



Rizzetta & Company

Lynwood Community Development District

**Board of Supervisors' Meeting
May 8, 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	Cari Webster	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) 533-2950. 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

April 30, 2026

**Board of Supervisors
Lynwood Community
Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Lynwood Community Development District will be held on **Friday, May 8, 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 agenda for this meeting:

BOS MEETING:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
 - A. Landscape Update Tab 1
 - i. Consideration of Landscape Maintenance Renewal ... Tab 2
 - B. District Counsel
 - C. District Engineer
 - D. District Manager
 - i. Presentation of District Manager Report..... Tab 3
 - ii. Presentation of Registered Voter Count..... Tab 4
 - iii. Presentation of Website Compliance Report..... Tab 5
- 4. BUSINESS ITEMS**
 - A. Discussion of Fiscal Year 2026/2027 Budget
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Meeting held on April 10, 2026..... Tab 6
 - B. Consideration of Operation & Maintenance Expenditures for March 2026 Tab 7
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

Sincerely,

Rachel Welborn

Rachel Welborn
District Manager

Tab 1

(1)



Pond Bank

Created: Mon, 4/27/2026

Pond #4 - bed in corner need info some clean up



(2)



Pond #4

Created: Mon, 4/27/2026

Resident is dumping grass clippings on pond bank

(3)



Pond beds

Created: Mon, 4/27/2026

Pond beds are very overgrown and will require extra time to clean up

(4)



Front entrance beds

Created: Tue, 4/28/2026

Crew needs to detail front beds. Pull weeds and trim

(5)



Fire bush at entrance

Created: Tue, 4/28/2026

Suggest to cut Firebush down to 2' tall and let them regrow. Hold off on removal temporarily and focus on pond beds



(6)



Trim viburnum hedge slightly

Created: Tue, 4/28/2026

Even out the tops a little but do not cut low. Trying to get hedge taller



(7)



Brazilian pepper in hedge

Created: Tue, 4/28/2026

Remove Brazilian Pwpee growing in hedge



(8)



Crack and crevice weeds need to be sprayed

Created: Tue, 4/28/2026

Spray all sidewalks and curbs for weeds



(9)



Fire bush hedge

Created: Tue, 4/28/2026

Suggest to cut Firebush down to 3'

(10)



Front turf is greening up

Created: Tue, 4/28/2026

Turf At entrance has greened up nicely. Some brown patches are present but smaller and filling in



(11)



Turf at entrance

Created: Tue, 4/28/2026

Turf is greener and healthier looking



(12)



Amaryllis Garden turf

Created: Tue, 4/28/2026

Turf is doing well on Amaryllis Harden. Good consistent color and height

(13)



Pergola area

Created: Tue, 4/28/2026

Would like the crew to trim the gold mound back to a lower consistent height. Crew needs to pull weeds

(14)



Back of fence

Created: Tue, 4/28/2026

Area is clean and spraying has been very effective to control native plants

(15)



Mulched 2 palms

Created: Tue, 4/28/2026

1 palms have been mulched by pond. Will request crew to mulch 3rd palm - all mulched at no charge



(16)



Palm on White Chicory

Created: Tue, 4/28/2026

Crew to bring 1 bag of mulch for this palm



(17)



Open space on White Chicory

Created: Tue, 4/28/2026

Turf is struggling due to lack of rain.



FIELDSTONE

powered by SmartLink Networks

April 2026 - Lynwood amaryllis garden clock #1- gazebo

Date: Mar 31, 2026 9:42 am

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
---------------	-------

Water Days as of Mar 31, 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									



FIELDSTONE

April 2026 - Lynwood amaryllis garden clock #2- circle drive

Date: Apr 01, 2026 9:29 am
Inspector: LaPoma Thomas

powered by SmartLink Networks

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 Apr 01, 2026	
Program A	Sun , Tue , Fri
Program B	
Program C	
Program D	

Notes
Hunter hybrid

	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									



FIELDSTONE

powered by SmartLink Network ®

April 2026 - Lynwood clock #1 entry

Date: Apr 01, 2026 7:02 am
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 Apr 01, 2026	
Program A	Sun , Mon , Wed , Fri
Program B	
Program C	
Program D	

Notes
Hunter ACC
No repairs needed
Proposal to add (2) pop ups to zone #1- west end - coverage- see photo in zone #1
Proposal to add new zone at the east end around the monument sign. See photos in zone #22.

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Sprays West end perimeter outside sidewalk	Pass									
Add (2) pop ups											
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									

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
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	Both sides of entrance at NE 19th	Pass									
21	Both side of entrance at white hickory	Pass									
22		Pass									

Add new 2" valve for spray heads around monument sign-

Zone #1 - 03-31-26 9:22 am CDT



Zone #22 - 03-31-26 9:25 am CDT



Zone #22 - 03-31-26 9:25 am CDT



Zone #22 - 03-31-26 9:25 am CDT



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 - 250lbs
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

Tab 2



**LYNWOOD CDD
5134 White Chicory Drive
Apollo Beach, FL 33572**

April, 6 2026

Thank you for the opportunity to submit our proposal for the Landscape Maintenance of your community. At Fieldstone Landscape Services we recognize the significance of protecting your investment and have complete confidence in the superiority of our services. We take pride in providing exceptional communication, customer service, and the highest quality work.

Our primary goal is to build strong, trustworthy relationships that last. We look forward to beginning this process with you.

Fieldstone is the leader in landscape management in the Tampa Bay area that employs a dedicated staff of professionals consisting of Certified Maintenance Technicians, Licensed Irrigation Contractors and Certified Horticulturalists. Our department heads are specialist in their own fields. They work in conjunction with a common goal of maintaining a high standard in the property's overall appearance.

Thank you for taking the time to look into our company. We feel confident that given the opportunity, we will exceed all of your expectations.

Sincerely,

Chris Eastman
President

FIELDSTONE

LANDSCAPE

**LYNWOOD CDD
5134 White Chicory Drive
Apollo Beach, FL 33572**

Service - Summary

Client Experience

- Assigned Account Manager with Proactive approach
- Constant and accurate communication
- Recurring meetings & site inspections
- Monthly Reports
- Prompt, thorough, and accurate Proposals

Landscape Maintenance - Grounds

- (42) Services per year
- Weekly April through October
- Bi-weekly November through March
- Mow & Line-Trim Turf Areas
- Hard Edge Turf along Hard-Surface Edges
- Soft Edge Turf along Landscape Beds & Tree Rings
- Hand-Pull Visible Weeds
- Chemically Treat Landscape Beds, Tree Rings, & Hard Surfaces
- Trash & Debris Removal

Landscape Maintenance - Plant, Shrub, & Ornamentals

- (12) Services per year
- Plants, Shrubs, & Ornamentals under 10'
- Clippings, Debris, & Trash Removal

Horticulture Services - Fertilization, Insect, & Disease Control

- (12) Services per year
- (2) Plant, Shrub, & Ornamental Fertilization
- (4) Turf Fertilization
- (12) Integrated Pest Management Inspections & Treatments

Irrigation Inspections & Repairs

- (12) Irrigation Inspections
- Detailed Irrigation Inspection Report

FIELDSTONE

LANDSCAPE

- Complete Pre-Approved Irrigation Repairs
- Proposal for required & recommended repairs and/or enhancements.
- Run & inspect zones monthly.
- Seasonal Controller Adjustments.
- Adjust irrigation heads to ensure proper coverage.
- Visual inspection for dry spots, broken heads, leaks, or staining
- Monthly irrigation repair pre-approval of \$500.00

Total cost per month: \$5,611.00

Total cost per year: \$67,332.00

Initial _____

FIELDSTONE

LANDSCAPE

TERMS AND CONDITIONS:

Owner

Lynwood CDD
5134 White Chicory Drive
Apollo Beach, FL 33572

Contractor

Fieldstone Landscape Services
4801 122nd Avenue North
Clearwater, FL 33762

The Owner and Contractor agree as Follows:

1. Scope of Work

- Contractor shall furnish all labor, equipment, materials, and supervision to complete landscape management services of the property per attached service summary.
- Contractor shall provide professional uniform Supervisors, Technicians, and Crews.
- Crews will be sufficient to meet the estimated demands for the level of landscape services as provided included in this Contract.

2. Term of Contract

- Contract period will be one (1) year from contract commencing date of: **7/1/2026**

3. Contract Sum

- Client shall pay Contractor in current funds for the performance of the work in the contract sum of: **\$67,420.00**

4. Progress Payments

- Contractor will submit request for payment on or around the 1st of each month.
- Client will make monthly payments of **\$5,611.00** for the amount due within (30) days thereafter.

5. Changes in Work

- Client may order changes in the scope of work consisting of additions, deletions, and/or modifications.
- Contract sum will be adjusted accordingly.

6. Termination of the Contract

- If Client fails to make payment for a period of sixty (60) days, Contractor may suspend services and/or terminate Contract until balance is paid in full.
- Client may terminate Contract upon thirty (30) days written notice delivered via



certified mail to Contractor.

7. Considerations for Insurance, Licenses, Permits and Liability

- Contractor will carry liability amounts and Worker's Compensation coverage required by law on all operators and employees and requires same of any sub-contractors and provides proof of same to the Client.
- Contractor responsible for obtaining any licenses and/or permits required by law for activities on Client's property.
- Prior to commencing work, Contractor shall have insurance company or companies, which are acceptable to the Client, execute a Certificate of Insurance form and file copy of the same with Client. Certificates shall contain ten (10) day notice of termination to Client clause.
- Contractor shall maintain at own expense such insurance as will protect Contractor from claims under Workman's Compensation and public liability, property damage and other such insurance in the following amounts:

General Liability

- General Aggregate \$2,000,000
- Products-Comp/Op Agg. \$2,000,000
- Personal & Adv. Injury \$1,000,000
- Each Occurrence \$1,000,000
- Med. Expense \$10,000

Automobile Liability

- Combined Single Limit \$1,000,000

Umbrella Liability

- Each Occurrence \$3,000,000
- Aggregate \$3,000,000

8. Situations which Contractor may deem responsibility

- Damage due to operation of equipment in performing Contract.
- Failure to comply with all laws pertaining to protected plant species.

FIELDSTONE

LANDSCAPE

- Damage to plant material due to improper horticultural practices.
- Improper replacement or retrofitting of irrigation system components.

9. Situations which Contractor may deem not responsibility

- Death or decline of plant material due to improper selection, placement, planting or maintenance done before the time of this Contract.
- Damage due to improper irrigation components existing at the the time of Contract execution, exposed cables/wires or sprinkler components/lines normally found below the lawn's surface.
- Flooding, storm, wind, fire, cold damages or any other 'Act of God' are not included in contract.
- Damage due to disease or damage to lawns or landscape plants caused by excessive irrigation or lack of water due to inoperative irrigation components, or irrigation restrictions imposed by the Water Management District or civil authorities.
- Damage caused by, or to any hidden item in the landscape that are not clearly guarded or marked.
- Damage due to vandalism

10. Billing Process and Payment Terms

- Payment Terms are Net 30 in order to assist in financing Contractor operations.
- Monthly Invoices will be made on the 1st day of the month, for all services to be performed for that month.
- Client shall agree to pay interest in the amount of 1.5% per month on all accounts not received within sixty (60) days past due. Further, Client shall be responsible for any collection costs and attorney fees incurred by Contractor, in collection of sums past due under this contract.

11. Term

- This contract shall remain in force for a period of one (1) year from contract date.
- If, upon expiration of this contract, a new contract has not been executed by both parties, this contract shall automatically renewal for a period of one (1) year from the date of expiration of the previous term including a price increase not to exceed the current Consumer Price Index (CPI).
- The CPI is a measure of the average change over time in the prices paid by urban consumers for a market basket of consumer goods and services. Indexes are available for the U.S. and various geographic areas. Average price data for select utility, automotive fuel, and food items are also available.



AGREED TO AND SIGNED BY THE FOLLOWING:

Client: Lynwood CDD

Authorized Signature: _____ Date: _____

Contractor: Fieldstone Landscape Services LLC

Authorized Signature: _____ Date: _____

FIELDSTONE

LANDSCAPE

I. Company Support

Resource Capacity

At Fieldstone Landscape Services we strive to distinguish ourselves by offering a complete package of Landscape Management services. We offer a wide range of services including: Landscape Maintenance, Landscape Enhancements, Turf Care, Irrigation Repairs & Installation, and Arbor Care.

Our focus at Fieldstone is to assemble the best team for the management of your property's landscape based upon our analysis of the total scope of work and the maintenance schedule. Our typical staffing model may be subject to minor changes and substitutions depending upon the final scope and maintenance schedule. The Landscape Maintenance Team is likewise provisional and by no means is this final, as new talent always joining the firm and the fact that local personnel will be hired to fill many positions in the project work force.

II. Customer Satisfaction

Quality Control and Quality Assurance

Providing a quality product and service is the joint concern of all members of Fieldstone Landscape Services. The first step in providing quality products and services is to develop a realistic cost estimate and maintenance schedule that meets the Owner's needs yet allows for innovation and creativity in exceeding customer expectations. The internal checks provided by Fieldstone Landscape Services Team have been described in other parts, what follows here is a description of the tools used to manage all customers on a daily basis.

Client Retention

Customer satisfaction is the number one priority of Fieldstone Landscape Services. It is our mission to develop long lasting relationships with our customers. This can best be exemplified by our consistent retention of customers which exceeds 90% each annual renewal period. Our relationships with our customers are second to none largely in part due to our management team and their countless efforts to satisfy their every need.

We believe that our retention of customers speaks for itself and is the best measurement when measuring customer satisfaction.

III. Company Capabilities – Value Added Services

➤ ***Landscape Maintenance***

Fieldstone Landscape Services offers a full service landscape maintenance program for every landscape, performed by educated and trained personnel. Our Horticulture Specialists can create a customized maintenance schedule specifically suited for the demands of your site and landscape investment.

Your account will be assigned a manager to assure personalized program development and service. The Fieldstone Landscape Services way assures that problems are solved, goals are

FIELDSTONE

LANDSCAPE

achieved, consultations are provided, and maintenance schedules are performed – always accurately, promptly, and dependably.

➤ ***Turf & Ornamental Management***

Fieldstone's spray department is dedicated to providing the latest state-of-the-art technology in nutrition and disease control through applications for turf, trees, shrub care, pest/weed control, and fertilization.

We work with each client to quickly diagnose turf symptoms and tree and shrub deficiencies in order to begin timely treatments.

➤ ***Irrigation Services***

Fieldstone is dedicated to providing state-of-the-art technology and superior products so you can be assured that you are getting the best possible irrigation services.

When your irrigation system requires special attention, responsiveness is essential. Fieldstone's irrigation division offers knowledgeable and reliable service options for repairs, maintenance and upgrades.

➤ ***Landscape Enhancements***

Fieldstone's landscape enhancement department specializes in assisting your property in reaching its full potential. From landscape design and installation to annual flower color, our team of designers and estimators are dedicated to delivering competitive customized bid packages for any size landscape project.

Equipment

Fieldstone Landscape Services has maintained a steady investment in capital resources such as modern facilities, modern equipment, and state-of-the-art technology. This inventory includes everything from specialty trucks and trailers, to mowing equipment, pay loaders, backhoes, skid steer loaders, pick-up trucks, dump trucks, and trenchers.

Training and Safety

The safety and well-being of our employees and every person we come in contact with is of paramount importance to our operation. It is the specific intent of Fieldstone Landscape Services to operate in compliance with all state and federal safety ordinances.

FIELDSTONE

LANDSCAPE

Grounds Maintenance Services

- Mowing of all turf areas throughout the property will be completed weekly in the heavy growing season.
- Mowing in the dormant months will be scheduled bi-weekly
- Proper height for each season will be maintained per horticultural standards. This height will vary based on species and adverse weather conditions. Typically, the height will range from 3 ½" to 5"
- Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be maintained by line trimmers or chemical means
- The edging of all hard surfaces will be completed each service
- The edging of all bed-lines will be completed every other service
- Bed-lines and tree rings with concrete edging or curbing will be maintained with a line trimmer
- Bed-lines and tree rings with rock, pebble, or other hard material as bed covering will be chemically edged to prevent flying projectiles
- Contractor will remove all trash each service. Trash will be collected, bagged, and removed from the property
- Contractor will blow grass clippings, leaves, and debris off hard surfaces after each mow service

Plant, Shrub, & Ornamental Maintenance

- Highly visible and focus areas will be maintained each service. All other areas will be maintained monthly
- Hedges, shrubs, ornamental trees, and palms up to 10' overall height are included in routine services.
- Trimming will be completed in a neat and orderly fashion and in a manner conducive to the nature of the plant to enhance the overall landscape of the property
- Contractor will remove all trash each service. Trash will be collected, bagged, and removed from the property
- Debris illegally dumped on-site will be removed and disposed of at Client's expense.

Bed Weed Control

- Contractor to remove visible weeds and vines throughout landscape beds and tree rings
- Chemical means will be used to control weeds throughout landscape beds, tree rings, and hardscape joints
- Contractor will control weed growth within areas with established ground cover using a chemical called Over-the-Top. Chemical will eliminate weeds without harming ground

FIELDSTONE

LANDSCAPE

cover

Irrigation Inspections

- Contractor will inspect and adjust irrigation system each month, or as specified in service summary, for maximum efficiency and to stay ahead of any environmental concerns that are present.
- Contractor will conduct a visual inspection of the system looking for dry spots, malfunctioning or broken heads, leaks, staining, poor coverage, weak pressure or other irrigation related issues.
- Contractor will adjust heads to ensure maximum coverage for turf and shrub material
- Clogged Nozzles will be cleaned
- Irrigation Controllers will be inspected and adjusted for optimal efficiency and environmental conditions. Seasonal adjustments will be made during inspections.
- Irrigation damaged by Contractor shall be repaired at no costs to Client, as long as such components were installed and functioning properly.
- Detailed Irrigation Inspection Report will be submitted. Report will include all findings including any needed repairs or upgrades to the system.
- Contractor proposes an Irrigation Service Plan to supplement the above-mentioned inspections. Plan is structured on a 'not to exceed' amount. Plan is not included in the monthly Irrigation Management portion of Contract. Plan will allow Contractor to complete repairs onsite without a written Proposal or Client approval. If no repairs are needed, no additional charges will be applied.

Monthly Pre-Approved Irrigation Repairs

Fertilization, Insect, & Disease Control Management

- In compliance Best Management Practices (GI-BMP) ordinance, all turf areas, shrub beds, and ground covers will be fertilized as per the maintenance specifications attached. No fertilizer shall be applied within 10' of any service water, landward edge of the top of seawall, designated wetland, or wetland as defined by the Florida Department of Environmental Protection.
- Complete fertilizers will be a custom blended mix in a granular or liquid and contain a minimum of 50% nitrogen in a slow or controlled release form.
- All fertilizer formulations will have Nitrogen to Potassium ratio of 1:1 or 2:1 for a complete fertilizer formulation.
- No Phosphorus will be added or applied to any turf areas without first having a soil sample from a State of Florida approved lab showing a creditable deficiency of Phosphorus availability in the soil.
- Turf areas will be inspected each visit for indications of pest problems such as insects, disease, weeds, etc. and advise Client of such problems.

FIELDSTONE

LANDSCAPE

- Contractor will be executing Integrated Pest Management (IPM) practices. Upon confirmation of a specific infestation or concern requiring a pesticide treatment, pesticides will be applied on an as needed or spot treatment basis, whenever possible, using the least toxic, effective means of control. In some cases, control of a disease or insect infestation may require a more aggressive treatment approach to reach a manageable status. A separate proposed agreement will be provided if a disease or insect infestation compromises the overall health or appearance of the turf.
- Weed Control will be completed with chemical spray applications. Chemical Weed Control will be applied safely when temperatures are below 85 degrees and wind drift is at a minimum. Due to the unavailability or restricted use of effective control products, the prevention of carpet grass and select sedges are not part of this Contract and are not included in the contract amount.
- All fertilizer formulations will have Nitrogen to Potassium ratio of 1:1 or 2:1 for a complete fertilizer formulation.

Additional Services

Fieldstone Landscape Services shall provide services over and above the "Contract Specifications" with written authorization from customer only, such as daily or timed porter services.

PERSONNEL

1. Fieldstone will provide all labor, transportation and supervision necessary to perform the work described herein.
2. Field personnel will be equipped with all supplies, tools, parts and equipment to perform work.
3. Personnel will be licensed for all applicable maintenance functions, including any chemical application when required by law.
4. Personnel shall wear clean Fieldstone uniforms of consistent design and color so that they may be recognized personnel of Fieldstone while on site. Fieldstone personnel shall comply with all OSHA dress code regulations, i.e. steel toed shoes, safety goggles, etc.
5. Fieldstone personnel are perceived as representatives of customer while on property, and as such, will conduct themselves in a professional, well mannered, well groomed, workmanlike manner at all times.
6. Any damage caused by FieldStone personnel shall be repaired promptly at no cost to customer.
7. Scheduling/Safety

FIELDSTONE

LANDSCAPE

- a. Sufficient warning devices will be employed whenever necessary, to provide safety to persons and vehicular traffic. Work will be coordinated with customer and scheduled to give the least possible interference to property, merchants, occupants, guests, visitors and customers.

We wanted to share with you our new customer portal. This will allow you to manage your account online by having access to: viewing proposals and being able to electronically sign for new proposed work, viewing and submitting issues, as well as viewing and electronically paying your invoices.

To register, please use the following link: Fieldstone.PropertyServicePortal.com

Thank you so much and we look forward to assisting you with this great new feature we're able to offer. If you have any issues, please contact accountsreceivable@fieldstonels.com

Tab 3



UPCOMING DATES TO REMEMBER

- **Next Meeting:** June 11, 2026, at 11:00 am

May 8

District Manager's Report

2026

L
Y
N
W
O
O
D

C
D
D

<u>FINANCIAL SUMMARY</u>		<u>3/31/2026</u>
General Fund Cash & Investment Balance:		\$569,373
Reserve Fund Cash & Investment Balance:		\$62,359
Debt Service Fund Investment Balance:		\$632,511
Total Cash and Investment Balances:		\$1,264,243
General Fund Expense Variance:	\$20,950	Under Budget

Tab 4



Craig Latimer
Supervisor of Elections

Our Vision: To be the best place in America to vote

GOVERNOR'S STERLING
AWARD RECIPIENT

April 20, 2026

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2026, listed below.

Community Development District	Number of Registered Electors
Lynwood CDD	573

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 367-8829 or pthomas@votehillsborough.gov.

Respectfully,

Patricia "Patti" Thomas
Administrative Assistant/Candidate Services

VoteHillsborough.gov



(813) 744 - 5900

Fred B. Karl County Center
601 E. Kennedy Blvd., 16th Floor, Tampa, FL 33602

Robert L. Gilder Elections Service Center
2514 N. Falkenburg Rd., Tampa, FL 33619

See website for regional office locations.

Tab 5



Quarterly Compliance Audit Report

Lynwood

Date: March 2026 - 1st Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

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

Audit results

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

Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

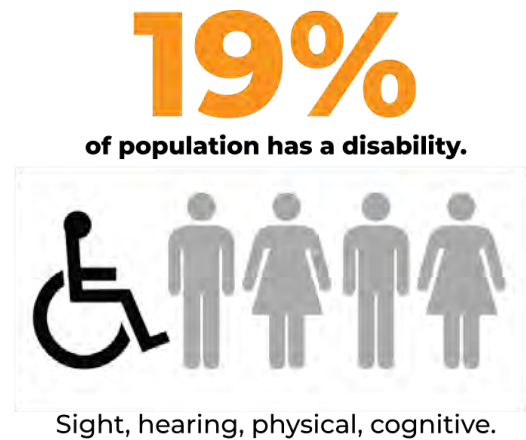
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a

website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

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

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is

one thing; converting old PDFs – called PDF remediation – takes time.

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is

key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that
----------------------	--

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

Tab 6

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, April 10, 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
Liz Moore	Representative, Fieldstone

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

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Welborn called the meeting to order and performed roll call, confirming that a quorum was present.

SECOND ORDER OF BUSINESS

Audience Comments

There were no members of the general audience in attendance.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Update

Ms. Moore presented her report, noting that all dead plant material needed to be removed

On a Motion by Ms. Gomez, seconded by Ms. Kirchner with all in favor, the Board of Supervisors approved Ms. Goodman to sign proposal to remove dead plant material not to exceed the amount of \$2,500.00 as presented, for the Lynwood Community Development District.

44 **B. Sitex Aquatics Treatment Report**

45 The Board reviewed the report presented and asked that Sitex reports reflect
46 trash removal.

47
48 **C. District Counsel**

49 Mr. Broadus spoke about the cease-and-desist letters that were sent out will
50 work with HOA regarding punitive measures.

51
52 **D. District Engineer**

53 Not Present

54
55 **E. District Manager**

56 Ms. Welborn stated the next CDD meeting will be held on Friday, May 08,
57 2026, at 11:00 a.m. at the offices of Rizzetta & Company located at 2700 S.
58 Falkenburg Road Suite 2745, Riverview, FL 33578.

59
60 **FOURTH ORDER OF BUSINESS**

Business Administration

61
62 **A. Consideration of the Financial Statement for January 2026**

63
64 Reviewed Financial Statement for January 2026

65
66 **B. Consideration of Operations and Maintenance Expenditures of January 2026**

67
68 On a Motion by Ms. Goode, seconded by Ms. Murphy, with all in favor, the Board of
69 Supervisors approved the Operations and Maintenance Expenditures February 2026
70 (\$31,255.59) as presented, for the Lynwood Community Development District.

71
72 **C. Consideration of Minutes of Board Supervisors' Meeting held on March 13, 2026**

73
74 On a Motion by Ms. Kirchner, seconded by Ms. Gomez with all in favor, the Board of
75 Supervisors approved Meeting Minutes from March 13, 2026, for the Lynwood
76 Community Development District.

77
78 *Ms. Gomez left the meeting*

79
80 **D. Consideration of Resolution 2026-02; General Election**

On a Motion by Ms. Goode, seconded by Ms. Murphy with all in favor, the Board of
Supervisors approved Resolution 2026-02 General Election, for the Lynwood Community
Development District.

81 **E. Consideration of Resolution 2026-03; Setting Landowner Election and Meeting**
82

On a Motion by Ms. Goode, seconded by Ms. Murphy with all in favor, the Board of Supervisors approved Resolution 2026-03 Setting Landowner Election and Meeting for November 11, 2026, for the Lynwood Community Development District.

83
84 **FIFTH ORDER OF BUSINESS** **Supervisor Requests**
85

86 Ms. Goode wanted to find out how much it would cost to install a security or solar
87 light at Playground due to complaints.
88

89 **SIXTH ORDER OF BUSINESS** **Adjournment**
90

On a Motion by Ms. Goode, seconded by Ms. Murphy, with all in favor, the Board of Supervisors approved adjourning the meeting at 12:32 p.m., for the Lynwood Community Development District.

91
92
93
94
95
96
97

Assistant Secretary

Chair / Vice Chair

Tab 7

LYNWOOD COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures March 2026 For Board Approval

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

The total items being presented: **\$18,611.72**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Lynwood Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 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.	300236	2350	Engineering Services 02/26	\$ 1,080.00
Fieldstone Landscape Services	300239	27486	Landscape Management Contract Renewal 03/26	\$ 5,500.00
Fieldstone Landscape Services	300239	27559	Irrigation Repairs 03/26	\$ 72.00
Hillsborough County BOCC	20260313-1	9086894852-022326	Monthly Reclaimed Water Charge 01/26	\$ 163.45
Keep It Green Nursery	300238	4441 B	50% Deposit - Landscape Tree Replacements 01/26	\$ 850.00
Rizzetta & Company, Inc.	300235	INV0000107471	Accounting Services 03/26	\$ 3,828.24
Romaner Graphics	300237	23018	Sign Replacement 03/26	\$ 850.00
Sitex Aquatics, LLC	300240	10830-b	Monthly Lake Maintenance 03/26	\$ 840.00
Straley Robin Vericker	300241	27983	Legal Services 01/26	\$ 552.50
Straley Robin Vericker	300241	28013	Legal Services 02/26	\$ 1,687.17
TECO	20260324-1	211018276116-030526	Monthly Electric Charges 02/26	\$ 26.42
TECO	20260324-1	211018542954-030526	Monthly Electric Charges 02/26	\$ 1,305.56
TECO	20260324-1	211018619067-030526	Monthly Electric Charges 02/26	\$ 28.21
TECO	20260324-1	221008015820-030426	Monthly Electric Charges 02/26	\$ 839.30

Lynwood Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	20260324-1	221008163679-030426	Monthly Electric Charges 02/26	\$ 373.02
TECO	20260312-1	221008593248-022026	Electric Charges 01/26	<u>\$ 615.85</u>
Total				<u><u>\$ 18,611.72</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 2350
DATE 02/27/2026
TERMS Net 30
DUE DATE 03/29/2026

PROJECT NAME
Lynwood CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[February 12 - February 27]	6:00	180.00	1,080.00

BALANCE DUE **\$1,080.00**



LYNWOOD COMMUNITY DEVELOPMENT DISTRICT
Feb-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
Plan and Plat Review and Site Visit for Concrete Pour and to Measure Right Of Way. County Communication and Permitting Research.	2.00 0.00	\$180 \$80	J. Whited S. Ferguson	\$360.00 \$0.00
INVOICE TOTAL	6.00			\$1,080.00

Fieldstone Landscape Services

4801 122nd Avenue North
Clearwater, FL 33762

INVOICE

Invoice Number 27486
Invoice Date 03/04/26
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 March 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
\$11,000.00	\$0.00	\$0.00	\$0.00	\$0.00

Fieldstone Landscape Services

4801 122nd Avenue North
Clearwater, FL 33762

INVOICE

Invoice Number 27559
Invoice Date 03/09/26
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

Landscape Management Contract Renewal 2025

IRR - Pre-Approved Repairs - 03/04/2026
Labor - 03/04/26

Qty / UOM

Rate

Ext. Price

Amount

0.90 Hrs

\$80.00

\$72.00

\$72.00

Subtotal: \$72.00

Sales Tax: \$0.00

Invoice Total: \$72.00

Credits/Payments:

Balance Due: \$72.00

Current

\$5,572.00

**1-30 Days
Past Due**

\$5,500.00

**31-60 Days
Past Due**

\$0.00

**61-90 Days
Past Due**

\$0.00

**90+ Days
Past Due**

\$0.00



Hillsborough County Florida

M-Page 1 of 3

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
LYNWOOD CDD	9086894852	02/23/2026	03/16/2026

Summary of Account Charges

Previous Balance	\$166.43
Net Payments - Thank You	\$-166.43
Total Account Charges	\$163.45

AMOUNT DUE	\$163.45
-------------------	-----------------

Important Message

Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at HCFL.gov/WaterRestrictions or call (813) 275-7094 for a recorded summary.

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**



<p>ELECTRONIC PAYMENTS BY CHECK OR</p> <p>Automated Payment Line: (813) 307-1000</p> <p>Internet Payments: HCFL.gov/WaterBill</p> <p>Additional Information: HCFL.gov/Water</p>	
--	--------------

THANK YOU!



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

16,392 8

DUE DATE	03/16/2026
AMOUNT DUE	\$163.45
AMOUNT PAID	



0090868948523 00000163451



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
LYNWOOD CDD	9086894852	02/23/2026	03/16/2026

Service Address: 5438 AMARYLLIS GARDEN ST - COMM RCLM MTR

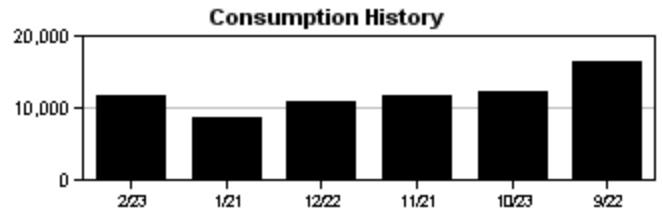
M-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703550050	01/21/2026	235769	02/23/2026	247348	11579 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$8.52

Total Service Address Charges \$8.52



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
LYNWOOD CDD	9086894852	02/23/2026	03/16/2026

Service Address: 2303 DANDELION ST (RCLM GEN USER)

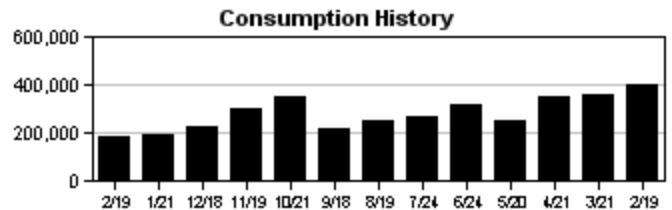
M-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61111785	01/21/2026	151415	02/19/2026	153218	180300 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$125.71

Total Service Address Charges \$125.71





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
LYNWOOD CDD	9086894852	02/23/2026	03/16/2026

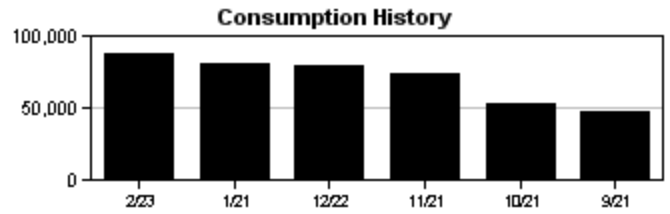
Service Address: 5436 AMARYLLIS GARDEN ST - COMM RCLM MTR

M-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703539298	01/21/2026	1020142	02/23/2026	1108198	88056 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$29.22
Total Service Address Charges	\$29.22





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

Invoice

Date	Invoice #
3/2/2026	INV0000107471

Bill To:

Lynwood CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
March	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



20108 Pond Spring Way
Tampa, FL 33647
813-991-6069
romanergraphics@gmail.com

INVOICE # 23018

TO: _____
COMPANY NAME: Lynwood CDD
DATE: 3/3/26

Replace 30" high intensity Stop sign with a powder coated aluminum frame and a fluted powder coated aluminum post.
Installed with concrete footer.
Removal of debris.

TOTAL: \$850.00

Thank You,

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.: 10830-b
Terms: Net 30
Invoice date: 03/01/2026
Due date: 03/31/2026

#	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

February 28, 2026
Client: 001519
Matter: 000001
Invoice #: 27983

Page: 1

RE: General

For Professional Services Rendered Through January 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
1/9/2026	MB	PREPARE FOR AND ATTEND DISTRICT BOARD MEETING.	1.7	\$552.50
Total Professional Services			1.7	\$552.50
Total Services			\$552.50	
Total Disbursements			\$0.00	
Total Current Charges				\$552.50
Previous Balance				\$682.50
Less Payments				(\$682.50)
PAY THIS AMOUNT				\$552.50

Please Include Invoice Number on all Correspondence

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

March 18, 2026

Client: 001519

Matter: 000001

Invoice #: 28013

Page: 1

RE: General

For Professional Services Rendered Through February 28, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
2/12/2026	MB	REVIEW AND RESPOND TO EMAIL CORRESPONDENCE FROM DISTRICT MANAGER REGARDING GATE DAMAGE INCIDENT; REVIEW DISTRICT BOARD MEETING AGENDA PACKAGE.	0.6	\$195.00
2/13/2026	MB	PREPARE FOR AND ATTEND DISTRICT BOARD MEETING.	1.6	\$520.00
2/16/2026	MB	REVIEW DISTRICT COMMON AREA POLICIES; PREPARE CEASE AND DESIST LETTERS FOR 5132 WHITE CHICORY AND 5418 RAINWOOD MEADOWS.	2.9	\$942.50
Total Professional Services			5.1	\$1,657.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
2/19/2026	Postage	\$29.67
Total Disbursements		\$29.67

March 18, 2026
Client: 001519
Matter: 000001
Invoice #: 28013

Page: 2

Total Services	\$1,657.50	
Total Disbursements	\$29.67	
Total Current Charges		\$1,687.17
Previous Balance		\$552.50
PAY THIS AMOUNT		\$2,239.67

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
27983	February 28, 2026	\$552.50	\$0.00	\$0.00	\$0.00	\$2,239.67
Total Remaining Balance Due						\$2,239.67

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$2,239.67	\$0.00	\$0.00	\$0.00



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

Statement Date: March 05, 2026

Amount Due:	\$26.42
Due Date: March 26, 2026	
Account #: 211018276116	


Account Summary

Current Service Period: January 31, 2026 - February 27, 2026	
Previous Amount Due	\$29.91
Payment(s) Received Since Last Statement	-\$29.91
Current Month's Charges	\$26.42
Amount Due by March 26, 2026	\$26.42

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

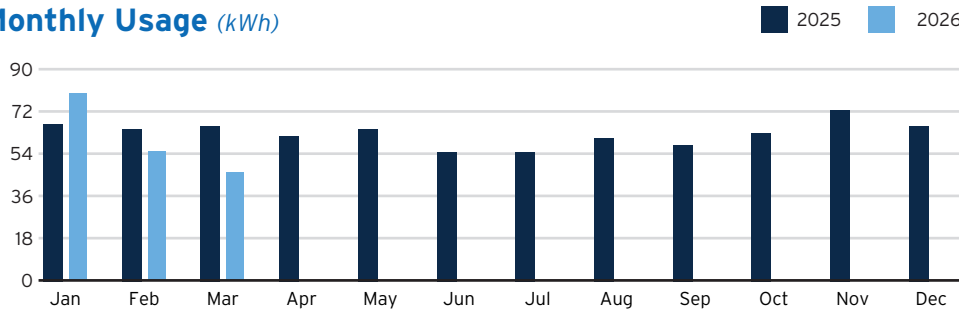
Your Energy Insight

- Your average daily kWh used was **0% higher** than the same period last year.
- Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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



Account #: 211018276116
Due Date: March 26, 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:	\$26.42
Payment Amount:	\$ _____

679779429169

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.

679779429169211018276116000000026420



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

Account #: 211018276116
Statement Date: March 05, 2026
Charges Due: March 26, 2026

Meter Read

Meter Location: ENTRY LIGHTS

Service Period: Jan 31, 2026 - Feb 27, 2026

Rate Schedule: General Service - Non Demand

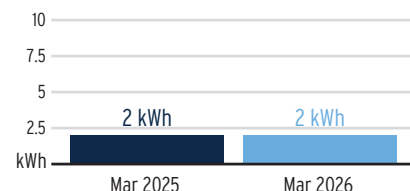
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000577369	02/27/2026	5,051		5,005		46 kWh	1	28 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	28 days @ \$0.66000	\$18.48
Energy Charge	46 kWh @ \$0.09202/kWh	\$4.23
Fuel Charge	46 kWh @ \$0.03516/kWh	\$1.62
Storm Protection Charge	46 kWh @ \$0.00568/kWh	\$0.26
Clean Energy Transition Mechanism	46 kWh @ \$0.00418/kWh	\$0.19
Storm Surcharge	46 kWh @ \$0.02121/kWh	\$0.98
Florida Gross Receipt Tax		\$0.66
Electric Service Cost		\$26.42

Total Current Month's Charges \$26.42

Avg kWh Used Per Day



Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs

In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit TampaElectric.com/BizSave.

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

Ways To Pay Your Bill

- Bank Draft**
 Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
 Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

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

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



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


Statement Date: March 05, 2026

Amount Due:	\$1,305.56
Due Date:	March 26, 2026
Account #:	211018542954

Account Summary

Current Service Period: January 30, 2026 - February 27, 2026	
Previous Amount Due	\$1,305.56
Payment(s) Received Since Last Statement	-\$1,305.56
Current Month's Charges	\$1,305.56
Amount Due by March 26, 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.



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



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

Account #: 211018542954
Due Date: March 26, 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:	\$ _____

663730068913

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.

6637300689132110185429540000001305567



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

Account #: 211018542954
Statement Date: March 05, 2026
Charges Due: March 26, 2026

Service Period: Jan 30, 2026 - Feb 27, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 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

Total Current Month's Charges \$1,305.56

Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs

In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit TampaElectric.com/BizSave.

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

Ways To Pay Your Bill

- Bank Draft**
 Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
 Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

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

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



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

Statement Date: March 05, 2026

Amount Due:	\$28.21
Due Date:	March 26, 2026
Account #:	211018619067

Account Summary

Current Service Period: January 31, 2026 - February 27, 2026	
Previous Amount Due	\$31.87
Payment(s) Received Since Last Statement	-\$31.87
Current Month's Charges	\$28.21
Amount Due by March 26, 2026	\$28.21

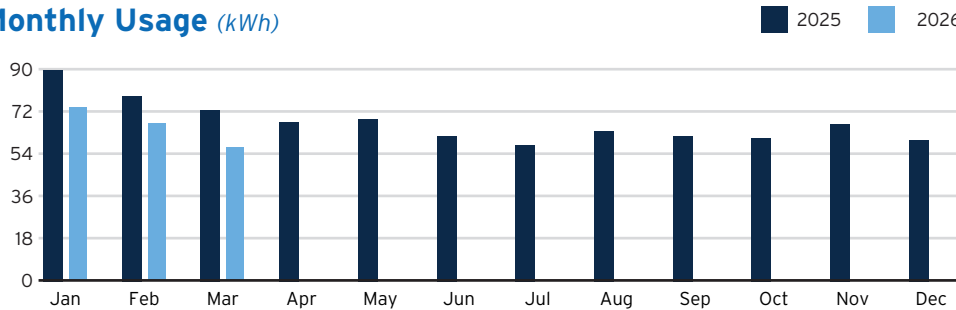
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

- Your average daily kWh used was **0% higher** than the same period last year.
- Your average daily kWh used was **0% higher** than it was in your previous period.

Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211018619067
Due Date: March 26, 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:	\$28.21
Payment Amount:	\$ _____

663730068914

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.

663730068914211018619067000000028217



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

Account #: 211018619067
Statement Date: March 05, 2026
Charges Due: March 26, 2026

Meter Read

Service Period: Jan 31, 2026 - Feb 27, 2026

Rate Schedule: General Service - Non Demand

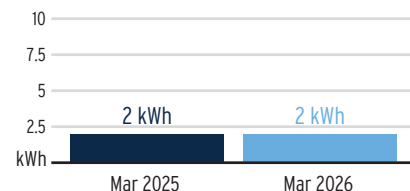
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000829735	02/27/2026	3,248		3,191		57 kWh	1	28 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	28 days @ \$0.66000	\$18.48
Energy Charge	57 kWh @ \$0.09202/kWh	\$5.25
Fuel Charge	57 kWh @ \$0.03516/kWh	\$2.00
Storm Protection Charge	57 kWh @ \$0.00568/kWh	\$0.32
Clean Energy Transition Mechanism	57 kWh @ \$0.00418/kWh	\$0.24
Storm Surcharge	57 kWh @ \$0.02121/kWh	\$1.21
Florida Gross Receipt Tax		\$0.71
Electric Service Cost		\$28.21

Total Current Month's Charges \$28.21

Avg kWh Used Per Day



Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs

In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit [TampaElectric.com/BizSave](https://www.tampaelectric.com/BizSave).

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

Ways To Pay Your Bill

- Bank Draft**
 Visit [TECOaccount.com](https://www.tampaelectric.com) for free recurring or one time payments via checking or savings account.
- In-Person**
 Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)
- Mail A Check Payments:**
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tampaelectric.com). Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

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

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



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


Statement Date: March 04, 2026

Amount Due:	\$839.30
Due Date:	March 25, 2026
Account #:	221008015820

Account Summary

Current Service Period: January 29, 2026 - February 26, 2026	
Previous Amount Due	\$839.30
Payment(s) Received Since Last Statement	-\$839.30
Current Month's Charges	\$839.30
Amount Due by March 25, 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: March 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:	\$839.30
Payment Amount:	\$ _____

629162375142

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.

6291623751422210080158200000000839304



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

Account #: 221008015820
Statement Date: March 04, 2026
Charges Due: March 25, 2026

Service Period: Jan 29, 2026 - Feb 26, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 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

Storm Surcharge Ends in September, Lowering Electric Costs

In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit TampaElectric.com/BizSave.

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

Ways To Pay Your Bill

- Bank Draft**
 Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
 Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

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

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



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


Statement Date: March 04, 2026

Amount Due:	\$373.02
Due Date:	March 25, 2026
Account #:	221008163679

Account Summary

Current Service Period: January 29, 2026 - February 26, 2026	
Previous Amount Due	\$373.02
Payment(s) Received Since Last Statement	-\$373.02
Current Month's Charges	\$373.02
Amount Due by March 25, 2026	\$373.02

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 #: 221008163679
Due Date: March 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:	\$373.02
Payment Amount:	\$ _____

629162375143

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.

6291623751432210081636790000000373021




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

Account #: 221008163679
Statement Date: March 04, 2026
Charges Due: March 25, 2026

Service Period: Jan 29, 2026 - Feb 26, 2026

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 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

Storm Surcharge Ends in September, Lowering Electric Costs

In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit TampaElectric.com/BizSave.

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

Ways To Pay Your Bill

-  **Bank Draft**
 Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
-  **In-Person**
 Find list of Payment Agents at TampaElectric.com
-  **Mail A Check**
Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
-  **Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
-  **Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

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

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



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

Statement Date: February 20, 2026

Amount Due: \$615.85

Due Date: March 13, 2026

Account #: 221008593248

Account Summary

Current Service Period: January 16, 2026 - February 16, 2026

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

Amount Due by March 13, 2026 \$615.85

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 #: 221008593248

Due Date: March 13, 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: \$615.85

Payment Amount: \$ _____

662495512558

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.

6624955125582210085932480000000615859




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

Account #: 221008593248
Statement Date: February 20, 2026
Charges Due: March 13, 2026

Service Period: Jan 16, 2026 - Feb 16, 2026

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


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.


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


Ways To Pay Your Bill

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

 **In-Person**
 Find list of Payment Agents at TampaElectric.com

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

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

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

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

Contact Us

Online:
TampaElectric.com

Phone:
Commercial Customer Care:
 866-832-6249

Residential Customer Care:
 813-223-0800 (Hillsborough)
 863-299-0800 (Polk County)
 888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
 7-1-1

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

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