



Rizzetta & Company

Lynwood Community Development District

**Board of Supervisors' Meeting
March 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 Susie 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, March 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. Landscaper's Response Report Tab 2
 - C. Sitex Aquatics Treatment Report Tab 3
 - D. District Counsel
 - E. District Engineer
 - F. District Manager
 - i. Review of District Manager's Report Tab 4
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of Financial Statement for January 2026 Tab 5
 - B. Consideration of Operations and Expenditures for January 2026..... Tab 6
 - C. Consideration of Minutes of Board of Supervisors' Meeting held on February 13, 2026, Tab 7
- 5. BUSINESS ITEMS**
 - A. Discussion of Upcoming Elections
- 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
District Manager

Tab 1

(1)



Entrance - east side

Created: Sun, 3/1/2026

Dwarf bottle brush are doing well minimal weeds but need to be removed by crew.



(2)



Flax Lily beds at entrance

Created: Sun, 3/1/2026

Bed needs to be weeded. Flax Lily are doing well.

(3)



Firebush frost damage

Created: Sun, 3/1/2026

Did see some small buds developing on these but not a lot so we will need to continue to monitor for recovery.



(4)



Plants at entrance - frost damage

Created: Sun, 3/1/2026

Plants are showing some signs of recovery but will monitor for a couple more weeks before trimming

(5)



Entrance bed clean up palms

Created: Sun, 3/1/2026

Crew need to clean up any palm fronds or debris in beds from cold weather.

(6)



Turf at Entrance

Created: Sun, 3/1/2026

Turf is slowly greening up. Fertilization application scheduled for March.



(7)



Plants on Qest Side of entrance

Created: Sun, 3/1/2026

Bottle brush are putting out new growth. Firebush continue to struggle from cold. Monitor for 2 weeks to determine if cutting back will help or if they need replacing. Monitor for new buds

(8)



Front wall - east side

Created: Sun, 3/1/2026

Plants along front wall are doing well. Suggest to trim Copper Leaf plants at sign down a little to remove damaged tips and encourage new growth



(9)



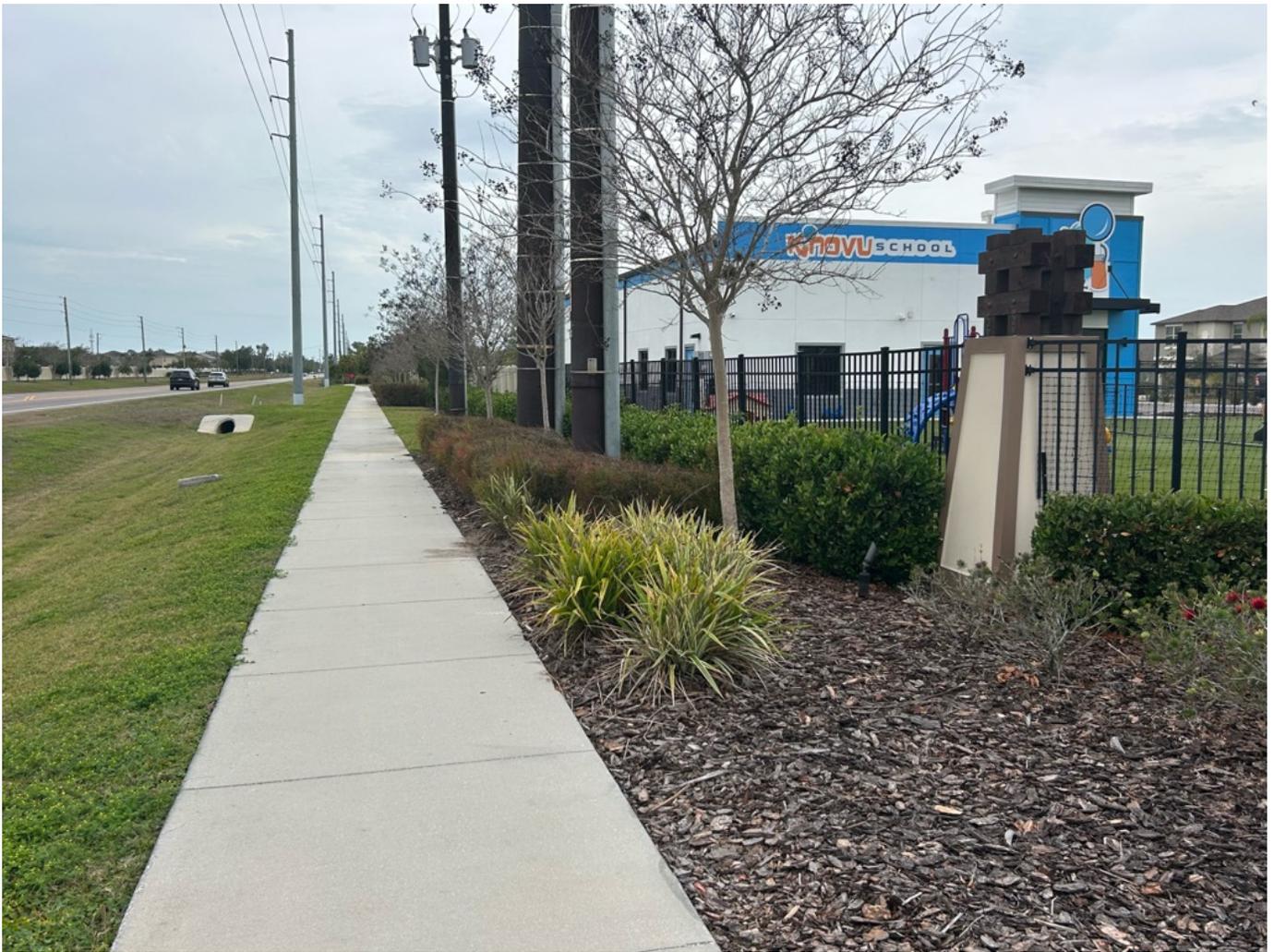
Front turf

Created: Sun, 3/1/2026

Crew ornirrigator need to fill in holes at front from previous irrigation repairs.



(10)



Wall on west side

Created: Sun, 3/1/2026

Most of the plants are doing well. Monitor and possibly trim Firebush mid-March removing the burnt tips

(11)



Turd area by pond 1

Created: Sun, 3/1/2026

Rake areas of brown turf. Turf was stressed from fungus and frost. Rake the area to encourage new growth.



(12)



Pond #1-

Created: Sun, 3/1/2026

Pond banka are line trimmed to water edge.

(13)



Bride area mowed and clean

Created: Sun, 3/1/2026

Cut back area is mowed. Crew needs to keep native area trimmed back and mowing as close as possible to discourage encroaching growth from natives.



(14)



Pergola planting bed.

Created: Sun, 3/1/2026

Plants are not showing any signs of recover at this time. I will recheck in a couple weeks but these may need to be replaced



(15)



Pergola Area- Gold Mound Plants

Created: Sun, 3/1/2026

Gold Mound are slowly recovering bur it appears not all have survived. Recommend to recheck in 2 weeks.

(16)



Silver Buttonwood are burnt from frost

Created: Sun, 3/1/2026

Suggest to wait 2 more weeks for new buds and possibly trim burnt tips to encourage new growth



(17)



Damage to turf

Created: Sun, 3/1/2026

Kids on bicycles are creating damage and ruts throughout park area.

(18)



Traffic circle on Amaryllis Garden

Created: Sun, 3/1/2026

Gold Mound are doing fair but need to be monitored. Ornamental grasses need to be cut back and weeded.



(19)



Traffic Circle

Created: Sun, 3/1/2026

Cut back grasses and weeding of bed is needed.

(20)



West Pond Banks

Created: Sun, 3/1/2026

Bed on northeast corner the weeds are cut back in bed. Pond bank is trimmed to water



(21)



Pond bank

Created: Sun, 3/1/2026

Pond bank is trimmed down to water



(22)



Large bed needs trimming and clean up

Created: Sun, 3/1/2026



(23)



Pond bank trimmed to water

Created: Sun, 3/1/2026



(24)



Bridge area

Created: Sun, 3/1/2026

Crew needs to keep native area trimmed back off of turf area



(25)



Back wall

Created: Sun, 3/1/2026

Crew needs to keep vegetation trimmed off of wall. Keep weeds from growing on top of wall.



(26)



Wall Area

Created: Sun, 3/1/2026

Crew needs to keep native plants from growing against wall. Line trim back off of wall

Tab 2

(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%

01-13-2025

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

Estimated Hours	2.30
Actual Hours	0.00
Remaining Hours	2.30

.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 - 1oz
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



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
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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





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	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Sprays West end perimeter outside sidewalk	Pass									
2	Drip West perimeter inside sidewalk West end a long fence	Pass						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	Clogge d Nozzle	Blocke d 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





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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

February 2026- Lynwood- ameryllis garden clock #2- circle Dri

Date: Feb 24, 2026 1:17 pm
 Inspector: LaPoma Thomas

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

Controller	
Name	Amaryllis garden clock #2- circle drive
Location	
Model	
Modules	1
Controller ID	94086

Water Days as of Feb 24, 2026	
Program A	Sun , Tue , Fri
Program B	
Program C	
Program D	

Notes
Hunter hybrid
No repairs needed
Amaryllis garden clock #2 Faulty solar battery kit- Replaced solar battery with 9v clock operational-
See photos in zone #1

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

Zone #1 - 02-24-26 1:20 pm CST



Zone #1 - 02-24-26 1:20 pm CST



Zone #1 - 02-24-26 1:20 pm CST





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February 2026- Lynwood- amaryllis garden clock #1- gazebo

Date: Feb 24, 2026 12:58 pm
Inspector: LaPoma Thomas

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

Controller	
Name	5430 Amaryllis Garden- clock #1- gazebo
Location	Next to #5430 Amaryllis Garden
Model	
Modules	3
SLW	SLW1 Next to #5430 Amaryllis Garden

Controller ID	74893
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Water Days as of Feb 24, 2026	
Program A	Sun , Mon , Wed , Fri
Program B	
Program C	
Program D	

Notes
Hunter hybrid
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	Bubbler Around traffic circle	Pass									
2	Around traffic circle along curb	Pass									
3	Behind gazebo	Pass									
4	Around gazebo	Pass									
5	Sprays around walk way at gazebo	Pass									
6	Front of gazebo	Pass									
7	Rotors east end of circle drive	Pass									



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February 2026 - Lynwood commons- clock #1- entrance

Date: Feb 24, 2026 1:40 pm
 Inspector: LaPoma Thomas

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 Feb 24, 2026	
Program A	Sun , Mon , Wed , Fri
Program B	
Program C	
Program D	

Notes
Hunter ACC
No repairs needed

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Sprays West end perimeter outside sidewalk	Pass									
2	Drip West perimeter inside sidewalk West end a long fence	Pass									
3	Sprays West perimeter inside sidewalk	Pass									
4	Bubler West perimeter inside sidewalk	Pass									
5	Sprays West perimeter outside sidewalk at exit	Pass									
6	Drip West perimeter exit side	Pass									
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									
13	Bubler Entrance side and East perimeter fence	Pass									

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14	East perimeter outside sidewalk	Pass									
15	East end perimeter at Lynnwood monument along fence	Pass									
16	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	Both sides of entrance at NE 19th and entry side at white chicory	Pass									
21	Exit side of entrance	Pass									
22		Pass									

Tab 3

Tab 4



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** April 10, 2026, at 11:00 am

District Manager's Report

March 13

2026

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<u>FINANCIAL SUMMARY</u>	<u>1/31/2026</u>
General Fund Cash & Investment Balance:	\$601,480
Reserve Fund Cash & Investment Balance:	\$62,023
Debt Service Fund Investment Balance:	\$617,576
Total Cash and Investment Balances:	\$1,281,079
General Fund Expense Variance:	\$24,372 Under Budget

Tab 5



Rizzetta & Company

Lynwood Community Development District

**Financial Statements
(Unaudited)**

January 31, 2026

Prepared by: Rizzetta & Company, Inc.

lynwoodcdd.org
rizzetta.com

Lynwood Community Development District

Balance Sheet

As of 01/31/2026

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	501,480	0	335	501,815	0	0
Investments	100,000	62,023	617,576	779,599	0	0
Accounts Receivable	12,479	0	11,294	23,773	0	0
Refundable Deposits	3,766	0	0	3,766	0	0
Fixed Assets	0	0	0	0	6,099,044	0
Amount Available in Debt Service	0	0	0	0	0	629,205
Amount To Be Provided Debt Service	0	0	0	0	0	4,755,795
Total Assets	617,725	62,023	629,205	1,308,953	6,099,044	5,385,000
Liabilities						
Accounts Payable	13,266	0	0	13,266	0	0
Accrued Expenses	5,310	0	0	5,310	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	5,385,000
Total Liabilities	18,576	0	0	18,576	0	5,385,000
Fund Equity & Other Credits						
Beginning Fund Balance	329,633	41,409	369,857	740,899	0	0
Investment In General Fixed Assets	0	0	0	0	6,099,044	0
Net Change in Fund Balance	269,516	20,614	259,348	549,478	0	0
Total Fund Equity & Other Credits	599,149	62,023	629,205	1,290,377	6,099,044	0
Total Liabilities & Fund Equity	617,725	62,023	629,205	1,308,953	6,099,044	5,385,000

See Notes to Unaudited Financial Statements

Lynwood Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 01/31/2026 <u>YTD Budget</u>	Year To Date 01/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,005	1,005
Special Assessments				
Tax Roll	382,771	382,771	385,894	3,123
Total Revenues	<u>382,771</u>	<u>382,771</u>	<u>386,899</u>	<u>4,128</u>
Expenditures				
Legislative				
Supervisor Fees	12,000	4,000	4,000	0
Total Legislative	<u>12,000</u>	<u>4,000</u>	<u>4,000</u>	<u>0</u>
Financial & Administrative				
Accounting Services	17,041	5,680	5,680	0
Administrative Services	4,260	1,420	1,420	0
Arbitrage Rebate Calculation	450	150	0	150
Assessment Roll	4,733	4,733	4,733	0
Auditing Services	6,000	0	0	0
Disclosure Report	5,000	1,667	333	1,334
District Engineer	12,000	4,000	2,890	1,110
District Management	19,030	6,343	6,344	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	3,408	1,136	1,136	0
Legal Advertising	5,000	1,667	0	1,666
Miscellaneous Fees	2,500	833	0	834
Public Officials Liability Insurance	3,322	3,322	3,130	192
Trustees Fees	4,257	3,257	3,367	(110)
Website Hosting, Maintenance, Backup & E	3,500	1,167	1,915	(749)
Total Financial & Administrative	<u>90,676</u>	<u>35,550</u>	<u>31,123</u>	<u>4,427</u>
Legal Counsel				
District Counsel	20,000	6,667	5,936	730
Total Legal Counsel	<u>20,000</u>	<u>6,667</u>	<u>5,936</u>	<u>730</u>
Electric Utility Services				
Utility - Street Lights	45,150	15,050	12,344	2,707
Utility Services	1,500	500	249	250
Total Electric Utility Services	<u>46,650</u>	<u>15,550</u>	<u>12,593</u>	<u>2,957</u>
Water-Sewer Combination Services				
Utility - Reclaimed	3,500	1,166	899	268
Total Water-Sewer Combination Services	<u>3,500</u>	<u>1,166</u>	<u>899</u>	<u>268</u>
Stormwater Control				
Aquatic Maintenance	16,380	5,460	3,360	2,100
Aquatic Plant Replacement	4,200	1,400	0	1,400
Lake/Pond Bank Maintenance & Repair	13,800	4,600	0	4,600
Mitigation Area Monitoring & Maintenance	10,500	3,500	0	3,500

See Notes to Unaudited Financial Statements

Lynwood Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 01/31/2026	Year To Date 01/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Wetland Invasive Plant Removal	3,000	1,000	0	1,000
Wetland Monitoring & Maintenance	6,000	2,000	0	2,000
Total Stormwater Control	53,880	17,960	3,360	14,600
Other Physical Environment				
Entry & Walls Maintenance & Repair	12,000	4,000	0	4,000
General Liability Insurance	4,060	4,060	3,826	234
Irrigation Maintenance & Repair	8,000	2,667	2,123	544
Landscape - Mulch	10,000	3,333	0	3,333
Landscape Maintenance	66,000	22,000	25,357	(3,356)
Landscape Replacement Plants, Shrubs, Tr	10,000	3,334	1,729	1,604
Perimeter Wall Repair	5,000	1,666	11,800	(10,133)
Pressure Washing	2,000	667	0	667
Property Insurance	3,007	3,007	2,387	620
Security Services & Patrols	11,500	3,833	0	3,833
Street Light/Decorative Light Mainte- nanc	5,000	1,667	0	1,667
Street Sign Repair & Replacement	3,500	1,167	0	1,166
Total Other Physical Environment	140,067	51,401	47,222	4,179
Contingency				
Miscellaneous Contingency	15,998	5,332	12,250	(6,917)
Total Contingency	15,998	5,332	12,250	(6,917)
Total Expenditures	382,771	137,626	117,383	20,244
Total Excess of Revenues Over(Under) Ex- penditures	0	245,145	269,517	24,372
Fund Balance, Beginning of Period	0	0	329,632	329,633
Total Fund Balance, End of Period	0	245,145	599,149	354,005

Lynwood Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 01/31/2026 <u>YTD Budget</u>	Year To Date 01/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	614	614
Special Assessments				
Tax Roll	20,000	20,000	20,000	0
Total Revenues	<u>20,000</u>	<u>20,000</u>	<u>20,614</u>	<u>614</u>
Expenditures				
Contingency				
Capital Reserve	20,000	20,000	0	20,000
Total Contingency	<u>20,000</u>	<u>20,000</u>	<u>0</u>	<u>20,000</u>
Total Expenditures	<u>20,000</u>	<u>20,000</u>	<u>0</u>	<u>20,000</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>20,614</u>	<u>20,614</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>41,409</u>	<u>41,409</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>62,023</u>	<u>62,023</u>

Lynwood Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 01/31/2026 <u>YTD Budget</u>	Year To Date 01/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	5,152	5,152
Special Assessments				
Prepayments	0	0	19,017	19,017
Tax Roll	364,495	364,495	367,320	2,826
Total Revenues	<u>364,495</u>	<u>364,495</u>	<u>391,489</u>	<u>26,995</u>
Expenditures				
Debt Service				
Interest	224,495	224,495	112,141	112,353
Principal	140,000	140,000	20,000	120,000
Total Debt Service	<u>364,495</u>	<u>364,495</u>	<u>132,141</u>	<u>232,353</u>
Total Expenditures	<u>364,495</u>	<u>364,495</u>	<u>132,141</u>	<u>232,353</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>259,348</u>	<u>259,348</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>369,857</u>	<u>369,857</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>629,205</u>	<u>629,205</u>

LYNWOOD CDD
Investment Summary
January 31, 2026

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2026</u>
Regions Bank	Certificate of Deposit-Maturity Date 01/2026	\$ 100,000
	Total General Fund Investments	\$ 100,000
Valley National Bank	Governmental Checking	\$ 62,023
	Total Reserve Fund Investments	\$ 62,023
US Bank Series 2019 Reserve	First American Treasury Obligation Fund Class Y	\$ 182,136
US Bank Series 2019 Revenue	First American Treasury Obligation Fund Class Y	431,888
US Bank Series 2019 Prepayment	First American Treasury Obligation Fund Class Y	3,552
	Total Debt Service Fund Investments	\$ 617,576

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta and Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

**Lynwood Community Development District
Summary A/R Ledger
From 01/01/2026 to 01/31/2026**

Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due	
477, 2514	477-001	477 General Fund	Hillsborough County Tax Collec- tor	AR00002782	12110	10/01/2025	12,479.61
Sum for 477, 2514							12,479.61
477, 2515	477-200	477 Debt Service Fund S2019	Hillsborough County Tax Collec- tor	AR00002782	12110	10/01/2025	11,293.57
Sum for 477, 2515							11,293.57
Sum for 477							23,773.18
Sum Total							23,773.18

See Notes to Unaudited Financial Statements

**Lynwood Community Development District
Summary A/P Ledger
From 01/01/2026 to 01/31/2026**

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
477, 2514	477 General Fund	01/26/2026	Funez Drywall And Painting, LLC	INV0091	Pressure Washing and Painting Wall 01/26	11,800.00
	477 General Fund	01/09/2026	Keep It Green Nursery	4441	50% Deposit - Land- scape Tree Replace- ments 01/26	850.00
	477 General Fund	01/22/2026	TECO	221008593248-01222 6	5524 Rainwood Meadow Dr 3B Solar 01/26	615.85
	Sum for 477, 2514					13,265.85
	Sum for 477					13,265.85
	Sum Total					13,265.85

Lynwood Community Development District
Notes to Unaudited Financial Statements
January 31, 2026

Balance Sheet

1. Trust statement activity has been recorded through 01/31/26.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY25-26 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger-Subsequent Collections

5. General Fund – Payment for Invoice AR00002782 in the amount of \$1,263.90 was received in February 2026.
6. Debt Service Fund – Payment for Invoice AR00002782 in the amount of \$1,143.79 was received in February 2026.

Tab 6

LYNWOOD COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures January 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2026 through January 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$17,573.07**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Lynwood Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Brletic Dvorak, Inc.	300210	2275	Engineering Services 12/25	\$ 900.00
Carol A Kirchner	300214	CK010826	Board of Supervisors Meeting 01/08/26	\$ 200.00
Debra K Goode	300215	BG010826	Board of Supervisors Meeting 01/08/26	\$ 200.00
Fieldstone Landscape Services	300211	27000	Irrigation Repairs 12/25	\$ 1,538.15
Fieldstone Landscape Services	300211	27040	Landscape Maintenance 01/26	\$ 5,500.00
Hillsborough County BOCC	20260109-1	9086894852	2303 Dandelion St Rclm 12/25	\$ 198.51
Michael Daniel Murphy	300216	MM010826	Board of Supervisors Meeting 01/08/26	\$ 200.00
Rizzetta & Company, Inc.	300209	INV0000106233	Accounting Services 01/26	\$ 3,828.24
Sitex Aquatics, LLC	300212	10622-b	Monthly Lake Maintenance 01/26	\$ 840.00
Straley Robin Vericker	300213	27831	Legal Services 12/25	\$ 682.50
Susan Gomez	300217	SG010826	Board of Supervisors Meeting 01/08/26	\$ 200.00
Tammie Murphy	300218	TM010826	Board of Supervisors Meeting 01/08/26	\$ 200.00

Lynwood Community Development District

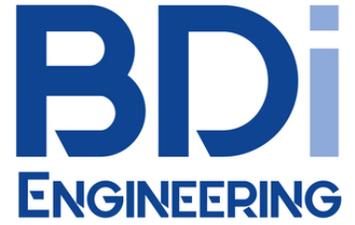
Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	20250126-1	211018276116-010626	2282 NE 19th Av Columns 01/26	\$ 34.55
TECO	20250126-1	211018542954-010626	Lynwood Subd on 19th Av Lights 01/26	\$ 1,230.72
TECO	20250126-1	211018619067-010626	2398 NE 19th Av Sign 01/26	\$ 33.62
TECO	20250126-1	221008015820-010526	Lynwood Ph2 on 19th Av Lights 01/26	\$ 797.91
TECO	20250126-1	221008163679-010526	Lynwood Ph3 on 19th Av 01/26	\$ 373.02
TECO	20260108-1	221008593248-121925	5524 Rainwood Meadow Dr 3B Solar 12/25	<u>\$ 615.85</u>
Total				<u><u>\$ 17,573.07</u></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 2275
DATE 12/29/2025
TERMS Net 30
DUE DATE 01/28/2026

PROJECT NAME
Lynwood CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[December 05 - December 29]	5:00	180.00	900.00

BALANCE DUE **\$900.00**



LYNWOOD COMMUNITY DEVELOPMENT DISTRICT
Dec-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
Communication and Review for ADA Sidewalk Concerns.	1.00 0.00	\$180 \$80	J. Whited S. Ferguson	\$180.00 \$0.00
INVOICE TOTAL	5.00			\$900.00

Lynwood CDD
Meeting Date: January 8th, 2026

SUPERVISOR PAY REQUEST

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	11:00
Meeting End Time:	11:45
Total Meeting Time:	45 minutes

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



LANDSCAPE

4801 122nd Avenue North
Clearwater, FL 33762

Invoice 27000

Date	PO#
12/31/25	
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
			\$1,538.15	\$1,538.15
IRR - Irrigation Repair Proposal - November inspection				

Complete the following Irrigation Repairs

Irrigation repairs noted on the November Inspection:

Entrance controller

Zone # 2 - Track and locate valve that is seeping. Replace valve.

Zone # 6 - repair 2 lateral line breaks - Exit side (most likely from car accident) repair cost - \$ 398.00

Zone # 19 - Track and locate valves and investigate cause for no irrigation by pond - parkway

Irrigation Enhancement & Repair - 12/26/2025

\$1,538.15

Irrigation Technician - New (Labor)	8.00Hrs	\$87.00
Wire Tracking (Per Zone) (Labor)	2.00Hrs	\$235.30
Lateral Line Repair Kit - 1 1/2" (Kit)	2.00Hrs	\$25.00
Valve Replacement Kit - 2" (Kit)	1.00Hrs	\$321.55

Sales Tax	\$0.00
Grand Total	\$1,538.15

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

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



LANDSCAPE

4801 122nd Avenue North
Clearwater, FL 33762

Invoice 27040

Date	PO#
01/01/26	
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 January 2026			\$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



Hillsborough County Florida

S-Page 1 of 3

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
LYNWOOD CDD	9086894852	12/23/2025	01/13/2026

Summary of Account Charges

Previous Balance	\$262.65
Net Payments - Thank You	\$-262.65
Total Account Charges	\$198.51
AMOUNT DUE	\$198.51

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

2,081 8

DUE DATE	01/13/2026
AMOUNT DUE	\$198.51
AMOUNT PAID	



0090868948523 00000198515



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
LYNWOOD CDD	9086894852	12/23/2025	01/13/2026

Service Address: 5438 AMARYLLIS GARDEN ST - COMM RCLM MTR

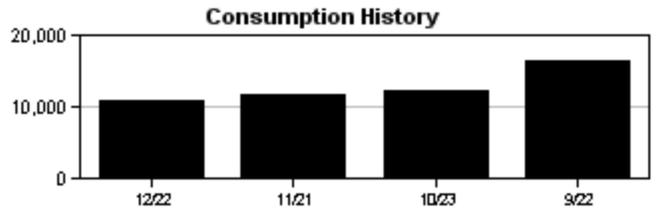
S-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703550050	11/21/2025	216235	12/22/2025	227041	10806 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$8.39

Total Service Address Charges \$8.39



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
LYNWOOD CDD	9086894852	12/23/2025	01/13/2026

Service Address: 2303 DANDELION ST (RCLM GEN USER)

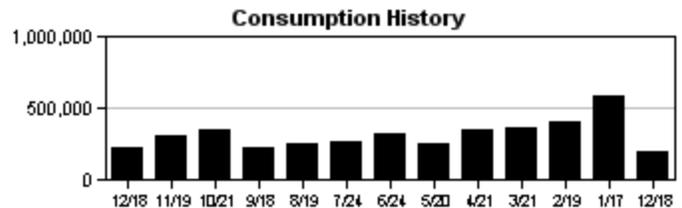
S-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61111785	11/19/2025	147278	12/18/2025	149533	225500 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$164.58

Total Service Address Charges \$164.58





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
LYNWOOD CDD	9086894852	12/23/2025	01/13/2026

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	11/21/2025	859586	12/22/2025	939248	79662 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$25.54
Total Service Address Charges	\$25.54



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

Invoice

Date	Invoice #
1/2/2026	INV0000106233

Bill To:

Lynwood CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,420.08	\$1,420.08
Administrative Services	1.00	\$355.00	\$355.00
Dissemination Services	1.00	\$83.33	\$83.33
Financial & Revenue Collections	1.00	\$284.00	\$284.00
Management Services	1.00	\$1,585.83	\$1,585.83
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$3,828.24
		Total	\$3,828.24

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.: 10622-b
Terms: Net 30
Invoice date: 01/01/2026
Due date: 01/31/2026

#	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

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

January 14, 2026
Client: 001519
Matter: 000001
Invoice #: 27831

Page: 1

RE: General

For Professional Services Rendered Through December 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
12/12/2025	MB	PREPARE FOR AND ATTEND DISTRICT BOARD MEETING.	2.1	\$682.50
Total Professional Services			2.1	\$682.50
Total Services			\$682.50	
Total Disbursements			\$0.00	
Total Current Charges				\$682.50
Previous Balance				\$1,852.50
Less Payments				(\$1,852.50)
PAY THIS AMOUNT				\$682.50

Please Include Invoice Number on all Correspondence



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

Statement Date: January 06, 2026

Amount Due:	\$34.55
Due Date: January 27, 2026	
Account #: 211018276116	

Account Summary

Current Service Period: November 27, 2025 - December 30, 2025	
Previous Amount Due	\$28.19
Payment(s) Received Since Last Statement	-\$28.19
Miscellaneous Credits	-\$1.44
Credit balance after payments and credits	-\$1.44
Current Month's Charges	\$35.99
Amount Due by January 27, 2026 \$34.55	

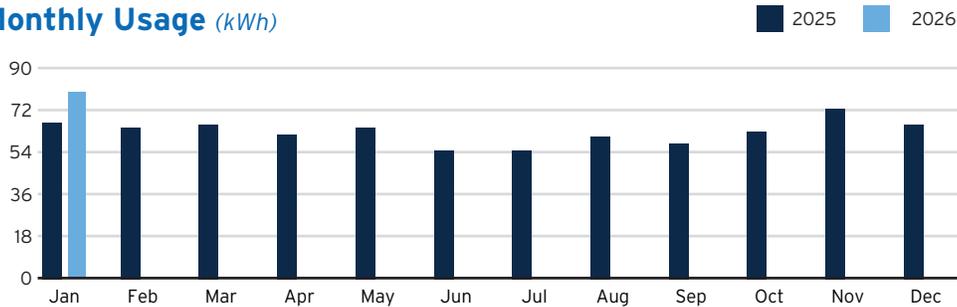
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

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

2026
 New Year, New Ways to Simplify

Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at TECOaccount.com.



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

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.

Account #: 211018276116
Due Date: January 27, 2026

Amount Due:	\$34.55
Payment Amount:	\$ _____

664964598335

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

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

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

6649645983352110182761160000000034553



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

Account #: 211018276116
Statement Date: January 06, 2026
Charges Due: January 27, 2026

Meter Read

Meter Location: ENTRY LIGHTS

Service Period: Nov 27, 2025 - Dec 30, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000577369	12/30/2025	4,950		4,870		80 kWh	1	34 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	80 kWh @ \$0.09202/kWh	\$7.36
Fuel Charge	80 kWh @ \$0.03516/kWh	\$2.81
Storm Protection Charge	80 kWh @ \$0.00568/kWh	\$0.45
Clean Energy Transition Mechanism	80 kWh @ \$0.00418/kWh	\$0.33
Storm Surcharge	80 kWh @ \$0.02121/kWh	\$1.70
Florida Gross Receipt Tax		\$0.90
Electric Service Cost		\$35.99

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges \$35.99

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$1.44
Total Current Month's Credits	-\$1.44

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

Ways To Pay Your Bill

- Bank Draft**
 Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
 Find list of Payment Agents at TampaElectric.com
- Mail A Check Payments:**
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
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LYNWOD COMMUNITY DEVELOPMENT
LYNWOD SUBDIVISION ON 19TH AVE, LIGHTS
APOLLO BEACH, FL 33570

Statement Date: January 06, 2026

Amount Due:	\$1,230.72
Due Date:	January 27, 2026
Account #:	211018542954

Account Summary

Current Service Period: November 27, 2025 - December 30, 2025	
Previous Amount Due	\$1,268.43
Payment(s) Received Since Last Statement	-\$1,268.43
Miscellaneous Credits	-\$63.02
Credit balance after payments and credits	-\$63.02
Current Month's Charges	\$1,293.74
Amount Due by January 27, 2026	
	\$1,230.72

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: January 27, 2026

Amount Due:	\$1,230.72
Payment Amount:	\$ _____

684717628472

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

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

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

6847176284722110185429540000001230726



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

Account #: 211018542954
Statement Date: January 06, 2026
Charges Due: January 27, 2026

Service Period: Nov 27, 2025 - Dec 30, 2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 34 days		
Lighting Energy Charge	520 kWh @ \$0.03411/kWh	\$17.74
Fixture & Maintenance Charge	28 Fixtures	\$454.33
Lighting Pole / Wire	28 Poles	\$792.96
Lighting Fuel Charge	520 kWh @ \$0.03452/kWh	\$17.95
Storm Protection Charge	520 kWh @ \$0.00574/kWh	\$2.98
Clean Energy Transition Mechanism	520 kWh @ \$0.00043/kWh	\$0.22
Storm Surcharge	520 kWh @ \$0.01230/kWh	\$6.40
Florida Gross Receipt Tax		\$1.16
Lighting Charges		\$1,293.74

Total Current Month's Charges **\$1,293.74**

 Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$63.02
Total Current Month's Credits	-\$63.02

Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

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- Energy-Saving Programs:** 813-275-3909

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

Statement Date: January 06, 2026

Amount Due:	\$33.62
Due Date: January 27, 2026	
Account #: 211018619067	

Account Summary

Current Service Period: November 27, 2025 - December 30, 2025	
Previous Amount Due	\$27.26
Payment(s) Received Since Last Statement	-\$27.26
Miscellaneous Credits	-\$1.41
Credit balance after payments and credits	-\$1.41
Current Month's Charges	\$35.03
Amount Due by January 27, 2026 \$33.62	

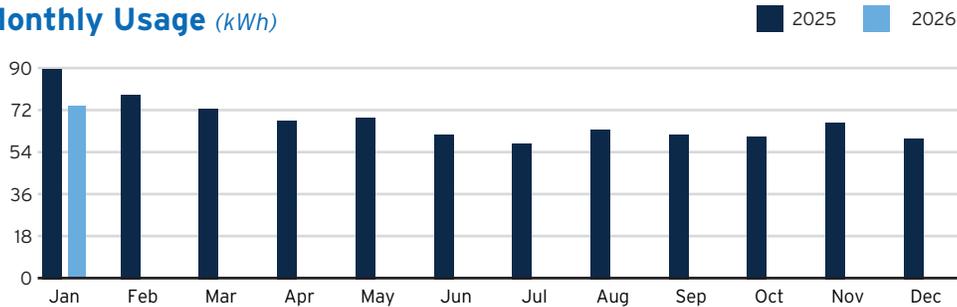
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

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.

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Monthly Usage (kWh)



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Account #: 211018619067
Due Date: January 27, 2026

Amount Due:	\$33.62
Payment Amount: \$	_____

684717628473

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.

6847176284732110186190670000000033623



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

Account #: 211018619067
Statement Date: January 06, 2026
Charges Due: January 27, 2026

Meter Read

Service Period: Nov 27, 2025 - Dec 30, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000829735	12/30/2025	3,124		3,050		74 kWh	1	34 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	74 kWh @ \$0.09202/kWh	\$6.81
Fuel Charge	74 kWh @ \$0.03516/kWh	\$2.60
Storm Protection Charge	74 kWh @ \$0.00568/kWh	\$0.42
Clean Energy Transition Mechanism	74 kWh @ \$0.00418/kWh	\$0.31
Storm Surcharge	74 kWh @ \$0.02121/kWh	\$1.57
Florida Gross Receipt Tax		\$0.88
Electric Service Cost		\$35.03

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges **\$35.03**

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$1.41
Total Current Month's Credits	-\$1.41

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

Statement Date: January 05, 2026

Amount Due:	\$797.91
Due Date:	January 26, 2026
Account #:	221008015820

Account Summary

Current Service Period: November 26, 2025 - December 29, 2025	
Previous Amount Due	\$838.93
Payment(s) Received Since Last Statement	-\$838.93
Miscellaneous Credits	-\$41.39
Credit balance after payments and credits	-\$41.39
Current Month's Charges	\$839.30
Amount Due by January 26, 2026	
	\$797.91

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



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Account #: 221008015820
Due Date: January 26, 2026

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Amount Due:	\$797.91
Payment Amount:	\$ _____

671137415816

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.

6711374158162210080158200000000797916



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

Account #: 221008015820
Statement Date: January 05, 2026
Charges Due: January 26, 2026

Service Period: Nov 26, 2025 - Dec 29, 2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 34 days		
Lighting Energy Charge	342 kWh @ \$0.03411/kWh	\$11.67
Fixture & Maintenance Charge	18 Fixtures	\$298.98
Lighting Pole / Wire	18 Poles	\$509.76
Lighting Fuel Charge	342 kWh @ \$0.03452/kWh	\$11.81
Storm Protection Charge	342 kWh @ \$0.00574/kWh	\$1.96
Clean Energy Transition Mechanism	342 kWh @ \$0.00043/kWh	\$0.15
Storm Surcharge	342 kWh @ \$0.01230/kWh	\$4.21
Florida Gross Receipt Tax		\$0.76
Lighting Charges		\$839.30

Total Current Month's Charges **\$839.30**

 Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$41.39
Total Current Month's Credits	-\$41.39

Important Messages

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

Statement Date: January 05, 2026

Amount Due:	\$373.02
Due Date: January 26, 2026	
Account #: 221008163679	

Account Summary

Current Service Period: November 26, 2025 - December 29, 2025	
Previous Amount Due	\$372.87
Payment(s) Received Since Last Statement	-\$372.87
Current Month's Charges	\$373.02
Amount Due by January 26, 2026	\$373.02

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: January 26, 2026

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Amount Due:	\$373.02
Payment Amount:	\$ _____

671137415817

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.

6711374158172210081636790000000373021



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

Account #: 221008163679
Statement Date: January 05, 2026
Charges Due: January 26, 2026

Service Period: Nov 26, 2025 - Dec 29, 2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 34 days		
Lighting Energy Charge	152 kWh @ \$0.03411/kWh	\$5.18
Fixture & Maintenance Charge	8 Fixtures	\$132.88
Lighting Pole / Wire	8 Poles	\$226.56
Lighting Fuel Charge	152 kWh @ \$0.03452/kWh	\$5.25
Storm Protection Charge	152 kWh @ \$0.00574/kWh	\$0.87
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		\$373.02

Total Current Month's Charges \$373.02

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

Statement Date: December 19, 2025

Amount Due: \$615.85

Due Date: January 09, 2026

Account #: 221008593248

Account Summary

Current Service Period: November 14, 2025 - December 15, 2025

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

Amount Due by January 09, 2026 \$615.85

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Account #: 221008593248

Due Date: January 09, 2026



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Amount Due: \$615.85

Payment Amount: \$ _____

647680777790

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

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TAMPA, FL 33631-3318

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

6476807777902210085932480000000615855



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

Account #: 221008593248
Statement Date: December 19, 2025
Charges Due: January 09, 2026

Service Period: Nov 14, 2025 - Dec 15, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 32 days	
Lighting Energy Charge	\$0.00
Monthly Charge	\$615.85
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
Lighting Charges	\$615.85

Total Current Month's Charges \$615.85

Important Messages

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

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Energy-Saving Programs:
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Tab 7

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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, February 13, 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.
Michael Broadus	District Counsel; Straley Robin Vericker
Jerry Whited	District Engineer; BDI Engineering
Liz Moore	Representative, Fieldstone
Jasmine Frieszell	Representative, Rizzetta & Co.

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 members of the general audience in attendance

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Update

Ms. Moore presented her report, noting that there was significant freeze damage.

B. Sitex Aquatics Treatment Report

Not Present. The Board reviewed the report presented and asked that Sitex be reminded to be more diligent with cleanup of debris in the ponds.

C. District Counsel

Mr. Broadus stated that he had nothing new to report. A brief discussion was held regarding fishing in the ponds with District Counsel being asked to send a letter of cease-and-desist.

D. District Engineer

Mr. Whited discussed options to address the Amarylis Garden grass issue, noting that it will not recover on its own due to an incorrect sidewalk issue. A request was made for Mr. Whited to reach out to Sitemasters about worked performed since this is in a County ROW or ask for removal or reimbursement.

The Board also asked that Ms. Moore provide a proposal to mulch up vegetation in the Amarylis Garden ditch.

E. District Manager

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

Ms. Welborn presented the 4th quarter Website Compliance Audit Report, noting that the District met all the legal requirements. She asked for a motion to accept the audit.

On a Motion by Ms. Goode, seconded by Ms. Murphy with all in favor, the Board of Supervisors accepted the 4th Quarter Website Compliance Audit Report, as presented, for the Lynwood Community Development District.

FOURTH ORDER OF BUSINESS

Business Administration

A. Consideration of Operations and Maintenance Expenditures of December 2025

On a Motion by Ms. Gomez, seconded by Ms. Goode. with all in favor, the Board of Supervisors approved the Operations and Maintenance Expenditures December (\$35,808.67), for the Lynwood Community Development District.

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Assistant Secretary

Chair / Vice Chair