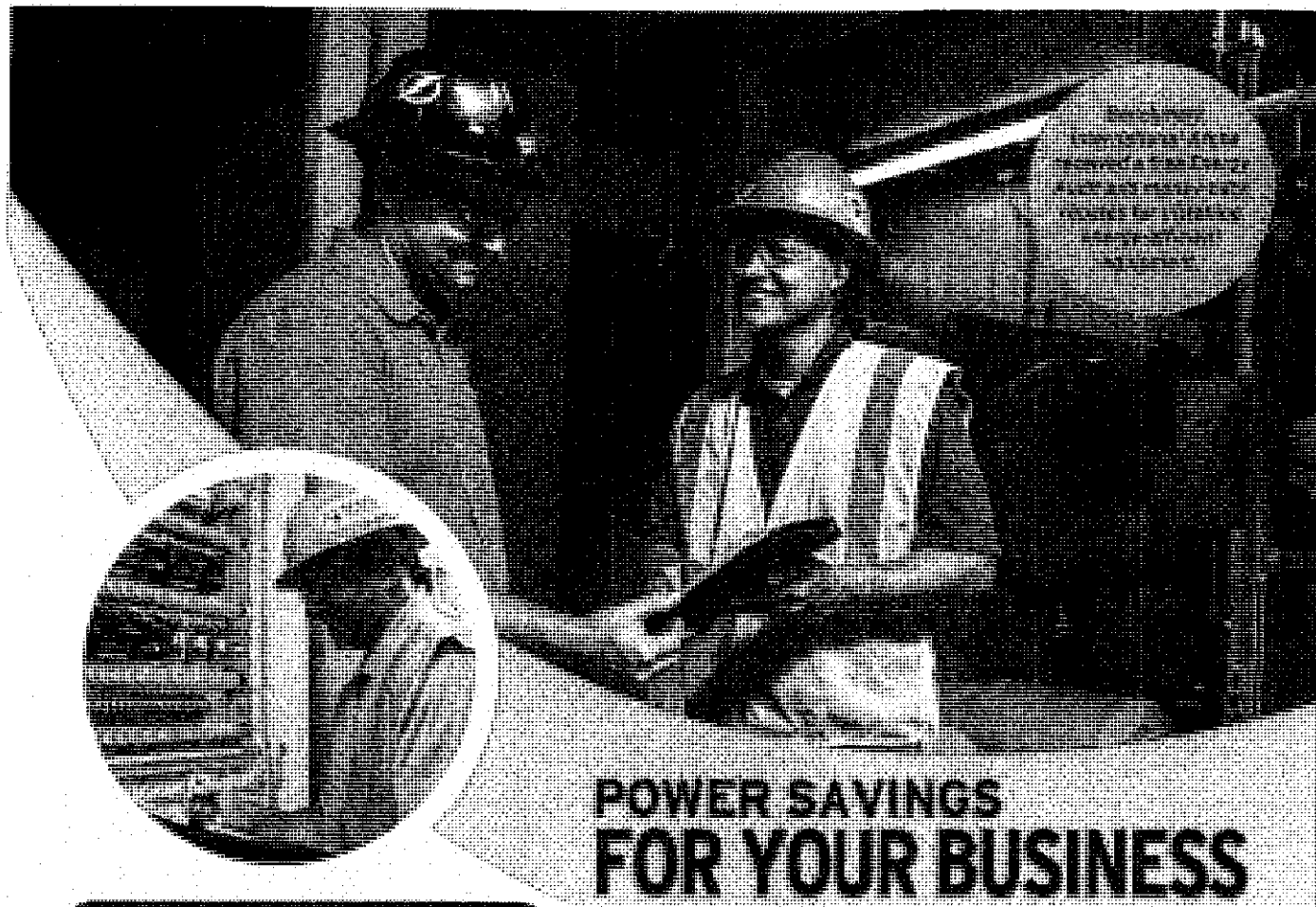
Power Outage:

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Water Heating

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

Statement Date: November 04, 2025

Amount Due: \$1,268.43

Due Date: November 25, 2025

Account #: 211018542954

Account Summary

Current Service Period: September 27, 2025 - October 29, 2025

Previous Amount Due \$1,268.43

Payment(s) Received Since Last Statement -\$1,268.43

Current Month's Charges \$1,268.43

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

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

RECEIVED
NOV 10 2025

BY:



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Account #: 211018542954

Due Date: November 25, 2025



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Amount Due: \$1,268.43

Payment Amount: \$ _____

660026337732

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

Mail payment to:
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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.

6600263377322110185429540000001268430



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

Account #: 21000002954
Billed Month: November 04, 2025
Billing Due: November 22, 2025

Service Period: Sep 27, 2025 - Oct 29, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 33 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

00004368-0009286-Page 10 of 12

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813-223-0800 (Hillsborough)

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888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

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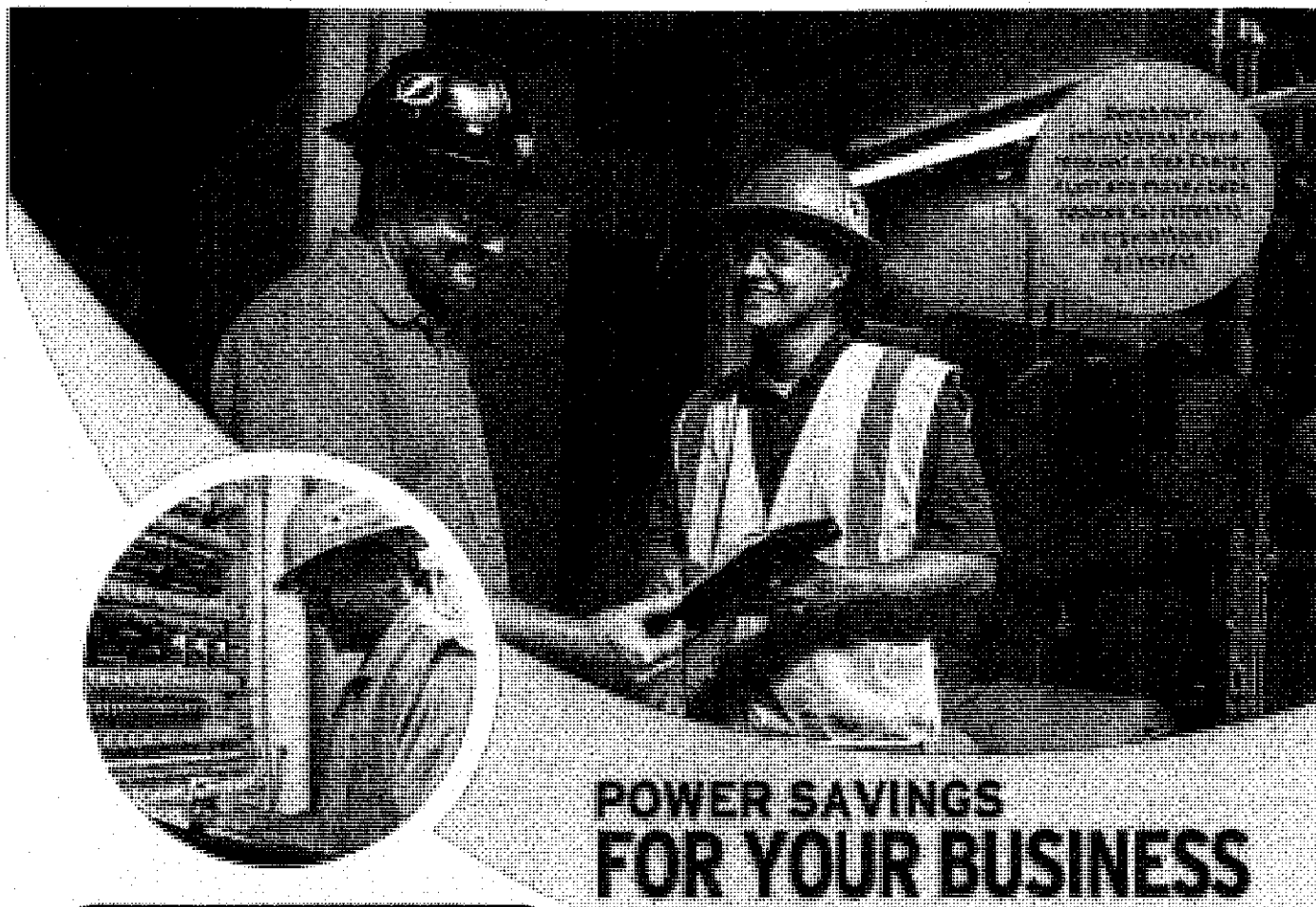
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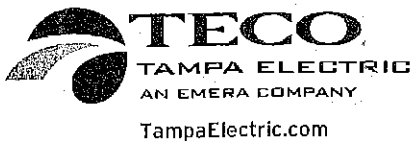
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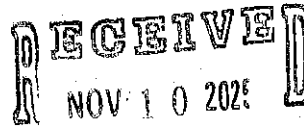
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LYNWOOD COMMUNITY DEVELOPMENT
2398 NE 19TH AVE, SIGN
APOLLO BEACH, FL 33572



Statement Date: November 04, 2025

Amount Due: \$31.58

Due Date: November 25, 2025

Account #: 211018619067

Account Summary

BY:

Current Service Period: September 27, 2025 - October 29, 2025

Previous Amount Due \$28.70

Payment(s) Received Since Last Statement -\$28.70

Current Month's Charges \$31.58

Amount Due by November 25, 2025 \$31.58

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.



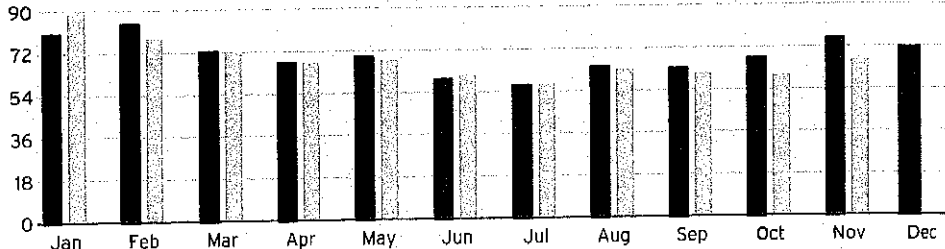
Your average daily kWh used was
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Monthly Usage (kWh)

2024 2025



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Account #: 211018619067

Due Date: November 25, 2025

Amount Due: \$31.58

Payment Amount: \$ _____

660026337733

00004368 FTECO111052501102610 00000 03 01000000 18268 006

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

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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.

6600263377332110186190670000000031588



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

Account #: 2398-0019367
Billing Period: November 04, 2025
Charge Due: November 14, 2025

Meter Read

Service Period: Sep 27, 2025 - Oct 29, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000829735	10/29/2025	2,991	2,925		66 kWh	1	33 Days

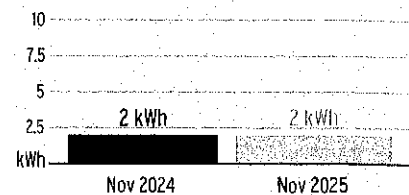
Charge Details



Electric Charges

Daily Basic Service Charge	33 days @ \$0.63000	\$20.79
Energy Charge	66 kWh @ \$0.08641/kWh	\$5.70
Fuel Charge	66 kWh @ \$0.03391/kWh	\$2.24
Storm Protection Charge	66 kWh @ \$0.00577/kWh	\$0.38
Clean Energy Transition Mechanism	66 kWh @ \$0.00418/kWh	\$0.28
Storm Surcharge	66 kWh @ \$0.02121/kWh	\$1.40
Florida Gross Receipt Tax		\$0.79
Electric Service Cost		\$31.58

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update

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Total Current Month's Charges

\$31.58

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Power Outage:

877-588-1010

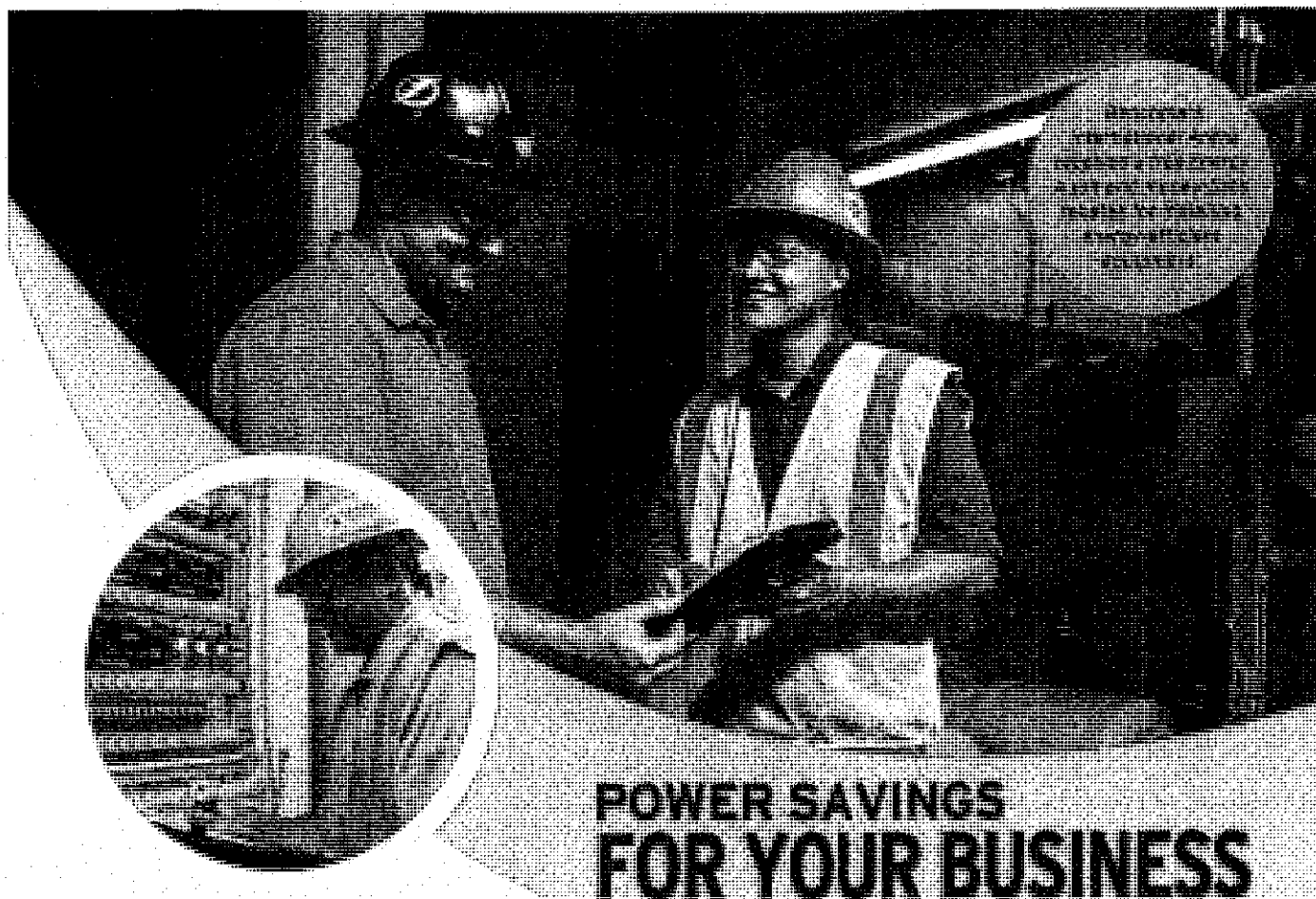
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