



Rizzetta & Company

Lynwood Community Development District

**Board of Supervisors' Meeting
April 10, 2026**

District Office:
2700 S. Falkenburg Road Suite 2745
Riverview, Florida 33578
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www.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- Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614
www.lynwoodcdd.org

April 2, 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, April 10, 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 Report and Update Tab 1
 - B. Sitex Aquatics Treatment Report Tab 2
 - C. District Counsel
 - D. District Engineer
 - E. District Manager Report
4. **BUSINESS ADMINISTRATION**
 - A. Consideration of Financial Statement for February 2026 Tab 3
 - B. Consideration of Operations and Maintenance Expenditures for February 2026 Tab 4
 - C. Consideration of Minutes of Board of Supervisors' Meeting held on March 13, 2026, Tab 5
 - D. Consideration of Resolution 2026-02, General Election Tab 6
 - E. Consideration of Resolution 2026-03, Setting Landowners Election and Meeting Tab 7
5. **BUSINESS ITEMS**
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)



Fire bush along entrance wall

Created: Fri, 3/27/2026

Firebush are showing a little new growth at the bottom of the plant. Not all are showing this growth. Suggest to trim them down to base of plant and monitor recovery.



(2)



Burnt Firebush

Created: Fri, 3/27/2026

Firebush after freeze some are slowly recovering



(3)



Hedge along east wall

Created: Fri, 3/27/2026

Suggest to not trim the plants that are shorter to allow them to grow to the same height as the others.



(4)



Monument Planting bed

Created: Fri, 3/27/2026

Trim copper plants down to encourage. New growth but also keep trimmed as a hedge not individual plants

(5)



Hedges along east wall

Created: Fri, 3/27/2026

Good consistent height. Clean and maintained appearance

(6)



Far west side of property

Created: Fri, 3/27/2026

Area is mowed and line trimmed.



(7)



Front wall hedge by daycare

Created: Fri, 3/27/2026

Hedge is growing taller and not trimmed. This is will look a little unkept until we get to a consistent height for the bushes. Crew can trim only the taller shoots slightly.



(8)



Firebush by daycare

Created: Fri, 3/27/2026

Some weeds present that need to be removed. Firebush are slowly recovering. Allow hedge behind firebush to a little taller to maintain the different levels of hedges.



(9)



Firebush by entrance

Created: Fri, 3/27/2026

Some Firebush are not recovering and suggest to remove mid April if we do not see any new growth

(10)



Crack and crevice weeds

Created: Fri, 3/27/2026

Crew needs to spray the crack and crevice weeds. This will become less of a concern once we go to weekly site visits in April



(11)



Turf by pond 1

Created: Fri, 3/27/2026

Minimal recovery in turf is present. Irrigation is operating correctly but turf appears to need to be replaced



(12)



Pond 1-

Created: Fri, 3/27/2026

Pond banks are mowed and line trimmed. Did not see any debris on inspection day



(13)



Corner lot on White Chicory

Created: Fri, 3/27/2026

Lot is a little stressed and has some bare areas due to lack of rain. This area is not irrigated



(14)



Pond by pool

Created: Fri, 3/27/2026

Pond bank is in need of mowing and this will be performed in 3/31. This also will not be a concern once we go to weekly visits.



(15)



Pond by pool

Created: Fri, 3/27/2026

Bahia turf is struggling due to lack of rain. Consistent rain will help to improve condition of turf.



(16)



Pond on west side of community

Created: Fri, 3/27/2026

Pond is mowed and turf is line trimmed. Bed areas are the only areas that need cleaning up



(17)



Bed at west pond

Created: Fri, 3/27/2026

Bed is getting overgrown. Clean up is needed as plants are growing fast this time of year.



(18)



West side pond bank

Created: Fri, 3/27/2026

Pond bank is mowed and line trimmed. No debris noted in pond on day of inspection



(19)



East side entrance

Created: Fri, 3/27/2026

Not all the Firebush are showing signs of recovery. Suggest to monitor for a couple more weeks but these may need to be removed and replaced with something else.

(20)



Front Rurf continue to struggle

Created: Fri, 3/27/2026

Front turf continues to lack good color and struggle. Will get with horticulture manager to put a plan together for improvement



(21)



Back pergola area

Created: Fri, 3/27/2026

Struggling Firebush have been trimmed. Some are showing recovery but there are areas that the plants are not coming back. Suggest to sod this area.

(22)



Pergola area.

Created: Fri, 3/27/2026

There is little evidence of plant growth in the area. Suggest to sod this area as well.

(23)



Round about on Amaryllis Garden

Created: Fri, 3/27/2026

Plants are trimmed and turf is doing well.

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/ Alllectus; 72%

Lynwood Amenity Center - Key Box - 7645

03-26-2025

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

Estimated Hours	2.30
Actual Hours	0.00
Remaining Hours	2.30

Materials	Qty	Units	Notes
Fertilizer 18-0-10 w/ Alllectus; 72%	16.00	lb	5 Bags 20-0-10 - 250 lbs
Fungicide Lesco Spectator T&O	2.48	oz	
Herbicide Specticle Total Herbicide	0.58	oz	
Insecticide Bandit 2F	6.25	oz	
Bifen I/T Insecticide	4.17	oz	
Bifen XTS Insecticide	0.63	oz	
Insecticide Triple Crown	4.17	oz	
Fertilizer Liquid T&O Chelated Micronutrients	105.00	oz	
Fertilizer 24-0-11; 25% Slow Release	34.67	lb	
Herbicide Prodiamine	6.25	oz	
Fungicide Myclobutanil 20EW	5.00	oz	
Fertilizer 8-0-10 100%SRN	33.33	lb	
Insecticide Orthene	3.67	oz	
Insecticide Bandit	5.00	lb	
Fertilizer Macron 20-20-20 25#Pail	1.10	lb	
Horticulture Technician	2.30	hr	

- ferted turf
- No weed coverage
- Blew off sidewalks
- Healthy growth



FIELDSTONE

powered by SmartLink Network ®

March 2026

Date: Mar 19, 2026 6:41 am
Inspector: Mario Martinez

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 Mar 19, 2026	
Program A	Sun , Tue , Fri
Program B	
Program C	
Program D	

Notes
Repairs completed

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

Zone #2 - 03-19-26 7:00 am CDT





FIELDSTONE

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March 2026

Date: Mar 19, 2026 7:49 am
Inspector: Mario Martinez

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 Mar 19, 2026	
Program A	Sun , Mon , Wed , Fri
Program B	
Program C	
Program D	

Notes
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			
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						1			
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						4			
13	Bubler Entrance side and 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
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									

Zone #2 - 03-19-26 7:59 am CDT



Zone #6 - 03-19-26 8:21 am CDT



Zone #12 - 03-19-26 8:40 am CDT



Zone #12 - 03-19-26 8:42 am CDT



Zone #12 - 03-19-26 8:45 am CDT



Zone #13 - 03-19-26 8:45 am CDT





FIELDSTONE

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March 2026

Date: Mar 19, 2026 7:01 am
Inspector: Mario Martinez

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

Controller	
Name	5430 Amaryllis Garden- 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 Mar 19, 2026	
Program A	Sun , 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	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									
2 nozzles need to replace											
6	Front of gazebo	Pass									
7	Rotors east end of circle drive	Pass									

Tab 2



AQUATIC INSPECTION / TREATMENT REPORT

COMMUNITY NAME: Lynwood

APPLICATOR: Anthony DATE: 03.25.2026

WEED TREATMENT – SERVICE PERFORMED

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

COMMENTS:
 All sites treated for shoreline grasses.

Tab 3



Rizzetta & Company

Lynwood Community Development District

**Financial Statements
(Unaudited)**

February 28, 2026

Prepared by: Rizzetta & Company, Inc.

lynwoodcdd.org
rizzetta.com

Lynwood Community Development District

Balance Sheet

As of 02/28/2026

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	471,528	0	0	471,528	0	0
Investments	100,198	62,187	620,792	783,177	0	0
Accounts Receivable	11,216	0	10,149	21,366	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	630,941
Amount To Be Provided Debt Service	0	0	0	0	0	4,754,059
Total Assets	586,708	62,187	630,941	1,279,837	6,099,044	5,385,000
Liabilities						
Accounts Payable	616	0	0	616	0	0
Accrued Expenses	5,300	0	0	5,300	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	5,385,000
Total Liabilities	5,916	0	0	5,916	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	251,159	20,778	261,084	533,022	0	0
Total Fund Equity & Other Credits	580,792	62,187	630,941	1,273,921	6,099,044	0
Total Liabilities & Fund Equity	586,708	62,187	630,941	1,279,837	6,099,044	5,385,000

See Notes to Unaudited Financial Statements

Lynwood Community Development District

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 02/28/2026	Year To Date 02/28/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,243	1,243
Special Assessments				
Tax Roll	382,771	382,771	385,894	3,123
Total Revenues	<u>382,771</u>	<u>382,771</u>	<u>387,137</u>	<u>4,366</u>
Expenditures				
Legislative				
Supervisor Fees	12,000	5,000	5,000	0
Total Legislative	<u>12,000</u>	<u>5,000</u>	<u>5,000</u>	<u>0</u>
Financial & Administrative				
Accounting Services	17,041	7,100	7,100	0
Administrative Services	4,260	1,775	1,775	0
Arbitrage Rebate Calculation	450	188	0	188
Assessment Roll	4,733	4,733	4,733	0
Auditing Services	6,000	0	0	0
Disclosure Report	5,000	2,083	417	1,667
District Engineer	12,000	5,000	3,970	1,030
District Management	19,030	7,929	7,929	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	3,408	1,420	1,420	0
Legal Advertising	5,000	2,084	0	2,083
Miscellaneous Fees	2,500	1,041	0	1,042
Public Officials Liability Insurance	3,322	3,322	3,130	192
Trustees Fees	4,257	3,257	3,367	(111)
Website Hosting, Maintenance, Backup & E	3,500	1,459	2,015	(556)
Total Financial & Administrative	<u>90,676</u>	<u>41,566</u>	<u>36,031</u>	<u>5,535</u>
Legal Counsel				
District Counsel	20,000	8,333	5,936	2,397
Total Legal Counsel	<u>20,000</u>	<u>8,333</u>	<u>5,936</u>	<u>2,397</u>
Electric Utility Services				
Utility - Street Lights	45,150	18,813	15,478	3,335
Utility Services	1,500	625	304	321
Total Electric Utility Services	<u>46,650</u>	<u>19,438</u>	<u>15,782</u>	<u>3,656</u>
Water-Sewer Combination Services				
Utility - Reclaimed	3,500	1,458	1,062	396
Total Water-Sewer Combination Services	<u>3,500</u>	<u>1,458</u>	<u>1,062</u>	<u>396</u>
Stormwater Control				
Aquatic Maintenance	16,380	6,825	4,200	2,625
Aquatic Plant Replacement	4,200	1,750	0	1,750
Lake/Pond Bank Maintenance & Repair	13,800	5,750	0	5,750
Mitigation Area Monitoring & Maintenance	10,500	4,375	0	4,375

See Notes to Unaudited Financial Statements

Lynwood Community Development District

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 02/28/2026	Year To Date 02/28/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Wetland Invasive Plant Removal	3,000	1,250	0	1,250
Wetland Monitoring & Maintenance	6,000	2,500	0	2,500
Total Stormwater Control	53,880	22,450	4,200	18,250
Other Physical Environment				
Entry & Walls Maintenance & Repair	12,000	5,000	0	5,000
General Liability Insurance	4,060	4,060	3,826	234
Irrigation Maintenance & Repair	8,000	3,333	2,139	1,195
Landscape - Mulch	10,000	4,167	0	4,166
Landscape Maintenance	66,000	27,500	30,856	(3,356)
Landscape Replacement Plants, Shrubs, Tr	10,000	4,167	1,729	2,438
Perimeter Wall Repair	5,000	2,083	11,800	(9,717)
Pressure Washing	2,000	833	0	833
Property Insurance	3,007	3,007	2,387	620
Security Services & Patrols	11,500	4,792	2,500	2,292
Street Light/Decorative Light Mainte- nanc	5,000	2,083	0	2,083
Street Sign Repair & Replacement	3,500	1,459	480	979
Total Other Physical Environment	140,067	62,484	55,717	6,767
Contingency				
Miscellaneous Contingency	15,998	6,666	12,250	(5,584)
Total Contingency	15,998	6,666	12,250	(5,584)
Total Expenditures	382,771	167,395	135,978	31,417
Total Excess of Revenues Over(Under) Ex- penditures	0	215,377	251,159	35,783
Fund Balance, Beginning of Period	0	0	329,633	329,633
Total Fund Balance, End of Period	0	215,377	580,792	365,416

Lynwood Community Development District

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	778	778
Special Assessments				
Tax Roll	20,000	20,000	20,000	0
Total Revenues	<u>20,000</u>	<u>20,000</u>	<u>20,778</u>	<u>778</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-	<u>0</u>	<u>0</u>	<u>20,778</u>	<u>20,778</u>
penditures				
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>62,187</u>	<u>62,187</u>

Lynwood Community Development District

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	6,888	6,888
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>393,225</u>	<u>28,731</u>
Expenditures				
Debt Service				
Interest	224,495	224,495	112,140	112,354
Principal	140,000	140,000	20,000	120,000
Total Debt Service	<u>364,495</u>	<u>364,495</u>	<u>132,140</u>	<u>232,354</u>
Total Expenditures	<u>364,495</u>	<u>364,495</u>	<u>132,140</u>	<u>232,354</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>261,085</u>	<u>261,085</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>369,856</u>	<u>369,856</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>630,941</u>	<u>630,941</u>

LYNWOOD CDD
Investment Summary
February 28, 2026

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>February 28, 2026</u>
Regions Bank	Certificate of Deposit-Maturity Date 10/2026	\$ 100,198
	Total General Fund Investments	<u>\$ 100,198</u>
Valley National Bank	Governmental Checking	\$ 62,187
	Total Reserve Fund Investments	<u>\$ 62,187</u>
US Bank Series 2019 Reserve	First American Treasury Obligation Fund Class Y	\$ 182,649
US Bank Series 2019 Revenue	First American Treasury Obligation Fund Class Y	434,581
US Bank Series 2019 Prepayment	First American Treasury Obligation Fund Class Y	3,562
	Total Debt Service Fund Investments	<u>\$ 620,792</u>

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 02/01/2026 to 02/28/2026**

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	11,215.71
Sum for 477, 2514							11,215.71
477, 2515	477-200	477 Debt Service Fund S2019	Hillsborough County Tax Collec- tor	AR00002782	12110	10/01/2025	10,149.78
Sum for 477, 2515							10,149.78
Sum for 477							21,365.49
Sum Total							21,365.49

See Notes to Unaudited Financial Statements

**Lynwood Community Development District
 Summary A/P Ledger
 From 02/01/2026 to 02/28/2026**

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
477, 2514	477 General Fund	02/20/2026	TECO	221008593248-02202	Electric Charges 01/26	615.85
				6		
	Sum for 477, 2514					615.85
	Sum for 477					615.85
	Sum Total					615.85

Lynwood Community Development District
Notes to Unaudited Financial Statements
February 28, 2026

Balance Sheet

1. Trust statement activity has been recorded through 02/28/26.
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 \$2,553.61 was received in March 2026.
6. Debt Service Fund – Payment for Invoice AR00002782 in the amount of \$2,310.92 was received in March 2026.

Tab 4

LYNWOOD COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures February 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$31,255.59**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Lynwood Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Brletic Dvorak, Inc.	300222	2313	Engineering Services 01/26	\$ 1,080.00
Carol A Kirchner	300226	CK021326	Board of Supervisors Meeting 02/13/26	\$ 200.00
Debra K Goode	300227	DG021326	Board of Supervisors Meeting 02/13/26	\$ 200.00
Fieldstone Landscape Services	300223	27180	Irrigation Repairs 01/26	\$ 15.41
Fieldstone Landscape Services	300233	27222	Landscape Management Contract Renewal 02/26	\$ 5,500.00
Flock Group, Inc.	300224	INV-85664	Security System Services 01/26	\$ 2,500.00
Funez Drywall And Painting, LLC	300219	INV0091	Pressure Washing and Painting Wall 01/26	\$ 11,800.00
Hillsborough County BOCC	20260211-1	9086894852-012226	Monthly Reclaimed Water Charge 12/25	\$ 166.43
Keep It Green Nursery	300220	4441	50% Deposit - Landscape Tree Replacements	\$ 850.00
Michael Daniel Murphy	300228	MM021326	Board of Supervisors Meeting 02/13/26	\$ 200.00
Rizzetta & Company, Inc.	300221	INV0000106655	Accounting Services 02/26	\$ 3,828.24
Romaner Graphics	300225	22975	Sign Installation 02/26	\$ 480.00
Sitex Aquatics, LLC	300234	10725-b	Monthly Lake Maintenance 02/26	\$ 840.00
Susan Gomez	300229	SG021326	Board of Supervisors Meeting 02/13/26	\$ 200.00

Lynwood Community Development District

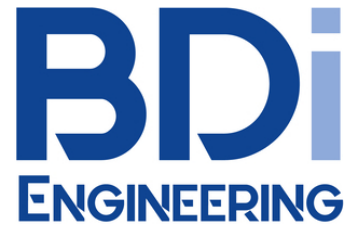
Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Tammie Murphy	300230	TM021326	Board of Supervisors Meeting 02/13/26	\$ 200.00
TECO	20260224-1	211018276116-020426	Monthly Electric Charges 01/26	\$ 29.91
TECO	20260224-1	211018542954-020426	Monthly Electric Charges 01/26	\$ 1,305.56
TECO	20260224-1	211018619067-020426	Monthly Electric Charges 01/26	\$ 31.87
TECO	20260224-1	221008015820-020326	Monthly Electric Charges 01/26	\$ 839.30
TECO	20260224-1	221008163679-020326	Monthly Electric Charges 01/26	\$ 373.02
TECO	20260210-1	221008593248-012226	5524 Rainwood Meadow Dr 3B Solar 01/26	<u>\$ 615.85</u>
Total				<u>\$ 31,255.59</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 2313
DATE 01/30/2026
TERMS Net 30
DUE DATE 03/01/2026

PROJECT NAME
Lynwood CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[January 09 - January 30]	6:00	180.00	1,080.00

BALANCE DUE

\$1,080.00



LYNWOOD COMMUNITY DEVELOPMENT DISTRICT
Jan-26

	<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
Site Visit to Review Concrete Pour and ADA Repairs.	2.00 0.00	\$180 \$80	J. Whited S. Ferguson	\$360.00 \$0.00
INVOICE TOTAL	6.00			\$1,080.00

Lynwood CDD
Meeting Date: February 13, 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:	11:01 AM
Meeting End Time:	12:01 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: 

Fieldstone Landscape Services

4801 122nd Avenue North
Clearwater, FL 33762

INVOICE

Invoice Number 27180
Invoice Date 01/30/26
Payment Terms Net 30
PO Number
Sales Rep Elizabeth Moore

Bill To

Lynwood CDD c/o
Rizzetta & Company
3434 Colwell Ave.
Suite 200
Tampa, FL 33614

Property Address

Lynwood CDD
5134 White Chicory Drive
Apollo Beach, FL 33572

Description	Qty / UOM	Rate	Ext. Price	Amount
Landscape Management Contract Renewal 2025				
IRR - Pre-Approved Repairs - 01/28/2026				\$15.41
Labor - 01/28/26	0.14 Hrs	\$80.00	\$11.20	
Coupler 1/2"	2.00 ea	\$0.31	\$0.62	
Drip- Coupler	4.00 ea	\$0.48	\$1.90	
Flex- 1/2"	2.00 ft	\$0.84	\$1.69	

Subtotal: \$15.41
Sales Tax: \$0.00
Invoice Total: \$15.41
Credits/Payments:
Balance Due: \$15.41

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$7,053.56	\$0.00	\$0.00	\$0.00	\$0.00

Fieldstone Landscape Services

4801 122nd Avenue North
Clearwater, FL 33762

INVOICE

Invoice Number 27222
Invoice Date 02/02/26
Payment Terms Net 30
PO Number
Sales Rep Elizabeth Moore

Bill To

Lynwood CDD c/o
Rizzetta & Company
3434 Colwell Ave.
Suite 200
Tampa, FL 33614

Property Address

Lynwood CDD
5134 White Chicory Drive
Apollo Beach, FL 33572

Description	Qty / UOM	Rate	Ext. Price	Amount
Landscape Management Contract Renewal 2025 February 2026				\$5,500.00

Subtotal: \$5,500.00
Sales Tax: \$0.00
Invoice Total: \$5,500.00
Credits/Payments:
Balance Due: \$5,500.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$5,515.41	\$7,038.15	\$0.00	\$0.00	\$0.00



INVOICE

Flock Group Inc dba Flock Safety
www.flocksafety.com

Invoice Number: INV-85664
Invoice Date: 1/29/2026
Due Date: 2/13/2026
Payment Terms: Net 15
PO#:
W-9 Form [\[Download\]](#)
Certificates of Insurance [\[Download\]](#)

Bill To: FL - Lynwood CDD
Tampa, Florida, 33614

Ship To: FL - Lynwood CDD
3434 Colwell Ave., Ste. 200, Tampa,
FL 33614
Tampa, Florida 33614

Billing Company Name: FL - Lynwood CDD
Billing Contact Name: Sean Craft
Billing Email Address: scraft@rizzetta.com

Payment Terms: Net 15
Contracted Billing Structure: Annual - First Year at Signing

Notes: FL - Lynwood CDD: Year 2 of 24 Month Term, 2026 - 2027

Please note a minor change to our invoices starting February 1, 2025 updating product/SKU names listed in each line item. This change is only to naming conventions and will not affect the products, functionality, or services you receive from Flock Safety. Please update your payment system to reflect these new product/SKU names as needed.

ITEMS	QTY	UNIT PRICE	SALES TAX	TOTAL
Flock Safety LPR - Neighborhoods, fka Sparrow	1	\$2,500.00	\$0.00	\$2,500.00

Unless otherwise noted on the Order Form, the Term shall commence upon first installation and validation of Flock Hardware.

Link to Location of Services: <https://planner.flocksafety.com/public/207293ff-e3c1-40e1-9f67-f5c1675e267b>

Subtotal: \$2,500.00
Sales Tax: \$0.00
Credit: \$0.00
Payments: \$0.00
Balance Due: \$2,500.00

If you have questions about your invoice, are providing an exemption certificate or need to update your billing contact information, please email billing@flocksafety.com or call 866-901-1781, option 3.



INVOICE

Flock Group Inc dba Flock Safety
www.flocksafety.com

Invoice Number: INV-85664
Invoice Date: 1/29/2026
Due Date: 2/13/2026
Payment Terms: Net 15
PO#:

Payment Remittance Information

Pay by Check:

Payable to: Flock Group Inc
Memo: INV-85664
Mail to: PO Box 121923
Dallas, TX 75312-1923

If paying by check, please include the remittance slip below.

Please be aware that failure to pay the invoice by the due date may result in an interest penalty or disconnection of service, as specified in your contract.

.....
Detach and Return with Payment

Make Checks Payable to: Flock Group Inc

If sending via Flock Group Inc
USPS: PO Box 121923
Dallas, TX 75312-1923

Or

If sending via Flock Group Inc
UPS, FedEx or 891923
USPS: 885 East Collins Boulevard,
Suite 110
Richardson, TX 75081

Account: FL - Lynwood CDD

Invoice #: INV-85664

Amount Due: **\$2,500.00**

Amount Enclosed: \$ _____



Funez Drywall and Painting

2406 High Tides Way Wesley Chapel FL
33543

646-436-8574

funezdrywall@hotmail.com

INVOICE

INV0091

DATE

01/26/2026

DUE

On Receipt

BALANCE DUE

USD \$11,800.00

BILL TO

Sean Craft

EXTERNAL]Lynwood CDD - Perimeter Wall Painting Scope & Map Exhibit

☐ 7272602213

SCraft@rizzetta.com

DESCRIPTION	RATE	QTY	AMOUNT
Exterior Painting	\$11,800.00	1	\$11,800.00

Pressure washing and cleaning all the exterior surfaces.
Removal of loose paint, mildew and other items.

- Repair of minor cracks, spalls, or surface imperfections using compatible patching compounds.
- Application of primer (if required based on surface condition and paint manufacturer's guidance).
- Application of two coats of high-performance, exterior-grade masonry paint
- Protection of surrounding landscaping, hardscape, and adjacent structures belonging to residents and the District.
- Final walkthrough and punch list completion.

Hi Sean attached are the specifications for the exterior paint project.

We will be able to match the same color of the existing exterior paint.

We will be Painting both sides of the walls.

We will be protecting all the surrounding landscaping around the project.

Labor and materials included

TOTAL

\$11,800.00

BALANCE DUE

USD \$11,800.00



Feedback

115.10

Loxon® XP
Waterproofing Masonry Coating - Flat
LX11-50 Series



<p>CHARACTERISTICS</p> <p>Loxon XP is an exterior, high build coating that provides excellent flexibility, durability and weather resistance. This product will protect against water-driven rain which could cause corrosion, efflorescence and deterioration. It is highly abrasion and efflorescence resistant. This may be applied to a surface with a pH of 8 to 13.</p> <p>Apply directly to fresh concrete (or least 7 days old).</p> <p>Stoneware/glass surfaces may be painted after 7 days.</p> <p>Can be applied over high pH (up to 13) substrates, no primer required.</p> <p>Can be applied down to 30°F.</p> <p>Color: Most Colors</p> <p>1 coat system, brush, roller, or spray applied, coverage per coat: 14.5-13.0 sq. yds. 5.5-5.4 sq. m.</p> <p>Dry film thickness: 85-110 mils. 4. per gallon. Can be applied up to 60 mils. wet.</p> <p>Coverage: Coverage will vary with the substrate and the texture. Coverage on porous & rough surfaces is square feet per gallon.</p> <p>Drying Schedule @ 70°F, 50% RH:</p> <table border="0"> <tr> <td>To touch: 8 hours</td> <td>Recoat: 24-48 hours</td> </tr> <tr> <td>To handle: 24-48 hours</td> <td>Full cure: 28 days</td> </tr> </table> <p>Finish: 0-10 mils @ 90°F</p> <p>Testing with DOE only:</p> <table border="0"> <tr> <td>Base</td> <td>Strength</td> </tr> <tr> <td>Extra White</td> <td>0-6</td> </tr> <tr> <td>Dark Blue</td> <td>4-12</td> </tr> <tr> <td>Ultra White</td> <td>0-12</td> </tr> <tr> <td>Light Yellow</td> <td>0-12</td> </tr> </table> <p>Extra White (LX11W0051) (only color in color)</p> <p>V.O.C. (less exempt solvents): 45 g/L (1.5 lbs/gal)</p> <p>Volume Solids: 45-45%</p> <p>Weight Solids: 67-67%</p> <p>Weight per Gallon: 11.40 lbs</p> <p>Flash Point: N/A</p> <p>Variable Type: Respiratory Airway</p> <p>Shelf Life: 36 months, unopened</p> <p>Water Resistant: This coating contains agents which inhibit the growth of mold on the surface of the coating film.</p> <p>073025</p>	To touch: 8 hours	Recoat: 24-48 hours	To handle: 24-48 hours	Full cure: 28 days	Base	Strength	Extra White	0-6	Dark Blue	4-12	Ultra White	0-12	Light Yellow	0-12	<p>COMPLIANCE</p> <p>As of 1/1/2025, Complies with:</p> <table border="0"> <tr> <td>DTC</td> <td>Yes</td> </tr> <tr> <td>DFP Phase II</td> <td>Yes</td> </tr> <tr> <td>S.C.A.G.M.S.</td> <td>Yes</td> </tr> <tr> <td>CRB</td> <td>Yes</td> </tr> <tr> <td>CARB SCM 2007</td> <td>Yes</td> </tr> <tr> <td>CARB SCM 2009</td> <td>Yes</td> </tr> <tr> <td>Canada</td> <td>Yes</td> </tr> <tr> <td>LEED® v4 & v4.1 GreenSpec</td> <td>Yes</td> </tr> <tr> <td>LEED® v4 & v4.1 U.S.G.C.</td> <td>Yes</td> </tr> <tr> <td>EPD/MSF Certified</td> <td>Yes</td> </tr> <tr> <td>MSF Manufacturer Residency</td> <td>Yes</td> </tr> <tr> <td>MSF</td> <td>\$10.40</td> </tr> <tr> <td>MSF - Wall Coating</td> <td>Yes</td> </tr> </table> <p>APPLICATION</p> <p>Temperature: 30°F minimum</p> <p>The following is a guide. Changes in temperature and to substrate may be needed for proper application. Always consult technical equipment tables with local authority. Any substrate must be compatible with the coating environment and application conditions.</p> <p>Reducer: Do Not Reduce</p> <p>Airless Spray: Pressure 2300 p.s.i. Tip 3/16 inch</p> <p>Brush: Use a nylon-polyester brush such as Purdy® Pro-Ex®</p> <p>Roller Cover: 1/2-1 1/2 inch nap synthetic roller cover such as Purdy® Marathon®</p> <p>The substrate and its condition will determine the application procedures. Considerations to minimize porosity:</p> <ul style="list-style-type: none"> • 2 coat application with overnight drying between coats • Spray application with backrolling • Power rolling <p>Spray and backroll on porous & rough stone to achieve required film build and a pinhole free surface.</p> <p>When the air temperature is at 30°F, substrates may be coated, prior to painting, check to be sure the air, surface, and material temperature are above 30°F and at least 5°F above the dew point. Avoid using if rain or snow is expected within 2-3 hours.</p> <p>Do not apply at air or surface temperatures below 30°F when air or surface temperatures may drop below 30°F within 48 hours.</p> <p>Do not reduce.</p> <p>www.sherwin-williams.com</p>	DTC	Yes	DFP Phase II	Yes	S.C.A.G.M.S.	Yes	CRB	Yes	CARB SCM 2007	Yes	CARB SCM 2009	Yes	Canada	Yes	LEED® v4 & v4.1 GreenSpec	Yes	LEED® v4 & v4.1 U.S.G.C.	Yes	EPD/MSF Certified	Yes	MSF Manufacturer Residency	Yes	MSF	\$10.40	MSF - Wall Coating	Yes	<p>APPLICATION TIPS</p> <p>For proper waterproofing performance and to avoid blisters, 2 coats of the coating MUST be applied between 14.0-18.0 mils wet per coat.</p> <p>A total dry film thickness of 10 - 95.8 mils of material and a surface with 12 pores per square foot is required for a waterproofing system.</p> <p>For extremely porous block a coat of Loxon Block Surface may be required to achieve a pinhole free surface.</p> <p>For rehabilitating existing concrete water tanks, additional products may be used.</p> <p>RECOMMENDED SYSTEMS</p> <p>Concrete, Block, Concrete Block, CRC, Split-Side Block, and other Cementitious surfaces:</p> <ul style="list-style-type: none"> • 1 coat of Loxon Block Surface (if needed) • 1 coat Loxon-Conditioner (if needed) • 2 coats Loxon XP <p>Previously Coated in good condition:</p> <p>After proper washing, apply 1 coat of Loxon XP over the surface.</p> <p>Incidental Wood:</p> <ul style="list-style-type: none"> • 1 coat Exterior Loxon Wood Primer • 2 coats Loxon XP <p>Incidental Metal: (Steel, galvanized, or aluminum)</p> <ul style="list-style-type: none"> • 1 coat Pro Industrial™ Pro-Cryl™ Primer • 2 coats Loxon XP <p>Waterproofing System:</p> <ul style="list-style-type: none"> • Two coats of Loxon • 13 to 16.8 mils dry film per coat • 13 to 16.8 mils total dry film thickness • 10 or less pores per square foot <p>continued on back</p>
To touch: 8 hours	Recoat: 24-48 hours																																									
To handle: 24-48 hours	Full cure: 28 days																																									
Base	Strength																																									
Extra White	0-6																																									
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Ultra White	0-12																																									
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DTC	Yes																																									
DFP Phase II	Yes																																									
S.C.A.G.M.S.	Yes																																									
CRB	Yes																																									
CARB SCM 2007	Yes																																									
CARB SCM 2009	Yes																																									
Canada	Yes																																									
LEED® v4 & v4.1 GreenSpec	Yes																																									
LEED® v4 & v4.1 U.S.G.C.	Yes																																									
EPD/MSF Certified	Yes																																									
MSF Manufacturer Residency	Yes																																									
MSF	\$10.40																																									
MSF - Wall Coating	Yes																																									



Hillsborough County Florida

S-Page 1 of 3

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
LYNWOOD CDD	9086894852	01/22/2026	02/12/2026

Summary of Account Charges

Previous Balance	\$198.51
Net Payments - Thank You	\$-198.51
Total Account Charges	\$166.43
AMOUNT DUE	\$166.43

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

910 8

DUE DATE	02/12/2026
AMOUNT DUE	\$166.43
AMOUNT PAID	



0090868948523 00000166439



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
LYNWOOD CDD	9086894852	01/22/2026	02/12/2026

Service Address: 5438 AMARYLLIS GARDEN ST - COMM RCLM MTR

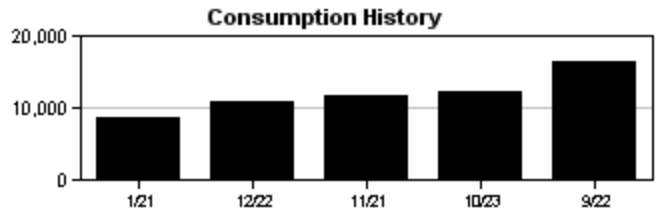
S-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703550050	12/22/2025	227041	01/21/2026	235769	8728 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$8.01

Total Service Address Charges \$8.01



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
LYNWOOD CDD	9086894852	01/22/2026	02/12/2026

Service Address: 2303 DANDELION ST (RCLM GEN USER)

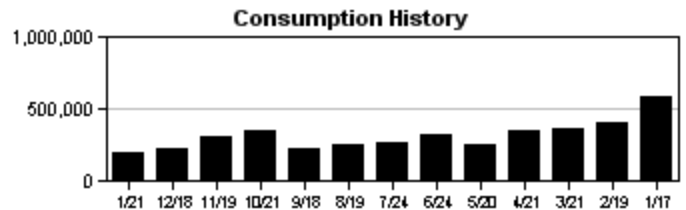
S-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61111785	12/18/2025	149533	01/21/2026	151415	188200 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$132.50

Total Service Address Charges \$132.50





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
LYNWOOD CDD	9086894852	01/22/2026	02/12/2026

Service Address: 5436 AMARYLLIS GARDEN ST - COMM RCLM MTR

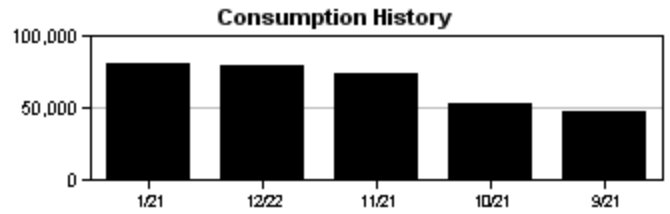
S-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703539298	12/22/2025	939248	01/21/2026	1020142	80894 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$25.92

Total Service Address Charges \$25.92





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

Invoice

Date	Invoice #
2/2/2026	INV0000106655

Bill To:

Lynwood CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
February	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.: 10725-b
Terms: Net 30
Invoice date: 02/01/2026
Due date: 03/03/2026

#	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



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

Statement Date: February 04, 2026

Amount Due: \$29.91

Due Date: February 25, 2026

Account #: 211018276116

Account Summary

Current Service Period: December 31, 2025 - January 30, 2026	
Previous Amount Due	\$34.55
Payment(s) Received Since Last Statement	-\$34.55
Current Month's Charges	\$29.91
Amount Due by February 25, 2026 \$29.91	

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

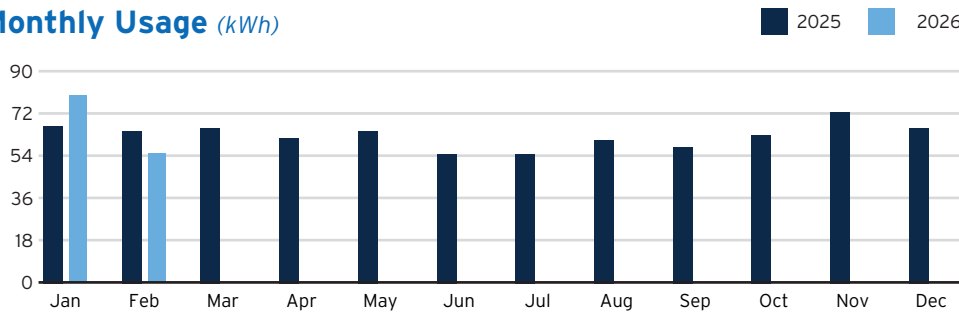
Your Energy Insight

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

An Audit You'll Love
 Our certified experts can uncover ways to save you energy and money.
TampaElectric.com/BizSave



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

Account #: 211018276116

Due Date: February 25, 2026

Pay your bill online at TampaElectric.com
 See reverse side of your paystub for more ways to pay.

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

Amount Due: \$29.91

Payment Amount: \$ _____

664964615526

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.

6649646155262110182761160000000029911



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

Account #: 211018276116
Statement Date: February 04, 2026
Charges Due: February 25, 2026

Meter Read

Meter Location: ENTRY LIGHTS

Service Period: Dec 31, 2025 - Jan 30, 2026

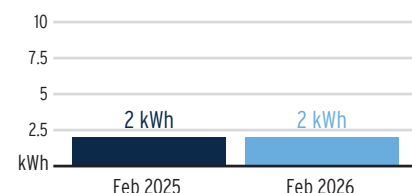
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000577369	01/30/2026	5,005	4,950	55 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	55 kWh @ \$0.09202/kWh	\$5.06
Fuel Charge	55 kWh @ \$0.03516/kWh	\$1.93
Storm Protection Charge	55 kWh @ \$0.00568/kWh	\$0.31
Clean Energy Transition Mechanism	55 kWh @ \$0.00418/kWh	\$0.23
Storm Surcharge	55 kWh @ \$0.02121/kWh	\$1.17
Florida Gross Receipt Tax		\$0.75
Electric Service Cost		\$29.91

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges \$29.91

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Ways To Pay Your Bill

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- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

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Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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

Statement Date: February 04, 2026

Amount Due: \$1,305.56

Due Date: February 25, 2026

Account #: 211018542954

Account Summary

Current Service Period: December 31, 2025 - January 29, 2026

Previous Amount Due	\$1,230.72
Payment(s) Received Since Last Statement	-\$1,230.72
Current Month's Charges	\$1,305.56

Amount Due by February 25, 2026 \$1,305.56

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



Scan here to view your account online.



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

Account #: 211018542954

Due Date: February 25, 2026

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: \$1,305.56

Payment Amount: \$ _____

666199180349

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.

6661991803492110185429540000001305562



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

Account #: 211018542954
Statement Date: February 04, 2026
Charges Due: February 25, 2026

Service Period: Dec 31, 2025 - Jan 29, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	532 kWh @ \$0.03411/kWh	\$18.15
Fixture & Maintenance Charge	28 Fixtures	\$465.08
Lighting Pole / Wire	28 Poles	\$792.96
Lighting Fuel Charge	532 kWh @ \$0.03452/kWh	\$18.36
Storm Protection Charge	532 kWh @ \$0.00574/kWh	\$3.05
Clean Energy Transition Mechanism	532 kWh @ \$0.00043/kWh	\$0.23
Storm Surcharge	532 kWh @ \$0.01230/kWh	\$6.54
Florida Gross Receipt Tax		\$1.19
Lighting Charges		\$1,305.56

Important Messages

Quarterly Fuel Source Update
 Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges \$1,305.56

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

Statement Date: February 04, 2026

Amount Due:	\$31.87
Due Date: February 25, 2026	
Account #: 211018619067	

Account Summary

Current Service Period: December 31, 2025 - January 30, 2026	
Previous Amount Due	\$33.62
Payment(s) Received Since Last Statement	-\$33.62
Current Month's Charges	\$31.87
Amount Due by February 25, 2026	
\$31.87	

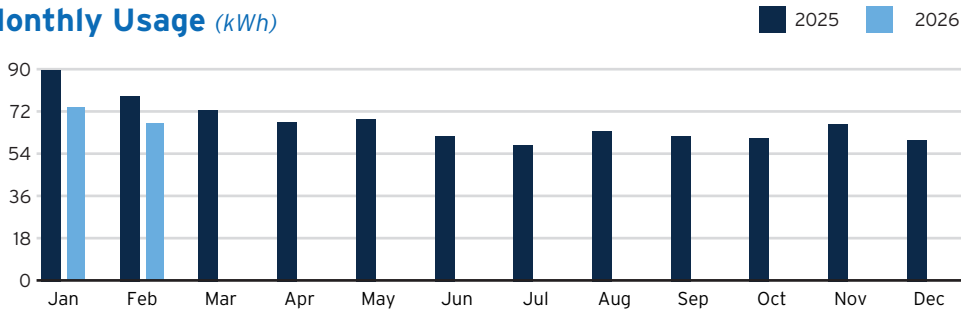
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

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)



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An Audit You'll Love
 Our certified experts can uncover ways to save you energy and money.
TampaElectric.com/BizSave



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

Account #: 211018619067
Due Date: February 25, 2026

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:	\$31.87
Payment Amount:	\$ _____

666199180350

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.

6661991803502110186190670000000031877



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

Account #: 211018619067
Statement Date: February 04, 2026
Charges Due: February 25, 2026

Meter Read

Service Period: Dec 31, 2025 - Jan 30, 2026

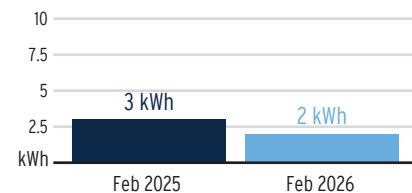
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000829735	01/30/2026	3,191		3,124		67 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	67 kWh @ \$0.09202/kWh	\$6.17
Fuel Charge	67 kWh @ \$0.03516/kWh	\$2.36
Storm Protection Charge	67 kWh @ \$0.00568/kWh	\$0.38
Clean Energy Transition Mechanism	67 kWh @ \$0.00418/kWh	\$0.28
Storm Surcharge	67 kWh @ \$0.02121/kWh	\$1.42
Florida Gross Receipt Tax		\$0.80
Electric Service Cost		\$31.87

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
 Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges \$31.87

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


Statement Date: February 03, 2026

Amount Due:	\$839.30
Due Date: February 24, 2026	
Account #: 221008015820	

Account Summary

Current Service Period: December 30, 2025 - January 28, 2026	
Previous Amount Due	\$797.91
Payment(s) Received Since Last Statement	-\$797.91
Current Month's Charges	\$839.30
Amount Due by February 24, 2026	\$839.30

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 #: 221008015820
Due Date: February 24, 2026

 **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:	\$839.30
Payment Amount:	\$ _____

641507982238

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.

6415079822382210080158200000000839305



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

Account #: 221008015820
Statement Date: February 03, 2026
Charges Due: February 24, 2026

Service Period: Dec 30, 2025 - Jan 28, 2026

Rate Schedule: Lighting Service

Charge Details

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

Important Messages

Quarterly Fuel Source Update

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Ways To Pay Your Bill



Bank Draft

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In-Person

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Mail A Check

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



Credit or Debit Card

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



Phone

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

All Other

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

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Power Outage:
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Energy-Saving Programs:
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LYNWOOD COMMUNITY DEVELOPMENT
 LYNWOOD PH 3 ON 19TH AVE
 APOLLO BEACH, FL 33572


Statement Date: February 03, 2026

Amount Due:	\$373.02
Due Date:	February 24, 2026
Account #:	221008163679

Account Summary

Current Service Period: December 30, 2025 - January 28, 2026	
Previous Amount Due	\$373.02
Payment(s) Received Since Last Statement	-\$373.02
Current Month's Charges	\$373.02
Amount Due by February 24, 2026	\$373.02

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



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

Account #: 221008163679
Due Date: February 24, 2026

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

630396919108

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.

6303969191082210081636790000000373028



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

Account #: 221008163679
Statement Date: February 03, 2026
Charges Due: February 24, 2026

Service Period: Dec 30, 2025 - Jan 28, 2026

Rate Schedule: Lighting Service

Charge Details

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

Important Messages

Quarterly Fuel Source Update

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


Statement Date: January 22, 2026

Amount Due:	\$615.85
Due Date:	February 12, 2026
Account #:	221008593248

Account Summary

Current Service Period: December 16, 2025 - January 15, 2026	
Previous Amount Due	\$615.85
Payment(s) Received Since Last Statement	-\$615.85
Current Month's Charges	\$615.85
Amount Due by February 12, 2026	\$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: February 12, 2026

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Amount Due:	\$615.85
Payment Amount:	\$ _____

646446220922

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.

6464462209222210085932480000000615854




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

Account #: 221008593248
Statement Date: January 22, 2026
Charges Due: February 12, 2026

Service Period: Dec 16, 2025 - Jan 15, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 31 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

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Hearing Impaired/TTY:
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Power Outage:

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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, February 13, 2026, at 11:02 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 give clarification on trash removal scope.

C. District Counsel

Mr. Broadus spoke about the cease-and-desist letters that were sent out and preserved information on the upcoming General Election on November 3rd 2026 for seats 1 and 2, and landowner seat 4. Mr. Brodus will draft resolution.

There was a discussion on Upcoming Events.

D. District Engineer

Mr. Whited discussed the Site Master proposal.

On a Motion by Ms. Goode, seconded by Ms. Murphy with all in favor, the Board of Supervisors approved the Site Masters proposal in the amount of \$800.00 as presented, as presented, for the Lynwood Community Development District.

E. District Manager

Ms. Welborn stated the next CDD meeting will be held on Friday, April 10, 2026, at 11:00 a.m. at the offices of Rizzetta & Company located at 2700 S. Falkenburg Road Suite 2745, Riverview, FL 33578.

FOURTH ORDER OF BUSINESS

Business Administration

A. Consideration of the Financial Statement for January 2026

On a Motion by Ms. Goode, seconded by Ms. Gomez, with all in favor, the Board of Supervisors approved the Financial Statement for January 2026, for the Lynwood Community Development District.

B. Consideration of Operations and Maintenance Expenditures of January 2026

On a Motion by Ms. Goode, seconded by Ms. Murphy, with all in favor, the Board of Supervisors approved the Operations and Maintenance Expenditures January 2026 (\$17,573.07) as presented, for the Lynwood Community Development District.

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B. Consideration of Minutes of Board Supervisors' Meeting held on February 13, 2026

On a Motion by Ms. Gomez, seconded by Ms. Kirchner with all in favor, the Board of Supervisors approved Meeting Minutes from February 13, 2026, for the Lynwood Community Development District.

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FIFTH ORDER OF BUSINESS

Supervisor Requests

The Board did not present any requests.

SIXTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Gomez, seconded by Ms. Goode, with all in favor, the Board of Supervisors approved adjourning the meeting at 12:04 p.m., for the Lynwood Community Development District.

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Assistant Secretary

Chair / Vice Chair

DRAFT

Tab 6

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LYNWOOD COMMUNITY DEVELOPMENT DISTRICT REGARDING THE ELECTION OF BOARD MEMBERS IN THE UPCOMING GENERAL ELECTION.

WHEREAS, the Lynwood Community Development District (the “**District**”) is a local unit of special-purpose government situated in Hillsborough County, Florida (the “**County**”);

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is the governing body of the District and each Board member is elected or appointed to a specific seat on the Board and the terms are staggered so that there is always an election every 2 years for certain seats on the Board;

WHEREAS, Section 190.003(17), *Florida Statutes* defines a “**qualified elector**” as someone who is at least 18 years of age, a citizen of the United States, a legal resident of Florida and of the District, and who registers to vote with the County Supervisor of Elections where the District is located;

WHEREAS, after the transition to qualified elector seats each Board member has a 4-year term and as their term expires their seats will be up for election pursuant to Sections 190.006(3)(a) 2.b. and 2.c, *Florida Statutes*;

WHEREAS, the following Board seats will be up for election in the upcoming 2026 General Election and all seats will have 4-year terms:

Seat No. 1, Currently held by Carol Kirchner

Seat No. 2, Currently held by Tammie Murphy

NOW, THEREFORE BE IT RESOLVED BY THE BOARD THAT:

Section 1. General Election. The seats designated above will be up for election in the upcoming General Election (with election day being the first Tuesday of November) by the qualified electors residing within the boundaries of the District.

Section 2. Qualifying Period. The period of qualifying as a candidate to serve as a member on the Board is noon, Monday June 8, 2026, through noon, Friday June 12, 2026. This Resolution shall serve as the District’s notice of the qualifying period, pursuant to Section 190.006(3)(b), *Florida Statutes*. Interested candidates should contact the County Supervisor of Elections for further information.

Section 3. Conduction and Procedure of Election.

- a. Other than supplying the seats up for election to the County Supervisor of Elections, the District is not involved in the election.
- b. The election shall be conducted according to the requirements of general law and law governing special district elections.
- c. Candidates seeking election shall conduct their campaigns in accordance with the provisions of Chapter 106, *Florida Statutes* and shall file qualifying papers and qualify for individual seats in accordance with Section 99.061, *Florida Statutes*.
- d. The election shall be held at the precinct polling places designated by the County Supervisor of Elections.
- e. The polls shall be opened and closed as provided by law, including, but not limited to Section 100.011, *Florida Statutes*.

- f. The ballot shall contain the names of the candidates to be voted upon, pursuant to Section 101.151, *Florida Statutes*.
- g. The Department of State shall make out a notice stating what offices are to be filled at the general election, pursuant to Section 100.021 *Florida Statutes*.

Section 4. Election Costs. The District shall be responsible for paying the District’s proportionate share of the regular election costs, if any, pursuant to Section 100.011, *Florida Statutes*.

Section 5. Effective Date and Transmittal. This Resolution shall become effective upon its passage and the District Manager is authorized to transmit a copy of this Resolution to the County Supervisor of Elections.

This Resolution is duly passed and adopted on April 10, 2026.

Attest:

**Lynwood
Community Development District**

Print Name: _____
 Secretary / Assistant Secretary

Print Name: _____
 Chairperson / Vice Chairperson

Tab 7

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LYNWOOD COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR A LANDOWNERS’ MEETING FOR THE PURPOSE OF ELECTING 1 MEMBER OF THE BOARD; PROVIDING FOR PUBLICATION; PROVIDING SAMPLE NOTICE, INSTRUCTIONS, PROXY, AND BALLOTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Lynwood Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes;

WHEREAS, the District was established on March 13, 2019, by Ordinance No. 19-2 of the Hillsborough County Board of County Commissioners;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) previously amended the terms of office for Board seats to align with the general elections held in November during even years;

WHEREAS, the terms for Board seat 4 is set to expire in November 2026; and

WHEREAS, the District is statutorily required to announce a meeting of the landowners of the District for the purpose of electing 1 member of the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. In accordance with Section 190.006(2)(b), Florida Statutes the landowners’ meeting to elect 1 member of the Board, to Board seat 4 will be held on Friday, November 13, 2026, at 11:00 a.m. at the offices of Rizzetta & Company located at 2700 Falkenburg Road, Suite 2745, Riverview, Florida 33578.

Section 2. The District’s Secretary is hereby directed to publish notice of this landowners’ meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

Section 3. Pursuant to Section 190.006(2)(b), Florida Statutes, a sample notice of landowners’ meeting and election, instructions on how all landowners may participate in the election, a sample proxy, and sample ballot forms are attached hereto as **Exhibit A**. Copies of such documents can be obtained from the District Manager’s office.

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

Passed and Adopted on April 10, 2026.

Attest:

**Lynwood
Community Development District**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair/ Vice Chair of the Board of Supervisors

**Notice of Landowners' Meeting and Election and
Meeting of the Board of Supervisors of the
Lynwood Community Development District**

Notice is hereby given to the public and all landowners within the Lynwood Community Development District (the "**District**"), comprised of approximately 89.16 acres in Hillsborough County, Florida, advising that a landowners' meeting will be held for the purpose of electing 1 member to the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: Friday, November 13, 2026
Time: 11:00 a.m.
Place: Rizzetta & Company
2700 Falkenburg Road, Suite 2745
Riverview, Florida 33578

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at rwelborn@rizzetta.com, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

Rachel Welborn, District Manager
Run Date(s): October 16 and 23, 2026

**Instructions Relating to Landowners' Meeting
of the Lynwood Community Development District
for the Election of Members of the Board of Supervisors**

Date: Friday, November 13, 2026
Time: 11:00 a.m.
Location: Rizzetta & Company
2700 Falkenburg Road, Suite 2745
Riverview, Florida 33578

Pursuant to Chapter 190, Florida Statutes, and after a community development district (“**District**”) has been established and the landowners have held their initial election, there shall be subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors of the District (“**Board**”) every 2 years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner within the District may vote in person at the landowners’ meeting or the landowner may nominate a proxy holder to vote in person at the meeting in place of the landowner. Landowners or proxy holders need to bring a government issued ID for verification purposes.

Whether in person or by proxy, each landowner shall be entitled to cast 1 vote per un-platted acre of land owned by him or her and located within the District, for each seat on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as 1 acre, entitling the landowner to 1 vote with respect thereto. Please note that a particular parcel of real property is entitled to only 1 vote for each eligible acre of land or fraction thereof; therefore, 2 or more people who own real property in common, that is 1 acre or less, are together entitled to only 1 vote for that real property. Platted lots shall be counted individually and entitled to 1 vote. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy.

At the landowners’ meeting, the landowners will elect a chair to conduct the meeting. The meeting chair can be any person present at the meeting and does not need to be a landowner. If the meeting chair is a landowner or proxy holder of a landowner, they may also nominate candidates, make or second motions, and participate in the voting process. Candidates must be nominated and then shall be elected by a vote of the landowners. Mailed in ballots or proxies are not accepted because the landowners or proxy holders nominate candidates first for each seat in the election and then the ballots are casted. Furthermore, the District does not have the ability to verify the signatures of mailed in ballots or request clarification if there is an issue with any ballot or proxy.

This year, 1 seat on the Board will be up for election by landowners. The candidate receiving the highest number of votes will receive a 4-year term. The term of office for the successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by 1 of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property, or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than 1 vote, each property must be listed and the number of un-platted acres of each property must be included. The signature on a proxy does not need to be notarized. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

Landowner Proxy

Lynwood Community Development District Landowners' Meeting – November 13, 2026

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Lynwood Community Development District to be held at offices of Rizzetta & Company located at 2700 Falkenburg Road, Suite 2745, Riverview, Florida 33578, on November 13, 2026, at 11:00 a.m., and at any adjournments thereof, according to the number of un-platted acres of land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner Signature of Legal Owner Date

Address/Legal/or Parcel ID #	# of Un-platted Acreage/ or # of Platted Lots	Authorized Votes
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES:

- 1. Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as 1 acre entitling the landowner to 1 vote with respect thereto.*
- 2. 2 or more persons who own real property in common that is 1 acre or less are together entitled to only 1 vote for that real property.*
- 3. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).*
- 4. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.*

Official Ballot for Landowners

Lynwood Community Development District Landowners' Meeting – November 13, 2026 (Election of 1 Supervisor)

The undersigned certifies that he/she/it is a fee simple owner of land located within the Lynwood Community Development District and described as follows:

Address/Legal/or Parcel ID #	# of Un-platted Acreage/ or # of Platted Lots	Authorized Votes
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

I do cast my votes as a Landowner as follows:

Name of Candidate	Number of Votes
Seat 1 _____	_____
Seat 2 _____	_____
Seat 3 _____	_____

Date: _____

Signature: _____

Printed Name: _____

Official Ballot for Proxy Holders

Lynwood Community Development District

Landowners' Meeting – November 13, 2026

(Election of 1 Supervisor)

The undersigned certifies that he/she/it is the proxy holder for fee simple owners of land located within the Lynwood Community Development District and described in the attached proxies.

Information in the dotted line below is to be filled out by District Staff prior to being returned to the proxy holder for casting the ballot:

Total Number of Proxies _____

Total Number of Un-platted Acreage _____

Total Number of Platted Lots _____

Total Number of Authorized Votes _____

I do cast my votes, in my capacity as a proxy holder for certain Landowners, as follows:

	Name of Candidate	Number of Votes
Seat 1	_____	_____
Seat 2	_____	_____
Seat 3	_____	_____

Date: _____

Signature: _____

Printed Name: _____