



Rizzetta & Company

Lynwood Community Development District

**Board of Supervisors' Meeting
February 13, 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 29, 2026

Board of Supervisors
Lynwood Community
Development District

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Lynwood Community Development District will be held on **Friday, February 13, 2026, at 11:00 a.m.** at the Offices of Rizzetta & Company, 2700 S. Falkenburg Road Suite 2745, Riverview, FL 33578. The following is the final agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
 - A. Landscape Update.....Tab 1
 - B. Sitex Aquatics Treatment ReportTab 2
 - C. District Counsel
 - D. District Engineer
 - E. District Manager
 - i. Review of District Manager's Report
 - ii. Presentation of 4th Quarter Website Compliance Audit Report.....Tab 3
- 4. BUSINESS ITEMS**
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Operations & Maintenance Expenditures for December 2025.....Tab 4
 - B. Consideration of Minutes of Board of Supervisors' Meeting held on January 9, 2025,Tab 5
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, or need to obtain a copy of the full agenda, please do not hesitate to contact Rachel Welborn at rwelborn@rizzetta.com.

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.



(1)



Entrance trimmed and clean

Created: Mon, 2/2/2026

Entrance shrubs are trimmed and bed is weeded. Dwarf Bottlebrush are doing well.



(2)



Center island At entrance

Created: Mon, 2/2/2026

Weeded and trimmed. Some eminent annuals were blooming.



(3)



West side in entrance. Trimmed and clean. Layered look for double hedge row looks good.

Created: Mon, 2/2/2026



(4)



East side of entrance

Created: Mon, 2/2/2026

Bushes are trimmed. Separation between plants is improved.



(5)



West side entrance

Created: Mon, 2/2/2026

Trimmed off if sidewalk. Trimming of any Coonti palm will be paused due to cold temperatures



(6)



East side of entrance- wall

Created: Mon, 2/2/2026

Holding off on trimming until cold weather has passed. Need to determine a good height for viburnum so we can trim to a consistent height while allowing smaller ones to catch up in height.



(7)



Flax Lily beds at entrance

Created: Mon, 2/2/2026

Beds are weeded and clean. Cracks and crevices are clean and sprayed for weeds.

(8)



Pond 1 - pond bank is mowed and line trimmed

Created: Mon, 2/2/2026

Pond is mowed and banks line trimmed. Remove any old tree stakes or debris.



(9)



Pond 1- turf

Created: Mon, 2/2/2026

Turf is still a little weedy and brown along sidewalk. Treatments have been done and irrigation checked. Monitor recovery.



(10)



Pond 1 beds

Created: Mon, 2/2/2026

Ornamental grass beds and weeds need to be addressed before growing season.



(11)



Pond behind pool

Created: Mon, 2/2/2026

Turf is mowed. Pond bank could use some line trimming to clean up the edgers a few spots.



(12)



Northwest ponds

Created: Mon, 2/2/2026

The 2 ponds on the northwest corner looks good. Mowed and line trimmed.



(13)



Picture #2 for the Northwest ponds

Created: Mon, 2/2/2026



(14)



Cul de sac island

Created: Mon, 2/2/2026

Mowed and trimmed. Ornamental grasses will be trimmed after freezing temperature have passed.



(15)



Back wall on north side

Created: Mon, 2/2/2026

Remains clean. Did not note any debris.



(16)



Pergola Area -

Created: Mon, 2/2/2026

Much cleaner without the shell path. Plants need trimming but will wait until mid to late February.



(17)



Pergola area

Created: Mon, 2/2/2026

Turf is mowed and sidewalks edged. Tree rings are edged. Sidewalk crack and crevices clean of weeds



(18)



Dog station area

Created: Mon, 2/2/2026

Turf is mowed and no visible debris or papers. Area was clean



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	0-0-25 - 72oz
Horticulture Technician	2.30	hr	Safari - 20z

* Pictures provided

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

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%

01-13-2025

Hours

1. Joe B Bratsch		Estimated Hours	2.30
2.		Actual Hours	0.00
3.		Remaining Hours	2.30
4.			
5.			

.25 TANK - 1 BP

Materials	Qty	Units	Notes
Fertilizer 18-0-10 w/ Allectus; 72%	16.00	lb	Atrazine - 5oz
Fungicide Lesco Spectator T&O	2.48	oz	
Herbicide Specticle Total Herbicide	0.58	oz	80 - 20 - 10oz
Insecticide Bandit 2F	6.25	oz	
Bifen I/T Insecticide	4.17	oz	TM Select - 4oz
Bifen XTS Insecticide	0.63	oz	
Insecticide Triple Crown	4.17	oz	8-0-25 - 36oz
Fertilizer Liquid T&O Chelated Micronutrients	105.00	oz	
Fertilizer 24-0-11; 25% Slow Release	34.67	lb	
Herbicide Prodiamine	6.25	oz	
Fungicide Myclobutanil 20EW	5.00	oz	
Fertilizer 8-0-10 100%SRN	33.33	lb	
Insecticide Orthene	3.67	oz	
Insecticide Bandit	5.00	lb	
Fertilizer Macron 20-20-20 25#Pail	1.10	lb	
Horticulture Technician	2.30	hr	

- Treated Minimal weeds
- Sprayed semi-live fungus
- Majority Healthy Growth

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



FIELDSTONE

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Lynwood - Entrance - January 2026

Date: Jan 28, 2026 6:59 am

Inspector: John Hendricks

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

Controller	
Name	Lynwood entrance
Location	Entrance side near fence
Model	
Modules	11
SLW	SLW1 Entrance side near fence
Controller ID	74892

Water Days as of Jan 28, 2026	
Program A	Sun , Mon , Wed , Fri
Program B	
Program C	
Program D	

Notes	
	Irrigation repairs completed

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Sprays West end perimeter outside sidewalk	Pass									
2	Drip West perimeter inside sidewalk West end a long fence	Pass						2			
(2) drip breaks											
3	Sprays West perimeter inside sidewalk	Pass									
4	Bubler West perimeter inside sidewalk	Pass									
5	Sprays West perimeter outside sidewalk at exit	Pass									
6	Drip West perimeter exit side	Pass									
7	Drip Exit side bed at 19th	Pass									
8	Drip Exit side bed and white chicory	Pass									
9	Drip Entrance side bed at White chicory and a long fence to controller	Pass									
10	Drip Entrance side bed at 19th along sidewalk and median Island	Pass									
11	Sprays East perimeter outside sidewalk at entry	Pass									
12	Drip Along East perimeter fence	Pass						1			

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
(1) drip break											
13	Bubler Entrance side and East perimeter fence	Pass									
14	East perimeter outside sidewalk	Pass									
15	East end perimeter at Lynnwood monument along fence	Pass									
16	Sprays West end of pond, on white chicory east of dandelion	Pass									
17	Trees at pond bubler	Pass									
18	Sprays East side of pond on white chicory east of dandelion	Pass									
19	A long white chicory outside sidewalk east of dandelion	Pass									
20		Pass									
21	Exit side of entrance	Pass									
22		Pass									

Zone #2 - 01-28-26 7:07 am CST



Zone #2 - 01-28-26 7:08 am CST



Zone #12 - 01-28-26 7:53 am CST





FIELDSTONE ***

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Lynwood - Traffic Circle - January 2026

Date: Jan 28, 2026 9:34 am

Inspector: John Hendricks

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

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

Water Days as of Jan 28, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

Notes
No repairs needed

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Around traffic circle	Pass									
2	Around circle traffic	Pass									



FIELDSTONE

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Lynwood - 5430 Amaryllis Garden - January 2026

Date: Jan 28, 2026 9:01 am

Inspector: John Hendricks

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

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

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

Water Days as of Jan 28, 2026	
Program A	Sun , Mon , Wed , Fri
Program B	
Program C	
Program D	

Notes
Irrigation repair completed

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

Zone #1 - 01-28-26 9:06 am CST



Tab 2



AQUATIC INSPECTION / TREATMENT REPORT

COMMUNITY NAME: Lynwood

APPLICATOR: Jeremiah DATE: 01.14.2026

WEED TREATMENT – SERVICE PERFORMED

COMMENTS:

All sites treated for shoreline grasses.



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



Quarterly Compliance Audit Report

Lynwood

Date: December 2025 - 4th Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

Audit results

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

Compliance Criteria

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

Accessibility overview

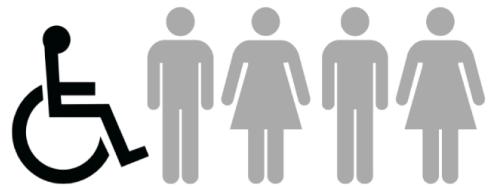
Everyone deserves equal access.

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

The legal and right thing to do

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

19%
of population has a disability.



Sight, hearing, physical, cognitive.



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

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

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

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

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

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

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



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

Tab 4

LYNWOOD COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE - RIVERVIEW, FLORIDA

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

**Operation and Maintenance Expenditures
December 2025
For Board Approval**

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

The total items being presented: **\$35,808.67**

Approval of Expenditures:

Chairperson

Vice Chairperson

Assistant Secretary

Lynwood Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
ACPLM, Inc.	300192	2026128	Concrete Sidewalk Repair 11/25	\$ 9,850.00
Brletic Dvorak, Inc.	300199	2214	Engineering Services 11/25	\$ 590.00
Carol A Kirchner	300193	CK111425-477	Board of Supervisors Meeting 11/14/25	\$ 200.00
Carol A Kirchner	300204	CK121225-477	Board of Supervisors Meeting 12/12/25	\$ 200.00
Debra K Goode	300194	DG111425-477	Board of Supervisors Meeting 11/14/25	\$ 200.00
Debra K Goode	300205	DG121225-477	Board of Supervisors Meeting 12/12/25	\$ 200.00
Fieldstone Landscape Services	300190	26739	Landscape Maintenance 11/25	\$ 5,500.00
Fieldstone Landscape Services	300201	26872	Landscape Maintenance 12/25	\$ 5,500.00
Fieldstone Landscape Services	300201	26960	Irrigation Repairs 12/25	\$ 78.75
Hillsborough County BOCC	20251215-1	9086894852	2303 Dandelion St Rclm 11/25	\$ 262.65
Michael Daniel Murphy	300195	MM111425	Board of Supervisors Meeting 11/14/25	\$ 200.00
Michael Daniel Murphy	300206	MM121225	Board of Supervisors Meeting 12/12/25	\$ 200.00
Rizzetta & Company, Inc.	300198	INV0000105313	Accounting Services 12/25	\$ 3,828.24

Lynwood Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
School Now	300200	INV-SN-1141	CDD Website Annual Service FY 25-26	\$ 1,515.00
Sitex Aquatics, LLC	300191	10445-b	Monthly Lake Maintenance 11/25	\$ 840.00
Sitex Aquatics, LLC	300202	10518-b	Monthly Lake Maintenance 12/25	\$ 840.00
Straley Robin Vericker	300203	27608	Legal Services 11/25	\$ 1,852.50
Susan Gomez	300196	SG111425	Board of Supervisors Meeting 11/14/25	\$ 200.00
Susan Gomez	300207	SG121225	Board of Supervisors Meeting 12/12/25	\$ 200.00
Tammie Murphy	300197	TM111425	Board of Supervisors Meeting 11/14/25	\$ 200.00
Tammie Murphy	300208	TM121225	Board of Supervisors Meeting 12/12/25	\$ 200.00
TECO	20251223-1	211018276116-122625	2282 NE 19th Av Columns 11/25	\$ 28.19
TECO	20251223-1	211018542954-122625	Lynwood Subd on 19th Av Lights 11/25	\$ 1,268.43
TECO	20251223-1	211018619067-120425	2398 NE 19th Av Sign 11/25	\$ 27.26
TECO	20251223-1	221008015820-122625	Lynwood Ph2 on 19th Av Lights 11/25	\$ 838.93

Lynwood Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
TECO	20251223-1	221008163679-120325	Lynwood Ph3 on 19th Av 11/25	\$ 372.87
TECO	20251210-1	221008593248-111925	5524 Rainwood Meadow Dr 3B Solar 11/25	\$ 615.85
Total				\$ <u>35,808.67</u>



2010 S. 51st Street
Tampa, FL 33619
813-633-0548

Invoice

Date	Invoice #
11/25/2025	2026128

Bill To	Ship To
Lynwood CDD 3434 Colwell Avenue, Suite 200 Tampa, FL 33614	Lynwood CDD Amaryllis Garden Street Apollo Beach, FL 33572

Method of payment: Checks, Cashiers Check, and Money Order ONLY. ACPLM does not accept Credit Cards.	Customer's P.O. #	Terms	ACPLM's Proposal #	Rep
		Net 30 Days	190941025	SF

Description	U/M	Amount
Concrete Sidewalk and Pad		9,850.00

Returned Checks Will Incur a \$35 Fee!

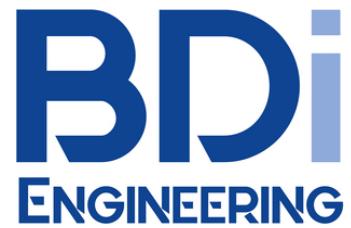
All payments later than 30 days after the due date shall bear interest at 18% per annum.

Thank you for your business!!
Please remit to above address.

Total \$9,850.00

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 2214
DATE 11/25/2025
TERMS Net 30
DUE DATE 12/25/2025

PROJECT NAME
Lynwood CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[November 10 - November 25]	1:30	180.00	270.00
Inspector	[November 12]	4:00	80.00	320.00
BALANCE DUE				\$590.00



LYNWOOD COMMUNITY DEVELOPMENT DISTRICT
Nov-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.	0.50	\$210 \$180	S. Brletic J. Whited	\$0.00 \$90.00
Sidewalk Pour Inspection and Coordination.	1.00 4.00	\$180 \$80	J. Whited S. Ferguson	\$180.00 \$320.00
INVOICE TOTAL		5.50		\$590.00

Lynwood CDD
Meeting Date: November 14, 2025

SUPERVISOR PAY REQUEST

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	11:00
Meeting End Time:	11:52
Total Meeting Time:	:52

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: _____



Lynwood CDD
Meeting Date: December 12, 2025

SUPERVISOR PAY REQUEST

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	11:00 AM
Meeting End Time:	12:20 PM
Total Meeting Time:	

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: _____

Rachel M. Welborn



4801 122nd Avenue North
Clearwater, FL 33762

Invoice 26739

Date	PO#
11/03/25	
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 November 2025			\$5,500.00	\$5,500.00

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

FIELDSTONE**LANDSCAPE**

4801 122nd Avenue North
Clearwater, FL 33762

Invoice 26872

Date	PO#
12/01/25	
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 December 2025			\$5,500.00	\$5,500.00

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.

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

FIELDSTONE**LANDSCAPE**

4801 122nd Avenue North
Clearwater, FL 33762

Invoice 26960

Date	PO#
12/10/25	
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			\$78.75	\$78.75
<i>IRR - Pre-Approved Repairs - 12/01/2025</i>			<i>\$78.75</i>	
Labor - 12/01/25	0.77Hrs	\$80.00		
Bubbler (Material)	1.00ea	\$2.66		
Cap-1/2" Slip (Material)	2.00ea	\$0.90		
Coupler 1/2" (Material)	1.00ea	\$0.31		
Hunter PRO Nozzle 12 ft. Radius Adjustable Arc (Material)	2.00ea	\$1.71		
Pop up- spray hunter 6' no side (Material)	1.00ea	\$5.80		
Sch 40 PVC 90 street elbow 1/2 in. MIPT x Socket (Material)	3.00ea	\$1.05		

Sales Tax	\$0.00
Grand Total	\$78.75

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

**CUSTOMER NAME**

LYNWOOD CDD

ACCOUNT NUMBER

9086894852

BILL DATE

11/21/2025

DUUE DATE

12/12/2025

**Hillsborough
County Florida**

S-Page 1 of 3

Summary of Account Charges

Previous Balance	\$271.65
Net Payments - Thank You	\$-271.65
Total Account Charges	\$262.65
AMOUNT DUE	\$262.65

Important Message

Important Notice: Upcoming impact fees public hearing scheduled for December 17th at 10:00 AM. This applies only to new buildings and new construction, not existing customers. Details: <https://bit.ly/3JF9HUI>

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



Make checks payable to: BOCC

ACCOUNT NUMBER: 9086894852

**Hillsborough
County Florida****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

1,018 8

DUUE DATE	12/12/2025
AMOUNT DUE	\$262.65
AMOUNT PAID	



0090868948523 00000262659



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
LYNWOOD CDD	9086894852	11/21/2025	12/12/2025

Service Address: 5438 AMARYLLIS GARDEN ST - COMM RCLM MTR

S-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703550050	10/23/2025	204631	11/21/2025	216235	11604 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$8.53

Total Service Address Charges \$8.53



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
LYNWOOD CDD	9086894852	11/21/2025	12/12/2025

Service Address: 2303 DANDELION ST (RCLM GEN USER)

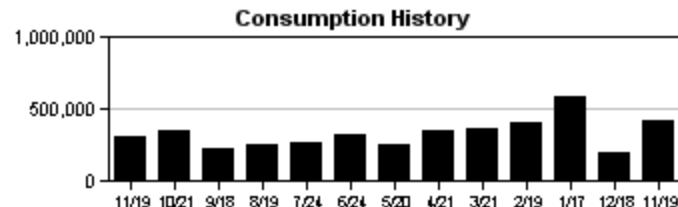
S-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61111785	10/21/2025	144257	11/19/2025	147278	302100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$230.45

Total Service Address Charges \$230.45





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
LYNWOOD CDD	9086894852	11/21/2025	12/12/2025

Service Address: 5436 AMARYLLIS GARDEN ST - COMM RCLM MTR

S-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703539298	10/21/2025	785959	11/21/2025	859586	73627 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$23.67

Total Service Address Charges \$23.67



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

Invoice

Date	Invoice #
12/2/2025	INV0000105313

Bill To:

Lynwood CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

	Services for the month of		Client Number
	December	Upon Receipt	
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

**INVOICE**

Lynwood CDD
5020 W. Linebaugh Avenue
Suite 240
Tampa FL 33624
United States

Invoice # INV-SN-1141
Invoice Date: 12/1/2025
Due Date: 12/31/2025
PO#:

Item	Description	AMOUNT
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	\$615.00
SchoolNow CDD ADA-PDF		\$900.00
Subscription start: 10/1/2025	Subtotal:	\$1,515.00
Subscription end: 9/30/2026	Tax Total:	
	Total:	\$1,515.00
	Amount Paid:	\$0.00
Direct Deposit Instruction:	Amount Due:	\$1,515.00

Check Remittance:

Innersync Studios Ltd
P.O. Box 771470
St. Louis, MO 63177-9816
United States

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.: 10445-b

Terms: Net 30

Invoice date: 11/01/2025

Due date: 12/01/2025

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

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



Bill to

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

Invoice details

Invoice no.: 10518-b

Terms: Net 30

Invoice date: 12/01/2025

Due date: 12/31/2025

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

December 15, 2025
Client: 001519
Matter: 000001
Invoice #: 27608

Page: 1

RE: General

For Professional Services Rendered Through November 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
11/3/2025	MB	REVIEW AND REVISE LETTER TO RESIDENTS REGARDING EXTERIOR WALL REPAINTING.	1.4	\$455.00
11/6/2025	MB	PREPARE DRAFT RESIDENT PERMISSION FORM FOR PERMITER WALL PAINTING.	1.5	\$487.50
11/13/2025	MB	REVIEW DISTRICT BOARD MEETING AGENDA PACKAGE.	0.3	\$97.50
11/14/2025	MB	PREPARE FOR AND ATTEND DISTRICT BOARD MEETING.	1.5	\$487.50
11/24/2025	MB	RESEARCH CASE LAW PERTAINING TO EASEMENT BY NECESSITY; REVIEW AND REVISE RESIDENT LETTER AND PERMISSION FORM FOR PERIMETER FENCE PAINTING.	1.0	\$325.00
Total Professional Services			5.7	\$1,852.50

December 15, 2025
Client: 001519
Matter: 000001
Invoice #: 27608

Page: 2

Total Services	\$1,852.50
Total Disbursements	\$0.00
Total Current Charges	\$1,852.50
Previous Balance	\$1,917.50
<i>Less Payments</i>	<i>(\$1,917.50)</i>
PAY THIS AMOUNT	\$1,852.50

Please Include Invoice Number on all Correspondence



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

RECEIVED
DEC - 8 2021

Statement Date: December 04, 2025

Amount Due: \$28.19

Due Date: December 26, 2025

Account #: 211018276116

Account Summary

BY:

Current Service Period: October 30, 2025 - November 26, 2025

Previous Amount Due	\$32.51
Payment(s) Received Since Last Statement	-\$32.51
Current Month's Charges	\$28.19

Amount Due by December 26, 2025 **\$28.19**

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.



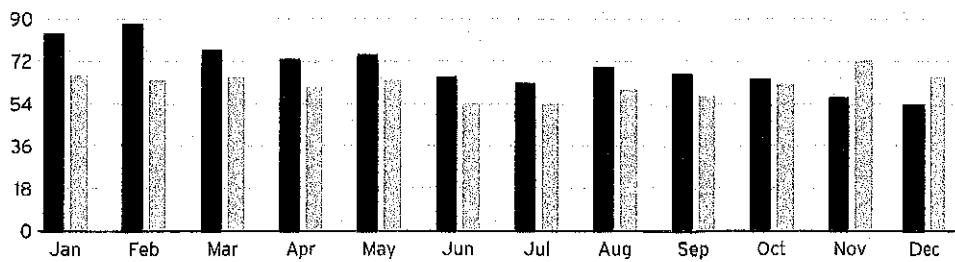
Your average daily kWh used was 0% higher than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)

2024 2025



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: December 26, 2025

Amount Due:	\$28.19
Payment Amount:	\$ _____

6748411117942110182761160000000028195

Pay your bill online at TampaElectric.com

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

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



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

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

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

6748411117942110182761160000000028195



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

Account #: 211018276116
Statement Date: December 04, 2025
Charges Due: December 26, 2025

Meter Read

Meter Location: ENTRY LIGHTS

Service Period: Oct 30, 2025 - Nov 26, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000577369	11/26/2025	4,870	4,805	=	65 kWh	1	28 Days

Charge Details



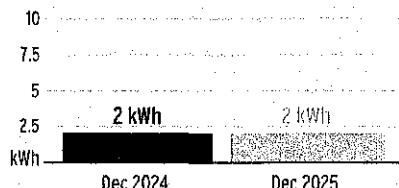
Electric Charges

Daily Basic Service Charge	28 days @ \$0.63000	\$17.64
Energy Charge	65 kWh @ \$0.08641/kWh	\$5.62
Fuel Charge	65 kWh @ \$0.03391/kWh	\$2.20
Storm Protection Charge	65 kWh @ \$0.00577/kWh	\$0.38
Clean Energy Transition Mechanism	65 kWh @ \$0.00418/kWh	\$0.27
Storm Surcharge	65 kWh @ \$0.02121/kWh	\$1.38
Florida Gross Receipt Tax		\$0.70
Electric Service Cost		\$28.19

Total Current Month's Charges

\$28.19

Avg kWh Used Per Day



Important Messages

Struggling to keep up with your energy bill?

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Ways To Pay Your Bill



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TECO
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Credit or Debit Card
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Phone
Toll Free:
866-689-6469

Contact Us

Online:
TampaElectric.com

Hearing Impaired/TTY:

7-1-1

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

Important Rate Information for Commercial and Industrial Customers



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Commercial and industrial customers will see increases between 2% and 10% depending on usage. Refer to the table for rates that begin January 2026.



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Approved Rates for January 2026		
Standard General Service, Demand (GSD)		
Basic Service Charge		\$1.12 per day
Demand Charge		\$19.06 per kW
Energy Charge		0.815 cents per kWh
Fuel Charge		3.516 cents per kWh
Environmental Charge		0.072 cents per kWh
Storm Protection Charge		\$2.02 per kW
Capacity Charge		\$0.72 per kW
Energy Conservation Charge		\$0.79 per kW
Clean Energy Transition Mechanism		\$1.15 per kW
Storm Surcharge		1.035 cents per kWh
Optional General Service, Demand (GSD-option)		
Basic Service Charge		\$1.12 per day
Energy Charge		0.826 cents per kWh
Fuel Charge		3.516 cents per kWh
Environmental Charge		0.072 cents per kWh
Storm Protection Charge		0.493 cents per kWh
Capacity Charge		0.176 cents per kWh
Energy Conservation Charge		0.194 cents per kWh
Clean Energy Transition Mechanism		0.272 cents per kWh
Storm Surcharge		1.035 cents per kWh
Time-of-Day General Service, Demand (GSDT)		
Basic Service Charge		\$1.12 per day
Demand Charge		\$6.73 per kW of billing demand, plus \$12.34 per kW of peak demand
Energy Charge	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
	1.322	0.633
Fuel Charge	3.822	3.376
Environmental Charge		0.072 cents per kWh
Storm Protection Charge		\$2.02 per kW
Capacity Charge		\$0.72 per kW
Energy Conservation Charge		\$0.79 per kW
Clean Energy Transition Mechanism		\$1.15 per kW
Storm Surcharge		1.035 cents per kWh
General Service, Large Demand Primary (GSLDPR)		
Basic Service Charge		\$22.03 per day
Demand Charge		\$14.14 per kW
Energy Charge		1.166 cents per kWh
Fuel Charge		3.481 cents per kWh
Environmental Charge		0.064 cents per kWh
Storm Protection Charge		\$1.35 per kW
Capacity Charge		\$0.66 per kW
Energy Conservation Charge		\$0.71 per kW
Clean Energy Transition Mechanism		\$0.86 per kW
Storm Surcharge		0.453 cents per kWh

Important Rate Information for Commercial and Industrial Customers

Approved Rates for January 2026		
Time-of-Day General Service, Large Demand Primary (GSLDTPR)		
Basic Service Charge		\$22.03 per day
Demand Charge		\$4.15 per kW of billing demand, plus \$10.01 per kW of peak billing demand
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.771	0.947
Fuel Charge	3.784	3.342
Environmental Charge		0.064 cents per kWh
Storm Protection Charge		\$1.35 per kW
Capacity Charge		\$0.66 per kW
Energy Conservation Charge		\$0.77 per kW
Clean Energy Transition Mechanism		\$0.66 per kW
Storm Surcharge		0.453 cents per kWh
General Service, Large Demand Subtransmission (GSLDSU)		
Basic Service Charge		\$133.76 per day
Demand Charge		\$12.84 per kW
Energy Charge		1.228 cents per kWh
Fuel Charge		3.446 cents per kWh
Environmental Charge		0.063 cents per kWh
Storm Protection Charge		\$0.11 per kW
Capacity Charge		\$0.61 per kW
Energy Conservation Charge		\$0.72 per kW
Clean Energy Transition Mechanism		\$0.63 per kW
Storm Surcharge		0.074 cents per kWh
Time-of-Day General Service, Large Demand Subtransmission (GSLDTSU)		
Basic Service Charge		\$133.76 per day
Demand Charge		\$1.61 per kW of billing demand, plus \$11.22 per kW of peak billing demand
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.478	1.149
Fuel Charge	3.746	3.308
Environmental Charge		0.063 cents per kWh
Storm Protection Charge		\$0.11 per kW
Capacity Charge		\$0.61 per kW
Energy Conservation Charge		\$0.72 per kW
Clean Energy Transition Mechanism		\$0.63 per kW
Storm Surcharge		0.074 cents per kWh

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The rate schedules above are subject to gross receipts taxes, city and state taxes, and franchise fees, where applicable. A late payment charge may be applied to any unpaid balance on your electric bill that is not paid by the past due date.



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

RECEIVED
DEC - 8 2021

Statement Date: December 04, 2025

Amount Due: \$1,268.43

Due Date: December 26, 2025

Account #: 211018542954

Account Summary

BY:

Current Service Period: October 30, 2025 - November 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 December 26, 2025 **\$1,268.43**

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



Scan here to view
your account online.



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

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



Account #: 211018542954

Due Date: December 26, 2025

 Pay your bill online at TampaElectric.com

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

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

Amount Due: \$1,268.43

Payment Amount: \$

66990283705921101854295400000001268436

00004251 FTECO112042523474810 00000 03 01000000 17869 006
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.

66990283705921101854295400000001268436



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

Account #: 211018542954
Statement Date: December 04, 2025
Charges Due: December 26, 2025

Service Period: Oct 30, 2025 - Nov 26, 2025

Rate Schedule: Lighting Service

Charge Details**Electric Charges****Lighting Service Items LS-1 (Bright Choices) for 28 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****Struggling to keep up with your energy bill?**

We have options to help when you need it most. Visit TampaElectric.com/ PayAssist to explore resources and get started.

Important Outdoor Lighting Rate Information

Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's November 2025 approval. View rates for lighting fixtures and poles at TampaElectric.com/ RateCommunications.

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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7-1-1

Power Outage:

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813-275-3909

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Energy Charge		0.815 cents per kWh
Fuel Charge		3.516 cents per kWh
Environmental Charge		0.072 cents per kWh
Storm Protection Charge		\$2.02 per kW
Capacity Charge		\$0.72 per kW
Energy Conservation Charge		\$0.79 per kW
Clean Energy Transition Mechanism		\$1.15 per kW
Storm Surcharge		1.035 cents per kWh
Optional General Service, Demand (GSD-option)		
Basic Service Charge		\$1.12 per day
Energy Charge		0.226 cents per kWh
Fuel Charge		3.516 cents per kWh
Environmental Charge		0.072 cents per kWh
Storm Protection Charge		0.493 cents per kWh
Capacity Charge		0.176 cents per kWh
Energy Conservation Charge		0.194 cents per kWh
Clean Energy Transition Mechanism		0.272 cents per kWh
Storm Surcharge		1.035 cents per kWh
Time-of-Day General Service, Demand (GSDT)		
Basic Service Charge		\$1.12 per day
Demand Charge		\$6.73 per kW of billing demand, plus \$12.34 per kW of peak demand
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.322	0.633
Fuel Charge	3.822	3.376
Environmental Charge		0.072 cents per kWh
Storm Protection Charge		\$2.02 per kW
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Basic Service Charge		\$22.03 per day
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Energy Charge		1.166 cents per kWh
Fuel Charge		3.481 cents per kWh
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Storm Protection Charge		\$1.35 per kW
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Storm Surcharge		0.453 cents per kWh

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	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.771	0.947
Fuel Charge	3.784	3.342
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LYNWOOD COMMUNITY DEVELOPMENT
2398 NE 19TH AVE, SIGN
APOLLO BEACH, FL 33572

Statement Date: December 04, 2025

PROGRESSIVE
DEC - 8 2025

Amount Due: \$27.26

Due Date: December 26, 2025

Account #: 211018619067

Account Summary

BY:

Current Service Period: October 30, 2025 - November 26, 2025

Previous Amount Due	\$31.58
Payment(s) Received Since Last Statement	-\$31.58
Current Month's Charges	\$27.26

Amount Due by December 26, 2025 **\$27.26**

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 33.33% lower than the same period last year.

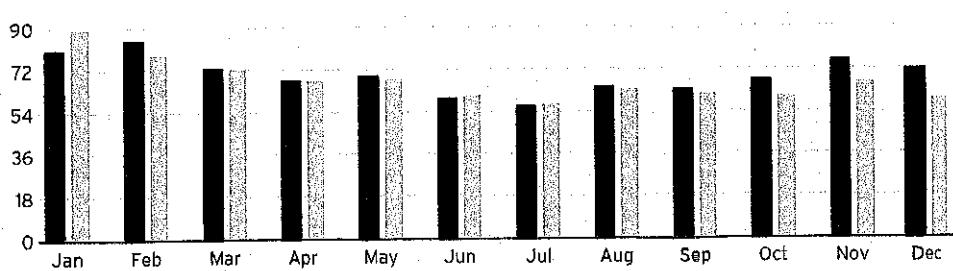


Your average daily kWh used was 0% higher than it was in your previous period.



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: December 26, 2025

Amount Due: \$27.26

Payment Amount: \$ _____

6699028370602110186190670000000027269

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$27.26

Payment Amount: \$ _____

6699028370602110186190670000000027269

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.

6699028370602110186190670000000027269



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

Account #: 211018619067
Statement Date: December 04, 2025
Charges Due: December 26, 2025

Meter Read

Service Period: Oct 30, 2025 - Nov 26, 2025

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000829735	11/26/2025	3,050	2,991	=	59 kWh	1	28 Days

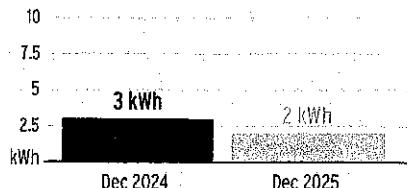
Charge Details

Electric Charges		
Daily Basic Service Charge	28 days @ \$0.63000	\$17.64
Energy Charge	59 kWh @ \$0.08641/kWh	\$5.10
Fuel Charge	59 kWh @ \$0.03391/kWh	\$2.00
Storm Protection Charge	59 kWh @ \$0.00577/kWh	\$0.34
Clean Energy Transition Mechanism	59 kWh @ \$0.00418/kWh	\$0.25
Storm Surcharge	59 kWh @ \$0.02121/kWh	\$1.25
Florida Gross Receipt Tax		\$0.68
Electric Service Cost		\$27.26

Total Current Month's Charges

\$27.26

Avg kWh Used Per Day



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Fuel Charge		3.516 cents per kWh
Environmental Charge		0.072 cents per kWh
Storm Protection Charge		\$2.02 per kW
Capacity Charge		\$0.72 per kW
Energy Conservation Charge		\$0.79 per kW
Clean Energy Transition Mechanism		\$1.15 per kW
Storm Surcharge		1.035 cents per kWh
Optional General Service, Demand (GSD-option)		
Basic Service Charge		\$1.12 per day
Energy Charge		8.226 cents per kWh
Fuel Charge		3.516 cents per kWh
Environmental Charge		0.072 cents per kWh
Storm Protection Charge		0.493 cents per kWh
Capacity Charge		0.176 cents per kWh
Energy Conservation Charge		0.194 cents per kWh
Clean Energy Transition Mechanism		0.272 cents per kWh
Storm Surcharge		1.035 cents per kWh
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Fuel Charge		3.481 cents per kWh
Environmental Charge		0.064 cents per kWh
Storm Protection Charge		\$1.35 per kW
Capacity Charge		\$0.66 per kW
Energy Conservation Charge		\$0.77 per kW
Clean Energy Transition Mechanism		\$0.86 per kW
Storm Surcharge		0.463 cents per kWh

Important Rate Information for Commercial and Industrial Customers

Approved Rates for January 2026

Time-of-Day General Service, Large Demand Primary (GSLDTPR)		
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Basic Service Charge	\$22.03 per day	
Demand Charge	\$4.16 per kW of billing demand, plus \$10.01 per kW of peak billing demand	
Energy Charge	1.771	0.947
Fuel Charge	3.784	3.342
Environmental Charge		0.064 cents per kWh
Storm Protection Charge		\$1.35 per kW
Capacity Charge		\$0.66 per kW
Energy Conservation Charge		\$0.77 per kW
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Energy Charge	1.478	1.149
Fuel Charge	3.746	3.308
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Capacity Charge		\$0.61 per kW
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TampaElectric.com

LYNWOOD COMMUNITY DEVELOPMENT

LYNWOOD PH 2 ON 19TH AVE. LIGHTS
APOLLO BEACH, FL 33567

RECEIVED
DEC - 8 2025

BY:

Statement Date: December 03, 2025

Amount Due: \$838.93

Due Date: December 26, 2025

Account #: 221008015820

Account Summary

Current Service Period: October 29, 2025 - November 25, 2025

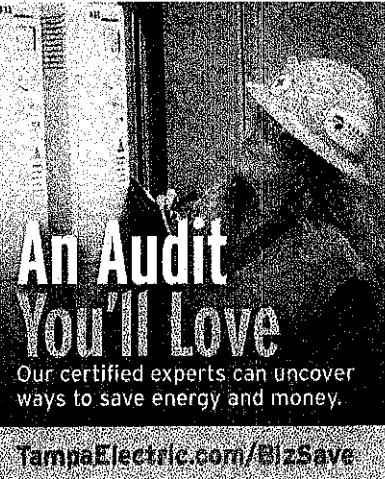
Previous Amount Due	\$838.93
Payment(s) Received Since Last Statement	-\$838.93
Current Month's Charges	\$838.93

Amount Due by December 26, 2025 **\$838.93**

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Scan here to view
your account online.



An Audit
You'll Love
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ways to save energy and money.

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Due Date: December 26, 2025

Amount Due: \$838.93

Payment Amount: \$ _____

672371983262

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00005165 FTECO112032523512710 00000 02 01000000 12255 002
LYNWOOD COMMUNITY DEVELOPMENT
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TAMPA, FL 33614-8390

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

Make check payable to: TECO
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67237198326222100801582000000000838937



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

Account #: 221008015820
Statement Date: December 03, 2025
Charges Due: December 26, 2025

Service Period: Oct 29, 2025 - Nov 25, 2025

Rate Schedule: Lighting Service

Charge Details**Electric Charges****Lighting Service Items LS-1 (Bright Choices) for 28 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****Struggling to keep up with your energy bill?**

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Important Outdoor Lighting Rate Information

Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's November 2025 approval. View rates for lighting fixtures and poles at TampaElectric.com/ [RateCommunications](http://RateCommunications.com/).

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863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Important Rate information for Commercial and Industrial Customers



Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's December 2024 approval. This adjustment supports investments that strengthen reliability, harden the grid and expand fuel-saving energy sources – improvements designed to build a stronger, more efficient energy system and help lower customer costs over time.



The fuel charge will also be adjusted in January to reflect actual costs from 2025 and projected expenses for 2026. The cost of fuel is passed directly to customers with no markup or profit to Tampa Electric.



The temporary storm surcharge ends in August 2026, so your bills will be lower in September through December 2026.

This storm surcharge pays for restoration following the historic and destructive 2024 hurricane season. To lessen the impact on customers, the surcharge was spread over 18 months (March 2025–August 2026).

Commercial and industrial customers will see increases between 2% and 10% depending on usage. Refer to the table for rates that begin January 2026.



For more information, visit TampaElectric.com/RateCommunications.

Approved Rates for January 2026		
Standard General Service, Demand (GSD)		
Basic Service Charge		\$1.12 per day
Demand Charge		\$19.06 per kW
Energy Charge		0.815 cents per kWh
Fuel Charge		3.516 cents per kWh
Environmental Charge		0.072 cents per kWh
Storm Protection Charge		\$2.02 per kW
Capacity Charge		\$0.72 per kW
Energy Conservation Charge		\$0.79 per kW
Clean Energy Transition Mechanism		\$1.15 per kW
Storm Surcharge		1.035 cents per kWh
Optional General Service, Demand (GSD-option)		
Basic Service Charge		\$1.12 per day
Energy Charge		8.226 cents per kWh
Fuel Charge		3.516 cents per kWh
Environmental Charge		0.072 cents per kWh
Storm Protection Charge		0.493 cents per kWh
Capacity Charge		0.176 cents per kWh
Energy Conservation Charge		0.194 cents per kWh
Clean Energy Transition Mechanism		0.272 cents per kWh
Storm Surcharge		1.035 cents per kWh
Time-of-Day General Service, Demand (GSDT)		
Basic Service Charge		\$1.12 per day
Demand Charge		\$6.73 per kW of billing demand, plus \$12.34 per kW of peak demand
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.322	0.633
Fuel Charge	3.822	3.376
Environmental Charge		0.072 cents per kWh
Storm Protection Charge		\$2.02 per kW
Capacity Charge		\$0.72 per kW
Energy Conservation Charge		\$0.79 per kW
Clean Energy Transition Mechanism		\$1.15 per kW
Storm Surcharge		1.035 cents per kWh
General Service, Large Demand Primary (GSLDPR)		
Basic Service Charge		\$22.03 per day
Demand Charge		\$14.14 per kW
Energy Charge		1.166 cents per kWh
Fuel Charge		3.481 cents per kWh
Environmental Charge		0.064 cents per kWh
Storm Protection Charge		\$1.35 per kW
Capacity Charge		\$0.66 per kW
Energy Conservation Charge		\$0.77 per kW
Clean Energy Transition Mechanism		\$0.96 per kW
Storm Surcharge		0.453 cents per kWh



Important Rate Information for Commercial and Industrial Customers

Approved Rates for January 2026		
Time-of-Day General Service, Large Demand Primary (GSLDTPR)		
Basic Service Charge	\$22.03 per day	
Demand Charge	\$4.15 per kW of billing demand, plus	
	\$10.01 per kW of peak billing demand	
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.771	0.947
Fuel Charge	3.784	3.342
Environmental Charge	0.064 cents per kWh	
Storm Protection Charge	\$1.35 per kW	
Capacity Charge	\$0.66 per kW	
Energy Conservation Charge	\$0.77 per kW	
Clean Energy Transition Mechanism	\$0.86 per kW	
Storm Surcharge	0.453 cents per kWh	
General Service, Large Demand Subtransmission (GSLDSU)		
Basic Service Charge	\$133.76 per day	
Demand Charge	\$12.84 per kW	
Energy Charge	1.228 cents per kWh	
Fuel Charge	3.446 cents per kWh	
Environmental Charge	0.063 cents per kWh	
Storm Protection Charge	\$0.11 per kW	
Capacity Charge	\$0.61 per kW	
Energy Conservation Charge	\$0.72 per kW	
Clean Energy Transition Mechanism	\$0.53 per kW	
Storm Surcharge	0.074 cents per kWh	
Time-of-Day General Service, Large Demand Subtransmission (GSLDTSU)		
Basic Service Charge	\$133.76 per day	
Demand Charge	\$1.61 per kW of billing demand, plus	
	\$11.22 per kW of peak billing demand	
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.478	1.149
Fuel Charge	3.746	3.308
Environmental Charge	0.063 cents per kWh	
Storm Protection Charge	\$0.11 per kW	
Capacity Charge	\$0.61 per kW	
Energy Conservation Charge	\$0.72 per kW	
Clean Energy Transition Mechanism	\$0.53 per kW	
Storm Surcharge	0.074 cents per kWh	

The costs of fuel are passed along to customers without any markup or profit to Tampa Electric.

The rate schedules above are subject to gross receipts taxes, city and state taxes, and franchise fees, where applicable. A late payment charge may be applied to any unpaid balance on your electric bill that is not paid by the past due date.



TampaElectric.com

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

Statement Date: December 03, 2025

Amount Due: **\$372.87**

Due Date: December 26, 2025

Account #: 221008163679

Account Summary

Current Service Period: October 29, 2025 - November 25, 2025

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

Amount Due by December 26, 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: December 26, 2025

Amount Due: **\$372.87**

Payment Amount: \$ _____

6723719832632210081636790000000372877

LYNWOOD COMMUNITY DEVELOPMENT
9428 CAMDEN FIELD PKWY
RIVerview, FL 33578

Mail payment to:
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Please write your account number on the memo line of your check.

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

Account #: 221008163679
Statement Date: December 03, 2025
Charges Due: December 26, 2025

Service Period: Oct 29, 2025 - Nov 25, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 28 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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888-223-0800 (All Other Counties)

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7-1-1

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877-588-1010

Energy-Saving Programs:

813-275-3909

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TampaElectric.com

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

Statement Date: November 19, 2025

Amount Due: \$615.85

Due Date: December 10, 2025

Account #: 221008593248

Account Summary

Current Service Period: October 15, 2025 - November 13, 2025

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

Amount Due by December 10, 2025 \$615.85

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

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Account #: 221008593248

Due Date: December 10, 2025

Amount Due: \$615.85

Payment Amount: \$ _____

6452116297862210085932480000000615859

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3434 COLWELL AVE, STE 200
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TAMPA, FL 33631-3318

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

6452116297862210085932480000000615859



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

Account #: 221008593248
Statement Date: November 19, 2025
Charges Due: December 10, 2025

Service Period: Oct 15, 2025 - Nov 13, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

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

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

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.

Total Current Month's Charges

\$615.85

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

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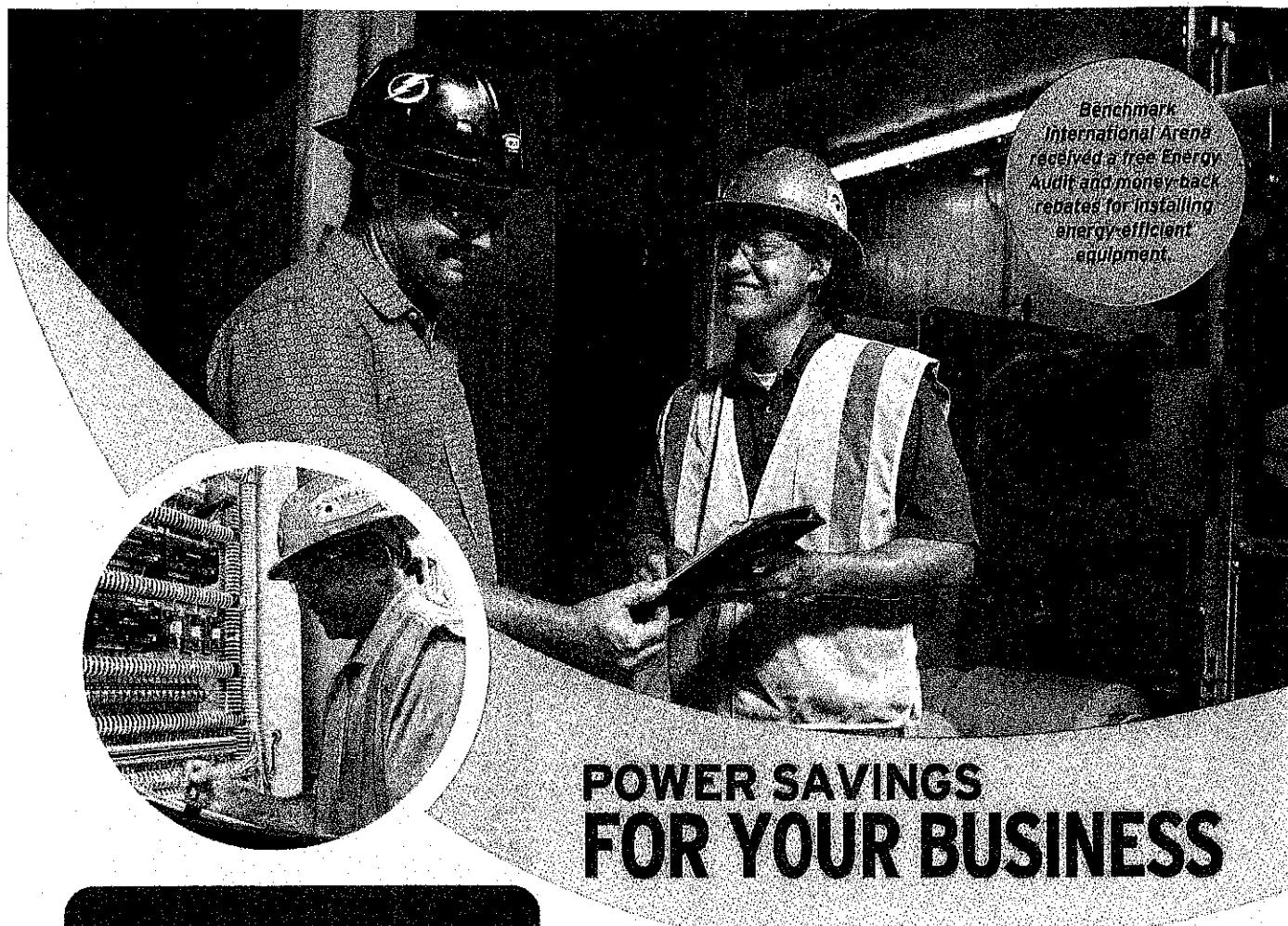
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00000338-00000005-Page 3 of 4

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*Available on equipment or panels < 480 volts.

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Tab 5

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, January 9, 2026, 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.
Matthew Huber	Director District Services, Rizzetta & Co.
Michael Broadus	District Counsel; Straley Robin Vericker
Jerry Whited	District Engineer; BDI Engineering
John Vericker	District Counsel, Straley, Robin, Vericker
Lix Moore	Representative, Fieldstone

Audience	None
----------	-------------

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

50 THIRD ORDER OF BUSINESS**Staff Reports**

51

A. Landscape Update

52

53 Ms. Moore presented her report.

54

B. Sitex Aquatics Treatment Report

55

56 Not Present. The Board reviewed the Report presented.

57

C. District Counsel

58

59 District Counsel spoke about follow up letters to wall adjacent and Board of
60 Supervisors will go door to door.

61

D. District Engineer

62

63 Present. Mr. Whited advised the Board that he is still working with Mr. Cooney
64 on sidewalk pour issues.

65

66 The Board accepted BDI Engineering fees for 2025-2026.

67

E. District Manager

68

69 Ms. Welborn stated the next CDD meeting will be held on Friday, February
70 13, 2026, at 11:00 a.m. at the offices of Rizzetta & Company located at 2700
71 S. Falkenburg Road Suite 2745, Riverview, FL 33578.

72

73 FOURTH ORDER OF BUSINESS**Business Items**

74

A. Consideration of Fieldstone Landscape Quote

75

76 Tabled.

77

B. Consideration of Romaner Graphics Quote

78

79 On a Motion by Ms. Goode, seconded by Ms. Murphy with all in favor, the Board of
80 Supervisors approved the Romaner Graphics quote as presented in the amount of
81 \$480.00, for the Lynwood Community Development District.

82

C. Consideration of No Parking Signage

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84 No action was taken.

85

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93 **D. Consideration of Keep it Green Landscape Quote**94
On a Motion by Ms. Goode, seconded by Ms. Gomez with all in favor, the Board of
Supervisors approved Keep it Green Landscape proposal #4441, project one, in the about
of \$1700.00, for the Lynwood Community Development District.95
On a Motion by Ms. Kirchner, seconded by Ms. Goode with all in favor, the Board of
Supervisors approved Keep it Green Landscape proposal #4441, Project three with an
NTE of \$1200.00, for the Lynwood Community Development District.96 **E. Discussion on CD**97
On a Motion by Ms. Murphy, seconded by Ms. Goode with all in favor, the Board of
Supervisors approved, leaving the CD at TD Bank, for the Lynwood Community
Development District.99 **FIFTH ORDER OF BUSINESS**100 **Business Administration**101 **A. Consideration of Minutes of Board Supervisors' Meeting held on**
102 **December 12, 2025**103
On a Motion by Ms. Kirchner, seconded by Ms. Goode with all in favor, the Board of
Supervisors approved Meeting Minutes from December 12, 2025, for the Lynwood
Community Development District.104
B. Consideration of Operations and Maintenance Expenditures of
October and November 2025105
On a Motion by Ms. Goode, seconded by Ms. Kirchner with all in favor, the Board of
Supervisors approved the Operations and Maintenance Expenditures for October
(\$20,670.05) and November (\$16,197.88), for the Lynwood Community Development
District.109 **SIXTH ORDER OF BUSINESS**110 **Supervisor Requests**111
Mr. Huber introduced himself to the Board of Supervisors.112 **SEVENTH ORDER OF BUSINESS**113 **Adjournment**114
On a Motion by Ms. Gomez, seconded by Ms. Murphy, with all in favor, the Board of
Supervisors approved adjourning the meeting at 11:41 p.m., for the Lynwood Community
Development District.

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136 Assistant Secretary

Chair / Vice Chair

DRAFT