



Rizzetta & Company

Lynwood Community Development District

**Board of Supervisors' Meeting
June 12, 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

June 4, 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, June 12, 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
 - B. Sitex Aquatics Report..... Tab 2
 - C. District Counsel
 - D. District Engineer
 - E. District Manager
 - i. Presentation of District Manager Report..... Tab 3
- 4. BUSINESS ITEMS**
 - A. Presentation of Fiscal Year 2026/2027 Proposed Budget..... Tab 4
 - i. Consideration of Resolution 2026-04; Approving Fiscal Year 2026/2027 Proposed Budget and Setting Public Hearing Tab 5
 - B. Ratification of Fieldstone Stone Proposal Tab 6
 - C. Consideration of Fieldstone Pond Bed Clean-up Proposal Tab 7
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Meeting held on May 8, 2026 Tab 8
 - B. Consideration of Operation & Maintenance Expenditures for April 2026 Tab 9

6. **SUPERVISOR REQUESTS**
7. **ADJOURNMENT**

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

Sincerely,

Rachel Welborn

Rachel Welborn
District Manager

Tab 1

(1)



Entrance beds

Created: Sat, 5/30/2026

Dwarf Bottlebrush plants are doing well. Some weeds need to be removed in plants. Fire bush scheduled to be removed on 6-2.



(2)



West side of entrance

Created: Sat, 5/30/2026

Dwarf Bottle brush flower and doing well. Bed is mostly clean with a few weeds that need to be removed. Holly along fence have a lot of new growth and growing taller.



(3)



West side on 19th

Created: Sat, 5/30/2026

Turf looks great. Sidewalks edged. Minimal weeds present. Holly are getting to a better height and filling in with no trimming.



(4)



Firebush removal

Created: Sat, 5/30/2026

Firebush removal scheduled for 6-2



(5)



Front on 19th

Created: Sat, 5/30/2026

Overall appearance is trimmed and neat. Turf doing very well with all the rain.



(6)



West side of property outside fence

Created: Sat, 5/30/2026

Trimmed and mowed



(7)



East side on 19th

Created: Sat, 5/30/2026

Turf is doing well. Sidewalks edged. Holly plants are filling in and we will let them grow taller but keep off of sidewalk.

(8)



Ground cover on the island

Created: Sat, 5/30/2026

Jasmine in west side is doing well and growing. Volunteer flowers continue to pop up.



(9)



Turf At Entrance

Created: Sat, 5/30/2026

Turf is a good green color after all the rain. Extra fertilization has helped. June begins blackout period for fertilization in Florida. We will focus on insect, disease and weeds in turf.



(10)



Pond #1

Created: Sat, 5/30/2026

Turf around pond is looking very good. Mowed and pond bank line trimmed.



(11)



Turf in parkway

Created: Sat, 5/30/2026

Turf in parkway is filling in and brown area is reducing in size. Good green color



(12)



New palms

Created: Sat, 5/30/2026

New palms are doing well. Both have new spears emerging.

(13)



Corner lot

Created: Sat, 5/30/2026

Hard to believe the change with the turf but the rain has greened up the area and turf is filling in.



(14)



Pond behind pool

Created: Sat, 5/30/2026

Turf is doing well. Mowed and pond bank line trimmed. Crew has been keeping the old bed areas trimmed as well.



(15)



Bed behind pool

Created: Sat, 5/30/2026

Bed is getting very overgrown with weeds and invasive plant material

(16)



Amarylis Garden Circle

Created: Sat, 5/30/2026

Turf growing and doing well. Plants are trimmed. Bed is weeded.



(17)



2 trees need to dead tips removed

Created: Sat, 5/30/2026

Crew will remove what tips they can reach with a pole saw. Tips of trees damaged from cold.



(18)



Turf by Pergola

Created: Sat, 5/30/2026

Turf is doing very well. Black out starts June 1 for fertilization of turf. We will focus on insects, disease and weeds during black out period



(19)



Back fence by native area

Created: Sat, 5/30/2026

Growth is pushed back and area has a good several feet of clearance away from wall.



(20)



Resident fence

Created: Sat, 5/30/2026

Resident continue to have fence up across access point to the west pond.



FIELDSTONE

powered by SmartLink Network ®

May 2026

Date: May 28, 2026 10:12 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 May 28, 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									
3	Sprays West perimeter inside sidewalk	Pass									
4	Bubler West perimeter inside sidewalk	Pass									
5	Sprays West perimeter outside sidewalk at exit	Pass									
6	Bubbler 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						1			
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						2			
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							1		
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									

Zone #9 - 05-28-26 10:29 am CDT



Zone #12 - 05-28-26 10:32 am CDT



Zone #13 - 05-28-26 10:34 am CDT



Zone #17 - 05-28-26 10:42 am CDT





FIELDSTONE

powered by SmartLink Network ®

May 2026

Date: May 28, 2026 12:12 pm
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 May 28, 2026	
Program A	Sun , Mon , Wed , 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	Bubbler Around traffic circle	Pass							1		
(1) broken bubbler											
2	Spray Around traffic circle along curb	Pass									
3	Rotors Behind gazebo	Pass									
4	Drip Around gazebo	Pass									
5	Sprays and bubblers around walk way at gazebo	Pass							1		
(1) Broken flex pipe											
6	Rotors Front of gazebo	Pass									
7	Rotors east end of circle drive	Pass									

Zone #1 - 05-28-26 12:43 pm CDT



Zone #5 - 05-28-26 12:50 pm 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/ Allectus; 72%

5/20

Lynwood Amenity Center - Key Box - 7645

	Hours
1. Kyle Ballone	
2. Robert Badson	
3.	
4.	
5.	

Estimated Hours	2.30
Actual Hours	0.00
Remaining Hours	2.30 1.15

Materials	Qty	Units	Notes
Fertilizer 18-0-10 w/ Allectus; 72%	16.00	lb	Triple crown - 5 oz
Fungicide Lesco Spectator T&O	2.48	oz	Air south - 10 oz
Herbicide Specticle Total Herbicide	0.58	oz	80/20 - 2.5 oz
Insecticide Bandit 2F	6.25	oz	Monoc - 1/8 oz
Bifen I/T Insecticide	4.17	oz	
Bifen XTS Insecticide	0.63	oz	
Insecticide Triple Crown	4.17	oz	Treated - brown spots
Fertilizer Liquid T&O Chelated Micronutrients	105.00	oz	- Insect damage
Fertilizer 24-0-11; 25% Slow Release	34.67	lb	- weeds
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	

1/2 tank
- drought stress as well as CI
as much bug activity

Tab 2



AQUATIC INSPECTION / TREATMENT REPORT

COMMUNITY NAME: Lynwood

APPLICATOR: Anthony DATE: 04.30.2026

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			↓
2	X				Algacide/Terrestrial Mix
4	X				↓
5	X				↓
6	X				↓

COMMENTS:

All ponds treated for shoreline grasses. Ponds 2-6 were treated for algae.
Follow-up for algae may be needed in 14 days.

Tab 3



UPCOMING DATES TO REMEMBER

- **Next Meeting:** July 10, 2026, at 11:00 am
- June 11 at 12:00 pm is the last day to qualify for the General Election. Seat 1 (Carol) and 2 (Tammie) terms expire in November.

District Manager's Report

June 11

2026

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<u>FINANCIAL SUMMARY</u>		<u>4/30/2026</u>
General Fund Cash & Investment Balance:		\$541,079
Reserve Fund Cash & Investment Balance:		\$62,525
Debt Service Fund Investment Balance:		\$629,801
Total Cash and Investment Balances:		\$1,233,405
General Fund Expense Variance:	\$65,762	Under Budget

Tab 4

Proposed Budget
Lynwood Community Development District
Reserve Fund
Fiscal Year 2026/2027

Comments

Chart of Accounts Classification		Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
1							
2	ASSESSMENT REVENUES						
3							
4	<i>Special Assessments</i>						
5	Tax Roll	\$ -	\$ -	\$ 20,000	\$ (20,000)	\$ 26,603	\$ 6,603
6							
7	Assessment Revenue Subtotal	\$ -	\$ -	\$ 20,000	\$ (20,000)	\$ 26,603	\$ 6,603
8							
9	OTHER REVENUES						
10							
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12							
13	Other Revenue Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
14							
15	TOTAL REVENUES	\$ -	\$ -	\$ 20,000	\$ (20,000)	\$ 26,603	\$ 6,603
16							
17	EXPENDITURES						
18							
19	<i>Contingency</i>						
20	Capital Reserves	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ 26,603	\$ 6,603
21							
22	TOTAL EXPENDITURES	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ 26,603	\$ 6,603
23							
24	EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
25							

Reserve Study recommends \$35,400

Lynwood Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2019	Budget for 2026/2027
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$363,148.57	\$363,148.57
TOTAL REVENUES	\$363,148.57	\$363,148.57
EXPENDITURES		
Administrative		
Debt Service Obligation	\$363,148.57	\$363,148.57
Administrative Subtotal	\$363,148.57	\$363,148.57
TOTAL EXPENDITURES	\$363,148.57	\$363,148.57
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Hillsborough County Collection Costs (2%) and Early payment Discounts (4%)

6.00%

GROSS ASSESSMENTS

\$385,999.76

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received

Notes:

Tax Roll Collection Costs and early Payment Discount is 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

LYNWOOD COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$402,771.00	2025/2026 O&M Budget:	\$402,771.00
Collection Cost:	2%	\$8,569.60	2026/2027 O&M Budget:	\$402,771.00
Early Payment Discount:	4%	\$17,139.19		
2026/2027 Total:		\$428,479.79	Total Difference:	\$0.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
Single Family 40'	Series 2019 Debt Service	\$1,144.55	\$1,144.55	\$0.00	0.00%
	Operations/Maintenance	\$1,362.42	\$1,362.42	\$0.00	0.00%
	Total	\$2,506.97	\$2,506.97	\$0.00	0.00%
Single Family 50'	Series 2019 Debt Service	\$1,430.69	\$1,430.69	\$0.00	0.00%
	Operations/Maintenance	\$1,362.42	\$1,362.42	\$0.00	0.00%
	Total	\$2,793.11	\$2,793.11	\$0.00	0.00%
Daycare	Operations/Maintenance	\$1,362.42	\$1,362.42	\$0.00	0.00%
	Total	\$1,362.42	\$1,362.42	\$0.00	0.00%

LYNWOOD COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$402,771.00
COLLECTION COSTS @	2%	\$8,569.60
EARLY PAYMENT DISCOUNT @	4%	\$17,139.19
TOTAL O&M ASSESSMENT		<u>\$428,479.79</u>

UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				PER UNIT ANNUAL ASSESSMENT		
LOT SIZE	O&M	SERIES 2019 DEBT SERVICE ⁽¹⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	SERIES 2019 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
Single Family 40'	201	201	1.00	201.00	63.91%	\$273,845.59	\$1,362.42	\$1,144.55	\$2,506.97
Single Family 50'	111	109	1.00	111.00	35.29%	\$151,228.16	\$1,362.42	\$1,430.69	\$2,793.11
Daycare ⁽⁴⁾	2.5	0	1.00	2.50	0.79%	\$3,406.04	\$1,362.42	\$0.00	\$1,362.42
Total Community	<u>312</u>	<u>310</u>		<u>314.50</u>	<u>100.00%</u>	<u>\$428,479.79</u>			

LESS: Hillsborough County Collection Costs (2%) and Early Payment Discounts (4%): **(\$25,708.79)**

Net Revenue to be Collected: **\$402,771.00**

- ⁽¹⁾ Reflects two (2) Series 2019 prepayment.
- ⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2019 bond issue. Annual assessment includes principal, interest, Hillsborough County collection costs (if applicable) and early payment discount costs.
- ⁽³⁾ Annual assessment for platted lots will appear on November 2026 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4%.
- ⁽⁴⁾ 1 daycare unit represents 2,000 square feet.

Tab 5

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LYNWOOD COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Lynwood Community Development District (“**District**”) prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:

- 1. Proposed Budget Approved.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. Setting a Public Hearing.** The public hearing on said Proposed Budget is hereby declared and set for Friday, August 14, 2026, at 11:00 a.m. at Office of Rizzetta & Company Inc. located at 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578.
- 3. Transmittal of Proposed Budget to Local General Purpose Government.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.
- 4. Posting of Proposed Budget.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.
- 5. Publication of Notice.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. Effective Date.** This Resolution shall take effect immediately upon adoption.

Passed and Adopted on June 12, 2026.

Attest:

**Lynwood Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: Proposed Budget for Fiscal Year 2026/2027

Tab 6

FIELDSTONE

LANDSCAPE

QUOTATION

Date: May 26, 2026
Proposal #: 23011

Mailing Address

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

Home Phone:

Job Address

Lynwood CDD
5134 White Chicory Drive
Apollo Beach, FL 33572

Business Phone: 813-533-2950

Job Summary:

Installation of grey granite at front entrance on both sides between the sidewalk and the street.

Granite is 3/4 " to 1" in size.



triangle shaped typically will lock in better and not be as loose as round shape stone.

Quote Total: \$1,053.55

Terms & Conditions

Acceptance of Work

- **Fieldstone Landscape Services, LLC (Contractor)** and **Lynwood CDD (Client)** agree to services, conditions, materials, and total dollar amount.
- Contractor will commence the Work at the agreed time and place, and continue such Work diligently and without delay, in a good and workmanlike manner, and in strict conformity with the specifications and requirements contained herein and in any related Order.

Payment Terms and Conditions

- The client is subject to a Progress Billing & Payment Schedule based on the total size of the proposed project. Payment Schedule may include up to a 50% Deposit to schedule work.
- Client agrees to pay the balance before the due date on final invoice to avoid 1.5% penalty for late payment.

Procedure for Extra Work and Changes

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, reports, or specifications for any part of the project or reasons over which Contractor has no control, or are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Client will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis.
- All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
- Extras to the Contract are payable by the Client forthwith upon receipt of the Contractor's invoice.

Warranty and Tolerances

- **Payments Received:** The Warranty for the contract is only valid if payment is received in full on acceptance of the work.
- **Diligence:** the Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that it's work will be of proper and professional quality, and in full conformity with the requirements of the contract.
- **Site Unknowns:** It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub-surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost, and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the Quotation and may require changes in design and construction to overcome such problems – all for which the Client will be responsible.
- **Underground Utilities:** Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities. Damage to neighbor's utilities on the Client's property is the responsibility of the Client.

Material Tolerances

- **Landscape:** Contractor warrants the installation, workmanship, and material. Material is guaranteed to be true to name and maintain a healthy condition except for normal shock of installation.
 - **Hardwood & Palm Trees:** (6) Months
 - **Plants/Shrubs/Ornamentals/Groundcover:** (3) Months
 - **Sod:** (30) Days
 - **Seasonal Annual Flowers:** (30) Days
- **Irrigation/Drainage/Lighting:** Contractor warrants the installation, workmanship, design, and

materials employed in connection with the underground irrigation system for six (6) months following installation completion.

- Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone.
- The warranty is not valid on relocated material, annuals and any existing irrigation, drainage, and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Contractor will void warranty.

Signature: Debra K Goode **Date:** 5/26/20026
Rizzetta & Company

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

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

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

Tab 7

FIELDSTONE

LANDSCAPE

QUOTATION

Date: May 12, 2026
Proposal #: 22971

Mailing Address

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

Job Address

Lynwood CDD
5134 White Chicory Drive
Apollo Beach, FL 33572

Home Phone:

Business Phone: 813-533-2950

Job Summary:

Fieldstone proposes to complete the following work:

One time cut back of the ornamental grasses, and remove weeds cut and remove volunteer trees growing in beds and brazilian pepper plants along the pond banks

Remove invasive plant material.

Spray bed with herbicide - 3' away from water edge.

Remove debris associated with the cut back.

(Minus the 2 beds that have been removed and sodded)





Quote Total: \$7,356.00

Terms & Conditions

Acceptance of Work

- **Fieldstone Landscape Services, LLC (Contractor) and Lynwood CDD (Client)** agree to services, conditions, materials, and total dollar amount.
- Contractor will commence the Work at the agreed time and place, and continue such Work diligently and without delay, in a good and workmanlike manner, and in strict conformity with the specifications and requirements contained herein and in any related Order.

Payment Terms and Conditions

- The client is subject to a Progress Billing & Payment Schedule based on the total size of the proposed project. Payment Schedule may include up to a 50% Deposit to schedule work.
- Client agrees to pay the balance before the due date on final invoice to avoid 1.5% penalty for late payment.

Procedure for Extra Work and Changes

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, reports, or specifications for any part of the project or reasons over which Contractor has no control, or are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Client will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis.
- All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
- Extras to the Contract are payable by the Client forthwith upon receipt of the Contractor's invoice.

Warranty and Tolerances

- **Payments Received:** The Warranty for the contract is only valid if payment is received in full on acceptance of the work.
- **Diligence:** the Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that it's work will be of proper and professional quality, and in full conformity with the requirements of the contract.
- **Site Unknowns:** It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub-surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost, and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the Quotation and may require changes in design and construction to overcome such problems – all for which the Client will be responsible.
- **Underground Utilities:** Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities. Damage to neighbor's utilities on the Client's property is the responsibility of the Client.

Material Tolerances

- **Landscape:** Contractor warrants the installation, workmanship, and material. Material is guaranteed to be true to name and maintain a healthy condition except for normal shock of installation.
 - **Hardwood & Palm Trees:** (6) Months
 - **Plants/Shrubs/Ornamentals/Groundcover:** (3) Months
 - **Sod:** (30) Days
 - **Seasonal Annual Flowers:** (30) Days
- **Irrigation/Drainage/Lighting:** Contractor warrants the installation, workmanship, design, and

materials employed in connection with the underground irrigation system for six (6) months following installation completion.

- Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone.
- The warranty is not valid on relocated material, annuals and any existing irrigation, drainage, and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Contractor will void warranty.

Signature: _____ **Date:** _____

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 8

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, May 8, 2026, at 11:00 a.m.** at the offices of Rizzetta & Company, Inc., located at 2700 S. Falkenburg Road Suite 2745, Riverview, Florida 33578.

Present and constituting a quorum were:

Debra Goode	Board Supervisor, Chairman
Tammie Murphy	Board Supervisor, Vice Chair
Carol Kirchner	Board Supervisor, Assistant Secretary
Susie Gomez	Board Supervisor, Assistant Secretary
Michael Murphy	Board Supervisor, Assistant Secretary

Also present were:

Rachel Welborn	District Manager; Rizzetta & Co.
Matthew Huber	Director CDD Operations, Rizzetta & Co.
Cari Webster	District Counsel; Straley Robin Vericker
Jerry Whited	District Engineer BDI (via phone)
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 to the Board.

i. Consideration of Proposal to Trim Oaks (under separate cover)

On a Motion by Ms. Goode, seconded by Ms. Kirchner, with all in favor, the Board of Supervisors approved Fieldstone Proposal #22939 to trim oaks of dead limbs and cutback on Appleton Shore, for the Lynwood Community Development District.

48

On a Motion by Ms. Goode, seconded by Ms. Gomez, with all in favor, the Board of Supervisors rescinded approval of Fieldstone Proposal #22939 to trim oaks of dead limbs and cutback on Appleton Shore, for the Lynwood Community Development District.

49

On a Motion by Ms. Goode, seconded by Ms. Kirchner, with four in favor, and one opposed (Ms. Gomez), the Board of Supervisors approved Fieldstone Proposal #22939 to trim oaks of dead limbs and cutback on Appleton Shore, for the Lynwood Community Development District.

50

51

i. Consideration of Landscape Maintenance Renewal

52

This item was tabled. The Board requested the scope and map to be drafted.

53

54

B. District Counsel

55

Ms. Webster introduced herself to the Board. A discussion ensued regarding the cost of cease and desist.

56

57

58

C. District Engineer

59

Mr. Whited stated Site Masters will remove concrete. They have been delayed due to working on a project out of town.

60

61

62

D. District Manager

63

Ms. Welborn stated the next CDD meeting will be held on Friday, June 12, 2026, at 11:00 a.m. at the offices of Rizzetta & Company located at 2700 S. Falkenburg Road Suite 2745, Riverview, FL 33578.

64

65

66

Ms. Welborn presented the Hillsborough County Registered Voter Count as April 15, 2026 of 573.

67

68

69

70

On a Motion by Ms. Goode, seconded by Ms. Murphy, with all in favor, the Board of Supervisors accepted and filed the Hillsborough County Registered Voter Count as of April 15, 2026 of 573, for the Lynwood Community Development District.

71

Ms. Welborn presented the website compliance report.

72

73

On a Motion by Ms. Gomez, seconded by Ms. Goode, with all in favor, the Board of Supervisors accepted and filed the website compliance report, for the Lynwood Community Development District.

74

75

76

77 **A. Discussion of Fiscal Year 2026/2027 Budget**

78
79 The Board discussed Fiscal Year 2026/2027 Budget.

80
81 **FIFTH ORDER OF BUSINESS**

Business Administration

82
83 **A. Consideration of Minutes of the Board of Supervisors'**
84 **Meeting held on April 10, 2026**
85

86
87
88
89 On a Motion by Ms. Gomez, seconded by Ms. Murphy, with all in favor, the Board of Supervisors approved Meeting Minutes from April 10, 2026, for the Lynwood Community Development District.

90
91 **B. Consideration of Operations and Maintenance Expenditures of March**
92 **2026**

93
94
95
96 On a Motion by Ms. Gomez, seconded by Ms. Murphy, with all in favor, the Board of Supervisors approved the Operations and Maintenance Expenditures March 2026 (\$18,611.72) as presented, for the Lynwood Community Development District.

97
98 **SIXTH ORDER OF BUSINESS**

Supervisor Requests

99
100 Ms. Kirchner inquired about a temporary fence blocking access on District property
101 on Rainwood Meadows Drive. District Management will send notice to the resident
102 to remove the fence.

103 **SEVENTH ORDER OF BUSINESS**

Adjournment

On a Motion by Ms. Gomez, seconded by Ms. Kirchner, with all in favor, the Board of Supervisors approved adjourning the meeting at 12:54 p.m., for the Lynwood Community Development District.

Assistant Secretary

Chair / Vice Chair

Tab 9

LYNWOOD COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures April 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2026 through April 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$24,351.02**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Lynwood Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Brletic Dvorak, Inc.	300244	2395	Engineering Services 03/26	\$ 900.00
Carol A Kirchner	20260409-4	CK031326	Board of Supervisors Meeting 03/13/26	\$ 200.00
Carol A Kirchner	20260415-1	CK041026	Board of Supervisors Meeting 04/10/26	\$ 200.00
Debra K Goode	300246	DG031326	Board of Supervisors Meeting 03/13/26	\$ 200.00
Debra K Goode	300248	DG041026	Board of Supervisors Meeting 04/10/26	\$ 200.00
Dibartolomeo, McBee, Hartley & Barnes, PA	300245	90117969	Auditing Services 04/26	\$ 3,800.00
Fieldstone Landscape Services	300242	27610	Irrigation Repairs 03/26	\$ 8.26
Fieldstone Landscape Services	300249	27660	Landscape Management Contract Renewal 04/26	\$ 5,500.00
Hillsborough County BOCC	20260414-1	9086894852-032326	Monthly Reclaimed Water Charge 03/26	\$ 146.20
Keep It Green Nursery	300251	4441-Final	Final 50% Deposit - Landscape Tree Replacements 04/26	\$ 850.00
Michael Daniel Murphy	20260409-3	MM031326	Board of Supervisors Meeting 03/13/26	\$ 200.00
Michael Daniel Murphy	20260415-3	MM041026	Board of Supervisors Meeting 04/10/26	\$ 200.00
Rizzetta & Company, Inc.	300243	INV0000108066	Accounting Services 04/26	\$ 3,828.24
Sitex Aquatics, LLC	300250	10945-b	Monthly Lake Maintenance 04/26	\$ 865.20

Lynwood Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Straley Robin Vericker	300247	28238	Legal Services 03/26	\$ 3,259.89
Susan Gomez	20260409-1	SG031326	Board of Supervisors Meeting 03/13/26	\$ 200.00
Susan Gomez	20260415-4	SG041026	Board of Supervisors Meeting 04/10/26	\$ 200.00
Tammie Murphy	20260409-2	TM031326	Board of Supervisors Meeting 03/13/26	\$ 200.00
Tammie Murphy	20260415-2	TM041026	Board of Supervisors Meeting 04/10/26	\$ 200.00
TECO	20260423-1	211018276116-040626	Monthly Electric Charges 03/26	\$ 28.78
TECO	20260423-1	211018542954-040626	Monthly Electric Charges 03/26	\$ 1,305.56
TECO	20260423-1	211018619067-040626	Monthly Electric Charges 03/26	\$ 30.72
TECO	20260423-1	221008015820-040226	Monthly Electric Charges 03/26	\$ 839.30
TECO	20260423-1	221008163679-040226	Monthly Electric Charges 03/26	\$ 373.02
TECO	20260413-1	221008593248-032326	Electric Charges 02/26	<u>\$ 615.85</u>
Total				<u><u>\$ 24,351.02</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 2395
DATE 03/31/2026
TERMS Net 30
DUE DATE 04/30/2026

PROJECT NAME
Lynwood CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[March 11 - March 31]	5:00	180.00	900.00

BALANCE DUE **\$900.00**

Pay invoice



LYNWOOD COMMUNITY DEVELOPMENT DISTRICT
Mar-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
Concrete Work Follow Up and Vendor RFI's.	1.00 0.00	\$180 \$80	J. Whited S. Ferguson	\$180.00 \$0.00
INVOICE TOTAL	5.00			\$900.00

Lynwood CDD
Meeting Date: March 13, 2026

SUPERVISOR PAY REQUEST

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	11:02 AM
Meeting End Time:	12:04 PM
Total Meeting Time:	1 HR 2 MINS

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

Total at \$175 per Hour:	\$0.00
--------------------------	--------

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: _____

Lynwood CDD

April 10, 2026

SUPERVISOR PAY REQUEST

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	11:00 AM
Meeting End Time:	12:32 PM
Total Meeting Time:	1 HR 32 MINS

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

Total at \$175 per Hour:	\$0.00
--------------------------	--------

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: Rachel Welborn Digitally signed by Rachel Welborn
Date: 2026.04.13 09:40:08 -04'00'

Dibartolomeo, McBee, Hartley & Barnes, PA

2222 Colonial Road, Suite 201

Fort Pierce, FL 34950

Tel: 461-8833

Fax: (772) 461-8872

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

April 6, 2026

Invoice: 90117969

Services rendered regarding audited financial statements for the year ended
September 30, 2025.

\$3,800.00

Invoice Total \$3,800.00

INVOICE AMOUNT DUE IN 30 DAYS

We accept all major credit cards

Current	31 to 60	61 to 90	91 and Over	Total
3,800.00	0.00	0.00	0.00	3,800.00

Fieldstone Landscape Services

4801 122nd Avenue North
Clearwater, FL 33762

INVOICE

Invoice Number 27610
Invoice Date 03/25/26
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 - 03/19/2026				\$8.26
Labor - 03/19/26	0.02 Hrs	\$80.00	\$1.60	
Drip- 3/4" Combo Female Tee	1.00 ea	\$1.67	\$1.67	
Drip- Coupler	6.00 ea	\$0.48	\$2.85	
Drip Staples	4.00 ea	\$0.20	\$0.82	
Drip- Tee	1.00 ea	\$0.77	\$0.77	
Funny- 1/2" Barb Coupling	1.00 ea	\$0.55	\$0.55	

Subtotal: \$8.26
Sales Tax: \$0.00
Invoice Total: \$8.26
Credits/Payments:
Balance Due: \$8.26

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$5,580.26	\$0.00	\$0.00	\$0.00	\$0.00

Fieldstone Landscape Services

4801 122nd Avenue North
Clearwater, FL 33762

INVOICE

Invoice Number 27660
Invoice Date 04/01/26
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 April 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
\$11,080.26	\$0.00	\$0.00	\$0.00	\$0.00



Hillsborough County Florida

M-Page 1 of 3

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
LYNWOOD CDD	9086894852	03/23/2026	04/13/2026

Summary of Account Charges

Previous Balance	\$163.45
Net Payments - Thank You	\$-163.45
Total Account Charges	\$146.20

AMOUNT DUE	\$146.20
-------------------	-----------------

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

9,658 8

DUE DATE	04/13/2026
AMOUNT DUE	\$146.20
AMOUNT PAID	



0090868948523 00000146209



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
LYNWOOD CDD	9086894852	03/23/2026	04/13/2026

Service Address: 5438 AMARYLLIS GARDEN ST - COMM RCLM MTR

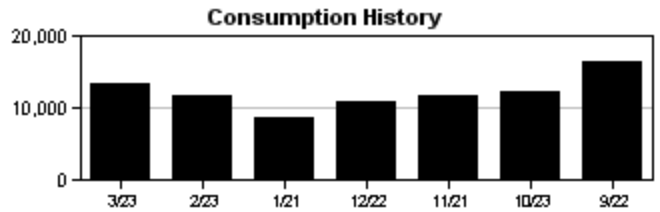
M-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703550050	02/23/2026	247348	03/23/2026	260787	13439 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$8.86

Total Service Address Charges \$8.86



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
LYNWOOD CDD	9086894852	03/23/2026	04/13/2026

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	02/19/2026	153218	03/20/2026	154866	164800 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$112.38

Total Service Address Charges \$112.38





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
LYNWOOD CDD	9086894852	03/23/2026	04/13/2026

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	02/23/2026	1108198	03/23/2026	1185979	77781 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$24.96
Total Service Address Charges	\$24.96



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

Invoice

Date	Invoice #
4/2/2026	INV0000108066

Bill To:

Lynwood CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
April	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.: 10945-b
Terms: Net 30
Invoice date: 04/01/2026
Due date: 05/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Lake Maintenance- 6 Ponds & 2 Mitigation Ponds	1	\$840.00	\$840.00
2.		Additional Services	Temporary Fuel Surcharge	1	\$25.20	\$25.20

Total **\$865.20**

Ways to pay

BANK

[View and pay](#)

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

April 17, 2026

Client: 001519

Matter: 000001

Invoice #: 28238

Page: 1

RE: General

For Professional Services Rendered Through March 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
3/2/2026	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE.	1.1	\$412.50
3/2/2026	MS	RECEIVE, REVIEW AND PROCESS AUDIT REQUEST; PREPARE RESPONSE TO THE SAME.	0.5	\$87.50
3/2/2026	MB	REVIEW AND RESPOND TO EMAIL CORRESPONDENCE FROM DISTRICT MANAGEMENT REGARDING DISTRICT AUDIT DRAFT; REVIEW DISTRICT AUDIT DRAFT.	0.9	\$292.50
3/10/2026	MS	RESEARCH SEATS FOR GENERAL ELECTION; PREPARE PUBLICATION AD FOR QUALIFYING PERIOD.	0.5	\$87.50
3/12/2026	MB	REVIEW DISTRICT BOARD MEETING AGENDA PACKAGE.	0.4	\$130.00
3/13/2026	MS	PREPARE RESOLUTION FOR GENERAL ELECTION; RECEIVE, REVIEW, AND PROCESS LETTER FROM THE COUNTY WITH QUALIFIED ELECTORS; REVIEW COUNTY SUPERVISOR OF ELECTORS WEBSITE TO OBTAIN DEADLINES.	1.0	\$175.00
3/13/2026	MB	PREPARE FOR AND ATTEND DISTRICT BOARD MEETING.	1.7	\$552.50
3/16/2026	MS	DRAFT RESOLUTION SETTING LANDOWNER ELECTION AND SAMPLE PUBLICATION AD, INSTRUCTIONS, PROXY, AND BALLOT.	1.7	\$297.50
3/19/2026	MS	REVIEW MEETING INFORMATION FOR APPROVING BUDGET FOR FY 26-27; PREPARE RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING.	1.0	\$175.00

April 17, 2026

Client: 001519

Matter: 000001

Invoice #: 28238

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
3/20/2026	MB	REVIEW EMAIL CORRESPONDENCE FROM DISTRICT MANAGER REGARDING CEASE AND DESIST LETTER AND PROPERTY APPRAISER SITE; PREPARE CEASE AND DESIST LETTER FOR 5512 APPLETON SHORE.	0.9	\$292.50
3/23/2026	MB	CORRESPONDENCE TO DISTRICT BOARD OF SUPERVISOR REGARDING CEASE AND DESIST LETTER TO 5112 APPLETON DRIVE.	0.4	\$130.00
3/25/2026	MB	REVIEW AND RESPOND TO DISTRICT BOARD OF SUPERVISOR REGARDING CEASE AND DESIST LETTER TO 5512 APPLETON SHORE DRIVE; REVIEW AND FINALIZE CEASE AND DESIST LETTER TO APPLETON SHORE DRIVE.	0.7	\$227.50
3/27/2026	MB	REVIEW RESOLUTION SETTING LANDOWNER ELECTION, LANDOWNER PUBLICATION AD, LANDOWNER ELECTION INSTRUCTIONS AND PROXY FORM; REVIEW RESOLUTION FOR GENERAL ELECTION AND PUBLICATION FOR QUALIFYING PERIOD.	1.2	\$390.00
Total Professional Services			12.0	\$3,250.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
3/25/2026	Postage	\$9.89
Total Disbursements		\$9.89

April 17, 2026

Client: 001519

Matter: 000001

Invoice #: 28238

Page: 3

Total Services	\$3,250.00	
Total Disbursements	\$9.89	
Total Current Charges		\$3,259.89
Previous Balance		\$2,239.67
<i>Less Payments</i>		<i>(\$2,239.67)</i>
PAY THIS AMOUNT		\$3,259.89

Please Include Invoice Number on all Correspondence



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

Statement Date: April 06, 2026

Amount Due:	\$28.78
Due Date: April 27, 2026	
Account #: 211018276116	

Account Summary

Current Service Period: February 28, 2026 - March 30, 2026	
Previous Amount Due	\$26.42
Payment(s) Received Since Last Statement	-\$26.42
Current Month's Charges	\$28.78
Amount Due by April 27, 2026	
\$28.78	

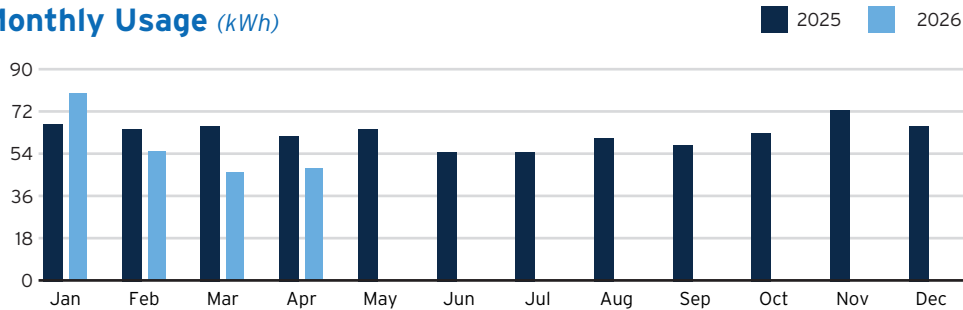
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

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)



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Savings made simple

Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

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

Account #: 211018276116
Due Date: April 27, 2026

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

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Amount Due:	\$28.78
Payment Amount:	\$ _____

667433765197

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.

6674337651972110182761160000000028781



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

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

Meter Read

Meter Location: ENTRY LIGHTS

Service Period: Feb 28, 2026 - Mar 30, 2026

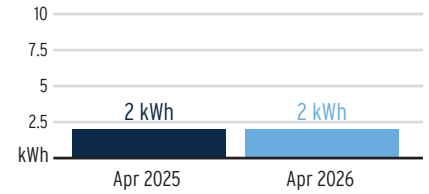
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000577369	03/30/2026	5,099		5,051		48 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	48 kWh @ \$0.09202/kWh	\$4.42
Fuel Charge	48 kWh @ \$0.03516/kWh	\$1.69
Storm Protection Charge	48 kWh @ \$0.00568/kWh	\$0.27
Clean Energy Transition Mechanism	48 kWh @ \$0.00418/kWh	\$0.20
Storm Surcharge	48 kWh @ \$0.02121/kWh	\$1.02
Florida Gross Receipt Tax		\$0.72
Electric Service Cost		\$28.78

Avg kWh Used Per Day



Total Current Month's Charges \$28.78

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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

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

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 866-832-6249

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813-223-0800 (Hillsborough)
 863-299-0800 (Polk County)
 888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
 7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: April 06, 2026

Amount Due: \$1,305.56

Due Date: April 27, 2026

Account #: 211018542954

Account Summary

Current Service Period: February 28, 2026 - March 30, 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 April 27, 2026	\$1,305.56

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 #: 211018542954

Due Date: April 27, 2026



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Amount Due: \$1,305.56

Payment Amount: \$ _____

662495535189

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.

6624955351892110185429540000001305560




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

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

Service Period: Feb 28, 2026 - Mar 30, 2026

Rate Schedule: Lighting Service






Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 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**

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 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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

Statement Date: April 06, 2026

Amount Due: **\$30.72**

Due Date: April 27, 2026

Account #: 211018619067

Account Summary

Current Service Period: February 28, 2026 - March 30, 2026

Previous Amount Due	\$28.21
Payment(s) Received Since Last Statement	-\$28.21
Current Month's Charges	\$30.72

Amount Due by April 27, 2026 \$30.72

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

Your Energy Insight

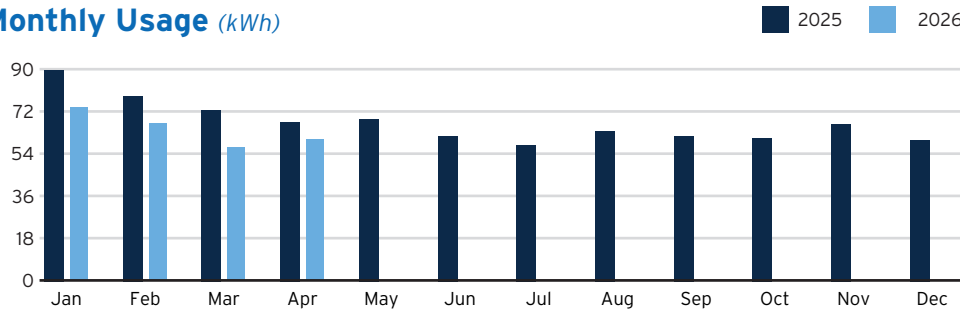
Your average daily kWh used was **0% higher** than the same period last year.

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)



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

Account #: 211018619067

Due Date: April 27, 2026

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Amount Due: **\$30.72**

Payment Amount: \$ _____

662495535190

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.

6624955351902110186190670000000030729



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

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

Meter Read

Service Period: Feb 28, 2026 - Mar 30, 2026

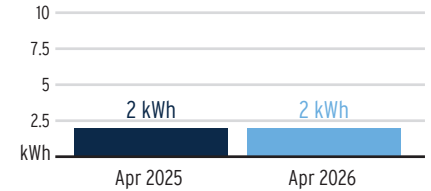
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000829735	03/30/2026	3,308		3,248		60 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	60 kWh @ \$0.09202/kWh	\$5.52
Fuel Charge	60 kWh @ \$0.03516/kWh	\$2.11
Storm Protection Charge	60 kWh @ \$0.00568/kWh	\$0.34
Clean Energy Transition Mechanism	60 kWh @ \$0.00418/kWh	\$0.25
Storm Surcharge	60 kWh @ \$0.02121/kWh	\$1.27
Florida Gross Receipt Tax		\$0.77
Electric Service Cost		\$30.72

Avg kWh Used Per Day



Total Current Month's Charges \$30.72

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

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

Statement Date: April 02, 2026

Amount Due: \$839.30

Due Date: April 23, 2026

Account #: 221008015820

Account Summary

Current Service Period: February 27, 2026 - March 27, 2026	
Previous Amount Due	\$839.30
Payment(s) Received Since Last Statement	-\$839.30
Current Month's Charges	\$839.30
Amount Due by April 23, 2026	
	\$839.30

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



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

Account #: 221008015820

Due Date: April 23, 2026



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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: \$ _____

622989559331

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.

6229895593312210080158200000000839304




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

Account #: 221008015820
Statement Date: April 02, 2026
Charges Due: April 23, 2026

Service Period: Feb 27, 2026 - Mar 27, 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**

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

Ways To Pay Your Bill

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-  **In-Person**
 Find list of Payment Agents at TampaElectric.com
-  **Mail A Check**
Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
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-  **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**
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LYNWOOD COMMUNITY DEVELOPMENT
LYNWOOD PH 3 ON 19TH AVE
APOLLO BEACH, FL 33572

Statement Date: April 02, 2026

Amount Due: \$373.02

Due Date: April 23, 2026
Account #: 221008163679

Account Summary

Current Service Period: February 27, 2026 - March 27, 2026	
Previous Amount Due	\$373.02
Payment(s) Received Since Last Statement	-\$373.02
Current Month's Charges	\$373.02
Amount Due by April 23, 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: April 23, 2026



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Amount Due: \$373.02

Payment Amount: \$ _____

622989559332

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.

6229895593322210081636790000000373021




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

Account #: 221008163679
Statement Date: April 02, 2026
Charges Due: April 23, 2026

Service Period: Feb 27, 2026 - Mar 27, 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**

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


Statement Date: March 23, 2026

Amount Due:	\$615.85
Due Date: April 13, 2026	
Account #: 221008593248	

Account Summary

Current Service Period: February 17, 2026 - March 17, 2026	
Previous Amount Due	\$615.85
Payment(s) Received Since Last Statement	-\$615.85
Current Month's Charges	\$615.85
Amount Due by April 13, 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: April 13, 2026

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

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

632866076564

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.

6328660765642210085932480000000615854




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

Account #: 221008593248
Statement Date: March 23, 2026
Charges Due: April 13, 2026

Service Period: Feb 17, 2026 - Mar 17, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 29 days	
Lighting Energy Charge	\$0.00
Monthly Charge	\$615.85
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
Lighting Charges	\$615.85

Total Current Month's Charges \$615.85

Important Messages

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.

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 Tampa, FL 33601-0111

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 888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
 7-1-1

Power Outage:
 877-588-1010
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 813-275-3909

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