



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 Tammie Murphy Susan Gomez Carol Kirchner Michael Murphy	Chair Vice-Chair Assistant Secretary Assistant Secretary 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 Romaner 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.		Estimated Hours	2.30
3.		Actual Hours	0.00
4.		Remaining Hours	2.30
5.			

2 BP's used

Materials	Qty	Units	Notes
Fertilizer 18-0-10 w/ Allectus; 72%	16.00	lb	Allectus
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	Areas outlined
Fertilizer Liquid T&O Chelated Micronutrients	105.00	oz	On Map
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	8-0-25 - 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

COMMUNIY 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				Algicide/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

Date: December 23, 2025

Proposal #: 22234

Mailing Address

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

Home Phone:

Job Address

Lynwood CDD
5134 White Chicory Drive
Apollo Beach, FL 33572

Business Phone: 813-994-1001

Job Summary:

Remove 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.

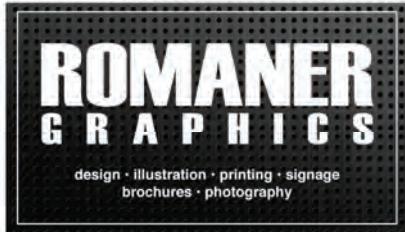
Signature: _____ **Date:** _____
Rizzetta & Company

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**

JOB ESTIMATE

TO: _____
COMPANY NAME: Lynwood
DATE: 11/17/25

QUOTE: No Parking on the Grass
18.75" x 25"
Installed on 7' u-channel posts with concrete
2 @ \$240 00 each

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

ESTIMATE

INVOICE #

DATE

4441

12/18/2025

BILL TO

CUSTOMER ID

SUSIE GOMEZ

5150 WHITE CHICORY DR.

RUSKIN , FL 33570

[845 219 0936](tel:8452190936)

s6gomez@aol.com

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.

49 **THIRD ORDER OF BUSINESS**50 **Staff Reports**51 **A. Landscape Update**52 Ms. Moore presented the report.
5354

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.

55 **B. Sitex Aquatics Treatment Report**56 Not Present. The Board reviewed the Report presented.
5758 **C. District Counsel**59 The letter was posted on social media. No responses were received as of
60 December 12th, 2025.
6162 **D. District Engineer**63 Present. Mr. Whited provided the following updates: the new concrete pour
64 was inspected, and they would follow up with various vendors on punch list
65 items. In addition, The Board was informed that no rate increases in FY 25/26
66 were expected.
6768 **E. District Manager**69 Ms. Welborn stated the next CDD meeting will be held on Friday, January 9th,
70 at 11:00 a.m. at the offices of Rizzetta & Company located at 2700 S.
71 Falkenburg Road Suite 2745, Riverview, FL 33578.
7273 **FOURTH ORDER OF BUSINESS**74 **Business Items**75 **A. Consideration of Fieldstone Landscape Quote**76 Tabled.
7778 **B. Discussion on CD**79 Tabled.
80

92 **FIFTH ORDER OF BUSINESS**

Business Administration

93
94 **A. Consideration of Minutes of Board Supervisors' Meeting held on**
95 **November 14, 2025**
96

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.

97

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99 **SIXTH ORDER OF BUSINESS**

Supervisor Requests

100

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

103

104 **SEVENTH ORDER OF BUSINESS**

Adjournment

105

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.

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LYNWOOD COMMUNITY DEVELOPMENT DISTRICT
December 12, 2025 - Minutes of Meeting
Page 4

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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

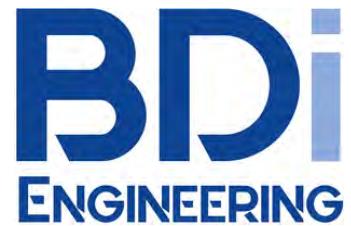
Paid Operation & Maintenance Expenditures

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

RECEIVED
10-07-2025

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 Engineer's Reports/Invoicing.	4.00	\$210 \$180	S. Brletic J. Whited	\$0.00 \$720.00
Review and communication for pond dumping inquiry.	1.00 0.00	\$180 \$80	J. Whited S. Ferguson	\$180.00 \$0.00
INVOICE TOTAL		5.00		\$900.00

Lynwood CDD
Meeting Date: October 10, 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.

RECEIVED
10-10-2025

EXTENDED MEETING TIMECARD

Meeting Start Time:	11:00
Meeting End Time:	11:56
Total Meeting Time:	: 56

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

Total at \$175 per Hour:	\$0.00
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ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: Debra Goode



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

10-2-2025

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

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

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

RECEIVED 09-29-2025	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
<i>Less Payments</i>	<i>(\$1,270.00)</i>
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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stop them at
TampaElectric.com/Scam.



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: November 10, 2025

Amount Due: **\$615.85**

Payment Amount: \$ _____

6896558160382210085932480000000615853

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



Electric Charges

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

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

Total Current Month's Charges

\$615.85

Important Messages

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866-689-6469

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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:

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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	\$ 372.87

TOTAL \$ 2,537.96

RECEIVED

10-06-2025

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



LYNWOOD 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.



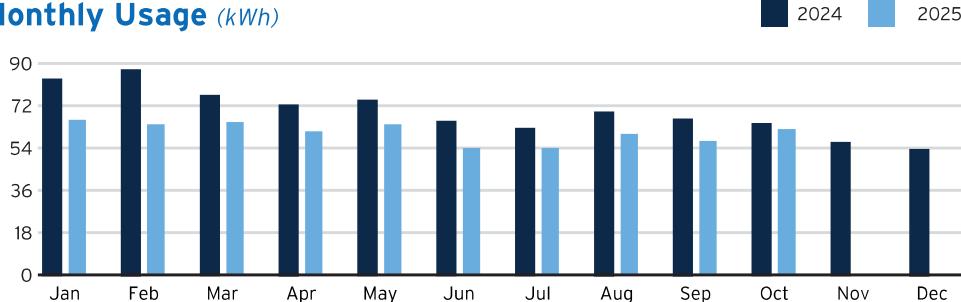
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Monthly Usage (kWh)



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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

Amount Due: **\$29.03**

Payment Amount: \$ _____

6871866897022110182761160000000029037



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P.O. BOX 31318
TAMPA, FL 33631-3318

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

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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Power Outage:

877-588-1010

Energy-Saving Programs:

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LYNWOOD COMMUNITY DEVELOPMENT
LYNWWOD 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

Amount Due: \$1,268.43

Payment Amount: \$ _____

66743366831621101854295400000001268432

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Please write your account number on the memo line of your check.

66743366831621101854295400000001268432



Service For:
LYNWWOD 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



Electric Charges

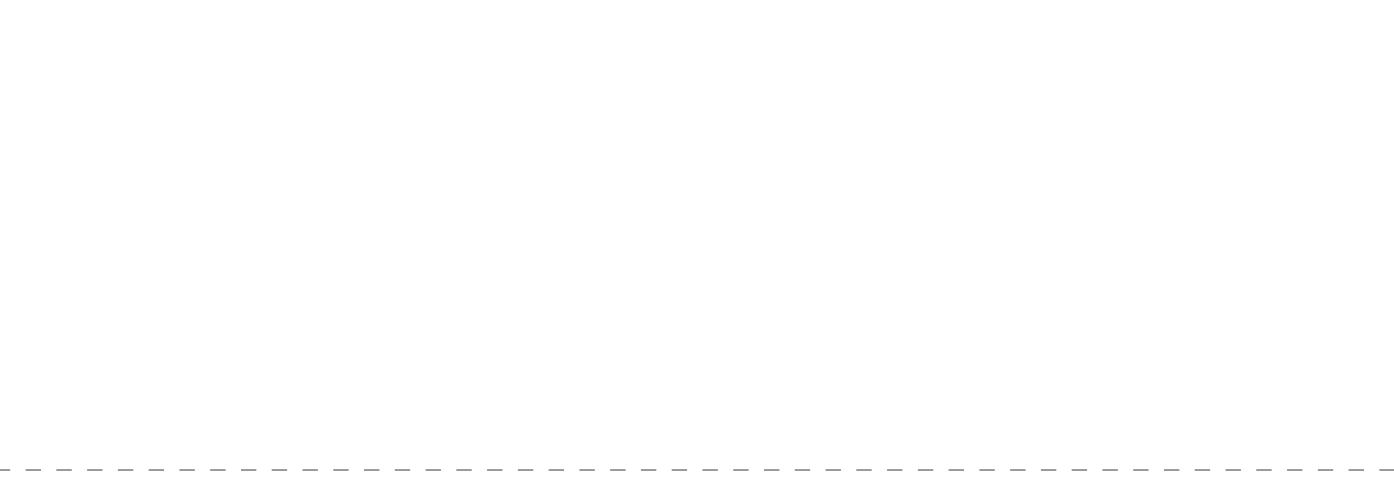
Lighting Service Items LS-1 (Bright Choices) for 30 days

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

Important Messages



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Residential Customer Care:

813-223-0800 (Hillsborough)

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888-223-0800 (All Other Counties)

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Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909



Credit or Debit Card

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LYNWOOD 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

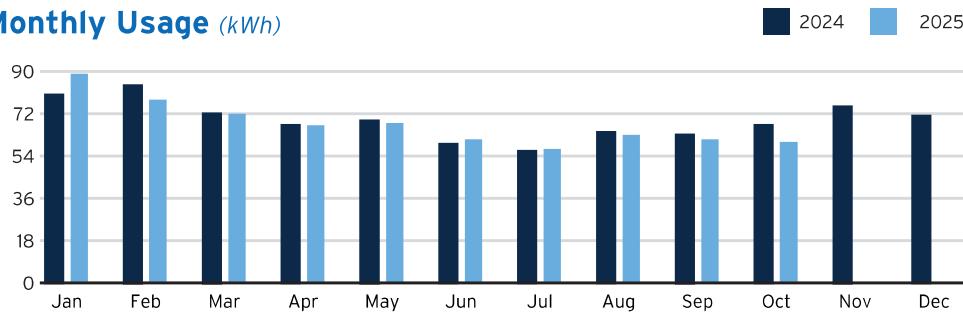
Current Service Period: August 28, 2025 - September 26, 2025

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.

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: October 23, 2025

Amount Due: \$28.70

Payment Amount: \$ _____

66743366831721101861906700000000028701

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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.

66743366831721101861906700000000028701



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

Total Current Month's Charges **\$28.70**

Avg kWh Used Per Day



Important Messages

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

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

Contact Us

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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)	Power Outage: 877-588-1010 Energy-Saving Programs: 813-275-3909

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

Statement Date: 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

Amount Due: **\$838.93**

Payment Amount: \$ _____

6452116018182210080158200000000838930
6452116018182210080158200000000838930

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TAMPA, FL 33614-8390

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P.O. BOX 31318
TAMPA, FL 33631-3318

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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



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

Important Messages

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Power Outage:

877-588-1010

Energy-Saving Programs:

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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**

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: October 22, 2025

Amount Due: **\$372.87**

Payment Amount: \$ _____

64521160181922100816367900000000372870
64521160181922100816367900000000372870

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9428 CAMDEN FIELD PKWY
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Please write your account number on the memo line of your check.

64521160181922100816367900000000372870



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



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

Important Messages

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Ways To Pay Your Bill



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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



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

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



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

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

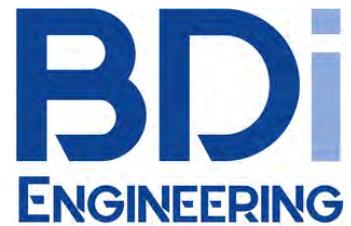
Paid Operation & Maintenance Expenditures

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				\$ 16,197.88

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	Qty / UOM	Rate	Ext. Price	Amount
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	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	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$5,660.00	\$0.00	\$0.00	\$0.00	\$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
Remove shell path from Pergola North		\$3,702.17		\$3,702.17

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

<i>MT - Maintenance Landscape Enhancement - 10/28/2025</i>		\$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
<i>Irrigation Enhancement & Repairs - 09/25/2025</i>		\$346.00
Irrigation Technician - New (Labor)	3.00Hrs	\$87.00
Irrigation Parts & Materials (Material)	1.00ea	\$85.00
<i>Fertilizer Turf Application - 09/24/2025</i>		\$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 'Floratam' 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

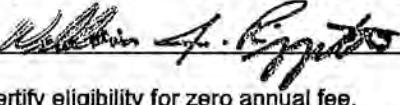
Tampa, Florida 33614 - 8390



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	DUUE 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

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

0090868948523 00000271650





Hillsborough
County Florida

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

Service Address: 5438 AMARYLLIS GARDEN ST - COMM RCLM MTR

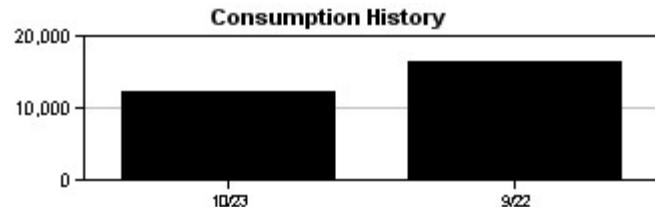
M-Page 2 of 3

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	DUUE DATE
LYNWOOD CDD	9086894852	10/23/2025	11/13/2025

Service Address: 2303 DANDELION ST (RCLM GEN USER)

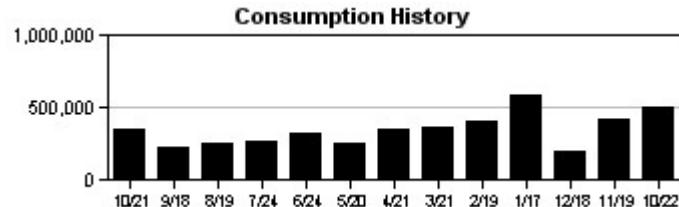
M-Page 2 of 3

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	DUUE DATE
LYNWOOD CDD	9086894852	10/23/2025	11/13/2025

Service Address: 5436 AMARYLLIS GARDEN ST - COMM RCLM MTR

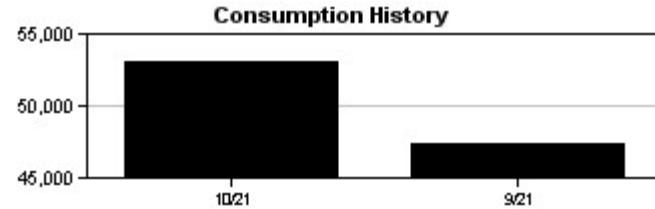
M-Page 3 of 3

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

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
<i>Less Payments</i>	<i>(\$715.00)</i>
PAY THIS AMOUNT	\$1,917.50

Please Include Invoice Number on all Correspondence



TampaElectric.com

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

NOV - 7 2025

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.



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customize notifications and more.

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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: \$

61434753769422100801582000000000838933

00005846 FTECO11103252313510 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



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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.

Visit TampaElectric.com/BizSave to learn more about all our energy-saving programs. You can also call our energy experts at **813-275-3909** from 8 a.m. to 5 p.m. weekdays.





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

TampaElectric.com

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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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 #: 221008163679

Due Date: November 24, 2025

Amount Due: **\$372.87**

Payment Amount: \$ _____

62669318359422100816367900000000372877

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.

62669318359422100816367900000000372877



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.

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

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

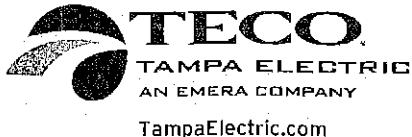
Power Outage:

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.



TampaElectric.com

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

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.

00004368-00009284-Page 5 of 12

Your Energy Insight



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

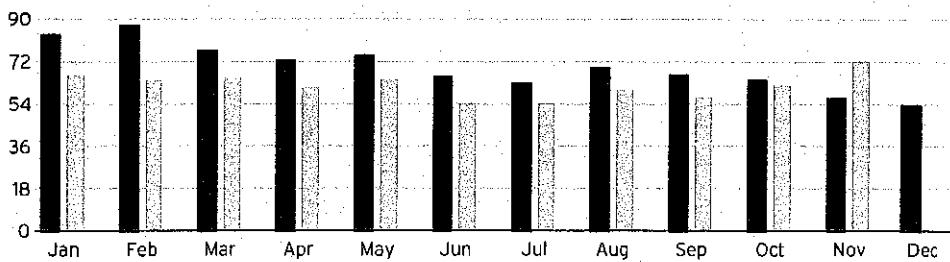


Your average daily kWh used was 0% higher than it was in your previous period.



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Monthly Usage (kWh)



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: November 25, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$32.51

Payment Amount: \$ _____

66619912990521101827611600000000032515

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

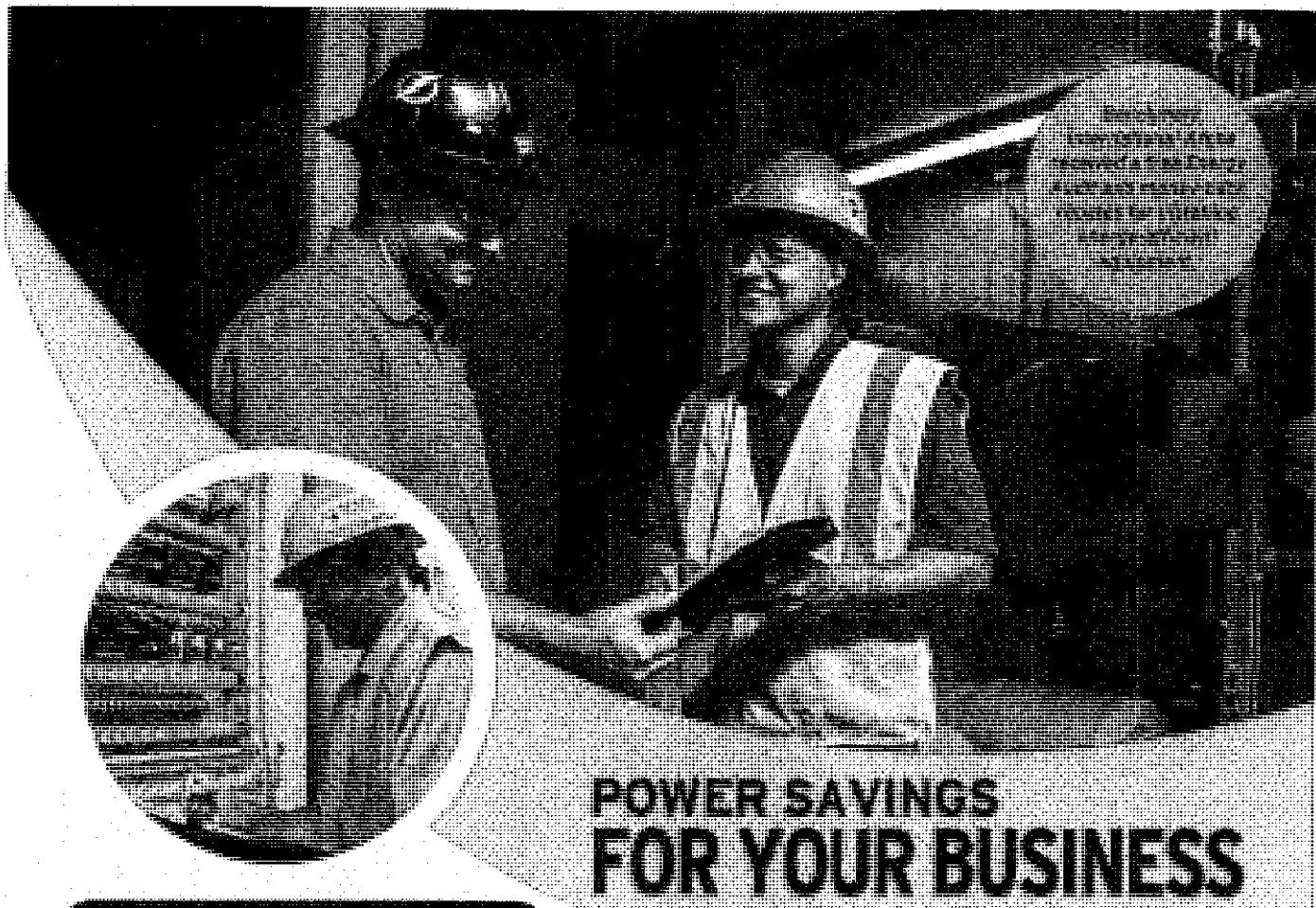
Mail payment to:

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.

66619912990521101827611600000000032515



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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.

Visit TampaElectric.com/BizSave to learn more about all our energy-saving programs. You can also call our energy experts at **813-275-3909** from 8 a.m. to 5 p.m. weekdays.





LYNWOOD COMMUNITY DEVELOPMENT
LYNWWOD 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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your account online.



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

Account #: 211018542954

Due Date: November 25, 2025

Amount Due: \$1,268.43

Payment Amount: \$ _____

66002633773221101854295400000001268430



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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.

66002633773221101854295400000001268430



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

Delivery Date: November 04, 2025
Delivery Date: November 23, 2025

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

Rate Schedule: Lighting Service

Charge Details**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****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.

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

Ways To Pay Your Bill**Bank Draft**

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866-689-6469

Contact Us**Online:**

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

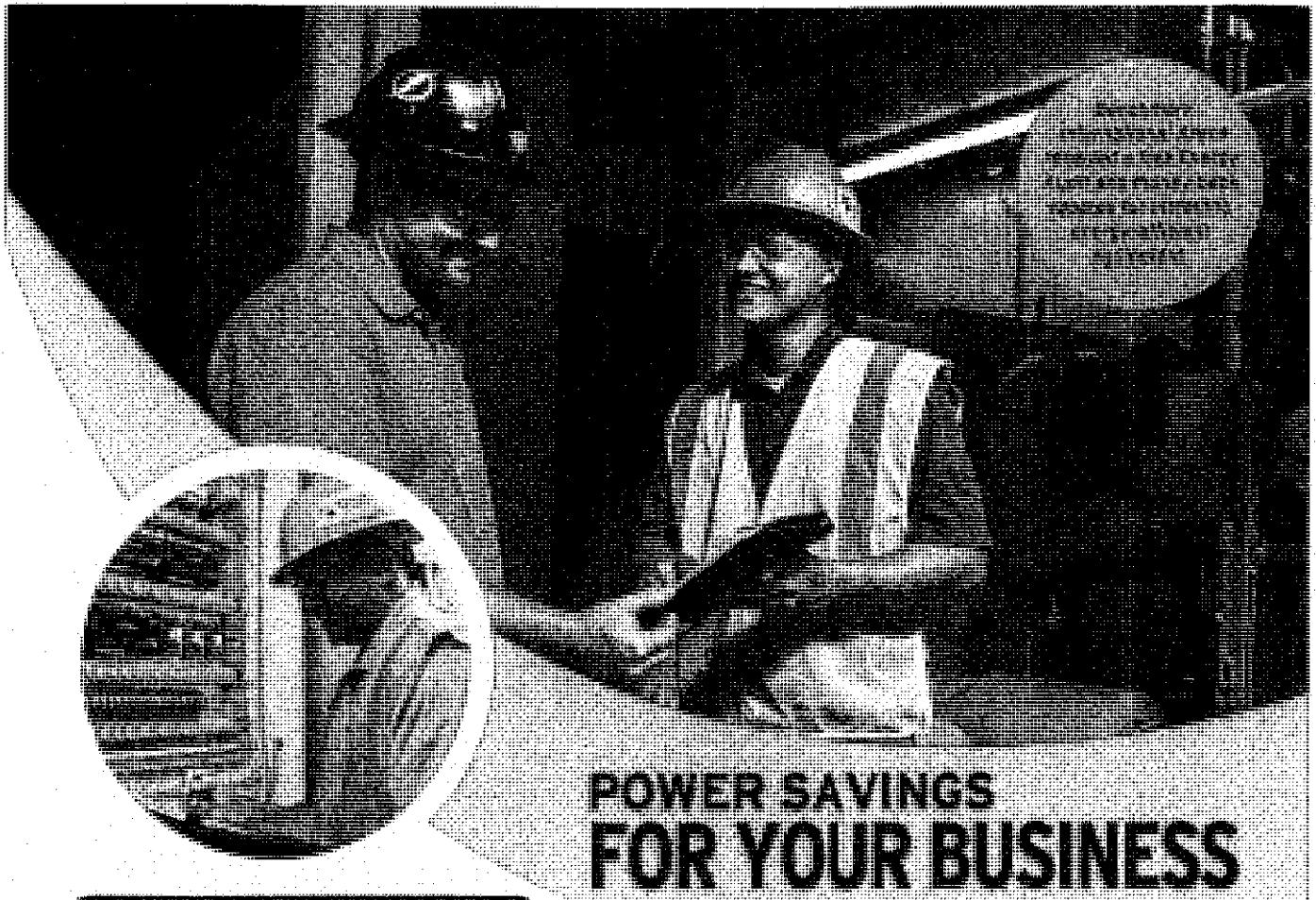
7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909



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

Statement Date: November 04, 2025

RECEIVED
NOV 10 2025

Amount Due: \$31.58

Due Date: November 25, 2025

Account #: 211018619067

Account Summary

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.

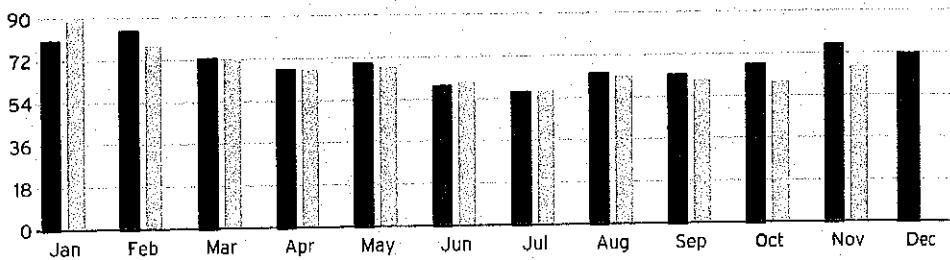


Your average daily kWh used was 0% higher than it was in your previous period.



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: November 25, 2025

Amount Due: \$31.58

Payment Amount: \$ _____

66002633773321101861906700000000031588

00004368 FTECO111052501182810 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

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66002633773321101861906700000000031588



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

Account # 2312641007
Previous Read: November 06, 2025
Current Due: November 11, 2025

Meter Read

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

Rate Schedule: General Service - Non Demand

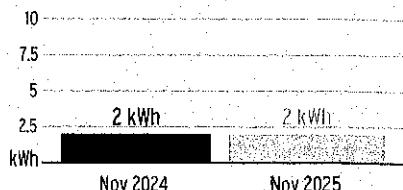
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000829735	10/29/2025	2,991	-	2,925	=	66 kWh	1	33 Days

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

Total Current Month's Charges **\$31.58**

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update

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