



Rizzetta & Company

Lynwood Community Development District

Board of Supervisors' Meeting December 8, 2023

**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	Chair
	Tammie Murphy	Vice-Chair
	Juan Gomez	Assistant Secretary
	Carol Kirchner	Assistant Secretary
	Vincent Orlando	Assistant Secretary
District Manager	Debby Wallace	Rizzetta & Company, Inc.
District Counsel	Michael Broadus	Straley Robin & Vericker
District Engineer	Stephen Brletic	BDI

All cellular phones and pagers must be turned off while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 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

Board of Supervisors
Lynwood Community
Development District

November 30, 2023

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Lynwood Community Development District will be held on **Friday, December 8, 2023 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:

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors'
Meeting held on November 10, 2023 Tab 1
 - B. Consideration of Operations & Maintenance
Expenditures for October 2023 Tab 2
4. **BUSINESS ITEMS**
 - A. Consideration Pressure Washing Proposals Tab 3
 - B. Consideration Landscape Proposals..... Tab 4
5. **STAFF REPORTS**
 - A. Landscape Update Tab 5
 - B. District Counsel
 - C. District Engineer
 - D. District Manager Tab 6
6. **SUPERVISOR REQUESTS**
7. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Sincerely,

Debby Wallace

Debby Wallace
Regional District Manager

Tab 1

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, November 10, 2023, 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	Chairman
Tammie Murphy	Vice- Chairman
Carol Kirchner	Assistant Secretary
Juan Gomez	Assistant Secretary
Vincent Orlando	Assistant Secretary

Also present were:

Debby Wallace	District Manager; Rizzetta & Co.
Michael Broadus	District Counsel; Straley Robin Vericker
Jerry Whited	Representative, BDI
Shane Wumkes	Representative, Fieldstone
Liz Moore	Representative, Fieldstone

Audience	None
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FIRST ORDER OF BUSINESS

Call to Order and Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

No audience members present.

THIRD ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' Meeting held on October 13, 2023

Ms. Wallace presented the Minutes from the Board of Supervisors' meeting held on October 13, 2023.

On a Motion by Ms. Goode, seconded by Ms. Murphy, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' meeting held on October 13, 2023, for the Lynwood Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operations &
Maintenance Expenditures for
September 2023**

Ms. Wallace presented the September 2023 Operation and Maintenance Expenditures to the Board.

On a Motion by Mr. Orlando, seconded by Ms. Kirchner, with all in favor, the Board of Supervisors ratified the September 2023 (\$36,574.56) Operation and Maintenance Expenditures, for the Lynwood Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Field Inspection
Services Proposal**

The proposal of \$7,800 a year or \$650 monthly was reviewed by the Board and no action was taken. The Board discussed adding the cost to the Fiscal Year 2024/2025 Budget.

SIXTH ORDER OF BUSINESS

**Consideration of RFP Services for
Landscape**

The proposal of \$3,500 was reviewed by the Board and no action was taken. The Board discussed adding the cost to the Fiscal Year 2024/2025 Budget.

SEVENTH ORDER OF BUSINESS

**Consideration of Landscape &
Irrigation Proposals**

On a Motion by Ms. Kirchner, seconded by Ms. Goode, with all in favor, the Board of Supervisors approved the Fieldstone Trimming proposal in the amount of \$952.75, along White Chicory fence line subject to District Engineer confirming this is part of Lynwood CDD, for the Lynwood Community Development District.

On a Motion by Ms. Murphy, seconded by Ms. Goode, with all in favor, the Board of Supervisors approved the Fieldstone annuals proposal in the amount of \$1,415.19, and the Chairman will decide on timing, for the Lynwood Community Development District.

On a Motion by Ms. Murphy, seconded by Ms. Goode, with all in favor, the Board of Supervisors approved the Fieldstone Irrigation Repairs proposal in the amount of \$806.00, for the Lynwood Community Development District.

Ms. Wallace to collect proposals for providing sidewalk along 19 & down Dandelion to sidewalk.

EIGHTH ORDER OF BUSINESS

Consideration of Boundary Fence Proposals – Amaryllis Garden

Proposals were distributed under separate cover and reviewed by Jerry Whited.

On a Motion by Ms. Kirchner, seconded by Ms. Goode, with all in favor, the Board of Supervisors approved the Wimauma fence proposal in the amount of \$3,225.00 at Amaryllis Garden, for the Lynwood Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

A. Landscape Update

On a Motion by Ms. Goode, seconded by Ms. Murphy, with all in favor, the Board of Supervisors approved the Signarama proposal in the amount of \$3,410.98 to replace stop sign with decorative sign at Dandelion and White Chicory, for the Lynwood Community Development District.

On a Motion by Ms. Kirchner, seconded by Ms. Murphy, with all in favor, the Board of Supervisors approved the Shell Path replacement with a not-to-exceed amount of \$1,500.00, for the Lynwood Community Development District.

B. District Counsel
No report.

C. District Engineer
No report.

D. District Manager
Ms. Wallace presented the Website Compliance Report.

Ms. Wallace informed the Board that the next scheduled meeting will be held on Friday, December 8, 2023, at 11:00 a.m. at the offices of Rizzetta & Company located at 2700 S. Falkenburg Road Suite 2745, Riverview, FL 33578.

108 The HOA Manager requested “no fishing” signs at the ponds and the Board denied
109 the request.

110
111 Ms. Wallace reviewed with the Board that EGIS has advised that the Board's Public
112 Official Liability Insurance may not cover a claim if District Counsel was not at the meeting
113 when a matter was discussed.

114
115 **TENTH ORDER OF BUSINESS**

Supervisor Requests

116
117 There were no supervisor requests.

118
119 **ELEVENTH ORDER OF BUSINESS**

Adjournment

120

On a Motion by Ms. Murphy, seconded by Ms. Goode, with all in favor, the Board adjourned the meeting at 12:34 p.m. for the Lynwood Community Development District.

121
122
123
124
125 _____
Assistant Secretary

Chair / Vice Chair

Tab 2

LYNWOOD COMMUNITY DEVELOPMENT DISTRICT

District Office - Citrus Park, Florida - (813)-933-5571

Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.lynwoodcdd.org

Operation and Maintenance Expenditures

October 2023

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2023 through October 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 29,997.47**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

Assistant Secretary

Lynwood Community Development District
Paid Operation & Maintenance Expenditures
October 1, 2023 Through October 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Berger, Toombs, Elam, Gaines & Frank CPA	100188	364141	Audit Services - Year Ending September 30, 2022	\$ 4,550.00
Brletic Dvorak, Inc.	100189	1226	General Engineer Services 09/23	\$ 790.00
Carol A Kirchner	100193	CK100623	Board of Supervisors Meeting 10/06/23	\$ 200.00
Debra K Goode	100194	DG100623	Board of Supervisors Meeting 10/06/23	\$ 200.00
Fieldstone Landscape Services	100202	20958	Landscape Maintenance 10/23	\$ 4,460.87
Fieldstone Landscape Services	100195	21027	Irrigation Repairs 09/23	\$ 437.99
Fieldstone Landscape Services	100195	21220	Sabal Removal at Monument 10/23	\$ 425.00
Hillsborough County BOCC	100190	9086894852 9/23	2303 Dandelion St Rclm 09/23	\$ 132.57
Hillsborough County BOCC	100196	9086894852 10/23	2303 Dandelion St Rclm 10/23	\$ 134.03
Innersync Studio, Ltd	100197	21666	CDD Website Annual service FY23-24	\$ 1,515.00
Juan Gomez	100198	JG100623	Board of Supervisors Meeting 10/06/23	\$ 200.00
Rizzetta & Company, Inc.	100187	INV0000084055	Assessment Roll FY 23-24	\$ 5,569.00
Rizzetta & Company, Inc.	100186	INV0000084152	District Management Fees 10/23	\$ 4,388.26
Sitex Aquatics, LLC	100203	7892B	Monthly Lake Maintenance 10/23	\$ 1,890.00
Straley Robin Vericker	100191	23612	Legal Services 09/23	\$ 1,378.71

Lynwood Community Development District
Paid Operation & Maintenance Expenditures
October 1, 2023 Through October 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Tammie Murphy	100199	TM100623	Board of Supervisors Meeting 10/06/23	\$ 200.00
TECO	100200	221008593248 10/23	5524 Rainwood Meadow Dr 3B Solar 10/23	\$ 615.85
TECO	100192	TECO Summary 477 09/23	TECO Summary 09/23	\$ 2,710.19
Vincent Orlando	100201	VO100623	Board of Supervisors Meeting 10/06/23	<u>\$ 200.00</u>
Report Total				<u><u>\$ 29,997.47</u></u>



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120
FAX: 772/468-9278

RECEIVED
OCT 04 2023

LYNWOOD COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVENUE
SUITE 200
TAMPA, FL 33614

Invoice No. 364141
Date 10/01/2023
Client No. 21969

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2022.

Total Invoice Amount \$ 4,550.00

RECEIVED
10.4.23

We now accept Visa and MasterCard.

Please enter client number on your check.

Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%

Fort Pierce / Stuart

Member AICPA

Member AICPA Division for CPA Firms
Private Companies Practice Section

Member FICPA

Brletic Dvorak Inc

536 4th Ave South Unit 4
Saint Petersburg, FL 33701 US
+1 8133611466
sbrletic@bdiengineers.com



INVOICE

BILL TO
Lynwood CDD
Rizzetta & Company
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614
United States

INVOICE 1226
DATE 09/29/2023
TERMS Net 30
DUE DATE 10/29/2023

PROJECT NAME
Lynwood CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Senior Inspector	[Sept 5 – Sept 28]	6:00	115.00	690.00
Project Manager	[Sept 29]	0:30	200.00	100.00

BALANCE DUE **\$790.00**



Lynwood COMMUNITY DEVELOPMENT DISTRICT
Sep-23

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<u>CDD Activities</u>				
Board Meeting Prep, Attendance, Follow up	0.50	\$200	S. Brletic	\$100.00
Engineer's Reports/Invoicing		\$175	J. Whited	\$0.00
Fence Maintenance Issue - Site Visit, Correspondence with CDD staff	6.00	\$115	J. Whited	\$690.00

INVOICE TOTAL	6.50	\$790.00
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RECEIVED
10.4.23

Lynwood CDDMeeting Date: October 6, 2023**SUPERVISOR PAY REQUEST**

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.**RECEIVED**
10.23.23**EXTENDED MEETING TIMECARD**

Meeting Start Time:	11:03am
Meeting End Time:	12:12pm
Total Meeting Time:	1hr 9min

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

Total at \$175 per Hour:	\$0.00
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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	\$0.655
Mileage to Charge	\$0.00

DM Signature: _____





4801 122nd Avenue North
Clearwater, FL 33762

Invoice 20958

Date	PO#
10/02/23	
SalesRep	Terms
Robert Williamson	Net 30

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

Property Address
Lynwood CDD 5134 White Chicory Dr Apollo Beach, FL 33572

Item	Qty / UOM	Rate	Ext. Price	Amount
#16249 - Lynwood Landscape Management Services Renewal Contract #16249-2023 October 2023			\$4,460.87	\$4,460.87

Addendum to Contract adding
Maintenance around bridge.

Sales Tax	\$0.00
Grand Total	\$4,460.87

RECEIVED
10.2.23

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

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

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

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



4801 122nd Avenue North
Clearwater, FL 33762

Invoice 21027

Date	PO#
10/04/23	
SalesRep	Terms
Shane Wumkes	Net 30

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

Property Address
Lynwood CDD 5134 White Chicory Dr Apollo Beach, FL 33572

Item	Qty / UOM	Rate	Ext. Price	Amount
#16714 - September Inspection Repairs			\$437.99	\$437.99

Complete the following Irrigation Repairs:

*Repair 1 minor lateral break on Controller "5430 Amaryllis Garden",
1 minor lateral break on Controller "Entrance Controller",
9 drip breaks on Controller "Entrance Controller", and
1 clogged/broken nozzle on Controller "Entrance Controller".

Please see inspection Report in email sent on 9/21.

Irrigation Repairs - 09/29/2023

1/2" Fitting (Material)	2.00ea	\$0.50
1/2" SBE-050 Elbow Spiral (Material)	2.00ea	\$2.00
Drip- Coupler (Material)	12.00ea	\$0.50
Irrigation Technician (Labor)	5.00Hrs	\$85.00
Microspray Nozzle (Material)	1.00ea	\$2.00

\$437.99

RECEIVED
10.4.23

Sales Tax	\$0.00
Grand Total	\$437.99

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

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



4801 122nd Avenue North
Clearwater, FL 33762

Invoice 21220

Date	PO#
10/24/23	
SalesRep	Terms
Shane Wumkes	Net 30

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

Property Address
Lynwood CDD 5134 White Chicory Dr Apollo Beach, FL 33572

Item	Qty / UOM	Rate	Ext. Price	Amount
#16167 - Sabal Removal at Monument			\$425.00	\$425.00

Fieldstone proposes to complete the following work:

- remove dead Sabal Palm near monument along 19th Ave - flush cut/no stump grind



Landscape Maintenance Services - 10/13/2023

\$425.00

RECEIVED
10.24.23

Sales Tax \$0.00
Grand Total \$425.00

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



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
LYNWOOD CDD	9086894852	09/29/2023	10/20/2023

Service Address: 2303 DANDELION ST (RCLM GEN USER)

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61111785	08/22/2023	66182	09/21/2023	68441	225900 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge \$132.57

Summary of Account Charges

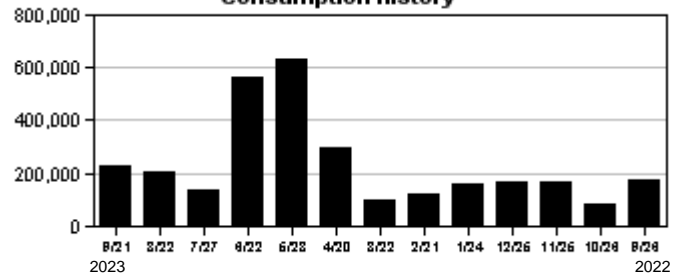
Previous Balance \$118.15
Net Payments - Thank You \$-118.15
Total Account Charges **\$132.57**

AMOUNT DUE \$132.57

Notice

An estimated read was used to calculate your bill

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 9086894852



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCFLGov.net/WaterBill
Additional Information: HCFLGov.net/Water



THANK YOU!



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

10,350 8

DUE DATE	10/20/2023
AMOUNT DUE	\$132.57
AMOUNT PAID	\$132.57

0090868948523 00000132571



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
LYNWOOD CDD	9086894852	10/24/2023	11/14/2023

Service Address: 2303 DANDELION ST (RCLM GEN USER)

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61111785	09/21/2023	68441	10/20/2023	70625	218400 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$127.40

Miscellaneous Charges

Late Payment Charge \$6.63

Total Miscellaneous Charges \$6.63

Summary of Account Charges

Previous Balance \$132.57

Net Payments - Thank You -\$132.57

Bill Adjustments \$6.63

Total Account Charges \$127.40

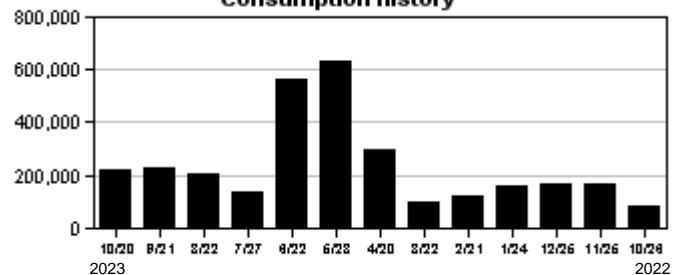
AMOUNT DUE	\$134.03
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Important Message

BOCC approved rate increases are effective Oct. 1, 2023. Residential customers using 6,000 gallons of water monthly will have an average bill increase of approximately \$5.00 per month. Visit HCFLGov.net/Water, Water Rates & Fees tab for details.

RECEIVED
10.25.23

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 9086894852



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



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

995 8

DUE DATE	11/14/2023
AMOUNT DUE	\$134.03
AMOUNT PAID	\$134.03

0090868948523 00000134031



Your Website powered by
campus
suite
and **SchoolNow**

INVOICE

BILL TO

Lynwood CDD
12750 Citrus Park Lane
Tampa, FL 33625

INVOICE # 21666**DATE** 10/01/2023**DUE DATE** 10/16/2023**TERMS** Net 15

DESCRIPTION	AMOUNT
CDD Website Services - Hosting, support and training	615.00
CDD Ongoing PDF Accessibility Compliance Service	900.00

Annual service - Oct 1st to Sept 30th

BALANCE DUE

\$1,515.00

RECEIVED
10.2.23

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

Invoice

Date	Invoice #
10/1/2023	INV0000084055

Bill To:

Lynwood CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

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

Description	Qty	Rate	Amount
Assessment Roll (Annual)	1.00	\$5,569.00	\$5,569.00
		Subtotal	\$5,569.00
		Total	\$5,569.00

RECEIVED
9.21.23

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

Invoice

Date	Invoice #
10/1/2023	INV0000084152

Bill To:

Lynwood CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

[illegible]

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

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



Lynwood CDD

Bill to

Lynwood CDD
3434 Colwell Ave
Ste 200
Tampa, FL 33614

Ship to

Lynwood CDD
3434 Colwell Ave
Ste 200
Tampa, FL 33614

Invoice details

Invoice no.: 7892B
Terms: Net 30
Invoice date: 10/01/2023
Due date: 10/31/2023

Product or service		Amount
1.	LM-Lynwood CDD Monthly Lake Maintenance- 6 Ponds & 2 Mitigation Ponds-October	1 × \$840.00 \$840.00
2.	Midge Treatment Monthly Larvicide for Midge Flies-5 Pond Banks	1 × \$1,050.00 \$1,050.00
Total		\$1,890.00

RECEIVED
10.2.23

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

October 04, 2023

Client: 001519

Matter: 000001

Invoice #: 23612

Page: 1

RE: General

For Professional Services Rendered Through September 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
8/17/2023	LB	PREPARE CORRESPONDENCE AND MEMOS TO NEWLY APPOINTED BOARD MEMBERS, T. MURPHY, V. ORLANDO AND C. KIRCHNER RE FLORIDA'S SUNSHINE LAWS, PUBLIC RECORDS AND CODE OF ETHICS.	1.2	\$210.00
8/17/2023	MB	REVIEW DISTRICT BOARD OF SUPERVISOR WELCOME PACKAGES; ANALYZE WELCOME PACKAGE ENCLOSURES.	0.4	\$130.00
8/21/2023	JMV	REVIEW COMMUNICATION FROM B. L'HEUREUX; REVIEW DRAFT CDD AUDIT; DRAFT EMAIL TO B. L'HEUREUX.	0.5	\$187.50
9/8/2023	MB	PREPARATION FOR AND ATTENDANCE AT DISTRICT BOARD MEETING.	2.6	\$845.00
Total Professional Services			4.7	\$1,372.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
8/18/2023	Postage	\$6.21
Total Disbursements		\$6.21

October 04, 2023
Client: 001519
Matter: 000001
Invoice #: 23612

Page: 2

Total Services	\$1,372.50	
Total Disbursements	\$6.21	
Total Current Charges		\$1,378.71
Previous Balance		\$5,010.00
Less Payments		(\$5,010.00)
PAY THIS AMOUNT		\$1,378.71

RECEIVED
10.4.23

Please Include Invoice Number on all Correspondence



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

Statement Date: October 20, 2023

Amount Due: \$615.85

Due Date: November 10, 2023

Account #: 221008593248

Account Summary

Current Service Period: September 16, 2023 - October 16, 2023

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

Amount Due by November 10, 2023 \$615.85

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

RECEIVED
10.23.23



Scan here to view
your account online.

SAFETY TIP: Ask for identification

Please remember,
if someone visits
your home or
business and claims
to be an employee
of Tampa Electric,
ask to see his or her
company badge.



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: November 10, 2023



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: \$ _____

682248073780

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.

6822480737802210085932480000000615859



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

Account #: 221008593248
Statement Date: October 20, 2023
Charges Due: November 10, 2023

Service Period: Sep 16, 2023 - Oct 16, 2023

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

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

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

Lighting Charges **\$615.85**

Total Current Month's Charges

\$615.85

Important Messages

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Ways To Pay Your Bill



Bank Draft

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In-Person

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Mail A Check

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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

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Lynwood CDD
08/28/23-09/28-23
Statement Date: 10/3/23
Due Date: 10/24/23

<u>Acct #</u>	<u>Billing Date</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
211018276116	10/4/2023	2282 NE 19th Av Columns	1-53100-4301	\$ 34.07
211018542954	10/4/2023	Lynwood Subd on 19th Av Lights	1-53100-4307	\$ 1,341.31
211018619067	10/4/2023	2398 NE 19th Av Sign	1-53100-4301	\$ 33.47
221008015820	10/3/2023	Lynwood Ph2 on 19th Av Lights	1-53100-4307	\$ 900.91
221008163679	10/3/2023	Lynwood Ph3 on 19th Av	1-53100-4307	\$ 400.43

TOTAL \$ 2,710.19

1-53100-4307 \$ 2,642.65
1-53100-4301 \$ 67.54

\$ 2,710.19



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

Statement Date: October 04, 2023

Amount Due: \$34.07

Due Date: October 25, 2023

Account #: 211018276116

Account Summary

Current Service Period: August 30, 2023 - September 28, 2023

Previous Amount Due	\$35.61
Payment(s) Received Since Last Statement	-\$35.61
Current Month's Charges	\$34.07

Amount Due by October 25, 2023 \$34.07

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 **50% lower** than the same period last year.



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



Scan here to view your account online.

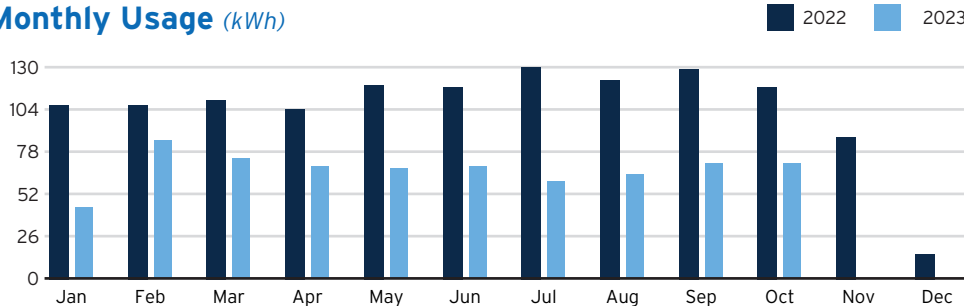
SAFETY TIP:

Ask for identification

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Monthly Usage (kWh)



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



Account #: 211018276116

Due Date: October 25, 2023



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: \$34.07

Payment Amount: \$ _____

667433269921

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.

6674332699212110182761160000000034072



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

Account #: 211018276116
Statement Date: October 04, 2023
Charges Due: October 25, 2023

Meter Read

Meter Location: ENTRY LIGHTS

Service Period: Aug 30, 2023 - Sep 28, 2023

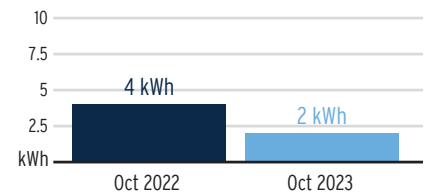
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000577369	09/28/2023	3,137		3,066		71 kWh	1	30 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	30 days @ \$0.75000		\$22.50
Energy Charge	71 kWh @ \$0.07990/kWh		\$5.67
Fuel Charge	71 kWh @ \$0.05239/kWh		\$3.72
Storm Protection Charge	71 kWh @ \$0.00400/kWh		\$0.28
Clean Energy Transition Mechanism	71 kWh @ \$0.00427/kWh		\$0.30
Storm Surcharge	71 kWh @ \$0.01061/kWh		\$0.75
Florida Gross Receipt Tax			\$0.85
Electric Service Cost			\$34.07

Avg kWh Used Per Day



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Total Current Month's Charges

\$34.07

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



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Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: October 04, 2023

Amount Due: \$1,341.31

Due Date: October 25, 2023

Account #: 211018542954

Account Summary

Current Service Period: August 30, 2023 - September 28, 2023

Previous Amount Due	\$1,341.31
Payment(s) Received Since Last Statement	-\$1,341.31
Current Month's Charges	\$1,341.31

Amount Due by October 25, 2023 \$1,341.31

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



Scan here to view
your account online.

SAFETY TIP: Ask for identification

Please remember,
if someone visits
your home or
business and claims
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of Tampa Electric,
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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211018542954

Due Date: October 25, 2023



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: \$1,341.31

Payment Amount: \$ _____

668667836542

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.

6686678365422110185429540000001341312



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

Account #: 211018542954
Statement Date: October 04, 2023
Charges Due: October 25, 2023

Service Period: Aug 30, 2023 - Sep 28, 2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	494 kWh @ \$0.03511/kWh	\$17.34
Fixture & Maintenance Charge	26 Fixtures	\$424.32
Lighting Pole / Wire	28 Poles	\$778.12
Lighting Fuel Charge	494 kWh @ \$0.05169/kWh	\$25.53
Storm Protection Charge	494 kWh @ \$0.01466/kWh	\$7.24
Clean Energy Transition Mechanism	494 kWh @ \$0.00036/kWh	\$0.18
Storm Surcharge	494 kWh @ \$0.00326/kWh	\$1.61
Florida Gross Receipt Tax		\$1.33
Franchise Fee		\$82.25
Municipal Public Service Tax		\$3.39

Lighting Charges **\$1,341.31**

Total Current Month's Charges

\$1,341.31

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P.O. Box 31318
Tampa, FL 33631-3318
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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: October 04, 2023

Amount Due: \$33.47

Due Date: October 25, 2023

Account #: 211018619067

Account Summary

Current Service Period: August 30, 2023 - September 28, 2023

Previous Amount Due	\$34.84
Payment(s) Received Since Last Statement	-\$34.84
Current Month's Charges	\$33.47

Amount Due by October 25, 2023 \$33.47

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 **100% 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.

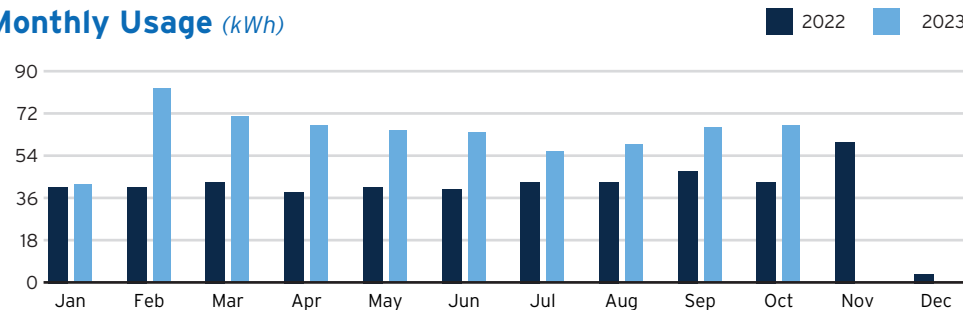
SAFETY TIP:

Ask for identification

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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: October 25, 2023



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: \$33.47

Payment Amount: \$ _____

677309802648

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.

6773098026482110186190670000000033474



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

Account #: 211018619067
Statement Date: October 04, 2023
Charges Due: October 25, 2023

Meter Read

Service Period: Aug 30, 2023 - Sep 28, 2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000829735	09/28/2023	1,270		1,203		67 kWh	1	30 Days

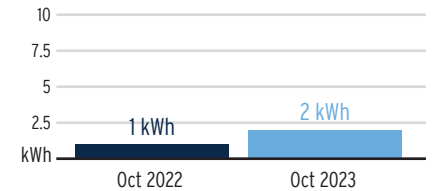
Charge Details

	Electric Charges		
Daily Basic Service Charge	30 days @ \$0.75000		\$22.50
Energy Charge	67 kWh @ \$0.07990/kWh		\$5.35
Fuel Charge	67 kWh @ \$0.05239/kWh		\$3.51
Storm Protection Charge	67 kWh @ \$0.00400/kWh		\$0.27
Clean Energy Transition Mechanism	67 kWh @ \$0.00427/kWh		\$0.29
Storm Surcharge	67 kWh @ \$0.01061/kWh		\$0.71
Florida Gross Receipt Tax			\$0.84
Electric Service Cost			\$33.47

Total Current Month's Charges

\$33.47

Avg kWh Used Per Day



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

Statement Date: October 03, 2023

Amount Due: \$900.91

Due Date: October 24, 2023

Account #: 221008015820

Account Summary

Current Service Period: August 29, 2023 - September 27, 2023

Previous Amount Due	\$887.60
Payment(s) Received Since Last Statement	-\$887.60
Current Month's Charges	\$900.91

Amount Due by October 24, 2023 \$900.91

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



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SAFETY TIP: Ask for identification

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

Account #: 221008015820

Due Date: October 24, 2023



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: \$900.91

Payment Amount: \$ _____

681013496862

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.

6810134968622210080158200000000900913



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

Account #: 221008015820
Statement Date: October 03, 2023
Charges Due: October 24, 2023

Service Period: Aug 29, 2023 - Sep 27, 2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	342 kWh @ \$0.03511/kWh	\$12.01
Fixture & Maintenance Charge	18 Fixtures	\$293.76
Lighting Pole / Wire	18 Poles	\$500.22
Lighting Fuel Charge	342 kWh @ \$0.05169/kWh	\$17.68
Storm Protection Charge	342 kWh @ \$0.01466/kWh	\$5.01
Clean Energy Transition Mechanism	342 kWh @ \$0.00036/kWh	\$0.12
Storm Surcharge	342 kWh @ \$0.00326/kWh	\$1.11
Florida Gross Receipt Tax		\$0.92
Franchise Fee		\$54.42
Municipal Public Service Tax		\$2.35

Lighting Charges **\$887.60**



Other Fees and Charges

Lighting Late Payment Fee	\$13.31
Total Other Fees and Charges	\$13.31

Total Current Month's Charges

\$900.91

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

Statement Date: October 03, 2023

Amount Due: \$400.43

Due Date: October 24, 2023

Account #: 221008163679

Account Summary

Current Service Period: August 29, 2023 - September 27, 2023

Previous Amount Due	\$394.51
Payment(s) Received Since Last Statement	-\$394.51
Current Month's Charges	\$400.43

Amount Due by October 24, 2023 \$400.43

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



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SAFETY TIP: Ask for identification

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Account #: 221008163679

Due Date: October 24, 2023



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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: \$400.43

Payment Amount: \$ _____

681013496863

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.

6810134968632210081636790000000400433



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

Account #: 221008163679
Statement Date: October 03, 2023
Charges Due: October 24, 2023

Service Period: Aug 29, 2023 - Sep 27, 2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	152 kWh @ \$0.03511/kWh	\$5.34
Fixture & Maintenance Charge	8 Fixtures	\$130.56
Lighting Pole / Wire	8 Poles	\$222.32
Lighting Fuel Charge	152 kWh @ \$0.05169/kWh	\$7.86
Storm Protection Charge	152 kWh @ \$0.01466/kWh	\$2.23
Clean Energy Transition Mechanism	152 kWh @ \$0.00036/kWh	\$0.05
Storm Surcharge	152 kWh @ \$0.00326/kWh	\$0.50
Florida Gross Receipt Tax		\$0.41
Franchise Fee		\$24.19
Municipal Public Service Tax		\$1.05

Lighting Charges **\$394.51**



Other Fees and Charges

Lighting Late Payment Fee	\$5.92
Total Other Fees and Charges	\$5.92

Total Current Month's Charges

\$400.43

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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.

Tab 3

From: service@gladiatorpc.com <service@gladiatorpc.com>

Sent: Monday, November 13, 2023 11:46 AM

To: Debby Bayne-Wallace <dbwallace@rizzetta.com>

Subject: [EXTERNAL]Estimate 4460 from Gladiator Pressure Cleaning

Good morning Debbie,

Thank you for the opportunity to provide you with this proposal. Please review the attached estimate for Lynnwood CDD and reach out to us at your convenience with any questions or concerns.

If granted the contract and while in the neighborhood Community we are pleased to provide Homeowners with considerable discounts on our pressure washing services. Please see examples below.

1. Our Curb appeal package consists of the driveway, sidewalk, street gutter, all front walkways, and the entry pad. Normally it is \$185, \$215 for a corner lot. It is offered at \$125/\$150 while we are in the Community.
2. Our Back yard package consists of the pool deck, pool cage inside and out, and lanai. Normally it is \$185. It is \$125 while we are in the Community.
3. Homes from the roof line to the ground all the way around are normally \$200 single story, \$245 two story. It is \$125/\$165 while we are in the Community.

These are the most popular requests but we will offer special pricing on anything needing cleaned; PVC fencing, sheds, landscape borders, roofs, etc...

We look forward to working with you.

Sincerely,

Steve McDonough

Gladiator Pressure Cleaning

Steve@gladiatorpc.com

gladiatorpressurecleaning.com

Like us on Facebook - Instagram - LinkedIn - Nextdoor

Please Give us your Review on Google, The BBB, Angie's List, Our web Page or YELP



Gladiator Pressure Cleaning

P.O. Box 26574
Tampa, FL 33623
Ph: (800) 270-9411 - Fax: (813) 607-6625
www.gladiatorpressurecleaning.com
service@gladiatorpc.com



Quote

4460

Date

11/13/2023

Billing Name / Address

Rizzetta & Company, Inc.
9428 Camden Field Parkway
Riverview, FL 33578

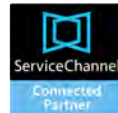
Customer Phone 813-533-2950



@Gladiatorpc1



@Gladiatorpc



Cleaning Location

Lynnwood CDD
Dandelion Dr.
Ruskin, FL 33572
Attn: Debbie W.

Item	Description	Qty	Rate	Total
Sidewalk and comm...	Pressure wash approximately 1800 linear feet of sidewalk, sidewalk aprons, curbing, islands, and street gutter for Lynwood CDD located at and around address listed above. Scope consists of cleaning all the above listed along 19th Ave NE from property line to property line and into Community along Dandelion to 1st property line along White Chicory in each direction.		625.00	625.00
Wall / Fence	Soft wash 6' tall PVC vinyl fencing along 19th Ave NE from property to property line. Also soft wash monuments and columns. Cleaning agents and chemicals may be used in the pressure washing process. Customer s responsible for providing a useable water source to complete project.		325.00	325.00
For questions or concerns please contact Steve McDonough at (813)-924-2256			Total	\$950.00

Terms and Conditions:

COMMERCIAL billing terms are NET 15 days unless stated otherwise.

RESIDENTIAL billing terms are: a) Paid at time of services are rendered or b) Paid in advance if resident is not at the property.

Quotes are good for 90 days. Customers must provide a suitable water source and make property available to clean.

Gladiator is a fully insured company and a Certificate of Insurance is available upon request.

Payments made by credit card over \$500 incur a 4.5% processing fee.

Please return signed document via fax or email to accept "Terms and Conditions" above and to be place on our schedule. Thank you!

Signature _____ Date _____

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Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

Phone # (813)333-3008 jaymanenterprises@live.com
www.jaymanenterprises.com

Estimate

Date	Estimate #
11/14/2023	947

Name / Address
Lynwood CDD 5844 Old Pasco Rd Wesley Chapel, FL. 33544

			Project
Description	Qty	Rate	Total
Pressure wash Sidewalks from the East side to the West side of the Community outside the District wall along 19th Ave Northeast. and the sidewalks leading into the community on both sides of the entrance up to the Stop sign and where the CDD common property ends. Price Includes all labor and materials		1,600.00	1,600.00
Pressure wash Curbing along the entrance and exit sides of the entrance and the middle island Price includes all labor and materials		350.00	350.00
Pressure wash exterior of the community wall and monuments on the East side of the community and the entrance. The cost of this project would be \$2000.00. Currently, this does not look like it needs to be done in my opinion. However, there is a small section of green on the top edge of the wall at the far West side which we can clean while we are doing the sidewalks. This price is for future Budgeting as I do not typically increase my prices from year to year like most Vendors.			0.00
Client Signature		Total	\$1,950.00

Tab 4

Date: November 30, 2023
Proposal #: 17425



QUOTATION

Mailing Address

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

Home Phone:

Job Address

Lynwood CDD
5134 White Chicory Dr
Apollo Beach, FL 33572

Business Phone: 813-793-8814

Job Summary:

Complete the following scope of work:

Cutting back Brazillian Pepper and other invasive species that are encroaching onto property.

The area runs behind the homes that back to the bridge area. There are approx 26 homes.

The plants will be cut back 5'-6' for clearance and all debris will be removed from site.

See attached map for location.

Terms & Conditions

Acceptance of Work

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

Payment Terms and Conditions

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

Procedure for Extra Work and Changes

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

Warranty and Tolerances

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

Material Tolerances

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

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

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

Signature: _____ **Date:** _____
Rizzetta & Company

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

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

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

Blank Tab

Date: November 30, 2023
Proposal #: 17426



QUOTATION

Mailing Address

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

Home Phone:

Job Address

Lynwood CDD
5134 White Chicory Dr
Apollo Beach, FL 33572

Business Phone: 813-793-8814

Job Summary:

Complete the following scope of work for the Installation of sod along 19th street. This is for areas on the outside of the fence. There is a total of 4 areas on the outside of the fence.

3 areas to the west of the entrance and 1 area just to the east of the entrance.

Additionally 1 small area just inside the entrance on the west side

We will rake back the mulch to be distributed in the existing beds.

Rake, grade and prepare the areas

Add soil where needed but keeping it below the height of the sidewalk

Install St. Augustine Sod

Modify and check the irrigation system to make sure sod is getting correct watering. including modifications where needed.







Quote Total: \$5,489.21

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.

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Procedure for Extra Work and Changes

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Tab 5



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November Inspection 2023

Date: Nov 08, 2023 8:49 am

Inspector: Billy Johnston

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

Controller	
Name	5430 Amaryllis Garden
Location	Next to #5430 Amaryllis Garden
Model	
Modules	3
SLW	SLW1 Next to #5430 Amaryllis Garden
Controller ID	74893

Water Days as of Nov 08, 2023	
Program A	Sun , Mon , Thur , Fri
Program B	
Program C	
Program D	

Notes
Tested all zones, system is running properly no issues detected, did discover one bubbler that needs to be capped off on zone 3.

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	Around traffic circle	Pass										
2	Around traffic circle inside sidewalk	Pass										
3	Around gazebo	Pass										
Bubbler needs to be capped off.												
4	Around gazebo	Pass										
5	Sprays around walk way at gazebo	Pass										
6	Front of gazebo	Pass										
7		Pass										

Zone #3 - 11-08-23 8:53 am CST





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November Inspection 2023

Date: Nov 08, 2023 9:08 am

Inspector: Billy Johnston

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

Controller	
Name	Entrance Controller
Location	Entrance side near fence
Model	
Modules	9
SLW	SLW1 Entrance side near fence
Controller ID	74892

Water Days as of Nov 08, 2023	
Program A	Sun , Mon , Wed , Fri
Program B	
Program C	
Program D	

Notes
Tested all zones on the controller. Discovered 1 clogged nozzle, 4 broken spray heads, 1 spray head the needs to be raised back into position, 5 drip breaks, and 2 lateral breaks.
Zone 9 and Zone 12 failed to power on from the controller and will need to be tracked and located to properly propose repairs.

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	Sprays West end perimeter outside	Pass										
2	Drip West perimeter inside sidewalk West	Pass										
3	Sprays West perimeter inside sidewalk	Pass	1									
4	Bubler West perimeter inside sidewalk	Pass										
5	Sprays West perimeter outside sidewalk at	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						2				
9	Drip Entrance side bed at White chicory	Fail										
10	Drip Entrance side bed at 19th along	Pass						2				
11	Sprays East perimeter outside sidewalk at	Pass										
12	Drip Along East perimeter fence	Fail										
13	Bubler Entrance side and East perimeter	Pass										

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
14	East perimeter outside sidewalk	Pass				1						
15	East end perimeter at Lynnwood monument	Pass						1				
16	Drip West end of pond, on white chicory	Pass			2							
17	Trees at pond bubbler	Pass							2			
18	Sprays East side of pond on white chicory	Pass			1							
19	A long white chicory outside sidewalk east	Pass			1							

Zone #3 - 11-08-23 9:13 am CST



Zone #8 - 11-08-23 9:21 am CST



Zone #10 - 11-08-23 9:24 am CST



Zone #10 - 11-08-23 9:25 am CST



Zone #14 - 11-08-23 9:28 am CST



Zone #15 - 11-08-23 9:30 am CST



Zone #16 - 11-08-23 9:35 am CST



Zone #17 - 11-08-23 9:37 am CST



Zone #17 - 11-08-23 9:38 am CST



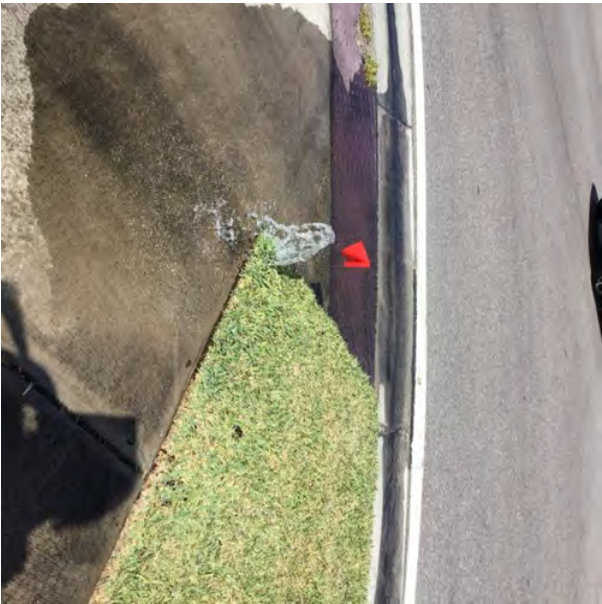
Zone #17 - 11-08-23 9:40 am CST



Zone #18 - 11-08-23 9:43 am CST



Zone #19 - 11-08-23 9:49 am CST





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November Inspection 2023

Date: Nov 08, 2023 8:59 am

Inspector: Billy Johnston

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

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

Water Days as of Nov 08, 2023	
Program A	Mon , Tue , Thur , Sat
Program B	
Program C	
Program D	

Notes
Tested all zones, system is running properly discovered 1 broken drip.

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

Zone #2 - 11-08-23 9:00 am CST



Tab 6



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** January 12, 2024 at 11:00 am

District Manager's Report

December 8

2023

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FINANCIAL SUMMARY

10/31/2023

General Fund Cash & Investment
Balance: \$133,630

Reserve Fund Cash & Investment
Balance: \$0

Debt Service Fund Investment
Balance: \$343,351

**Total Cash and Investment
Balances: \$476,981**

General Fund Expense Variance: \$2,277 Under Budget