



Rizzetta & Company

# **Concord Station Community Development District**

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## **Board of Supervisors' Meeting October 10, 2019**

**District Office:  
5844 Old Pasco Road, Suite 100  
Pasco, Florida 33544  
813.994.1615**

**[www.concordstationcdd.com](http://www.concordstationcdd.com)**

## **CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT AGENDA**

Concord Station Clubhouse, located at 18636 Mentmore Boulevard, Land O' Lakes, FL  
34638

<b>District Board of Supervisors</b>	David Walz	Chairman
	Karen Hillis	Vice Chairman
	Donna Matthias-Gorman	Assistant Secretary
	Steven Christie	Assistant Secretary
	Fred Berdeguez	Assistant Secretary
<b>District Manager</b>	Jordan Lansford	Rizzetta & Company, Inc.
<b>District Counsel</b>	John Vericker	Straley Robin Vericker
<b>District Engineer</b>	Stephen Brletic	JMT Engineering

**All Cellular phones and pagers must be turned off during the meeting.**

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 813-933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 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.

**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**  
**DISTRICT OFFICE • 5844 OLD PASCO ROAD • SUITE 100 • WESLEY CHAPEL, FL 33544**

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**October 2, 2019**

**Board of Supervisors  
Concord Station Community  
Development District**

**AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of Concord Station Community Development District will be held on **Thursday, October 10, 2019 at 6:30 p.m.** at the Concord Station Clubhouse, located at 18636 Mentmore Boulevard, Land O' Lakes, FL 34638. The following are the tentative agenda for this meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors' Meetings held on September 12, 2019.....Tab 1
  - B. Consideration of Operation and Maintenance Expenditures for August 2019.....Tab 2
- 4. STAFF REPORTS**
  - A. Clubhouse Manager Updates
    - i. Review Monthly Clubhouse Report.....Tab 3
  - B. Deputy Update
  - C. District Counsel
  - D. District Engineer
    - i. Splash Pad Update
    - ii. Consideration of Splash Pad Proposal.....USC
    - iii. Consideration of Encroachment Application.....Tab 4
  - E. District Manager
  - F. Field Operations Manager
    - i. Aquatics Report.....Tab 5
    - ii. Field Inspection Report.....Tab 6
    - iii. Greenview Weekly Reports.....Tab 7
    - iv. Pocket Park Illustration and Proposals.....Tab 8
- 5. BUSINESS ITEMS**
  - A. Consideration of Holiday Lighting Proposal.....Tab 9
  - B. Consideration of Amenity Center Policies.....Tab 10
  - C. Consideration of Rizzetta Technology Services Contract.....Tab 11
- 6. AUDIENCE COMMENTS AND 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,  
*Jordan Lansford*  
District Manager

## **Tab 1**



**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**  
**September 12, 2019 Minutes of Meeting**  
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**MINUTES OF MEETING**

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Concord Station Community Development District was held on **Thursday, September 12, 2019 at 10:00 a.m.** at the Concord Station Clubhouse, located at 18636 Mentmore Boulevard, Land O' Lakes, FL 34638.

Present and constituting a quorum:

David Walz	<b>Board Supervisor, Chairman</b>
Karen Hillis	<b>Board Supervisor, Vice Chairman</b>
Donna Matthias-Gorman	<b>Board Supervisor, Assistant Secretary</b>
Steven Christie	<b>Board Supervisor, Assistant Secretary</b>
Fred Berdeguez	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Jordan Lansford	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
John Vericker	<b>District Counsel, Straley Robin Vericker</b>
Michael Speidel	<b>Clubhouse Mgr., Rizzetta Amenity Services</b>
Greg Cox	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Stephen Brletic	<b>District Engineer, JMT</b>
Patrick Brophy	<b>Representative, Aquatic Systems, Inc.</b> <i>(via conference call)</i>
Matt	<b>Representative, Sun Coast Rust Control</b> <i>(via conference call)</i>
Murray Hall	<b>Representative, CES</b>
Keith Skorewicz	<b>DC (Construction), Appleton Reiss</b> <i>(via conference call)</i>

Audience

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Lansford called the meeting to order and performed the roll call confirming a quorum for the meeting.

**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**  
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**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

The board heard audience comments and questions.

Mr. Brophy called in at 10:30

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors' Meeting Held on  
August 8, 2019**

The Board approved the Minutes, as amended, from the Board of Supervisors' Meeting held on August 8, 2019.

On a Motion by Mr. Walz, seconded by Ms. Matthias-Gorman, with all in favor, the Board of Supervisors approved the Meeting Minutes, as amended, from the August 8, 2019 meeting of the Board of Supervisors, for the Concord Station Community Development District.

**FOURTH ORDER OF BUSINESS**

**Ratification of Operation and  
Maintenance Expenditures for July  
2019**

Ms. Lansford presented the Operations and Maintenance Expenditures for July 2019 in the amount of \$108,081.25.

On a Motion by Mr. Christie, seconded by Mr. Berdeguez, with all in favor, the Board of Supervisors ratified the payment of the July 2019 Operation and Maintenance expenditure invoices, totaling \$108,081.25, for the Concord Station Community Development District.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Deputy Phillips**

Was not present.

**B. District Counsel**

The letter of Resignation of Stantec Consulting Services, Inc. was presented to the Board.

On a Motion by Ms. Hillis, seconded by Ms. Matthias-Gorman, with all in favor, the Board of Supervisors accepted the resignation of Stantec Consulting Services, Inc. as

**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**  
**September 12, 2019 Minutes of Meeting**  
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District Engineer, for the Concord Station Community Development District.

The Board appointed Mr. Brletic, with JMT, as District Engineer

On a Motion by Ms. Hillis, seconded by Mr. Christie, with all in favor, the Board of Supervisors appointed Mr. Brletic with JMT, as District Engineer, for the Concord Station Community Development District.

The Engagement Letter from Appleton Reiss was presented to the Board. A conference call is scheduled next week with Mr. Skorewicz, of Appleton Reiss, to discuss the Splash Pad.

On a Motion by Mr. Berdeguez, seconded by Ms. Matthias-Gorman, with all in favor, the Board of Supervisors agreed to retain Appleton Reiss as Construction Attorney, for the Concord Station Community Development District.

**C. District Engineer**

Ms. Lansford introduced Stephen Brletic from JMT to the Board.

Mr. Brletic gave the Board an update on the Splash Pad. Mr. Shofstall from Florida Playstructures will be asked to provide a proposal to complete the Splash Pad.

The Board agreed to treat Pond F, behind 3888 Buckinghamshire, for Midge Flies on an as-needed basis instead of installing aeration.

The Board requested proposals to evaluate all the District ponds to identify erosion and other issues.

The Board approved the encroachment applications for 4169 Mount Bandon Drive and 3953 Buckinghamshire Drive.

On a Motion by Mr. Walz, seconded by Mr. Christie, with all in favor, the Board of Supervisors approved the Encroachment Applications for 4169 Mount Bandon Drive and 3953 Buckinghamshire Drive, for the Concord Station Community Development District.

**D. Clubhouse Manager**

Mr. Speidel reviewed the monthly Clubhouse Report.

**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**  
**September 12, 2019 Minutes of Meeting**  
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A discussion took place regarding the Lightning Detection System. The Board agreed to put off installation until closer to Spring.

Mr. Speidel presented the Playground King Proposal, for green rubber mulch for the playground, in the amount of \$799.00, to the Board.

On a Motion by Mr. Walz, seconded by Ms. Matthias-Gorman, with all in favor, the Board of Supervisors approved the Playground King Rubber Mulch Proposal, in the amount of \$799.00, for the Concord Station Community Development District.

Mr. Speidel presented proposals for adding insulation to the Maintenance Garage. The Board chose Option 2, fiberglass batt insulation and sheetrock, with a not-to-exceed amount of \$800.00.

On a Motion by Ms. Matthias-Gorman, seconded by Mr. Walz, with all in favor, the Board of Supervisors approved a not-to-exceed amount of \$800.00 for adding insulation to the Maintenance Garage, for the Concord Station Community Development District.

Moving forward, the Clubhouse Manager will be moved to the front of the Staff Reports in the agenda.

**E. Field Operations Manager**

Ms. Lansford presented the Aquatics Report.

Ms. Lansford presented the Field Inspection Report.

Ms. Lansford presented the Greenview Weekly Reports to the Board.

Moving forward, the Field Operations Manager will be moved to the end of the Staff Reports in the agenda.

**F. District Manager**

There was a discussion on Pond #40. The Board requested proposals be provided from ASI and Greenview for bush hogging.

Trilby Weed Trimming (Levitt) has been tabled.

Matt from Sun Coast Rust called into the meeting and gave an update on the rust at Waterford.

**SIXTH ORDER OF BUSINESS**

**Consideration of Park Proposals**

**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**  
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The Board tabled the Park Proposals until an illustration of the proposed park is provided.

**SEVENTH ORDER OF BUSINESS**

**Consideration of ADA Proposals**

The Board discussed the previously submitted proposals for a new ADA-compliant website for the District and accepted Ms. Hillis' recommendation to accept the proposal from Campus Suite to provide the new ADA compliant website for the District.

On a Motion by Ms. Matthias-Gorman, seconded by Mr. Berdeguez, with four (4) in favor and one (1) not in attendance (Mr. Walz), the Board of Supervisors approved the Campus Suite Proposal, for the Concord Station Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Audience Comments and Supervisor Requests**

The Board heard Audience comments and Supervisor requests.

**NINTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Christie, seconded by Mr. Berdeguez, the Board of Supervisors adjourned the meeting at 1:14 p.m., for the Concord Station Community Development District.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## Tab 2

# Concord Station Community Development District

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DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

## **Operations and Maintenance Expenditures August 2019 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2019 through August 31, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **\$106,199.08**

Approval of Expenditures:

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\_\_\_\_ Chairperson

\_\_\_\_ Vice Chairperson

\_\_\_\_ Assistant Secretary

## Concord Station Community Development District

### Paid Operation & Maintenance Expenditures

August 1, 2019 Through August 31, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
American Leak Detection	003194	56281	Leak Detection Test 07/19	\$ 1,600.00
Aquatic Systems, Inc.	003228	0000451837	Monthly Lake & Wetland Service 08/19	\$ 6,247.00
Aquatic Systems, Inc.	003228	0000451896	Standard Lake Assessment 08/19	\$ 3,479.00
Aquatic Systems, Inc.	003228	0000452040	Monthly Mitigation Service 08/19	\$ 2,595.00
Aquatic Systems, Inc.	003228	0000452067	Monthly Mitigation Services Spot Spraying 08/19	\$ 513.00
Ashwath Suvarna	003224	081319-Ashwath Suvarna	Rental Deposit Refund 08/19	\$ 250.00
Benjamin Davis Sams	003212	080119-Benjamin Sams	DJ Pool Party 08/19	\$ 250.00
Benjamin Davis Sams	003222	080319-Benjamin Sams	DJ Pool Party Extra 1/2 Hour 08/19	\$ 50.00
Christina Cristofaro	003203	080819-Christina Cristofaro	Rental Deposit Refund 08/19	\$ 250.00
Clean Sweep Supply Co., Inc.	003229	00205240	Supplies 08/19	\$ 339.84
Clean Sweep Supply Co., Inc.	003229	00205279	Supplies 08/19	\$ 13.75
Clean Sweep Supply Co., Inc.	003229	00205354	Supplies 08/19	\$ 250.25
Concord Station CDD	CD082	CD082	Debit Card Replenishment	\$ 614.11



## Concord Station Community Development District

### Paid Operation & Maintenance Expenditures

August 1, 2019 Through August 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Concord Station CDD	CD083	CD083	Debit Card Replenishment	\$ 825.19
Concord Station CDD	CD084	CD084	Debit Card Replenishment	\$ 1,150.64
David J. Walz	003225	DW080819	Board Of Supervisors Meeting 08/08/19	\$ 200.00
DCSI, Inc.	003195	25921	Lighting/Surge Access & Camera Problem 07/19	\$ 105.00
DCSI, Inc.	003204	25934	Replace Card Reader Tennis Court 07/19	\$ 200.00
DCSI, Inc.	003230	26002	Monthly Monitoring 08/19	\$ 49.99
Donna Matthias-Gorman	003220	DG080819	Board Of Supervisors Meeting 08/08/19	\$ 200.00
Duke Energy	003226	55585 50570 07/19	0000 Trinity Cottage Drive Light 07/19	\$ 971.15
Duke Energy	003208	Summary Bill 07/19	Summary Bill 07/19	\$ 9,078.69
First Pinoy Inc	003227	1760A	Install New 5-Ton A/C Unit	\$ 6,800.00
Florida Department of Revenue	003213	61-8017248652-6 07/19	Sales & Use Tax 07/19	\$ 111.87
Fred Berdeguez	003214	FB080819	Board Of Supervisors Meeting 08/08/19	\$ 200.00
Frontier Communications of Florida	003196	813-909-4569-121718-5 08/19	Account #813-909-4569-121718- 5 08/19	\$ 586.95
Frontier Communications of Florida	003216	813-948-3623-042617-5 08/19	Account #813-948-3623-042617- 5 08/19	\$ 220.97

## Concord Station Community Development District

### Paid Operation & Maintenance Expenditures

August 1, 2019 Through August 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Greenview Landscaping, Inc.	003232	8CCSASO#113	Fertilization To St. Augustine & Palm Trees 08/19	\$ 2,360.00
Greenview Landscaping, Inc.	003217	8CCSASO110	Remove & Replace Tree 08/19	\$ 700.00
Greenview Landscaping, Inc.	003217	8CCSASO111	Irrigation Repairs 08/19	\$ 100.00
Greenview Landscaping, Inc.	003217	8CCSASO112	Irrigation Repairs 08/19	\$ 280.00
Greenview Landscaping, Inc.	003217	8CCSASO114	OTC Injections on Phoenix Palms	\$ 800.00
Greenview Landscaping, Inc.	003232	8CCSCDD19	Monthly Landscape Maintenance 08/19	\$ 19,000.00
Greenview Landscaping, Inc.	003232	8CCSCHOU19	Monthly Maintenance for Clubhouse 08/19	\$ 1,100.00
Jani-King of Tampa Bay	003205	1-402748	Monthly Cleaning Service 08/19	\$ 250.00
Jerica Detsch	003231	082019-Jerica Detsch	Rental Deposit Refund 08/19	\$ 250.00
Kalei Meicher	003206	080119-Kalei Meicher	Rental Deposit Refund 08/19	\$ 250.00
Karen Hillis	003218	KH080819	Board Of Supervisors Meeting 08/08/19	\$ 200.00
Netix Solutions, LLC	003207	0365	Community CDD Website Package 08/19	\$ 200.00
Pasco County	003221	12268125	18636 Mentmore Blvd 07/19	\$ 687.71
Pasco County Sheriff	003197	080119	Law Enforcement Services #11 - 08/19	\$ 8,286.08

## Concord Station Community Development District

### Paid Operation & Maintenance Expenditures

August 1, 2019 Through August 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rachel Lantzy	003233	082019-Rachel Lantzy	Rental Deposit Refund 08/19	\$ 250.00
Rizzetta & Company, Inc.	003198	INV0000042305	District Management Fees 08/19	\$ 5,830.00
Rizzetta Amenity Services	003199	INV00000000006523	Amenity Management Services 07/19	\$ 5,968.39
Rizzetta Amenity Services	003209	INV00000000006552	Out of Pocket Expenses 07/19	\$ 94.88
Rizzetta Amenity Services	003209	INV00000000006583	Amenity Management Services 08/19	\$ 7,004.35
Rizzetta Amenity Services	003234	INV00000000006614	Amenity Management Services 08/19	\$ 6,154.57
Shaina Shuford	003200	072719-Shaina Shuford	Rental Deposit Refund 07/19	\$ 250.00
Stantec Consulting Services Inc.	003223	154284	District Engineering 07/19	\$ 2,110.00
Steven A. Christie	003215	SC080819	Board Of Supervisors Meeting 08/08/19	\$ 200.00
Straley Robin Vericker	003201	17274	Monthly Legal Services 07/19	\$ 3,157.50
Straley Robin Vericker	003201	17275	Legal Services - Easement Encroachment 07/19	\$ 286.20
Suncoast Pool Service	003235	5478	Monthly Pool Service 08/19	\$ 1,650.00
Suncoast Rust Control, Inc.	003236	01858	Rust Control 07/19	\$ 1,035.00

## Concord Station Community Development District

### Paid Operation & Maintenance Expenditures

August 1, 2019 Through August 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Tropicare Termite & Pest Control Inc.	003237	75728	Pest Control Service INT/EXT - 8/19	\$ 40.00
Vinoth Jagannathan	003219	081319-Vinoth Jagannathan	Rental Deposit Refund 08/19	\$ 250.00
Waste Management Inc. of Florida	003202	0453192-1568-2	Waste Disposal Services 08/19	\$ 52.00
Wellerbee Painting LLC	003211	080819-Wellerbee Painting	Rental Deposit Refund 08/19	<u>\$ 250.00</u>
<b>Report Total</b>				<b><u>\$ 106,199.08</u></b>

# CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

## Check Request

RECEIVED  
JUL 29 2019

<b>Amount:</b>	\$ 1,600.00
<b>Description:</b>	Leak Detection Test
<b>Invoice Date:</b>	7/29/19
<b>Payable To:</b>	American Leak Detection 1745 Grand Blvd. Holiday, Florida 34690
<b>Reason:</b>	Balance Due
<b>Requestor:</b>	Michael Speidel
<b>Directions for Check:</b>	Please mail check to vendor
<b>Requested on:</b>	7/29/19

Date Rec'd Rizzetta & Co, Inc

D/M approval

Date

Date entered

Fund

001

GL

57200

OC

4128

Check #



THE ORIGINAL LEAK SPECIALISTS™

American Leak Detection  
1745 Grand Blvd.  
Holiday, Florida 34690  
(727) 935-5810  
www.americanleakdetection.com  
Tax ID # 59-3730907

Invoice 56281  
Invoice Date 7/29/2019  
Completed Date 7/29/2019  
Customer PO

**Billing Address**  
Concord Station  
18636 Mentmore Boulevard  
Land O Lakes, FL 34638 USA

**Job Address**  
Concord Station  
18636 Mentmore Boulevard  
Land O Lakes, FL 34638 USA

#### Description of Work

Task #	Description	Quantity	Your Price	Your Total
CP	Leak Detection on a commercial pool with up to 12 scum gutters.	1.00	\$450.00	\$450.00
TECH	Additional fee applied when a job requires two technicians in order to complete. Examples are commercial pools with greater than 25 skimmer grates or multiple line repairs to be completed in one day.	1.00	\$450.00	\$450.00
CSG	Additional skimmer grates after the initial 12 included in the base fee for commercial pool detection.	28.00	\$25.00	\$700.00
<b>Potential Savings</b>				\$0.00
<b>Sub-Total</b>				\$1,600.00
<b>Tax</b>				\$0.00
<b>Total Due</b>				\$1,600.00
<b>Balance Due</b>				\$1,600.00

It has been our pleasure working for you. Thank you for choosing American Leak Detection!

While performing leak tests our technicians may need to open and close valves, cut and repair pipe, remove and replace lights, wall fittings, floor return heads, drain covers, etc. In some cases where these items have not been manipulated in a long time, they may break and/or begin to leak. ALD will not be responsible for any unavoidable or necessary collateral damage to property. Most leaks will be located within several inches of their exact location but this can vary to within several feet, depending on soil conditions, construction methods, and other factors, known and unknown. ALD will not be liable, financial or otherwise, for the possible inaccurate location of leaks due to the aforementioned known and unknown factors.

This invoice amount of \$1,600.00 is agreed to and acknowledged. Payment is due upon receipt of service. I have read the above and understand the conditions applicable to the work to be performed and hereby authorize American Leak Detection to complete the above described work, and agree to the charges and terms as described.

7/29/2019

FULL LEAK DETECTION WORK IS GUARANTEED FOR 60 DAYS FROM DATE OF ORIGINAL DETECTION. THEREAFTER, THE NORMAL CHARGE WILL APPLY TO ANY WORK NEEDED.

I have inspected all of the work done by American Leak Detection. I find that all work has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns, have found no discrepancies, or they have been addressed by Michael Kurish to my satisfaction. My signature here signifies my full and final acceptance of all work performed.

7/29/2019



## Official Proposal for Concord Station

When examining a commercial in ground concrete pool our technicians will perform two different types of tests to the pool. The first test we do is a structure test. That involves the technicians diving the pool and testing the lights, drains, tile, gutters and grouting. Nine times out of ten that is where we are going to locate any and all leaks, and if this is the case, that is good news. These leaks require what we consider to be minor repairs, that the technicians will make the same day, and are backed by a full sixty day warranty. If still leaking any time within that sixty days, simply contact us and we will return free of charge, and continue to do so until we have found and fixed the leak issues. The second type of test we perform is a pressure test of all of the underground plumbing. If one of the lines drops pressure that indicates an underground pipe leak, in which case we have electronic equipment that allows us to pin point exactly where the leak is underground. This will minimize the damage that would be made to the lawn or deck in order to expose the pipe and repair it. If we determine there is a pipe leak on the original visit, the technicians will pin point leak and provide a bid on the repair cost, based on where the leak is located. You may then schedule our company to return at a later date to make the necessary repair. Anything that requires us to dig underground and repair broken pipes is considered to be a major repair and all major repairs come with a two year guarantee. If we perform a full leak detection on the pool and cannot find the leak, there is no charge at all, so everything we do is 100% guaranteed.

The original detection fee for your commercial pool is \$1600.00. The initial fee includes the full leak detection, all minor repairs, and a sixty day guarantee. Ninety percent of the time, the initial flat fee will completely cover the cost of correcting all leaks in the pool. The only time there is an additional cost over the initial fee is if any major work is required, but that is rare.

Thank you for considering American Leak Detection.

*Jordan Lansford 7/17/2019*

District Manager

American Leak Detection ■ 1745 Grand Blvd, Holiday, FL 34690 ■ 727-935-5810  
■ Email: [americanleakdetectionfl@gmail.com](mailto:americanleakdetectionfl@gmail.com) ■ [www.americanleakdetection.com](http://www.americanleakdetection.com)

**Aquatic Systems, Inc.,  
a SOLitude Lake Management Company**

Lake & Wetland Management Services  
2100 NW 33<sup>rd</sup> Street Pompano Beach, FL 33069  
800-432-4302

# Invoice

INVOICE DATE: 8/1/2019  
INVOICE NUMBER: 0000451837  
CUSTOMER NUMBER: 00081891  
PO NUMBER:  
PAYMENT TERMS: Net 30

RECEIVED

AUG 05 2019

Concord Station CDD  
C/O Rizzetta & Company  
9428 Camden Field Pkwy  
Riverview, FL 33578

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Lake and Wetland Services - August		6,247.00	6,247.00

Date Rec'd Rizzetta & Co., Inc. **AUG 02 2019**  
JMM approval *[Signature]* Date **8/12/19**  
Date entered **AUG 08 2019**  
Fund **001** GL **53800** OC **4605**  
Check/lt \_\_\_\_\_

SALES TAX: (0.0%) \$0.00  
LESS PAYMENT: \$0.00  
TOTAL DUE: \$6,247.00

**A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE**

PLEASE RETURN THIS PORTION WITH PAYMENT.  
MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

- ☐ Address Changes (Note on Back of this Slip)  
\*Please include contact name and phone number\*

DATE: 8/1/2019  
INVOICE NUMBER: 0000451837  
CUSTOMER NUMBER: 00081891  
TOTAL AMOUNT DUE: \$6,247.00

Aquatic Systems, Inc., a Solitude Lake  
Management Company  
2100 NW 33rd Street  
Pompano Beach, FL 33069

AMOUNT PAID:

**THANK YOU FOR YOUR BUSINESS!**



**Aquatic Systems, Inc.,**  
**a SOLitude Lake Management Company**  
Lake & Wetland Management Services  
2100 NW 33<sup>rd</sup> Street Pompano Beach, FL 33069  
800-432-4302

# Invoice

INVOICE DATE: 8/1/2019  
INVOICE NUMBER: 0000451896  
CUSTOMER NUMBER: 00083391  
PO NUMBER:  
PAYMENT TERMS: Net 30

RECEIVED

Concord Station CDD-LAB  
C/O Rizzetta & Company  
9428 Camden Field Pkwy  
Riverview, FL 33578

AUG 05 2019

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Lab Services - Phosphorus Jar Test-Clarity Jar Test - Standard Lake Assessment		3,479.00	3,479.00

AUG 02 2019

Date Rec'd Rizzetta & Co., Inc.

O/M approval

Date

Date entered

AUG 08 2019

Fund 001 GL 53800 OC 4605

Check#

SALES TAX: (0.0%) \$0.00  
LESS PAYMENT: \$0.00  
TOTAL DUE: \$3,479.00

**A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE**

PLEASE RETURN THIS PORTION WITH PAYMENT.  
MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

- ☐ Address Changes (Note on Back of this Slip)  
\*Please include contact name and phone number\*

DATE: 8/1/2019  
INVOICE NUMBER: 0000451896  
CUSTOMER NUMBER: 00083391  
TOTAL AMOUNT DUE: \$3,479.00

Aquatic Systems, Inc., a Solitude Lake  
Management Company  
2100 NW 33<sup>rd</sup> Street  
Pompano Beach, FL 33069

AMOUNT PAID:

**THANK YOU FOR YOUR BUSINESS!**

**Aquatic Systems, Inc.,  
a SOLitude Lake Management Company**

Lake & Wetland Management Services  
2100 NW 33<sup>rd</sup> Street Pompano Beach, FL 33069  
800-432-4302

# Invoice

INVOICE DATE: 8/1/2019  
INVOICE NUMBER: 0000452040  
CUSTOMER NUMBER: 00087191  
PO NUMBER:  
PAYMENT TERMS: Net 30

Concord Station CDD-MT  
C/O Rizzetta & Company  
12750 Citrus Park Lane  
Tampa, FL 33625

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Mitigation Services - August		2,595.00	2,595.00

RECEIVED

AUG 02 2019

8/12/19

AUG 08 2019

001 53800 004617

SALES TAX: (0.0%) \$0.00  
LESS PAYMENT: \$0.00  
TOTAL DUE: \$2,595.00

**A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE**

PLEASE RETURN THIS PORTION WITH PAYMENT.  
MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

☐ Address Changes (Note on Back of this Slip)  
\*Please include contact name and phone number\*

DATE: 8/1/2019  
INVOICE NUMBER: 0000452040  
CUSTOMER NUMBER: 00087191  
TOTAL AMOUNT DUE: \$2,595.00

Aquatic Systems, Inc., a Solitude Lake  
Management Company  
2100 NW 33rd Street  
Pompano Beach, FL 33069

AMOUNT PAID:

**THANK YOU FOR YOUR BUSINESS!**

**Aquatic Systems, Inc.,  
a SOLitude Lake Management Company**

Lake & Wetland Management Services  
2100 NW 33<sup>rd</sup> Street Pompano Beach, FL 33069  
800-432-4302

# Invoice

INVOICE DATE: 8/1/2019  
INVOICE NUMBER: 0000452067  
CUSTOMER NUMBER: 00087491  
PO NUMBER:  
PAYMENT TERMS: Net 30

Concord Station CDD-Wetland  
C/O Rizzetta & Company  
12750 Citrus Park Lane #115  
Tampa, FL 33625

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Mitigation Services - August		513.00	513.00

RECEIVED  
AUG 02 2019  
8/12/19  
AUG 08 2019  
001 53800 00 4617

SALES TAX: (0.0%) \$0.00  
LESS PAYMENT: \$0.00  
TOTAL DUE: \$513.00

**A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE**

PLEASE RETURN THIS PORTION WITH PAYMENT.  
MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

☐ Address Changes (Note on Back of this Slip)  
\*Please include contact name and phone number\*

DATE: 8/1/2019  
INVOICE NUMBER: 0000452067  
CUSTOMER NUMBER: 00087491  
TOTAL AMOUNT DUE: \$513.00

Aquatic Systems, Inc., a Solitude Lake  
Management Company  
2100 NW 33rd Street  
Pompano Beach, FL 33069

AMOUNT PAID:

**THANK YOU FOR YOUR BUSINESS!**

---

## INVOICE

BENJAMIN  
SAMS

Attention: Concord Station CDD

Date: 8/3/19 (2pm-4pm)

813-777-5930  
bensams1210@yahoo.com

15122 Barby Avenue  
Tampa, FL  
33625

DJ cost per hour	\$100.00
Duration hired	2 hours
	\$200.00
Incidentals	\$50.00
Subtotal	\$250.00
Total	\$250.00

Thank you for having me at your event, and I look forward to working with you again soon!

Thanks,

Ben Sams

# INVOICE

BENJAMIN  
SAMS

Attention: Concord Station ODD

Date: 8/3/19 (4:00pm-4:30pm)

813-777-5930  
bensams1210@yahoo.com

15122 Barby Avenue  
Tampa, FL  
33625

RECEIVED  
AUG 16 2019

DJ cost per hour	\$100.00
Duration hired	1/2 Hour
	\$50.00
Incidentals	N/A
Subtotal	\$50
Total	\$50

Thank you for having me at your event, and I look forward to working with you again soon!

Thanks,

Ben Sams

Date Rec'd Rizzetta & Co, Inc.

D/M approval

Date

Date entered

AUG 16 2019

Fund

001

GL

57400

OC

4715

Check #



Federal ID # 59-2985068

INVOICE NO.	PAGE
00205240	1
INVOICE DATE	
08/01/19	

RECEIVED

AUG 20 2019

BILL TO:

Concord Station  
18636 Mentmore Blvd

Land O'Lakes, FL 34638

SHIP TO:

Concord Station  
18636 Mentmore Blvd

Land O'Lakes, FL 34638

ORDER NO.	ORDER DATE	CUSTOMER NO.	LOC	SALES REP.
205573	07/31/19	CCS203	TP	PJB

CUSTOMER P.O. NUMBER	JOB NUMBER	SHIP VIA	PPD / COL
		OUR TRUCK	

ITEM NUMBER DESCRIPTION	QTY. ORDERED	QTY. SHIPPED/RETURNED QTY. BACKORDERED	UNIT PRICE	UOM DISC %	EXTENDED PRICE
*12 LG-JOJ11507800 BANDAGES FABRIC FLEXIBLE ASSORT 100/BX	1.00	1.00	7.950	EA	7.95
*12 LG-UNG PWK00 UNGER PRO WINDOW CLEANING KIT	1.00	1.00	111.990	EA	111.99
LG-PAD405 HOLDER SCRUB AID	1.00	.00	13.750	EA	.00
EC-02 PADS SCRUB AID BLUE 5 EA./BX. 4 BX./CS. (PAD402)	20.00	20.00	1.800	EA	36.00
EC-01 PADS SCRUB AID BROWN (PAD403)* 5 EA./BX. 4 BX./CS. (2731134)	20.00	20.00	1.450	EA	29.00
ETC-7220252 MOP WET TORPEDO LG BLUE	6.00	6.00	10.500	EA	63.00
LG-REC74278 CLEANER BOWL LYSOL DISINFECTANT 32 OZ. 12/CSE	2.00	2.00	45.950	CS	91.90

ALL OVERDUE ACCOUNTS WILL BE LIABLE FOR ALL LEGAL AND COLLECTION FEES.

COMMENTS:

TERMS:

SALE AMOUNT  
MISC. CHARGES  
SHIPPING/HANDLING  
SALES TAX  
TOTAL  
AMOUNT RECEIVED

BALANCE DUE

RECEIVED BY:



Federal ID # 59-2985068

INVOICE NO.	PAGE
00205240	2
INVOICE DATE	
08/01/19	

BILL TO:

SHIP TO:

Concord Station  
18636 Mentmore Blvd

Concord Station  
18636 Mentmore Blvd

Land O'Lakes, FL 34638

Land O'Lakes, FL 34638

ORDER NO.	ORDER DATE	CUSTOMER NO.	LOC	SALES REP.
205573	07/31/19	CCS203	TP	PJB

CUSTOMER P.O. NUMBER	JOB NUMBER	SHIP VIA	PPD / COL
		OUR TRUCK	

ITEM NUMBER DESCRIPTION	QTY. ORDERED	QTY. SHIPPED/RETURNED QTY. BACKORDERED	UNIT PRICE	UOM DISC %	EXTENDED PRICE
----------------------------	--------------	---	------------	---------------	----------------

Date Rec'd Rizzetta & Co, Inc \_\_\_\_\_  
 D/M approval [Signature] Date 8/23/19  
AUG 22 2019  
 Date entered \_\_\_\_\_  
 Fund 001 GL 57200 OC 4706  
 Check # \_\_\_\_\_

ALL OVERDUE ACCOUNTS WILL BE LIABLE FOR ALL LEGAL AND COLLECTION FEES.

COMMENTS:

TERMS:

NET 30

SALE AMOUNT	339.84
MISC. CHARGES	.00
SHIPPING/HANDLING	.00
SALES TAX	.00
TOTAL	339.84
AMOUNT RECEIVED	.00
<b>BALANCE DUE</b>	<b>339.84</b>
RECEIVED BY:	

**CLEANSWEEP** SUPPLY CO., INC.  
 206 EAST WATERS AVENUE • TAMPA, FLORIDA 33604  
 PHONE (813) 932-9564 • (877) 677-7016  
 FAX (813) 932-6415 • WWW.CLEANSWEEPSUPPLY.BIZ

Federal ID # 59-2985068

INVOICE NO.	PAGE
00205279	1
INVOICE DATE	
08/07/19	

RECEIVED  
 AUG 20 2019

BILL TO:

SHIP TO:

Concord Station  
 18636 Mentmore Blvd

Concord Station  
 18636 Mentmore Blvd

Land o'Lakes, FL 34638

Land o'Lakes, FL 34638

ORDER NO.	ORDER DATE	CUSTOMER NO.	LOC	SALES REP.	
205573	07/31/19	CCS203	TP	PJB	
CUSTOMER P.O. NUMBER		JOB NUMBER	SHIP VIA	PPD / COL	
			OUR TRUCK		
ITEM NUMBER DESCRIPTION	QTY. ORDERED	QTY. SHIPPED/RETURNED QTY. BACKORDERED	UNIT PRICE	UOM DISC %	EXTENDED PRICE
LG-PAD405 HOLDER SCRUB AID	1.00	1.00	13.750	EA	13.75

Date Rec'd Rizzetta & Co, Inc. \_\_\_\_\_  
 D/M approval [Signature] Date 8/23/19  
 AUG 22 2019  
 Date entered \_\_\_\_\_  
 Fund 001 GL 57200 OC 4706  
 Check # \_\_\_\_\_

ALL OVERDUE ACCOUNTS WILL BE LIABLE FOR ALL LEGAL AND COLLECTION FEES.

COMMENTS:

TERMS: NET 30

SALE AMOUNT	13.75
MISC. CHARGES	.00
SHIPPING/HANDLING	.00
SALES TAX	.00
TOTAL	13.75
AMOUNT RECEIVED	.00
<b>BALANCE DUE</b>	<b>13.75</b>
RECEIVED BY:	



**CLEANSWEEP** SUPPLY CO., INC.  
 206 EAST WATERS AVENUE • TAMPA, FLORIDA 33604  
 PHONE (813) 932-9564 • (877) 677-7016  
 FAX (813) 932-6415 • WWW.CLEANSWEEPSUPPLY.BIZ

Federal ID # 59-2985068

INVOICE NO.	PAGE
00205354	1
INVOICE DATE	
08/13/19	

RECEIVED

AUG 20 2019

BILL TO:

Concord Station  
 18636 Mentmore Blvd  
 Land o'Lakes, FL 34638

SHIP TO:

Concord Station  
 18636 Mentmore Blvd  
 Land o'Lakes, FL 34638

ORDER NO.	ORDER DATE	CUSTOMER NO.	LQC	SALES REP.
205672	08/12/19	CCS203	TP	PJB
CUSTOMER P.O. NUMBER		JOB NUMBER	SHIP VIA	PPD / COL
			OUR TRUCK	

ITEM NUMBER DESCRIPTION	QTY. ORDERED	QTY. SHIPPED/RETURNED QTY. BACKORDERED	UNIT PRICE	UOM DISC %	EXTENDED PRICE
RJ-37301 GYM WIPES - 800 /ROLL 4RL/CS	2.00	2.00	106.750	CS	213.50
LG-GEN800 TISSUE TOILET 2 PLY GENERAL 96 RLS/ CASE (SW-SAVER500)	1.00	1.00	36.750	CS	36.75

D/M approval

Date

Date entered

Fund

Check #

8/23/19

AUG 22 2019

GL 57200 OC 4912- \$213.50

4706- \$36.75

ALL OVERDUE ACCOUNTS WILL BE LIABLE FOR ALL LEGAL AND COLLECTION FEES.

COMMENTS:

TERMS:

NET 30

SALE AMOUNT	250.25
MISC. CHARGES	.00
SHIPPING/HANDLING	.00
SALES TAX	.00
TOTAL	250.25
AMOUNT RECEIVED	.00

**BALANCE DUE**

250.25

RECEIVED BY:

# Concord Station CDD

SunTrust Account #XXXXXXXX85852 Balance \$1,500

8/6/2019

<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>GL Code</u>	<u>Amount</u>
07/24/19	Walmart pt 1	Beginning Balance		
		Kids Event	57400-4775	(136.96)
07/24/19	Walmart pt 2	Maintenance Supplies	57200-4713	(54.66)
07/26/19	Publix	Cupcakes for Special Events	57400-4775	(109.42)
07/27/19	Publix	Paint Night Event Food, Drink and Décor	57400-4775	(206.49)
07/29/19	Vudu Movies	Movie Night	57400-4775	(19.99)
07/30/19	Vudu Movies	Movie Night	57400-4775	(24.99)
07/31/19	Circle K	Fuel for Mule / Gas Powered Tools	57200-4723	(42.34)
07/31/19	Lowes Pt 1	Adapter for Pressure Washer	57200-4723	(8.98)
07/31/19	Lowes Pt 2	Clubhouse Supplies	57200-4706	(10.28)
				<u>(614.11)</u>
8/6/2019		Replenish Balance to \$1,500	1-10202	614.11

Jordan Lansford

District Manager

8-7-2019

Date

## Jul-19

Date	Payee	Amount	Description
7/24/2019	Walmart	\$191.62	\$136.96 Kids Event / \$54.66 Maintenance
7/27/2019	Publix	\$206.49	Paint Night Event Food, Drink and Décor
7/26/2019	Publix	\$109.42	Cupcakes for Unbirthday Party Event
7/29/2019	Vudu	\$19.99	Movie Night/early show
7/30/2019	Vudu	\$24.99	Movie Night/late show
7/31/2019	Circle K	\$42.34	Fuel for Mule / Gas Powered Tools
7/31/2019	Lowe's	\$19.26	Adapter for Pressure Washer/CH supplies
		\$614.11	Total

Receipts Attached.

Signature / Date: \_\_\_\_\_

See back of receipt for your chance  
to win \$1000 ID #: 7H6HVPUPSQK

**Walmart\***

813-949-4238 Mgr: BRANDIE GUDERJAHN  
1575 LAND O LAKES BLVD  
LUTZ FL 33549

ST# 00988 DPH 004605 TEN 02 TR# 04584  
NECKLC ILTI 003993036474 7.97 0  
FORKS BLUE 001117988640 0.97 0  
9 NEON BLMS 007144426259 0.97 0  
RNB DZY DGLR 003993858020 0.97 0  
NEON PACK 017994358140 6.47 0  
RNB DZY DGLR 003993858020 0.97 0  
FOR PLAYING 089096080189 1.97 0  
FORKS TEAL 001117988645 0.97 0  
FORKS PURP 001117988637 0.97 0  
SWT FLAG BNR 003993836492 0.97 0  
SWT FLAG BNR 003993836492 0.97 0  
RNB FOIL FAN 003993854996 3.47 0  
RNB FOIL FAN 003993854996 3.47 0  
CUPCAKE CP 003993855003 0.97 0  
CUPCAKE CP 003993855003 0.97 0  
CUPCAKE CP 003993855003 0.97 0  
9 NEON BLMS 007144426259 0.97 0  
TABLECOVER 001117986553 0.97 0  
TABLECOVER 001117986553 0.97 0  
5 AT 1 FOR 0.97 4.85 0  
FOR PLAYING 089096080189 1.97 0  
PR HC BL TSL 003993852632 1.94 0  
PR HC BL TSL 003993852632 1.94 0  
PR HC BL TSL 003993852632 1.94 0  
DIY BANNER 076594093587 2.97 0  
SWT TRT LP 003993836873 0.97 0  
SWT TRT LP 003993836873 0.97 0  
5 AT 1 FOR 0.97 4.85 0  
4C H8 PH MIX 004138755160 F 3.40 0  
4C PKLEH MIX 004138755120 F 3.48 0  
GPT RASP 522 004900407414 F 2.18 0  
CHOC 003400031430 F 3.48 0  
CHOC 003400011032 F 3.18 0  
BEEF STICKS 007317032026 F 14.42 0  
KV UAFER PB 001600014945 F 3.48 0  
6V DUPLEX S 007874225996 F 1.28 0  
6V DUPLEX S 007874225996 F 1.28 0  
6V DUPLEX S 007874225996 F 1.28 0  
GVAL IC VAN 007874231573 F 5.87 0  
SWEET SALTY 081878001193 F 2.78 0  
SWEET SALTY 081878001193 F 2.78 0  
2 ANIMAL C 007232091022 F 2.74 0  
A/C BEAR JUG 007232011037 F 3.98 0  
BALLOON KIT 001484547144 23.68 0  
SUBTOTAL 136.96  
PLUG IN OIL 006233897276 9.97 0  
PLUG IN OIL 006233893792 9.97 0  
PLUG IN OIL 006233878473 4.80 0  
THE WORKS AT 007415764276 5.98 0  
LEATHER WIPE 004159800047 3.46 0  
LEATHER WIPE 004159800047 3.46 0  
PLUG IN OIL 006233878048 2.47 0  
PLUG IN OIL 006233878048 2.47 0  
8X10 RUSTIC 004402167966 4.00 0  
8X10 RUSTIC 004402167966 4.00 0  
8X10 RUSTIC 004402167966 4.00 0  
SUBTOTAL 191.62  
TOTAL 191.62  
DEBIT TEND 191.62  
CHANGE DUE 0.00  
EFT DEBIT PAY FROM PRIMARY  
191.62 TOTAL PURCHASE  
DEBIT \*\*\*\* \* 9079 I 1  
REF # 920500763289  
NETWORK ID. 0090 APPR CODE 711262  
DEBIT  
AID A0000000042203  
TC E8AB898961844045  
\*Pin Verified  
TERMINAL # HX406708  
07/24/19 12:14:38  
# ITEMS SOLD 61  
TCH 8209 9857 0627 5965 1678 9



07/24/19 12:14:49

Scan with Walmart app to save receipts



**Publix**

The Shoppes at Sunlake Centre  
16901 State Road 54  
Lutz, FL 33558  
Store Manager: David Jones  
813-948-1275

\*\*\*\*\*  
\* \* DUPLICATE RECEIPT \* \*  
\*\*\*\*\*  
TOWN HSE FOCACCIA 3.79 F  
TOWN HSE FOCACCIA 3.79 F  
KSLR CLUB CRACKERS 3.79 F  
TOWN HSE FLTRD ST 3.79 F  
APPL PSTR BTS 15CT 5.29 F  
C/D G/ALE ORANGEAD 5.79 T F  
ANTIPASTI PLAT MED 45.99 T F  
SH CHS TASTER PLTR 57.99 T F  
ENTERTAINER PLTR L 39.99 T F  
ZEPHYR SPRNG WATER 5.49 F  
ICE 20 LB  
2 4 3.69 7.38 T F  
SUGAR COOKIES 2 DZ 3.99 F  
STRW CHS BTS 15CT 5.29 F  
C/D G/ALE BLUEBERRY 5.79 T F  
C/D GINGER ALE 5.79 T F  
Promotion  
SUBLY SPRNG CRANE  
1 4 3 FOR 10.00 3.34 T F  
You Saved 1.65  
SB COLO COCOA HONY  
1 4 2 FOR 5.00 2.50 F  
You Saved 0.79  
SB COLO COCOA HONY  
1 4 2 FOR 5.00 2.50 F  
You Saved 0.79  
TAX EXEMPT

Order Total 206.49  
Grand Total 206.49  
Debit Payment 206.49  
Change 0.00  
TAX FORGIVEN 11.64

Savings Summary  
Special Price Savings 9.02

PRESTO!  
Trace #: 032951  
Reference #: 1457396460  
Acct #: XXXXXXXXXXXX9079  
Debit Purchase FROM CHECKING  
Amount: \$206.49

DEBIT CARD PURCHASE  
A0000000042203 DEBIT  
Entry Method: Chip Read  
Mode: Issuer-PIN Verified

Your cashier was Riane

# Publix

The Shoppes at Sunlake Centre  
13901 State Road 54  
Lutz, FL 33558  
Store Manager: David Jones  
813-948-1275

DECORATED CAKE	39.99	F
DECORATED CAKE	43.99	F
SOLO GRIP CUP 9 OZ	3.49	T
PUBLIX MILK LF 1%	3.99	F
PUBLIX MILK LF 1%	3.99	F
LACT MILK 100 2%	5.99	F
PUBLIX ICE CREAM	5.99	F
ICE 10 LB	1.99	T F
TAX EXEMPT		

Order Total	109.42
Grand Total	109.42
Debit	109.42
Change	0.00

TAX FORGIVEN

0.39

PRESTO!

Trace #: 078380

Reference #: 1490764895

Acct #: XXXXXXXXXXXX9079

Debit Purchase FROM CHECKING

Amount: \$109.42

DEBIT CARD	PURCHASE
A0000000042203	DEBIT
Entry Method:	Chip Read
Mode:	Issuer-PIN Verified

Your cashier was Taylor

07/26/2019 14:52 S1219 R107 0144 U0215

Explore the many ways to save at Publix.  
View bargains at [publix.com/savingstyle](http://publix.com/savingstyle)

Publix Super Markets, Inc.

7/31/2019 10:31:4

Order Number:

Circle K 2707688

17565 State Rd 54

Lutz FL 33558

(813) 792-5604

Term: 102

Appr : 153951

Trace: 00911540

UNL-REG

PUMP No. 20

Gallons 17.149

PRICE/G \$2.489

TOTAL FUEL \$42.34

TOTAL SALE \$42.34

SALE

Debit

Card Num : (S)

XXXXXXXXXXXX9079

07/31/2019 10:28:20

I agree to pay the  
above Total Amount  
according to Card  
Issuer Agreement.

THANK YOU

HAVE A NICE DAY



LOUIE'S HOME CENTERS, LLC  
21500 STATE RD 14  
LUTZ, FL 33549 (813) 345-9020

-- SALE --

SALES#: S2239EM1 2554185 TRANS: 0585524 07-31-19

812744 FLEX FEMALE-FEMALE LEAK (	0.98
1171902 SCT ATT/ICK HAWAII OIL (	10.28

SUBTOTAL	19.26
TOTAL TAX	0.00
INVOICE 05316 TOTAL	19.26
DEBIT	19.26

DEBIT:XXXXXXXXXXXX(3075 AM)DT:19.26 AUTHN:066081  
SUIPED REFID:223806326321 07/31/19 11:05:39  
TRACE:0033667  
PURCHASE CASH BAL TOTAL DEBIT  
19.26 0.00 19.26

STORE: 2238 TERMINAL: 35 07/31/19 11:05:52  
# OF ITEMS PURCHASED: 2  
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOUIE'S.  
SEE REVERSE SIDE FOR RETURN POLICY.  
STORE MANAGER: MICHAEL ARMSTRONG

LOUIE'S PRICE MATCH GUARANTEE  
FOR MORE DETAILS, VISIT LOUIES.COM/PRICEWATCH

\*\*\*\*\*

\* YOUR OPINIONS COUNT! \*

\* REGISTER FOR A CHANCE TO BE \*

\* ONE OF FIVE \$1,000 WINNERS DRAWN MONTHLY! \*

\* REGISTRESE EN EL SORTEO MENSUAL. \*

\* PARA SER UNO DE LOS CINCO GANADORES DE \$1,000! \*

\* REGISTER BY COMPLETING A GUEST SATISFACTION SURVEY \*

\* WITHIN ONE WEEK AT: [www.louies.com/survey](http://www.louies.com/survey) \*

\* YOUR ID # 05116 2238 212 \*

\* NO PURCHASE NECESSARY TO ENTER OR WIN. \*

\* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. \*

\* OFFICIAL RULES & WINNERS AT: [www.louies.com/survey](http://www.louies.com/survey) \*

\*\*\*\*\*

STORE: 2238 TERMINAL: 35 07/31/19 11:05:52

## Balance & History

### Vudu Account Balance

Promotional Credits:	\$ 0.00
Account Credits:	\$ 0.00
Vudu Account:	\$ 0.00

### Vudu Account History

Sort by

All

1-10 of 46 total

Date	Item	Promotional Credits	Vudu Account	Gift Card
7/30/2019	Own Avengers: Endgame (UHD)	-	-\$ 24.99	-
7/29/2019	Own Spider-Man: Into the Spider-Verse (UHD)	-	-\$ 19.99	-

VUDU

Movies

TV

Free

My Vudu

### Payment Information

Credits: \$0.00

#### Credit Card

Ending in 9079  
Expires 12/2022

Michael Spedel

5844 Old Paseo Road  
Wesley Chapel, FL 33544

Edit

**Concord Station CDD**  
**SunTrust Account #XXXXXXXX85852 Balance \$1,500**  
**8/12/2019**

<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>GL Code</u>	<u>Amount</u>
		Beginning Balance		
08/03/19	Sam's New York Pizza	Pizza for End of Summer Event	57400-4775	(210.00)
08/01/19	Walmart Pt 1	Pool Party	57400-4775	(67.20)
08/01/19	Walmart Pt 2	Clubhouse Supplies	57200-4706	(64.83)
08/08/19	Lowes	Maint Supplies	57200-4713	(9.12)
08/01/19	Lowes	Maint Supplies - Small Pipe Leak	57200-4713	(63.75)
08/07/19	Lowes	Maint Supplies - Floor Repair, Office Window Film	57200-4713	(153.48)
08/01/19	Amazon	Polymer Paver, Joint Sand 66#	57200-4713	(103.11)
08/03/19	Amazon	Cabinet Locks for Restroom Supplies	57200-4713	(49.46)
08/04/19	Amazon	Remote for TVs, Cable & Band-aids	57200-4713	(39.96)
08/09/19	Amazon	Gate Closer for Basketball Court Gate	57200-4711	(45.29)
08/09/19	Amazon	Anti Theft Cables for Remotes in Fitness Center	57200-4713	(18.99)
				<u>(825.19)</u>
8/12/2019		<b>Replenish Balance to \$1,500</b>	<b>1-10202</b>	<b>825.19</b>

*Jordan Lansford*

***8-12-2019***

District Manager

Date



**Aug-19**

Date	Payee	Amount	Description
8/3/2019	Sam's New York Pizza	\$210.00	Pizza for End of Summer Party
8/1/2019	Walmart	\$132.03	\$67.20 Pool Party / \$64.83 CH Supplies
8/8/2019	Lowe's	\$9.12	Maint Supplies
8/1/2019	Lowe's	\$63.75	Maint Supplies, small pipe leak repair
8/7/2019	Lowe's	\$153.48	Maint Supplies, floor repair, office window film
8/1/2019	Amazon	\$103.11	Polymer Paver Joint Sand 66 lbs.
8/3/2019	Amazon	\$49.46	Cabinet locks for restroom supplies
8/4/2019	Amazon	39.96	Remote for TVs, cable + bandaids
8/9/2019	Amazon	45.29	Gate Closer for Basketball Court Gate
8/9/2019	Amazon	18.99	Anti Theft Cables for Remotes in Fitness Center
		\$825.19	Total

Receipts Attached.

Signature / Date

**SAM'S NEW YORK PIZZA**  
21609 VLG LKS SHOPPING C  
LAND O LAKES, FL 34639  
813.949.6600

**ORDER: 49**  
**Delivery**

03-Aug-2019 11:38:59A

Transaction **113497**

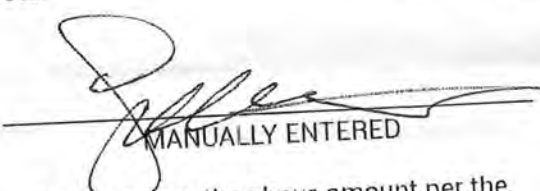
1 Custom Item \$190.00

**Total** \$190.00

CREDIT CARD AUTH  
MASTERCARD 9079 \$190.00

Tip 20.00

**Total** 210.00

  
MANUALLY ENTERED

I agree to pay the above amount per the  
cardholder and/or merchant agreement

03-Aug-2019 11:40:09A  
\$190.00 | Method: KEYED  
MASTERCARD XXXXXXXXXXXX9079  
MANUALLY ENTERED  
CVV: Match  
Ref #: 921500623180 | Auth #: 000387  
MID: \*\*\*\*\*2880  
AthNtwkNm: MASTERCARD

**Customer Info**

Name:  
Mike

Address:  
18636 Mentmore Blvd, Concord Station

Phone:  
(727) 207-9552

Merchant Copy

Order F4ZAXCW1YC8KG

See back of receipt for your chance  
to win \$1000 ID #: 7N6U25BPQGP

**Walmart**

813-949-4238 Mgr: BRANDIE GUDERJAHN  
1575 LAND O LAKES BLVD  
LUTZ FL 33549

ST# 00988 OP# 000613 TEN 05 TR# 02418

FUN NOODLE 003989700881

12 AT 1 FOR 0.94 11.28 0

H MS VAN IC 004767748306 F 3.97 0

H MS VAN IC 004767748306 F 3.97 0

BLUE BELL 007189962416 F 4.92 0

BLUE BELL 007189962416 F 4.92 0

GREAT VALUE 007874204367 F 2.56 0

GREAT VALUE 007874204367 F 2.56 0

GREAT VALUE 007874200397 F 2.56 0

GREAT VALUE 007874200397 F 2.56 0

GREAT VALUE 007874212262 F 2.56 0

GREAT VALUE 007874237465 F 2.56 0

GREAT VALUE 007874212262 F 2.56 0

GREAT VALUE 007874237465 F 2.56 0

GREAT VALUE 007874237465 F 2.56 0

GREAT VALUE 007874237465 F 2.56 0

GREAT VALUE 007874237465 F 2.56 0

CHOC 003400011035 F 9.98 0

952XL BLACK 088929685809 44.89 0

TABLE LAMP 002201163943 19.94 0

TABLE LAMP 002201163943 19.94 0

\*\* VOIDED ENTRY \*\*

TABLE LAMP 002201163943 19.94-0

SUBTOTAL 132.03

TOTAL 132.03

DEBIT TEND 132.03

CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY

132.03 TOTAL PURCHASE

DEBIT \*\*\*\*\* 9079 I-1

REF # 921300615837

NETWORK ID. 0090 APPR CODE 141411

DEBIT

AID A0000000042203

TC 1468CA95ED114CC0

\*Pin Verified

TERMINAL # MX798490

08/01/19 14:23:47

# ITEMS SOLD 30

ICH 7368 6777 4869 3563 9298 5



08/01/19 14:24:01

Scan with Walmart app to save receipts





LOVE'S HOME CENTERS, LLC  
21500 STATE RD 54  
LUTZ, FL 33549 (813) 345-9020

— SALE —

SALES#: S2238EN1 2564185 TRANS#: 6278254 08-08-19

409449 1/4-IN SP NY IN LCK NUT S	6.84
3 @ 2.28	
409087 24-CT #12 3/4-IN SS S&E F	2.28
SUBTOTAL:	9.12
TOTAL TAX:	0.00
INVOICE 05999 TOTAL:	9.12
DEBIT:	9.12

DEBIT:XXXXXXXXXX9079 AMOUNT:9.12 AUTHCD:125536  
SWIPE REFID:223806330000 08/08/19 11:30:32  
TRACE:00212152  
PURCHASE CASH BACK TOTAL DEBIT  
9.12 0.00 9.12

STORE: 2238 TERMINAL: 06 08/08/19 11:31:15  
# OF ITEMS PURCHASED: 4  
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOVE'S.  
SEE REVERSE SIDE FOR RETURN POLICY.  
STORE MANAGER: MICHAEL ARMSTRONG

LOVE'S PRICE MATCH GUARANTEE  
FOR MORE DETAILS, VISIT [LOVES.COM/PRICEMATCH](http://LOVES.COM/PRICEMATCH)

\*\*\*\*\*  
\* YOUR OPINIONS COUNT! \*  
\* REGISTER FOR A CHANCE TO BE \*  
\* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! \*  
\* ¡REGISTRESE EN EL SORTEO MENSUAL \*  
\* PARA SER UNO DE LOS CINCO GANADORES DE \$500! \*  
\* \*  
\* REGISTER BY COMPLETING A GUEST SATISFACTION SURVEY \*  
\* WITHIN ONE WEEK AT: [www.loves.com/survey](http://www.loves.com/survey) \*  
\* YOUR ID # 06099 2238 220 \*  
\* \*  
\* NO PURCHASE NECESSARY TO ENTER OR WIN. \*  
\* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. \*  
\* OFFICIAL RULES & WINNERS AT: [www.loves.com/survey](http://www.loves.com/survey) \*  
\*\*\*\*\*  
STORE: 2238 TERMINAL: 06 08/08/19 11:31:15



LOVE'S HOME CENTERS, LLC  
21500 STATE RD 54  
LUTZ, FL 33549 (813) 345-9020

— SALE —

SALES#: S2238EN1 2564185 TRANS#: 6681520 08-01-19

39367 HS PVC 1/2-IN X 5-FT END	19.96
4 @ 4.99	
389 20 GRAM GORILLA SUPER GLU	5.98
39505 HS PVC 1/2-IN FITTINGS 4-	4.49
308861 WHITE DIAED DOOR BUMPER	3.98
101242 5/16-IN SS HEX NUT 3-CT A	6.48
3 @ 2.16	
409459 ACT #1/4-20X2.5IN SS NCHI	9.12
4 @ 2.28	
59406 8MM LCK UHSR A33	4.42
2 @ 2.21	
331830 SP 5 L1 1/4X1-1/4 SS ENDR	4.56
2 @ 2.28	
33281 HM #95 SCHLAGE 6-PIN BRAS	4.76
2 @ 2.38	
SUBTOTAL:	63.75
TOTAL TAX:	0.00
INVOICE 05179 TOTAL:	63.75
DEBIT:	63.75

DEBIT:XXXXXXXXXX9079 AMOUNT:63.75 AUTHCD:176447  
SWIPE REFID:223806327404 08/01/19 13:43:52  
TRACE:00832440  
PURCHASE CASH BACK TOTAL DEBIT  
63.75 0.00 63.75

STORE: 2238 TERMINAL: 06 08/01/19 13:45:38  
# OF ITEMS PURCHASED: 20  
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOVE'S.  
SEE REVERSE SIDE FOR RETURN POLICY.  
STORE MANAGER: MICHAEL ARMSTRONG

LOVE'S PRICE MATCH GUARANTEE  
FOR MORE DETAILS, VISIT [LOVES.COM/PRICEMATCH](http://LOVES.COM/PRICEMATCH)

\*\*\*\*\*  
\* YOUR OPINIONS COUNT! \*  
\* REGISTER FOR A CHANCE TO BE \*  
\* ONE OF FIVE \$1,000 WINNERS DRAWN MONTHLY! \*  
\* ¡REGISTRESE EN EL SORTEO MENSUAL \*  
\* PARA SER UNO DE LOS CINCO GANADORES DE \$1,000! \*  
\* \*  
\* REGISTER BY COMPLETING A GUEST SATISFACTION SURVEY \*  
\* WITHIN ONE WEEK AT: [www.loves.com/survey](http://www.loves.com/survey) \*  
\* YOUR ID # 05179 2238 213 \*  
\* \*  
\* NO PURCHASE NECESSARY TO ENTER OR WIN. \*  
\*\*\*\*\*



LOWE'S HOME CENTERS, LLC  
21500 STATE RD 54  
LUTZ, FL 33549 (813) 345-9020

— SALE —

SALES#: S2238201 2513470 TRANS#: 7138312 08-07-19

1125342 QUARTER ROUND 8" ACADIA 0	4.87
1125367 QUARTER ROUND 8" WHITE	9.92
2 @	4.96
234077 BLK WINDOW FILM 61A 3-FT	35.96
2 @	17.98
23852 1-IN SCH40 COUPLER 42901	2.32
4 @	9.28
23858 1-IN SCH40 ADAPTER 436010	0.84
50180 1-1/4-IN X 1-IN ADPTR 436	2.48
23870 1-IN SCH40 ELBOW (406010)	2.00
2 @	1.00
289405 RAYOVAC 3V 4 CT	10.97
140367 3H S3 PRO 30# 8-CT 1/3 SH	5.97
351124 1-IN X 2-FT SCH40 PIPE	8.19
3 @	2.73
846984 HMK 3-5 WATERMASTER MAT	69.96
2 @	34.98

SUBTOTAL: 153.48

TOTAL TAX: 0.00

INVOICE 07317 TOTAL: 153.48

DEBIT: 153.48

DEBIT:XXXXXXXXXXXX079 AMOUNT:153.48 AUTHCD:032832

SWIPED REFID:223807:29635 08/07/19 10:40:06

TRACE:00331323

PURCHASE	CASH BACK	TOTAL DEBIT
153.48	0.00	153.48

STORE: 2238 TERMINAL: 07 08/07/19 10:42:13

# OF ITEMS PURCHASED: 20

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.  
SEE REVERSE SIDE FOR RETURN POLICY.  
STORE MANAGER: MICHAEL ARMSTRONG

LOWE'S PRICE MATCH GUARANTEE  
FOR MORE DETAILS, VISIT LOWES.COM/PRICEMATCH

\*\*\*\*\*

*	YOUR OPINIONS COUNT!	*
*	REGISTER FOR A CHANCE TO BE	*
*	ONE OF FIVE \$500 WINNERS DRAWN MONTHLY!	*
*	¡REGISTRESE EN EL SORTEO MENSUAL	*
*	PARA SER UNO DE LOS CINCO GANADORES DE \$500!	*
*		*
*	REGISTER BY COMPLETING A GUEST SATISFACTION SURVEY	*



**Final Details for Order #111-2479335-9769128**

[Print this page for your records.](#)

**Order Placed:** August 1, 2019

**Amazon.com order number:** 111-2479335-9769128

**Order Total: \$103.11**

**Shipped on August 1, 2019**

**Items Ordered****Price**

2 of: ROMPOX-EASY The No. 1 pre-mixed permeable joint compound. Color Sand, 33 pounds

\$103.11

Sold by: Romex Materials LLC ([seller profile](#))

Condition: New

**Shipping Address:**

Michael Speidel  
18636 MENTMORE BLVD.  
LAND O LAKES, FL 34638  
United States

Item(s) Subtotal: \$103.11  
Shipping & Handling: \$0.00

-----

Total before tax: \$103.11  
Sales Tax: \$0.00

-----

**Shipping Speed:**

One-Day Shipping

**Total for This Shipment: \$103.11**

-----

**Payment information****Payment Method:**

Debit Card | Last digits: 9079  
Gift Card

Item(s) Subtotal: \$103.11  
Shipping & Handling: \$0.00

-----

Total before tax: \$103.11  
Estimated tax to be collected: \$0.00

-----

**Grand Total: \$103.11**

**Billing address**

Michael Speidel  
5844 Old Pasco Road  
Suite 100  
Wesley Chapel, FL 33544  
United States

To view the status of your order, return to [Order Summary](#).

**Final Details for Order #111-244932-1735637**

Print this page for your records.

**Order Placed:** August 3, 2019

**Amazon.com order number:** 111-244932-1735637

**Order Total: \$49.46**

**Shipped on August 3, 2019**

**Items Ordered****Price**

1 of: *Smbbit 12/19 in (16mm) Cabinet Keyed Cam Locks Cylinder Lock Security Drawer Door Mailbox Cabinet Tool Box Lock (4Pack)* \$14.95

Sold by: Smbbit ([seller profile](#))

Condition: New

\$5.47

1 of: *Defender Security U 9945 Cabinet Lock Secure Important Files and Drawers, 1 1/8", Diecast Stainless Steel, Fits on 13/16" Max Panel Thickness, Pack of 1*

Sold by: Amazon.com Services, Inc

Condition: New

\$29.04

1 of: *Prime Products 18-3329 1-1/8" ACE Camlock- Pack of 4*

Sold by: Amazon.com Services, Inc

Condition: New

**Shipping Address:**

Concord Station Clubhouse  
18636 MENTMORE BLVD  
LAND O LAKES, FL 34638-7978  
United States

Item(s) Subtotal: \$49.46

Shipping & Handling: \$0.00

-----

Total before tax: \$49.46

Sales Tax: \$0.00

-----

**Shipping Speed:**

Two-Day Shipping

**Total for This Shipment: \$49.46**

-----

**Payment information****Payment Method:**

Debit Card | Last digits: 9079

Item(s) Subtotal: \$49.46

Shipping & Handling: \$0.00

-----

Total before tax: \$49.46

Estimated tax to be collected: \$0.00

-----

**Billing address**

Michael Speidel  
5844 Old Pasco Road  
Suite 100  
Wesley Chapel, FL 33544  
United States

**Grand Total: \$49.46**

To view the status of your order, return to [Order Summary](#).



## Final Details for Order #113-716698-3973344

Print this page for your records.

**Order Placed:** August 4, 2019

**Amazon.com order number:** 113-716698-3973344

**Order Total: \$39.96**

**Shipped on August 4, 2019**

### Items Ordered

1 of: *Verizon FiOS TV Replacement Remote Control - Version 5 | New Original Factory Sealed with User Manual and 2 AA Batteries Included | Compatible with All Verizon FiOS Systems and Set Top Boxes* **Price**  
\$19.99  
Sold by: Detroit Packing Co. ([seller profile](#))

Condition: New

### Shipping Address:

Concord Station Clubhouse  
18636 MENTMORE BLVD  
LAND O LAKES, FL 34638-7978  
United States

Item(s) Subtotal: \$19.99  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$19.99  
Sales Tax: \$0.00  
-----

### Shipping Speed:

One-Day Shipping

**Total for This Shipment: \$19.99**  
-----

**Shipped on August 4, 2019**

### Items Ordered

1 of: *SecurOMax HDMI Cable (4K 60Hz, HDMI 2.0, 18Gbps) with Braided Cord, 8 Feet* **Price**  
\$12.99  
Sold by: SecurOMax ([seller profile](#))

Condition: New

1 of: *JMK 120 Neon Adhesive Waterproof Bandages Strip 3/4 Kids Children First Aid by 1st Aid Solution* **Price**  
\$6.98  
Sold by: ALAZCO ([seller profile](#))

Condition: New  
Ships Direct From AMAZON

### Shipping Address:

Concord Station Clubhouse  
18636 MENTMORE BLVD  
LAND O LAKES, FL 34638-7978  
United States

Item(s) Subtotal: \$19.97  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$19.97  
Sales Tax: \$0.00  
-----

### Shipping Speed:

One-Day Shipping

**Total for This Shipment: \$19.97**  
-----

## Payment information

### Payment Method:

Debit Card | Last digits: 9079

Item(s) Subtotal: \$39.96  
Shipping & Handling: \$0.00

**Billing address**

Michael Speidel  
5844 Old Pasco Road  
Suite 100  
Wesley Chapel, FL 33544  
United States

-----  
Total before tax: \$39.96  
Estimated tax to be collected: \$0.00  
-----

**Grand Total: \$39.96**

To view the status of your order, return to [Order Summary](#).

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**Final Details for Order #111-5819058-6576202**

[Print this page for your records.](#)

**Order Placed:** August 9, 2019**Amazon.com order number:** 111-5819058-6576202**Order Total: \$45.29****Shipped on August 9, 2019****Items Ordered**

1 of: *Self Closing gate Closer. Automatic gate Closer. Adjustable Closing Tension. This Sta-Klos gate Closer Works Great for Any Chainlink gate up to 4 Foot Wide. (Silver)* **Price** \$35.95

Sold by: Gate Shut Company LLC ([seller profile](#))

Condition: New

**Shipping Address:**

Concord Station Clubhouse  
18636 MENTMORE BLVD  
LAND O LAKES, FL 34638-7978  
United States

Item(s) Subtotal: \$35.95  
Shipping & Handling: \$9.34  
-----

Total before tax: \$45.29  
Sales Tax: \$0.00  
-----

**Shipping Speed:**

Standard Shipping

**Total for This Shipment: \$45.29**  
-----

**Payment information****Payment Method:**

Debit Card | Last digits: 9079

Item(s) Subtotal: \$35.95  
Shipping & Handling: \$9.34  
-----

**Billing address**

Michael Speidel  
5844 Old Pasco Road  
Suite 100  
Wesley Chapel, FL 33544  
United States

Total before tax: \$45.29  
Estimated tax to be collected: \$0.00  
-----

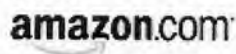
**Grand Total: \$45.29**

**Credit Card transactions**

MasterCard ending in 9079: August 9, 2019: \$45.29

To view the status of your order, return to [Order Summary](#).

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**Final Details for Order #111-3232211-8792252**

[Print this page for your records.](#)

**Order Placed:** August 9, 2019

**Amazon.com order number:** 111-3232211-8792252

**Order Total: \$18.99**

**Shipped on August 10, 2019**

**Items Ordered**

1 of: *[PiBridge] Remote Control Security Cable Remote Control Security Lock (10FT 2-Pack)* **Price** \$18.99

Sold by: PiBridge ([seller profile](#))

Condition: New

**Shipping Address:**

Concord Station Clubhouse  
18636 MENTMORE BLVD  
LAND O LAKES, FL 34638-7978  
United States

Item(s) Subtotal: \$18.99  
Shipping & Handling: \$0.00  
-----

Total before tax: \$18.99  
Sales Tax: \$0.00  
-----

**Shipping Speed:**

Two-Day Shipping

**Total for This Shipment: \$18.99**  
-----

**Payment information****Payment Method:**

Debit Card | Last digits: 9079

Item(s) Subtotal: \$18.99  
Shipping & Handling: \$0.00  
-----

**Billing address**

Michael Speidel  
5844 Old Pasco Road  
Suite 100  
Wesley Chapel, FL 33544  
United States

Total before tax: \$18.99  
Estimated tax to be collected: \$0.00  
-----

**Grand Total: \$18.99**

To view the status of your order, return to [Order Summary](#).

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**Concord Station CDD**  
**SunTrust Account #XXXXXXXX85852 Balance \$1,500**  
**8/23/2019**

<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>GL Code</u>	<u>Amount</u>
08/09/19	Walmart Pt1	Beginning Balance		
		Clubhouse Supplies	57200-4706	(37.36)
08/09/19	Walmart Pt2	Special Event - Game Night	57400-4775	(87.66)
08/14/19	Amazon	Upgrade Memory for Clubhouse	57200-4911	(249.00)
08/15/19	Calendarwiz	Calendar / Scheduling Software	57200-4720	(9.00)
08/15/19	Amazon	Paver Pre-Mix Sand Compound for	57200-4728	(151.00)
08/17/19	Amazon	Replacement Bulbs for Microwave	57200-4713	(8.99)
08/19/19	Amazon	Maintenance Parts, Cabinet Handles, Hinges	57200-4713	(24.97)
08/19/19	Amazon	Waterproof Epoxy for Tile Repair in	57200-4728	(39.62)
08/20/19	Square	Square Terminal & Thermal Paper	57200-4720	(448.33)
08/21/19	Lowe's	Plywood for October CH Décor	57200-4707	(94.71)

(1,150.64)

8/23/2019		Replenish Balance to \$1,500	1-10202	1,150.64
-----------	--	------------------------------	---------	----------

Jordan Lansford

8/23/2019

District Manager

Date

**Aug-19**

Date	Payee	Amount	Description
8/9/2019	Walmart	\$125.02	\$37.36 CH Supplies / \$87.66-Game Night
8/14/2019	Amazon	\$249.00	Upgrade Memory for Clubhouse Laptop
8/15/2019	Calendarwiz	\$9.00	Calendar / Scheduling Software
8/15/2019	Amazon	\$151.00	Paver Pre-Mix Sand Compound for pool
8/17/2019	Amazon	\$8.99	Replacement Bulbs for Microwave
8/19/2019	Amazon	\$24.97	Maintenance Parts, cabinet handles, hinges
8/19/2019	Amazon	\$39.62	Waterproof Epoxy for Tile Repair in Pool
8/20/2019	Square	448.33	Square Terminal + Thermal Paper
8/21/2019	Lowe's	94.71	Plywood for October CH Décor
		\$1,150.64	Total

Receipts Attached.

Signature / Date

8/22/19

See back of receipt for your chance  
to win \$1000 ID #:7N6XT40PPX6

**Walmart**

813-949-4238 Mgr:BRANDIE GUDERJAHN  
1575 LAND O LAKES BLVD  
LUTZ FL 33549

STM 00983 UPR	002580	TE# 10	TR# 01884
Coke	004900002090	F	3.68 0
SPRITE	004900002892	F	3.68 0
CHEEZ IT	002410044070	F	3.92 0
SWEET SALTY	081878001193	F	2.78 0
SWEET SALTY	081878001193	F	2.78 0
GUI3 BITE	007874211456	F	0.92 0
GUI3 BITE	007874211456	F	0.92 0
BUFFALO BLU	068113124219	F	4.36 0
5 LAYER HIP	004750244124	F	4.98 0
PACE 64Z SAL	004156514064	F	5.94 0
SN CRN DMTS	007874222239	F	2.36 0
PLASTIC CUPS	007874203691	F	6.17 0
UND CARD	007429941940	F	5.97 0
CRAZY D S	079476401593	F	2.97 0
60 FISH	079476401592	F	2.97 0
PLCTOMANY	088796177530	F	19.82 0
GAME OF LIFE	063050972037	F	13.44 0
BASKETBALL	081235016435	F	16.97 0
FOOTBALL	002638863244	F	18.47 0
CHALK	081357001403	F	0.96 0
CHALK	081357001403	F	0.96 0

SUBTOTAL 125.02

TOTAL 125.02

DEBIT TERM 125.02

CHARGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY

125.02 TOTAL PURCHASE

DEBIT \*\*\*\* \* 9079 1 1

REF # 922100273501

NETWORK ID. 0037 APPR CODE 187555

DEBIT

AID A0000000042203

TC 9670E86B1868BF44

\*Pin Verified

TERMINAL # NX679432

08/09/19 15:21:16

# ITEMS SOLD 21

TCN 1914 3143 4311 4234 0007 2



08/09/19 15:21:28



LOVE'S HOME CENTERS, LLC

21500 STATE RD 54

LUTZ, FL 33549 (813) 345-9020

- SALE -

SALES#: S2238US2 2664649 TRANS#: 2407169 08-21-19

12246 3/8 CAT RATED SHEATHING 94.71  
7 @ 13.53

SUBTOTAL: 94.71

TOTAL TAX: 0.00

INVOICE 02797 TOTAL: 94.71

DEBIT: 94.71

DEBIT:XXXXXXXXXX9079 AMOUNT:94.71 AUTHCD:149929

CHIP REFID:223802396812 08/21/19 13:05:46

\*PIN Verified

TRACE:00862317

PURCHASE CASH BACK TOTAL DEBIT

94.71 0.00 94.71

APL: DEBIT TVR: 8000048000

AID: A0000000042203 TSI: 6800

STORE: 2238 TERMINAL: 02 03/21/19 13:06:32

# OF ITEMS PURCHASED: 7

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOVE'S.

SEE REVERSE SIDE FOR RETURN POLICY.

STORE MANAGER: MICHAEL ARMSTRONG

LOVE'S PRICE MATCH GUARANTEE

FOR MORE DETAILS, VISIT LOWES.COM/PRICEMATCH

\*\*\*\*\*

YOUR OPINIONS COUNT!

REGISTER FOR A CHANCE TO BE

ONE OF FIVE \$500 WINNERS DRAWN MONTHLY!

¡REGISTRESE EN EL SORTEO MENSUAL

PARA SER UNO DE LOS CINCO GANADORES DE \$500!

REGISTER BY COMPLETING A GUEST SATISFACTION SURVEY

WITHIN ONE WEEK AT: [www.lowes.com/survey](http://www.lowes.com/survey)

YOUR ID # 02797 2238 233

NO PURCHASE NECESSARY TO ENTER OR WIN.

VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER.

OFFICIAL RULES & WINNERS AT: [www.lowes.com/survey](http://www.lowes.com/survey)

\*\*\*\*\*

STORE: 2238 TERMINAL: 02 03/21/19 13:06:32



## Final Details for Order #131-097115-917463

[Print this page for your records.](#)

Order Placed: August 14, 2019

Amazon.com order number: 131-097115-917463

Order Total: \$249.00

Shipped on August 14, 2019

## Items Ordered

1 of: *Lenovo 16gb DDR4 SDRAM Memory Module*

Sold by: Amazon.com Services, Inc

Condition: New

## Price

\$249.00

## Shipping Address:

Michael Speidel  
18636 MENTMORE BLVD.  
LAND O LAKES, FL 34638  
United States

Item(s) Subtotal: \$249.00

Shipping &amp; Handling: \$0.00

-----

Total before tax: \$249.00

Sales Tax: \$0.00

-----

Total for This Shipment: \$249.00

-----

## Shipping Speed:

One-Day Shipping

## Payment information

## Payment Method:

Debit Card | Last digits: 9079

Item(s) Subtotal: \$249.00

Shipping &amp; Handling: \$0.00

-----

Total before tax: \$249.00

Estimated tax to be collected: \$0.00

-----

Grand Total: **\$249.00**

## Billing address

Michael Speidel  
5844 Old Pasco Road  
Suite 100  
Wesley Chapel, FL 33544  
United StatesTo view the status of your order, return to [Order Summary](#).

**Michael Speidel**

---

**From:** CalendarWiz <sales@calendarwiz.com>  
**Sent:** Thursday, August 15, 2019 10:28 AM  
**To:** manager@concordstationclubhouse.com  
**Subject:** CalendarWiz Purchase Receipt crd=concordstationclubhouse

## CalendarWiz Purchase Receipt



Hello Michael Speidel,

Thank you for subscribing to CalendarWiz. This email contains a receipt of your subscription purchase.

### CALENDARWIZ PURCHASE RECEIPT

Order Number: 65334-1902

Order Date: 8/15/19

Item: CalendarWiz Basic (Categories:3 Users:10)

Item: File Storage 100 files

Item: Email Subscribers 10 subscribers

Calendar Identifier: concordstationclubhouse

Subscription Term: Month to Month

Amount: USD **\$9.00**

Credit Card: XXXXXXXX9079 (last four digits)

CUSTOMER BILLING INFORMATION

Organization: Concord Station Clubhouse  
Name: Michael Speidel  
Street: 5844 Old Pasco Road, Suite 100  
City: Wesley Chapel, FL 33544  
Phone: 8139916102  
Email: [manager@concordstationclubhouse.com](mailto:manager@concordstationclubhouse.com)

If you have any questions, please do not hesitate to contact us by email at [billing@calendarwiz.com](mailto:billing@calendarwiz.com).

Sincerely,

The CalendarWiz Team

Thank You For Your Business!

**Please follow us to receive important updates about upcoming CalendarWiz releases, and planned maintenance notifications.**

[Facebook](#) [Twitter](#) [LinkedIn](#)

**Unsubscribe** here to not receive emails from CalendarWiz  
© CalendarWiz, LLC. 45 Lafayette Road, Suite 312 North Hampton, NH, 03862 USA



## Final Details for Order #097-433367-4982634

[Print this page for your records.](#)

Order Placed: August 15, 2019

Amazon.com order number: 097-433367-4982634

Order Total: \$151.00

Shipped on August 15, 2019

## Items Ordered

2 of: ROMPOX-EASY The No. 1 pre-mixed permeable joint compound. Color

Sand, 33 Pounds.

Sold by: Amazon, Inc.

Condition: New

## Price

\$119.90

## Shipping Address:

Concord Station Clubhouse

18636 MENTMORE BLVD

LAND O LAKES, FL 34638-7978

United States

Item(s) Subtotal: \$119.90

Shipping &amp; Handling: \$31.10

-----

Total before tax: \$151.00

Sales Tax: \$0.00

-----

Total for This Shipment: \$151.00

-----

## Shipping Speed:

One-Day Shipping

## Payment information

## Payment Method:

Debit Card | Last digits: 9079

Item(s) Subtotal: \$119.90

Shipping &amp; Handling: \$31.10

-----

Total before tax: \$151.00

Estimated tax to be collected: \$0.00

-----

Grand Total: \$151.00

## Billing address

Michael Speidel

5844 Old Pasco Road

Suite 100

Wesley Chapel, FL 33544

United States

To view the status of your order, return to [Order Summary](#).

## Final Details for Order #113-0210232-3922668

[Print this page for your records.](#)

Order Placed: August 17, 2019

Amazon.com order number: 113-0210232-3922668

Order Total: \$8.99

Shipped on August 18, 2019

## Items Ordered

1 of: E17 LED Bulb - Attaljus E17 Microwave Oven Appliance Light Bulbs, 7W (60W Halogen Bulb Equivalent), 580LM  
Daylight White 6000K, Dimmable Corn Bulbs for Over The Counter Range Hood, Pack of 2

Sold by: ECTOM ([seller profile](#))

Condition: New

## Price

\$8.99

## Shipping Address:

Concord Station Clubhouse  
18636 MENTMORE BLVD  
LAND O LAKES, FL 34538-7978  
United States

Item(s) Subtotal: \$8.99

Shipping &amp; Handling: \$0.00

Total before tax: \$8.99

Sales Tax: \$0.00

## Shipping Speed:

Two-Day Shipping

Total for This Shipment: \$8.99

## Payment information

## Payment Method:

Debit Card | Last digits: 9079

Item(s) Subtotal: \$8.99

Shipping &amp; Handling: \$0.00

Total before tax: \$8.99

Estimated tax to be collected: \$0.00

## Billing address

Michael Speidel  
5844 Old Pasco Road  
Suite 100  
Wesley Chapel, FL 33544  
United States

Grand Total: \$8.99

To view the status of your order, return to [Order Summary](#).

## Final Details for Order #112-7146664-5649855

[Print this page for your records.](#)

Order Placed: August 19, 2019

Amazon.com order number: 112-7146664-5649855

Order Total: \$24.97

Shipped on August 20, 2019

## Items Ordered

1 of: *Bezall 10pcs 24mm Natural Wooden Cabinet Drawer Cupboard Wardrobe Door Knobs Pull Handle Furniture Hardware* Price \$6.99Sold by: Dealglad ([seller profile](#))

Condition: New

## Shipping Address:

Concord Station Clubhouse  
18636 MENTMORE BLVD  
LAND O LAKES, FL 34638-7978  
United States

Item(s) Subtotal: \$6.99

Shipping &amp; Handling: \$0.00

-----

Total before tax: \$6.99

Sales Tax: \$0.00

-----

Total for This Shipment: \$6.99

-----

## Shipping Speed:

Two-Day Shipping

Shipped on August 20, 2019

## Items Ordered

2 of: *60 Pieces Mini Hinges Retro Door Hinges and 300 Pieces 7 mm Mini Hinge Screws with Storage Box, 2 Sizes (Bronze)* Price \$8.99Sold by: Gopara ([seller profile](#)) | Product question? [Ask Seller](#)

Condition: New

## Shipping Address:

Concord Station Clubhouse  
18636 MENTMORE BLVD  
LAND O LAKES, FL 34638-7978  
United States

Item(s) Subtotal: \$17.98

Shipping &amp; Handling: \$0.00

-----

Total before tax: \$17.98

Sales Tax: \$0.00

-----

Total for This Shipment: \$17.98

-----

## Shipping Speed:

Two-Day Shipping

## Payment information

## Payment Method:

Debit Card | Last digits: 9079

Item(s) Subtotal: \$24.97

Shipping &amp; Handling: \$0.00

-----

Total before tax: \$24.97

Estimated tax to be collected: \$0.00

-----

Grand Total: **\$24.97**

## Billing address

Michael Speidel  
5844 Old Pasco Road  
Suite 100  
Wesley Chapel, FL 33544  
United StatesTo view the status of your order, return to [Order Summary](#).

## Final Details for Order #112-940338-1987346

[Print this page for your records.](#)

Order Placed: August 19, 2019

Amazon.com order number: 112-940338-1987346

Order Total: \$39.62

Shipped on August 20, 2019

## Items Ordered

2 of: *Atlas Epoxy Pool Putty Set*Sold by: Mark's Pool Store ([seller profile](#))

Condition: New

Price

\$19.81

## Shipping Address:

Concord Station Clubhouse  
18636 MENTMORE BLVD  
LAND O LAKES, FL 34638-7978  
United States

Item(s) Subtotal: \$39.62

Shipping &amp; Handling: \$0.00

\*\*\*\*\*

Total before tax: \$39.62

Sales Tax: \$0.00

\*\*\*\*\*

Total for This Shipment: \$39.62

\*\*\*\*\*

## Shipping Speed:

Two-Day Shipping

## Payment information

## Payment Method:

Debit Card | Last digits: 9079

Item(s) Subtotal: \$39.62

Shipping &amp; Handling: \$0.00

\*\*\*\*\*

Total before tax: \$39.62

Estimated tax to be collected: \$0.00

\*\*\*\*\*

Grand Total: \$39.62

## Billing address

Michael Speidel  
5844 Old Pasco Road  
Suite 100  
Wesley Chapel, FL 33544  
United StatesTo view the status of your order, return to [Order Summary](#).

**Michael Speidel**

---

**From:** Square <noreply@messaging.squareup.com>  
**Sent:** Tuesday, August 20, 2019 2:55 PM  
**To:** manager@concordstationclubhouse.com  
**Subject:** Your Square hardware order US-228423105



Thanks, Michael!

Your Square hardware order is being processed and will arrive within 5 to 7 business days. Your order may be sent in multiple shipments. We'll send you an email when it's on its way. [Click here to manage your order.](#)

**Order Details:**

Order number: US-228423105  
Transaction date: 8/20/2019  
11:54 AM PDT

1 × Square Terminal \$399.00  
SKU: A-SKU-0540  
Unit price: \$399.00

1 × Square Terminal Printer Paper – 20 rolls \$20.00  
SKU: PD150R  
Unit price: \$20.00

Shipping: Free  
Item total: \$419.00  
Tax total: \$29.33

**Total:**

**\$448.33**

MASTERCARD 9079

You may be required to complete your own sales tax filings. For sales tax exempt entities please remit the required tax documentation to our Support team. Square does not charge sales tax in LA, and RI and this purchase is not exempt from LA or RI sales or use tax merely because it is made over the Internet or by other remote means. The states of Louisiana and Rhode Island require that you file a sales or use tax return at end of year reporting all taxable LA and RI purchases that were not taxed and pay tax on those purchases. Please note: Nothing in this section constitutes legal or tax advice.

To be shipped to:

Michael Speidel  
18636 MENTMORE BLVD CONCORD STATION CDD  
LAND O LAKES, FL  
34638-7978

Warranty and Return Information



**The right tools make all the difference.**

Our hardware solutions work together seamlessly. Accept more ways to pay, improve your workflow by connecting bar code scanners and printers, and start selling out of the box.

[Browse more tools >](#)

Concord Station CDD  
Meeting Date: August 8, 2019

RECEIVED  
AUG 12 2019

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if present	Check if paid	
Dave Walz	X	X	DW080819
Karen Hillis	X	X	KH 080819
Donna Matthias-Gorman	X	X	DMG-080819
Steven Christie	X	X	SC 080819
Fred Berdeguez	X	X	FB 080819

(\*) Does not get paid


EXTENDED MEETING TIMECARD

Meeting Start Time:	6:32
Meeting End Time:	9:21
Total Meeting Time:	32:49

Time Over ( ) Hours:

Total at \$175 per Hour:

Jordan Lansford 8/8/19

Date Rec'd Rizzetta & Co. Inc. \_\_\_\_\_  
D/M approval  Date 8/20/19  
Date entered AUG 15 2019  
Fund 001 GL 51100 OC 1101  
Check # \_\_\_\_\_

Please forward copy to Marcia Eannetta for  
Extended Meeting Hours



DCSI Inc "Security & Sound"  
P.O. Box 265  
Lutz, FL 33548  
(813)949-6500  
info@dcslsecurity.com  
http://DCSlsecurity.com

# Invoice

**BILL TO**

Concord Station  
5844 Old Pasco Rd. Suite #100  
Wesley Chapel, FL 33544

**SHIP TO**

Concord Station  
18636 Mentmore Blvd.  
Land O Lakes, FL 34638

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
25921	07/26/2019	\$105.00	08/10/2019	Net 15	

**P.O. NUMBER**  
09566

**SALES REP**  
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
07/25/2019	<b>Service:Reg.</b> Reason for call: Lightning/surge causing some access and camera issues.  Tech notes: 1. Tested cameras - all video signals good. 2. Tested inputs on DVR 2-4-6-7-8 are out. Pulled 8 ch Hybix DVR to send to service. 3. Tennis court reader out - needs replacing.	1	105.00	105.00

Thank you for choosing DCSI, Inc as your "Security & Sound" company!  
\*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND  
ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.  
\*\*Returned Checks will receive \$25 NSF Fee.  
\*\*\*Late Fees are 1.5% per month

**BALANCE DUE**

**\$105.00**

RECEIVED  
JUL 29 2019

BY: .....

Date Rec'd Rizzetta & Co, Inc

D/M approval

AUG 01 2019

Date entered

Fund 001 GL 57200 OC 4904

Check #



**DCSI Inc "Security & Sound"**

P.O. Box 265  
Lutz, FL 33548  
(813)949-6500  
info@dcsisecurity.com  
http://DCSIsecurity.com

**Invoice****BILL TO**

Concord Station  
5844 Old Pasco Rd. Suite #100  
Wesley Chapel, FL 33544

**SHIP TO**

Concord Station  
18636 Mentmore Blvd.  
Land O Lakes, FL 34638

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
25934	07/31/2019	\$200.00	08/15/2019	Net 15	

**P.O. NUMBER**  
09583

**SALES REP**  
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
07/29/2019	<b>Access/ Gate:Service</b> Reason for call: Replace card reader for tennis courts.  Tech notes: 1. Powered down tennis court reader board. 2. Pulled bad reader down from tennis courts & replaced with new reader. 3. Powered up system & tested - OK.	1	105.00	105.00
07/29/2019	<b>Access/ Gate:Parts</b> HU-6005GR HID 26bit Prox Reader	1	95.00	95.00

Thank you for choosing DCSI, Inc as your "Security & Sound" company!  
\*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND  
ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.  
\*\*Returned Checks will receive \$25 NSF Fee.  
\*\*\*Late Fees are 1.5% per month

**BALANCE DUE**

**\$200.00**

**RECEIVED**  
AUG - 5 2019

BY: .....

cc Rec'd Rizzetta & Co, Inc.  
D/M approval [Signature] Date 8/12/19  
AUG 08 2019  
Date entered \_\_\_\_\_  
Fund 001 GL 57200 OC 4904  
Check # \_\_\_\_\_



DCSI Inc "Security & Sound"  
P.O. Box 265  
Lutz, FL 33548  
(813)949-6500  
info@dcsisecurity.com  
http://DCSIsecurity.com

# Invoice

**BILL TO**

Concord Station  
5844 Old Pasco Rd. Suite #100  
Wesley Chapel, FL 33544

**SHIP TO**

Concord Station  
18636 Mentmore Blvd.  
Land O Lakes, FL 34638

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
26002	08/13/2019	\$49.99	08/28/2019	Net 15	

TRACKING NO.  
14.5

P.O. NUMBER  
Install Date: 7/13/17

SALES REP  
Nelson Butera

ACCT#/LOT/BLK  
U791721709 - Clubhouse

DATE	ACTIVITY	QTY	RATE	AMOUNT
08/13/2019	M:ADTPULSE4999011 24 HR ADT MONITORING SERVICE MONTHLY INVOICING FOR PULSE REMOTE ACCESS - TIER 1C	1	49.99	49.99

Thank you for choosing DCSI, Inc as your "Security & Sound" company!  
\*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND  
ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.  
\*\*Returned Checks will receive \$25 NSF Fee.  
\*\*\*Late Fees are 1.5% per month

BALANCE DUE

**\$49.99**

RECEIVED  
AUG 16 2019

BY: .....

Date Rec'd Rizzetta & Co, Inc

D/M approval

Date 8/23/19  
AUG 22 2019

Date entered

Fund 001 GL 57200 OC 4904

Check #



# Duke Energy

Date: 06/28/19-07/30/19

Account #	Bill Date	Amount	Due Date	Service Address	GL Code	Object Code
12232 01260	7/30/2019	\$ 25.84	8/22/2019	3882 Sunlake Blvd. - Sign	53100	4301
21717 72304	7/30/2019	\$ 18.14	8/22/2019	3444 Tuckerton Rd Sign - Entry	53100	4301
33070 10521	7/30/2019	\$ 15.63	8/22/2019	3869 Sunlake Blvd. Sign	53100	4301
50287 71070	7/30/2019	\$ 57.22	8/22/2019	18661 State Road 54 - ESTIMATED	53100	4301
58396 54200	7/30/2019	\$ 33.27	8/22/2019	19049 State Road 54 - Entry Sign	53100	4301
60394 73175	7/31/2019	\$ 130.45	8/23/2019	18933 Chislehurst Dr - Irrigation	53100	4301
63282 63310	7/30/2019	\$ 21.67	8/22/2019	18552 Mentmore Blvd - Entry Lights	53100	4301
63392 45462	7/30/2019	\$ 15.50	8/22/2019	19109 Mentmore Blvd - Entry Wall Light	53100	4301
66458 57143	7/30/2019	\$ 150.11	8/22/2019	18433 Mentmore Blvd- Irrigation	53100	4301
67988 87220	7/30/2019	\$ 14.12	8/22/2019	19069 Lake Patience Rd - Light	53100	4301
69775 68340	7/30/2019	\$ 18.14	8/22/2019	18108 Mentmore Blvd - Entry Lights	53100	4301
73304 47505	7/30/2019	\$ 15.69	8/22/2019	3332 Sun Lake Blvd - Fountain	53100	4301
75376 23178	7/30/2019	\$ 17.90	8/22/2019	18230 Snowdonia Drive -Entry Lights	53100	4301
87123 96291	7/30/2019	\$ 23.31	8/22/2019	3440 Buckinghamshire Blvd. - Entry Sign	53100	4301
03970 93355	7/30/2019	\$ 116.71	8/22/2019	18636 Mentmore Blvd, Maintenance	53100	4301
05267 95120	7/30/2019	\$ 23.70	8/22/2019	19049 State Road 54 - Lighting	53100	4307
49361 58355	7/30/2019	\$ 912.95	8/22/2019	18933 Mentmore Blvd - Sign Lights	53100	4307
59140 25018	7/30/2019	\$ 21.55	8/22/2019	19135 Manassas Dr-Lighting	53100	4307
62120 25142	8/2/2019	\$ 4,872.20	8/26/2019	10920 State Road 54 - Lights	53100	4307
81437 14585	7/30/2019	\$ 2,574.59	8/22/2019	18636 Mentmore Blvd, Clubhouse/Pool	53100	4308
		\$ 9,078.69				

53100	4301	\$	673.70	Entry Lights & Irrigation
53100	4307	\$	5,830.40	Street Lights
53100	4308	\$	2,574.59	Utilities Recreational Facilities
		\$	9,078.69	

Grand Total

Date Rec'd Rizzetta & Co, Inc.

D/M approval

Date

Date entered

Fund

001 GL 53100 OC 4301 - \$ 673.70  
 4307 - \$ 5830.40  
 4308 \$ 2574.59



# STATEMENT OF ELECTRIC SERVICE

AUGUST 2019



ACCOUNT NUMBER  
**12232 01260**

FOR CUSTOMER SERVICE OR  
PAYMENT LOCATIONS CALL:  
1-877-372-8477

WEB SITE: [www.duke-energy.com](http://www.duke-energy.com)

TO REPORT A POWER OUTAGE:  
1-800-228-8485

CONCORD STATION CDD  
5844 OLD PASCO RD  
STE 100  
WESLEY CHAPEL FL 33544

SERVICE ADDRESS  
3882 SUNLAKE BLVD SIGN,  
IRRIG

DUE DATE TOTAL AMOUNT DUE  
AUG 22 2019 25.84

NEXT READ DEPOSIT AMOUNT  
DATE ON OR ON ACCOUNT  
ABOUT  
AUG 29 2019 Blanket Cash

## METER READINGS

METER NO. 006340829  
PRESENT (ACTUAL) 015757  
PREVIOUS (ACTUAL) 015656  
DIFFERENCE 000101  
TOTAL KWH 101

PAYMENTS RECEIVED AS OF JUL 23 2019

57.09 THANK YOU

GS-1 060 GENERAL SERVICE - NON DEMAND SEC  
BILLING PERIOD..06-28-19 TO 07-30-19 32 DAYS

CUSTOMER CHARGE		12.78
ENERGY CHARGE	101 KWH @ 8.07800¢	8.16
FUEL CHARGE	101 KWH @ 3.97400¢	4.01
ASSET SECURITIZATION CHARGE	101 KWH @ 0.23600¢	0.24

\*TOTAL ELECTRIC COST 25.19  
GROSS RECEIPTS TAX .65

TOTAL CURRENT BILL

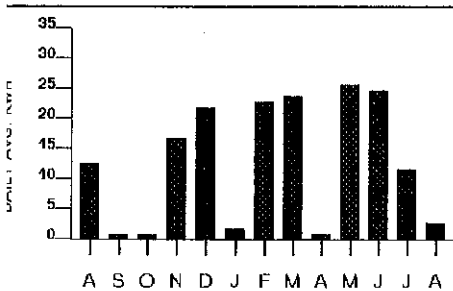
25.84

TOTAL DUE THIS STATEMENT

\$25.84

RECEIVED  
AUG - 5 2019

BY: .....



Payment of this statement within 90 days from the billing date will avoid a 1% late charge being applied to this account.  
Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 14%, Purchased Power 13%, Gas 73%, Oil 0%, Nuclear 0% (For 12 months ending June 30, 2019).

ENERGY USE  
DAILY AVG. USE - 3 KWH/DAY  
USE ONE YEAR AGO - 13 KWH/DAY  
DAILY AVG. ELECTRIC COST - \$.79

BL\_DEF\_20190731\_233524\_4.CSV-3802-000001196

DETACH AND RETURN THIS SECTION

MM 0005345

BILL # 1 OF 4 GRP 529

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 12232 01260

003802 000001196

CONCORD STATION CDD  
5844 OLD PASCO RD STE 100  
WESLEY CHAPEL FL 33544-4010

P.O. BOX 1004  
CHARLOTTE,  
NC 28201-1004

DUE DATE

AUG 22 2019

TOTAL DUE

25.84

PLEASE ENTER  
AMOUNT PAID

122320126080000000258410000000000000000000258410100000000009

**2171772304600000001814300000000000000000000181430100000000009**

33070105213000000015636000000000000000000001563601000000000009



# STATEMENT OF ELECTRIC SERVICE

AUGUST 2019



ACCOUNT NUMBER

50287 71070

FOR CUSTOMER SERVICE OR  
PAYMENT LOCATIONS CALL:  
1-877-372-8477

WEB SITE: [www.duke-energy.com](http://www.duke-energy.com)

TO REPORT A POWER OUTAGE:  
1-800-228-8485

CONCORD STATION CDD  
12750 CITRUS PARK LN  
STE 115  
TAMPA FL 33625

SERVICE ADDRESS  
18661 STATE ROAD 54  
LAND O LAKES FL 34639

DUE DATE TOTAL AMOUNT DUE  
AUG 22 2019 57.22

NEXT READ DEPOSIT AMOUNT  
DATE ON OR ON ACCOUNT  
ABOUT  
AUG 29 2019 Blanket Cash

## METER READINGS

METER NO. 006286395  
PRESENT (ESTIMATE) 044346  
PREVIOUS (ESTIMATE) 043996  
DIFFERENCE 000350  
TOTAL KWH 350

PAYMENTS RECEIVED AS OF JUL 23 2019

65.15 THANK YOU

GS-1 060 GENERAL SERVICE - NON DEMAND SEC

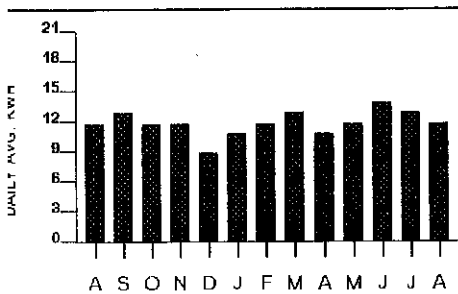
BILLING PERIOD 07-01-19 TO 07-31-19 30 DAYS

CUSTOMER CHARGE			12.78
ENERGY CHARGE	350 KWH @	8.07800¢	28.27
FUEL CHARGE	350 KWH @	3.97400¢	13.91
ASSET SECURITIZATION CHARGE	350 KWH @	0.23600¢	0.83

\*TOTAL ELECTRIC COST 55.79  
GROSS RECEIPTS TAX 1.43

TOTAL CURRENT BILL 57.22

TOTAL DUE THIS STATEMENT \$57.22



ENERGY USE  
DAILY AVG. USE - 12 KWH/DAY  
USE ONE YEAR AGO - 12 KWH/DAY  
DAILY AVG. ELECTRIC COST - \$1.86

Payment of this statement within 90 days from the billing date will avoid a 1% late charge being applied to this account.  
Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 14%, Purchased Power 13%, Gas 73%, Oil 0%, Nuclear 0% (For 12 months ending June 30, 2019).

BL\_DEF\_20190731\_233524\_4.CSV-2306-000000282

DETACH AND RETURN THIS SECTION

MM 0007664

BILL # 6 OF 11 GRP 528

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 50287 71070

002306 000000282

CONCORD STATION CDD  
12750 CITRUS PARK LN STE 115  
TAMPA FL 33625-3784

P.O. BOX 1004  
CHARLOTTE,  
NC 28201-1004

DUE DATE

AUG 22 2019

TOTAL DUE

57.22

PLEASE ENTER  
AMOUNT PAID

50287710708000000057224000000000000000000000572240100000000009





# STATEMENT OF ELECTRIC SERVICE

AUGUST 2019



ACCOUNT NUMBER

58396 54200

FOR CUSTOMER SERVICE OR  
PAYMENT LOCATIONS CALL:  
-877-372-8477

WEB SITE: [www.duke-energy.com](http://www.duke-energy.com)

TO REPORT A POWER OUTAGE:  
-800-228-8485

CONCORD STATION CDD  
5844 OLD PASCO RD  
SUITE 100  
WESLEY CHAPEL FL 33544

SERVICE ADDRESS  
19049 STATE ROAD 54,  
ENT SIGN

DUE DATE TOTAL AMOUNT DUE  
AUG 22 2019 33.27

NEXT READ DEPOSIT AMOUNT  
DATE ON OR ON ACCOUNT  
ABOUT  
AUG 29 2019 Blanket Cash

## METER READINGS

METER NO. 003477932  
CURRENT (ACTUAL) 000604  
PREVIOUS (ACTUAL) 000444  
DIFFERENCE 000160  
TAL KWH 160

PAYMENTS RECEIVED AS OF JUL 23 2019

28.99 THANK YOU

GS-1 060 GENERAL SERVICE - NON DEMAND SEC  
BILLING PERIOD 06-28-19 TO 07-30-19 32 DAYS

CUSTOMER CHARGE		12.78
ENERGY CHARGE	160 KWH @ 8.07800¢	12.92
FUEL CHARGE	160 KWH @ 3.97400¢	6.36
ASSET SECURITIZATION CHARGE	160 KWH @ 0.23600¢	0.38

\*TOTAL ELECTRIC COST  
GROSS RECEIPTS TAX

32.44  
.83

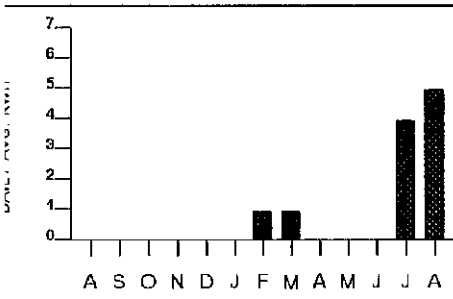
TOTAL CURRENT BILL

33.27

TOTAL DUE THIS STATEMENT

\$33.27

RECEIVED  
AUG - 5 2019  
BY: .....



Payment of this statement within 90 days from the billing date will avoid a 1% late charge being applied to this account. Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 14%, Purchased Power 13%, Gas 73%, Oil 0%, Nuclear 0% (For 12 months ending June 30, 2019).

ENERGY USE  
DAILY AVG. USE - 5 KWH/DAY  
USE ONE YEAR AGO - 0 KWH/DAY  
DAILY AVG. ELECTRIC COST - \$1.01

BL\_DEF\_20190731\_233524\_4.CSV-3800-000001197

DETACH AND RETURN THIS SECTION

MM 0005346

BILL # 2 OF 4 GRP 529

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 58396 54200

003800 000001197

CONCORD STATION CDD  
5844 OLD PASCO RD STE 100  
WESLEY CHAPEL FL 33544-4010

P.O. BOX 1004  
CHARLOTTE,  
NC 28201-1004

DUE DATE

AUG 22 2019

TOTAL DUE

33.27

PLEASE ENTER  
AMOUNT PAID

5839654200800000003327400000000000000000000003327401000000000009

603947317500000001304500000000000000000001304500100000000009



ACCOUNT NUMBER

**63282 63310**

AUGUST 2019

OR CUSTOMER SERVICE OR  
PAYMENT LOCATIONS CALL:  
877-372-8477

**EB SITE: [www.duke-energy.com](http://www.duke-energy.com)**

**REPORT A POWER OUTAGE:**  
**800-228-8485**

CONCORD STATION CDD  
12750 CITRUS PARK LN  
STE 115  
TAMPA FL 33625

**SERVICE ADDRESS**  
18552 MENTMORE BLVD LITE,  
ENTRYWAY LITES

DUE DATE	TOTAL AMOUNT DUE
AUG 22 2019	21.67

<b>NEXT READ DATE ON OR ABOUT</b>	<b>DEPOSIT AMOUNT ON ACCOUNT</b>
AUG 29 2019	Blanket Cash

## INTER READINGS

ER NO.	006208907
SENT (ACTUAL)	009707
VIOUS (ACTUAL)	009639
ERENCE	000068
AL KWH	68

PAYMENTS RECEIVED AS OF JUL 23 2019	20.79	THANK YOU
-------------------------------------	-------	-----------

GS-1 060 GENERAL SERVICE - NON DEMAND SEC  
BILLING PERIOD..06-28-19 TO 07-30-19 32 DAYS

CUSTOMER CHARGE			12.78
ENERGY CHARGE	68 KWH @	8.07800¢	5.49
FUEL CHARGE	68 KWH @	3.97400¢	2.70
ASSET SECURITIZATION CHARGE	68 KWH @	0.23600¢	0.16

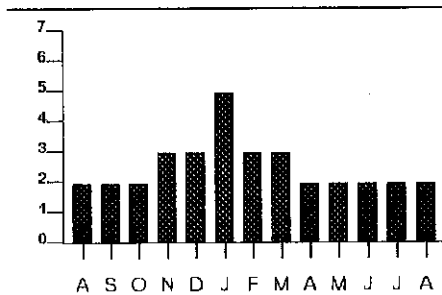
*TOTAL ELECTRIC COST	21.13
GROSS RECEIPTS TAX	.54

TOTAL CURRENT BILL

21.67

TOTAL DUE THIS STATEMENT

**\$21.67**



## ENERGY USE

DAILY AVG. USE -	2 KWH/DAY
USE ONE YEAR AGO -	2 KWH/DAY
DAILY AVG. ELECTRIC COST -	\$ .66

Payment of this statement within 90 days from the billing date will avoid a 1% late charge being applied to this account.  
Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 14%, Purchased Power 13%, Gas 73%, Oil 0%, Nuclear 0% (For 12 months ending June 30, 2019).

3L DEF 20190731\_233524\_4.CSV-2307-000000282

DETACH AND RETURN THIS SECTION

MM 0007665

BILL # 7 OF 11 GRP 528

**Make checks payable to: Duke Energy**

ACCOUNT NUMBER - 63282 63310

002307 000000282



CONCORD STATION CDD  
12750 CITRUS PARK LN STE 115  
TAMPA FL 33625-3784

P.O. BOX 1004  
CHARLOTTE,  
NC 28201-1004

**DUE DATE**

AUG 22 2019

**TOTAL DUE**

21.67

PLEASE ENTER  
AMOUNT PAID

63282633101000000021675000000000000000000002167501000000000009





# STATEMENT OF ELECTRIC SERVICE

AUGUST 2019



ACCOUNT NUMBER  
**66458 57143**

FOR CUSTOMER SERVICE OR  
PAYMENT LOCATIONS CALL:  
1-877-372-8477

WEB SITE: [www.duke-energy.com](http://www.duke-energy.com)

TO REPORT A POWER OUTAGE:  
1-800-228-8485

**CONCORD STATION CDD**  
12750 CITRUS PARK LN  
STE 115  
TAMPA FL 33625

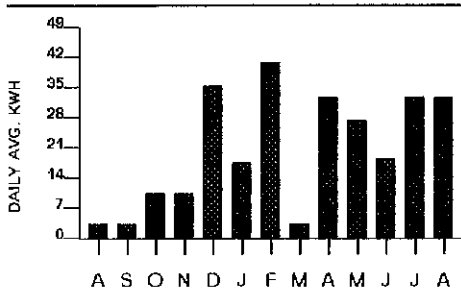
**SERVICE ADDRESS**  
18433 MENTMORE BLVD,  
IRRIGATION

**DUE DATE**  
AUG 23 2019 **TOTAL AMOUNT DUE**  
150.11

**NEXT READ**  
**DATE ON OR**  
**ABOUT**  
AUG 29 2019 **DEPOSIT AMOUNT**  
**ON ACCOUNT**  
Blanket Cash

## METER READINGS

METER NO. 008922162  
PRESENT (ESTIMATE) 041453  
PREVIOUS (ACTUAL) 040366  
DIFFERENCE 001087  
PRESENT ONPEAK 009253  
PREVIOUS ONPEAK 008768  
DIFFERENCE ONPEAK 000485  
TOTAL KWH 1087  
N PEAK KWH 485  
PRESENT KW (ESTIMATE) 0006.21  
PRESENT PEAK KW 0006.20  
ASE KW 6  
N-PEAK KW 6  
LOAD FACTOR 22.9%



**ENERGY USE**  
DAILY AVG. USE - 33 KWH/DAY  
USE ONE YEAR AGO - 4 KWH/DAY  
DAILY AVG. ELECTRIC COST - \$4.44

PAYMENTS RECEIVED AS OF JUL 23 2019

133.46 THANK YOU

GS-1 060 GENERAL SERVICE - NON DEMAND SEC  
BILLING PERIOD 06-28-19 TO 07-31-19 33 DAYS

CUSTOMER CHARGE		12.78
ENERGY CHARGE	1087 KWH @ 8.07800¢	87.81
FUEL CHARGE	1087 KWH @ 3.97400¢	43.20
ASSET SECURITIZATION CHARGE	1087 KWH @ 0.23600¢	2.57

\*TOTAL ELECTRIC COST 146.36  
GROSS RECEIPTS TAX 3.75

TOTAL CURRENT BILL 150.11

TOTAL DUE THIS STATEMENT **\$150.11**

Payment of this statement within 90 days from the billing date will avoid a 1% late charge being applied to this account.  
Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 14%, Purchased Power 13%, Gas 73%, Oil 0%, Nuclear 0% (For 12 months ending June 30, 2019).

\_BL\_DEF\_20190801\_212210\_2.CSV-3053-000000433

DETACH AND RETURN THIS SECTION

MM 0002490

BILL # 1 OF 3 GRP 354

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 66458 57143

003053 000000433



CONCORD STATION CDD  
12750 CITRUS PARK LN STE 115  
TAMPA FL 33625-3784



P.O. BOX 1004  
CHARLOTTE,  
NC 28201-1004

**DUE DATE**

**AUG 23 2019**

**TOTAL DUE**

**150.11**

PLEASE ENTER  
AMOUNT PAID

664585714390000001501100000000000000000001501100100000000009



**69775683401000000018143000000000000000000000018143010000000000009**

7330447505900000001569300000000000000000000156930100000000009





# STATEMENT OF ELECTRIC SERVICE

AUGUST 2019



ACCOUNT NUMBER

75376 23178

OR CUSTOMER SERVICE OR  
PAYMENT LOCATIONS CALL:  
877-372-8477

WEB SITE: [www.duke-energy.com](http://www.duke-energy.com)

TO REPORT A POWER OUTAGE:  
800-228-8485

CONCORD STATION CDD  
5844 OLD PASCO RD  
SUITE 100  
WESLEY CHAPEL FL 33544

SERVICE ADDRESS  
18230 SNOWDONIA DR, ENTRANCE  
LAND O LAKES FL 34638

DUE DATE TOTAL AMOUNT DUE  
AUG 22 2019 17.90

NEXT READ DEPOSIT AMOUNT  
DATE ON OR ON ACCOUNT  
ABOUT  
AUG 29 2019 Blanket Cash

## METER READINGS

METER NO. 000399556  
PRESENT (ACTUAL) 009529  
PREVIOUS (ACTUAL) 009491  
DIFFERENCE 000038  
TOTAL KWH 38

PAYMENTS RECEIVED AS OF JUL 23 2019 17.52 THANK YOU

GS-1 060 GENERAL SERVICE - NON DEMAND SEC

BILLING PERIOD 06-28-19 TO 07-30-19 32 DAYS

CUSTOMER CHARGE		12.78
ENERGY CHARGE	38 KWH @ 8.07800¢	3.07
FUEL CHARGE	38 KWH @ 3.97400¢	1.51
ASSET SECURITIZATION CHARGE	38 KWH @ 0.23600¢	0.09

\*TOTAL ELECTRIC COST 17.45  
GROSS RECEIPTS TAX .45

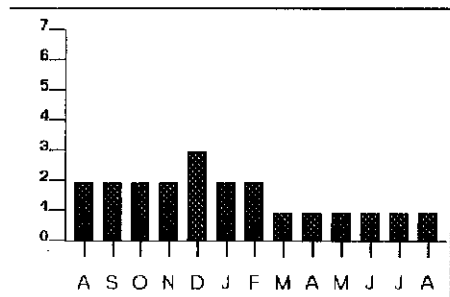
TOTAL CURRENT BILL 17.90

TOTAL DUE THIS STATEMENT

\$17.90

RECEIVED  
AUG - 5 2019  
BY: .....

Payment of this statement within 90 days from the billing date will avoid a 1% late charge being applied to this account.  
Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 14%, Purchased Power 13%, Gas 73%, Oil 0%, Nuclear 0% (For 12 months ending June 30, 2019).



## ENERGY USE

DAILY AVG. USE - 1 KWH/DAY  
USE ONE YEAR AGO - 2 KWH/DAY  
DAILY AVG. ELECTRIC COST - \$.55

FILE\_DEF\_20190731\_233524\_4.CSV-3801-000001197

DETACH AND RETURN THIS SECTION

MM 0005348

BILL # 4 OF 4 GRP 529

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 75376 23178

003801 000001197

CONCORD STATION CDD  
5844 OLD PASCO RD STE 100  
WESLEY CHAPEL FL 33544-4010

P.O. BOX 1004  
CHARLOTTE,  
NC 28201-1004

DUE DATE

AUG 22 2019

TOTAL DUE

17.90

PLEASE ENTER  
AMOUNT PAID

75376231782000000017905000000000000000000001790501000000000000



# STATEMENT OF ELECTRIC SERVICE

AUGUST 2019



ACCOUNT NUMBER  
87123 96291

OR CUSTOMER SERVICE OR  
PAYMENT LOCATIONS CALL:  
877-372-8477

WEB SITE: [www.duke-energy.com](http://www.duke-energy.com)

TO REPORT A POWER OUTAGE:  
800-228-8485

CONCORD STATION CDD  
12750 CITRUS PARK LN  
STE 115  
TAMPA FL 33625

SERVICE ADDRESS  
3440 BUCKINGHAMSHIRE DR,  
SIGN

DUE DATE TOTAL AMOUNT DUE  
AUG 22 2019 23.31

NEXT READ DEPOSIT AMOUNT  
DATE ON OR ON ACCOUNT  
ABOUT  
AUG 29 2019 Blanket Cash

## METER READINGS

METER NO. 005747238  
PRESENT (ACTUAL) 008103  
PREVIOUS (ACTUAL) 008022  
DIFFERENCE 000081  
TOTAL KWH 81

PAYMENTS RECEIVED AS OF JUL 23 2019

22.06 THANK YOU

GS-1 060 GENERAL SERVICE - NON DEMAND SEC  
BILLING PERIOD 06-28-19 TO 07-30-19 32 DAYS

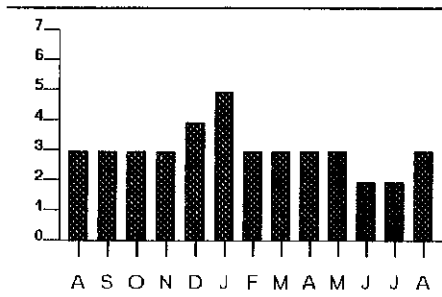
CUSTOMER CHARGE		12.78
ENERGY CHARGE	81 KWH @ 8.07800¢	6.54
FUEL CHARGE	81 KWH @ 3.97400¢	3.22
ASSET SECURITIZATION CHARGE	81 KWH @ 0.23600¢	0.19

*TOTAL ELECTRIC COST	22.73
GROSS RECEIPTS TAX	.58

TOTAL CURRENT BILL 23.31

TOTAL DUE THIS STATEMENT \$23.31

Payment of this statement within 90 days from the billing date will avoid a 1% late charge being applied to this account.  
Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 14%, Purchased Power 13%, Gas 73%, Oil 0%, Nuclear 0% (For 12 months ending June 30, 2019).



ENERGY USE  
DAILY AVG. USE - 3 KWH/DAY  
SAME ONE YEAR AGO - 3 KWH/DAY  
DAILY AVG. ELECTRIC COST - \$.71

FILE\_DEF\_20190731\_233524\_4.CSV-2245-0000000296

DETACH AND RETURN THIS SECTION

MM 0007669

BILL # 11 OF 11 GRP 528

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 87123 96291

002245 0000000296

CONCORD STATION CDD  
12750 CITRUS PARK LN STE 115  
TAMPA FL 33625-3784

P.O. BOX 1004  
CHARLOTTE,  
NC 28201-1004

DUE DATE

AUG 22 2019

TOTAL DUE

23.31

PLEASE ENTER  
AMOUNT PAID

8712396291200000002331700000000000000000002331701000000000009





# STATEMENT OF ELECTRIC SERVICE

AUGUST 2019



ACCOUNT NUMBER  
**05267 95120**

OR CUSTOMER SERVICE OR  
PAYMENT LOCATIONS CALL:  
1-877-372-8477

WEB SITE: [www.duke-energy.com](http://www.duke-energy.com)

TO REPORT A POWER OUTAGE:  
1-800-228-8485

CONCORD STATION CDD  
12750 CITRUS PARK LN  
STE 115  
TAMPA FL 33625

SERVICE ADDRESS  
19049 STATE ROAD 54,  
LIGHTING

DUE DATE  
AUG 22 2019  
TOTAL AMOUNT DUE  
23.70

NEXT READ  
DATE ON OR  
ABOUT  
AUG 29 2019  
DEPOSIT AMOUNT  
ON ACCOUNT  
Blanket Cash

## METER READINGS

METER NO. 001515297  
PRESENT (ACTUAL) 020611  
PREVIOUS (ACTUAL) 020527  
DIFFERENCE 000084  
TOTAL KWH 84

PAYMENTS RECEIVED AS OF JUL 23 2019

22.69 THANK YOU

GS-1 060 GENERAL SERVICE - NON DEMAND SEC

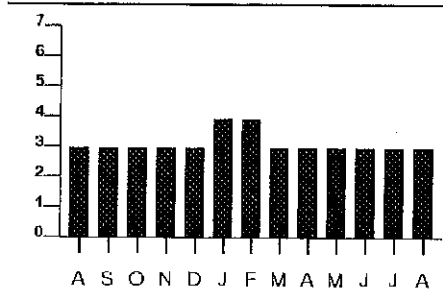
BILLING PERIOD 06-28-19 TO 07-30-19 32 DAYS

CUSTOMER CHARGE		12.78
ENERGY CHARGE	84 KWH @ 8.07800¢	6.79
FUEL CHARGE	84 KWH @ 3.97400¢	3.34
ASSET SECURITIZATION CHARGE	84 KWH @ 0.23600¢	0.20

*TOTAL ELECTRIC COST	23.11
GROSS RECEIPTS TAX	.59

TOTAL CURRENT BILL 23.70

TOTAL DUE THIS STATEMENT **\$23.70**



ENERGY USE  
DAILY AVG. USE - 3 KWH/DAY  
E ONE YEAR AGO - 3 KWH/DAY  
DAILY AVG. ELECTRIC COST - \$.72

Payment of this statement within 90 days from the billing date will avoid a 1% late charge being applied to this account.  
Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 14%, Purchased Power 13%, Gas 73%, Oil 0%, Nuclear 0% (For 12 months ending June 30, 2019).

L\_DEF\_20190731\_233524\_4.CSV-2311-000000281

DETACH AND RETURN THIS SECTION

MM 0007660

BILL # 2 OF 11 GRP 528

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 05267 95120

002311 000000281

CONCORD STATION CDD  
12750 CITRUS PARK LN STE 115  
TAMPA FL 33625-3784

P.O. BOX 1004  
CHARLOTTE,  
NC 28201-1004

DUE DATE

AUG 22 2019

TOTAL DUE

23.70

PLEASE ENTER  
AMOUNT PAID

05267951205000000023705000000000000000000002370501000000000000



# STATEMENT OF ELECTRIC SERVICE

AUGUST 2019



ACCOUNT NUMBER  
**49361 58355**

OR CUSTOMER SERVICE OR  
PAYMENT LOCATIONS CALL:  
877-372-8477

WEB SITE: [www.duke-energy.com](http://www.duke-energy.com)

TO REPORT A POWER OUTAGE:  
800-228-8485

CONCORD STATION CDD  
12750 CITRUS PARK LN  
STE 115  
TAMPA FL 33625

SERVICE ADDRESS  
18933 MENTMORE BLVD LITE  
LAND D LAKES FL 34638

DUE DATE TOTAL AMOUNT DUE  
AUG 22 2019 912.95

NEXT READ DEPOSIT AMOUNT  
DATE ON OR ON ACCOUNT  
ABOUT  
AUG 29 2019 Blanket Cash

## METER READINGS

METER NO. 001441448  
SENT (ACTUAL) 061834  
PREVIOUS (ACTUAL) 061766  
REFERENCE 000068  
TOTAL KWH 68

PAYMENTS RECEIVED AS OF JUL 23 2019 1,023.17 THANK YOU

### GS-1 060 GENERAL SERVICE - NON DEMAND SEC

BILLING PERIOD..06-28-19 TO 07-30-19 32 DAYS  
CUSTOMER CHARGE 12.78  
ENERGY CHARGE 68 KWH @ 8.07800¢ 5.49  
FUEL CHARGE 68 KWH @ 3.97400¢ 2.70  
ASSET SECURITIZATION CHARGE 68 KWH @ 0.23600¢ 0.16

### LS-1 017 LIGHTING SER COMPANY OWNED/MAINTAINED

BILLING PERIOD..06-28-19 TO 07-31-19 33 DAYS  
CUSTOMER CHARGE 1.31  
ENERGY CHARGE 5610 KWH @ 2.92000¢ 163.81  
FUEL CHARGE 5610 KWH @ 3.80500¢ 213.46  
ASSET SECURITIZATION CHARGE 5610 KWH @ 0.02700¢ 1.51

\*TOTAL ELECTRIC COST 401.22

#### EQUIPMENT RENTAL FOR:

6 SMOOTH BLACK CONC 16  
30 ST CON30/35  
24 SV RW 50000  
6 SV MONTICELLO 9500L  
30 SV RW 9500

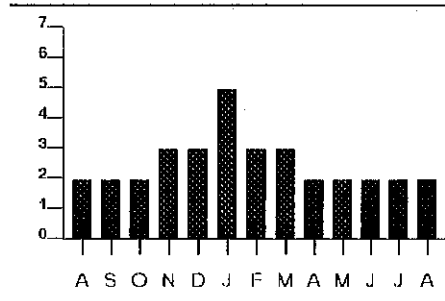
FIXTURE TOTAL 508.38

MAINTENANCE TOTAL 104.16

GROSS RECEIPTS TAX 10.29

TOTAL CURRENT BILL 1,024.05

Payment of this statement within 90 days from the billing date will  
avoid a 1% late charge being applied to this account.  
Duke Energy Florida utilized fuel in the following proportions to  
generate your power: Coal 14%, Purchased Power 13%, Gas 73%, Oil 0%,  
Nuclear 0% (For 12 months ending June 30, 2019).



## ENERGY USE

DAILY AVG. USE - 172 KWH/DAY  
ONE YEAR AGO - 177 KWH/DAY  
DAILY AVG. ELECTRIC COST - \$30.74

IL\_DEF\_20190731\_233524\_4.CSV-2313-000000281

DETACH AND RETURN THIS SECTION

MM 0007683

BILL # 5 OF 11 GRP 528

PAGE 1 OF 2

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 49361 58355

002313 000000281

CONCORD STATION CDD  
12750 CITRUS PARK LN STE 115  
TAMPA FL 33625-3784

P.O. BOX 1004  
CHARLOTTE,  
NC 28201-1004

DUE DATE

AUG 22 2019

TOTAL DUE

912.95

PLEASE ENTER  
AMOUNT PAID

49361583558000000912956000000000000000000009129560100000000009



# STATEMENT OF ELECTRIC SERVICE



2

ACCOUNT NUMBER
49361 58355

AUGUST 2019

FOR CUSTOMER SERVICE OR  
PAYMENT LOCATIONS CALL:  
1-877-372-8477

WEB SITE: [www.duke-energy.com](http://www.duke-energy.com)

TO REPORT A POWER OUTAGE:  
1-800-228-8485

CONCORD STATION CDD  
12750 CITRUS PARK LN  
STE 115  
TAMPA FL 33625

SERVICE ADDRESS  
18933 MENTMORE BLVD LITE  
LAND O LAKES FL 34638

DUE DATE	TOTAL AMOUNT DUE
AUG 22 2019	912.95

NEXT READ DATE ON OR ABOUT	DEPOSIT AMOUNT ON ACCOUNT
AUG 29 2019	Blanket Cash

CREDIT AMOUNT TRANSFERRED FROM ACCOUNT 68261-45186

111.10CR

TOTAL DUE THIS STATEMENT

\$912.95



# STATEMENT OF ELECTRIC SERVICE



ACCOUNT NUMBER  
**59140 25018**

AUGUST 2019

OR CUSTOMER SERVICE OR  
PAYMENT LOCATIONS CALL:  
877-372-8477

WEB SITE: [www.duke-energy.com](http://www.duke-energy.com)

TO REPORT A POWER OUTAGE:  
800-228-8485

CONCORD STATION CDD  
5844 OLD PASCO RD  
STE 100  
WESLEY CHAPEL FL 33544

SERVICE ADDRESS  
19135 MANASSAS DR LITE,  
LIGHTING

DUE DATE TOTAL AMOUNT DUE  
AUG 22 2019 21.55

NEXT READ DEPOSIT AMOUNT  
DATE ON OR ON ACCOUNT  
ABOUT  
AUG 29 2019 Blanket Cash

## METER READINGS

METER NO. 001824070  
PRESENT (ACTUAL) 011450  
PREVIOUS (ACTUAL) 011383  
DIFFERENCE 000067  
TOTAL KWH 67

PAYMENTS RECEIVED AS OF JUL 23 2019 20.67 THANK YOU

GS-1 060 GENERAL SERVICE - NON DEMAND SEC

BILLING PERIOD 06-28-19 TO 07-30-19 32 DAYS

CUSTOMER CHARGE		12.78
ENERGY CHARGE	67 KWH @ 8.07800¢	5.41
FUEL CHARGE	67 KWH @ 3.97400¢	2.66
ASSET SECURITIZATION CHARGE	67 KWH @ 0.23600¢	0.16

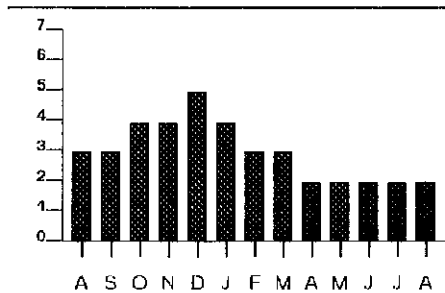
\*TOTAL ELECTRIC COST 21.01  
GROSS RECEIPTS TAX .54

TOTAL CURRENT BILL 21.55

TOTAL DUE THIS STATEMENT \$21.55

RECEIVED  
AUG - 5 2019

BY: .....



ENERGY USE  
DAILY AVG. USE - 2 KWH/DAY  
USE ONE YEAR AGO - 3 KWH/DAY  
DAILY AVG. ELECTRIC COST - \$.66

Payment of this statement within 90 days from the billing date will avoid a 1% late charge being applied to this account.  
Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 14%, Purchased Power 13%, Gas 73%, Oil 0%, Nuclear 0% (For 12 months ending June 30, 2019).

BL\_DEF\_20190731\_233524\_4.CSV-3803-000001196

DETACH AND RETURN THIS SECTION

MM 0005347

BILL # 3 OF 4 GRP 529

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 59140 25018

003803 000001196

CONCORD STATION CDD  
5844 OLD PASCO RD STE 100  
WESLEY CHAPEL FL 33544-4010

P.O. BOX 1004  
CHARLOTTE,  
NC 28201-1004

DUE DATE

AUG 22 2019

TOTAL DUE

21.55

PLEASE ENTER  
AMOUNT PAID

59140250181000000021550000000000000000000000215500100000000000







# STATEMENT OF ELECTRIC SERVICE

AUGUST 2019



ACCOUNT NUMBER  
**81437 14585**

FOR CUSTOMER SERVICE OR  
PAYMENT LOCATIONS CALL:  
1-877-372-8477

WEB SITE: [www.duke-energy.com](http://www.duke-energy.com)

TO REPORT A POWER OUTAGE:  
1-800-228-8485

CONCORD STATION CDD  
12750 CITRUS PARK LN  
STE 115  
TAMPA FL 33625

SERVICE ADDRESS  
18636 MENTMORE BLVD,  
CLUBHOUSE /POOL

DUE DATE TOTAL AMOUNT DUE  
AUG 23 2019 2,574.59

NEXT READ DEPOSIT AMOUNT  
DATE ON OR ON ACCOUNT  
ABOUT  
AUG 29 2019 Blanket Cash

## METER READINGS

METER NO. 008657844  
PRESENT (ESTIMATE) 040285  
PREVIOUS (ACTUAL) 012073  
DIFFERENCE 028212  
PRESENT ONPEAK 054039  
PREVIOUS ONPEAK 045526  
DIFFERENCE ONPEAK 008513  
TOTAL KWH 28212  
4 PEAK KWH 8513  
PRESENT KW (ESTIMATE) 0049.47  
PRESENT PEAK KW 0049.47  
USE KW 49  
4-PEAK KW 49  
LOAD FACTOR 72.7%

PAYMENTS RECEIVED AS OF JUL 23 2019 2,329.26 THANK YOU

GSD-1 070 GENERAL SERVICE - DEMAND SEC

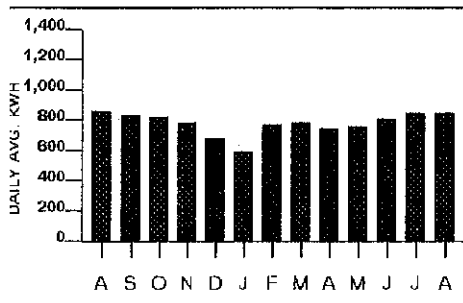
BILLING PERIOD..06-28-19 TO 07-31-19 33 DAYS

CUSTOMER CHARGE		12.78
ENERGY CHARGE	28212 KWH @ 2.83800¢	800.66
FUEL CHARGE	28212 KWH @ 3.97400¢	1,121.14
DEMAND CHARGE	49 KW @ \$10.70000	524.30
ASSET SECURITIZATION CHARGE	28212 KWH @ 0.18200¢	51.35

\*TOTAL ELECTRIC COST 2,510.23  
GROSS RECEIPTS TAX 64.36

TOTAL CURRENT BILL 2,574.59

TOTAL DUE THIS STATEMENT \$2,574.59



Payment of this statement within 90 days from the billing date will avoid a 1% late charge being applied to this account.  
Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 14%, Purchased Power 13%, Gas 73%, Oil 0%, Nuclear 0% (For 12 months ending June 30, 2019).

## ENERGY USE

DAILY AVG. USE - 855 KWH/DAY  
USE ONE YEAR AGO - 867 KWH/DAY  
\*DAILY AVG. ELECTRIC COST - \$76.07

\_BL\_DEF\_20190801\_212210\_2.CSV-3055-000000433

DETACH AND RETURN THIS SECTION

MM 0002492

BILL # 3 OF 3 GRP 354

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 81437 14585

003055 000000433



CONCORD STATION CDD  
12750 CITRUS PARK LN STE 115  
TAMPA FL 33625-3784

P.O. BOX 1004  
CHARLOTTE,  
NC 28201-1004

**DUE DATE**

**AUG 23 2019**

**TOTAL DUE**

**2,574.59**

PLEASE ENTER  
AMOUNT PAID

81437145850000002574598000000000000000000025745980100000000009

# CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

## Check Request

RECEIVED

AUG 22 2019

<b>Amount:</b>	\$6,800.00
<b>Reason:</b>	New 5-ton A/C Unit
<b>Date:</b>	8/21/19
<b>Payable To:</b>	First Pinoy Inc. 8235 Leo Kidd Ave. Port Richey, Florida 34668
<b>Install Date:</b>	Scheduled for 8/23/19
<b>Requestor:</b>	Michael Speidel
<b>Directions for Check:</b>	Pick up if Possible
<b>Requested on:</b>	8/21/19

Date Rec'd Rizzetta & Co, Inc.

D/M approval

Date

Date entered

AUG 23 2019

Fund

001

GL

57900

OC

6404

Check #

# INVOICE

## First Pinoy Inc

8235 leo kidd ave  
Port Richey, Florida 34668  
United States  
P.: 8135042666  
E.: info@firstpinoyairsystem.com  
<https://www.firstpinoyairsystem.com>



Invoice #	1760A
Invoice Date	Aug 21, 2019
Terms	DUE UPON RECEIPT

Invoice Submitted To:

## Concord Station CDD

18636 Mentmore Blvd  
Land O Lakes Florida 34638  
813-909-4573

Job Code	Job Address
1760	18636 Mentmore Blvd, Land O Lakes, Florida, 34638, United States

### Job Notes:

FURNISH, DELIVERED, INSTALL NEW AIR-CONDITIONING SPLIT TYPE UNIT.  
3 PHASE, 5 TONS, 14 SEERS AIR-CONDITIONING UNIT.

BRAND:-----TRANE (MODEL NO. 4TTA4060300A) COND. UNIT  
(MODEL NO. TEM4A0C60S515B) AHU

SYSTEM-----STRAIGHT COOL

TYPE-----SPLIT TYPE ( 3 PHASE )

TONNAGE-----5 TONS

APPLICATION-----ABOVE CEILING CLOSET

REFRIGERANT-----R410A ( PURON )

HEAT STRIP-----10 KW

WARRANTY : 5 YEARS COMPRESSOR, 5 YEARS PARTS, 1 YEAR LABOR

### INCLUDE:

COUNTY PERMIT

PRIMARY DRAIN PAN

MASTIC

RX11 TO FLUSH LINE SET TRANSITION FROM R-22 TO R410A PURON

DRY NITROGEN

SUCTION INSULATION ARMAFLEX

SERVICE LOCKING CAPS TO

COUNTY INSPECTION

FLOW SWITCH SS2 & SS3

SPRAY GLUE

HURRICANE CLIP

UV PAINT

Description	Qty.	Unit Price	Tax	Sub Total
5 Tons Installation	1.00	6,800.00	0.00	6,800.00

# INVOICE

Total:	\$ 6,800.00
(+) Tax:	\$ 0.00
Grand Total:	\$ 6,800.00
Amount Paid:	\$ 0.00
Amount Due:	\$ 6,800.00

Invoice Notes:

## PAYMENT STUB

**First Pinoy Inc**

P.O. Box 2780

Land O Lakes, FL 34639-9998

Client	Concord Station CDD
Client Phone	813-909-4573
Invoice #	1760A
Invoice Date	21-Aug-2019
Amount Paid	0.00
Amount Due	\$ 6,800.00
Amount Enclosed	

O/L  
Pmf 8/21/19

JNL 8-21-2019



# Sales and Use Tax Return

DR-15

R. 01/15

TC

Rule 12A-1.097

Florida Administrative Code

Effective 01/15

You may file and pay tax online or you may complete this return and pay tax by check or money order and mail to:

Florida Department of Revenue  
5050 W Tennessee Street  
Tallahassee, FL 32399-0120

Please read the *Instructions for DR-15 Sales and Use Tax Returns* (Form DR-15N) before you complete this return. Instructions are posted on our website at [www.floridarevenue.com](http://www.floridarevenue.com).

Date Rec'd Rizzetta & Co., Inc. AUG 08 2019  
D/M approval JE Date 8/13/2019

Date entered AUG 08 2019

Fund 001 GL 20205 OC

Check # \_\_\_\_\_

Certificate Number: 61-8017248652-6 SALES AND USE TAX RETURN HD/PM Date: / / DR-15 R. 01/15

Florida

1. Gross Sales

2. Exempt Sales

3. Taxable Amount

4. Tax Due

A. Sales/Services	1,598.13	.	1,598.13	111.87
B. Taxable Purchases	Include use tax on Internet / out-of-state untaxed purchases →			.
C. Commercial Rentals	.	.	.	.
D. Transient Rentals	.	.	.	.
E. Food & Beverage Vending	.	.	.	.
Transient Rental Rate: .0600 Surtax Rate: .0100 Reporting Period July 19				111.87
5. Total Amount of Tax Due				111.87
6. Less Lawful Deductions				.
7. Net Tax Due				111.87
8. Less Est Tax Pd / DOR Cr Memo				.
9. Plus Est Tax Due Current Month				.
10. Amount Due				111.87
11. Less Collection Allowance				E-file/E-pay Only
12. Plus Penalty				.
13. Plus Interest				.
14. Amount Due with Return				111.87

Name: Concord Station CDD  
Address: 5844 Old Pasco Road  
City/St: Suite 100  
ZIP: Wesley Chapel, FL 33544

FLORIDA DEPARTMENT OF REVENUE  
5050 W TENNESSEE ST  
TALLAHASSEE FL 32399-0120

Due: Aug 1, 2019

Late After: Aug 20, 2019

☐ Check here if payment was made electronically.

9100 0 20179999 0001003031 0 4999999999 0000 5

Certificate Number: 61-8017248652-6 SALES AND USE TAX RETURN HD/PM Date: / / DR-15 R. 01/15

Florida

1. Gross Sales

2. Exempt Sales

3. Taxable Amount

4. Tax Due

A. Sales/Services	1,598.13	.	1,598.13	111.87
B. Taxable Purchases	Include use tax on Internet / out-of-state untaxed purchases →			.
C. Commercial Rentals	.	.	.	.
D. Transient Rentals	.	.	.	.
E. Food & Beverage Vending	.	.	.	.
Transient Rental Rate: .0600 Surtax Rate: .0100 Reporting Period July 19				111.87
5. Total Amount of Tax Due				111.87
6. Less Lawful Deductions				.
7. Net Tax Due				111.87
8. Less Est Tax Pd / DOR Cr Memo				.
9. Plus Est Tax Due Current Month				.
10. Amount Due				111.87
11. Less Collection Allowance				E-file/E-pay Only
12. Plus Penalty				.
13. Plus Interest				.
14. Amount Due with Return				111.87

Name: Concord Station CDD  
Address: 5844 Old Pasco Road  
City/St: Suite 100  
ZIP: Wesley Chapel, FL 33544

FLORIDA DEPARTMENT OF REVENUE  
5050 W TENNESSEE ST  
TALLAHASSEE FL 32399-0120

Due: Aug 1, 2019

Late After: Aug 20, 2019

☐ Check here if payment was made electronically.

9100 0 20179999 0001003031 0 4999999999 0000 5

**Proper Collection of Tax:** Florida's state sales tax rate is 6%; however, there is an established "bracket system" for collecting sales tax on any part of each total taxable sale that is less than a whole dollar amount. Sales and use tax brackets for the state tax rate and for the combined state rate and various discretionary sales surtax rates are available on our website at [www.floridarevenue.com](http://www.floridarevenue.com).

**Discretionary Sales Surtax:** Most counties impose a local option discretionary sales surtax that must be collected on taxable transactions. You must collect discretionary sales surtax along with the 6% state sales tax on taxable sales when delivery or use occurs in a county that imposes a surtax. Current discretionary sales surtax rates for all counties are listed on Form DR-15DSS, *Discretionary Sales Surtax Information*, posted on our website.

Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.

Jordan Lunsford

Signature of Taxpayer

Date

Signature of Preparer

Date

Telephone Number

813

994-1001

Telephone Number

### Discretionary Sales Surtax ( Lines 15(a) through 15(d) )

15(a). Exempt Amount of Items Over \$5,000 (included in Column 3) .....	15(a).	
15(b). Other Taxable Amounts NOT Subject to Surtax (included in Column 3) .....	15(b).	
15(c). Amounts Subject to Surtax at a Rate Different Than Your County Surtax Rate (included in Column 3) .....	15(c).	
15(d). Total Amount of Discretionary Sales Surtax Due (included in Column 4) .....	15(d).	15.98
16. Total Enterprise Zone Jobs Credits (included in Line 6) .....	16.	
17. Taxable Sales/Untaxed Purchases or Uses of Electricity (included in Line A) .....	17.	
18. Taxable Sales/Untaxed Purchases of Dyed Diesel Fuel (included in Line A) .....	18.	
19. Taxable Sales from Amusement Machines (included in Line A) .....	19.	
20. Rural and/or Urban High Crime Area Job Tax Credits .....	20.	
21. Other Authorized Credits .....	21.	

Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.

Signature of Taxpayer

Date

Signature of Preparer

Date

Telephone Number

813

994-1001

Telephone Number

### Discretionary Sales Surtax ( Lines 15(a) through 15(d) )

15(a). Exempt Amount of Items Over \$5,000 (included in Column 3) .....	15(a).	
15(b). Other Taxable Amounts NOT Subject to Surtax (included in Column 3) .....	15(b).	
15(c). Amounts Subject to Surtax at a Rate Different Than Your County Surtax Rate (included in Column 3) .....	15(c).	
15(d). Total Amount of Discretionary Sales Surtax Due (included in Column 4) .....	15(d).	15.98
16. Total Enterprise Zone Jobs Credits (included in Line 6) .....	16.	
17. Taxable Sales/Untaxed Purchases or Uses of Electricity (included in Line A) .....	17.	
18. Taxable Sales/Untaxed Purchases of Dyed Diesel Fuel (included in Line A) .....	18.	
19. Taxable Sales from Amusement Machines (included in Line A) .....	19.	
20. Rural and/or Urban High Crime Area Job Tax Credits .....	20.	
21. Other Authorized Credits .....	21.	



RECEIVED  
JUL 30 2019

BY: .....

Date Rec'd Rizzetta & Co, Inc.

Div

at

Date

Date entered

AUG 01 2019

001 GL 57200 OC 4727

Check #

CONCORD STATION CDD  
Your Monthly Invoice

Account Summary

New Charges Due Date	8/19/19
Billing Date	7/25/19
Account Number	813-909-4569-121718-5
PIN	1138
Previous Balance	619.42
Payments Received Thru 7/17/19	-619.42
Thank you for your payment!	
Balance Forward	.00
New Charges	586.95
<b>Total Amount Due</b>	<b>\$586.95</b>

Protect your vital business data with  
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**Connect**

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business.frontier.com/secure



requires Internet access. Internet access service and charges not included. Frontier does not warrant that the services will be error-free or uninterrupted. Taxes, governmental and Frontier-imposed surcharges, minimum system requirements and other terms and conditions apply.

Manage Your Account

To Pay Your Bill



Online: Frontier.com



1.800.801.6652



Pay by Mail

To Contact Us



Chat: Frontier.com



Online: Frontier.com/helpcenter



Call: 1.800.921.8102



Tech Support:  
Frontier.com/helpcenter



Email: ContactBusiness@ftr.com



P.O. Box 5157, Tampa, FL 33675

AV 02 005045 18889B 28 A\*\*5DGT



CONCORD STATION CDD  
5844 OLD PASCO RD  
WESLEY CHAPEL, FL 33544-4010

PAYMENT STUB

**Total Amount Due** **\$586.95**

New Charges Due Date 8/19/19

Account Number 813-909-4569-121718-5

Please do not send correspondence with your payment. Make checks payable to Frontier.

**Amount Enclosed** \$ .

To change your billing address, call 1-800-921-8102

FRONTIER  
PO BOX 740407  
CINCINNATI OH 45274-0407



337008813909456912171800000000000000586955



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Add Frontier Business Texting™ to your business phone number for as little as \$4.99 a month (before taxes and fees), and start communicating with your customers in the way they prefer.

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For Billing and Service Questions, Call 1-800-921-8102, 7 am-7 pm Monday-Friday, 9:30 am-4 pm Saturday or visit [www.Frontier.com](http://www.Frontier.com).

**IF YOU HAVE ANY QUESTIONS, BILLING CONCERNS, OR A RECURRING ISSUE, PLEASE CONTACT OUR FLORIDA-BASED CUSTOMERCARE TEAM AT 1-888-457-4110. OUR FLORIDA TEAM IS EAGER TO HELP YOU GET SPECIALIZED ATTENTION.**

### **PAYING YOUR BILL**

Pay online, by phone, by mail or at any Authorized Payment Location. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. Visit [Frontier.com](http://Frontier.com) to set up recurring electronic payments to streamline bill payment.

### **LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES**

You are responsible for all legitimate, undisputed charges on your bill. If you pay your bill after the due date, you may be charged a fee (including a Treatment Charge if your account has been delinquent for 3 consecutive months and your past due balance is greater than \$99), your service may be interrupted and you may have to pay a reconnection charge to restore service. A fee may be charged for a check that is returned by the bank for any reason. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating. When making an online payment, please allow time for the transfer of funds. If the funds are not received by Frontier by the due date, a fee may be assessed.

### **IMPORTANT CONSUMER MESSAGES**

You must pay all basic local service charges to avoid basic local service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services.

Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment.

### **SERVICE TERMS**

Visit [Frontier.com/terms](http://Frontier.com/terms), [Frontier.com/tariffs](http://Frontier.com/tariffs) or call customer service for information on applicable tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your Frontier services - voice, internet and/or video - including limitations of liability, and early termination fees and the effective date of and billing for the termination of service(s). Frontier's Terms, include a binding arbitration provision to resolve customer disputes ([Frontier.com/terms/arbitration](http://Frontier.com/terms/arbitration)). Subscribers to Frontier's TV and Internet services are billed one full month in advance. If you cancel your TV and/or Internet service subscription, termination of your service subscription(s) and any early termination fees will be effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions. We encourage you to review the Terms as they contain important information about your rights and obligations, and ours. By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration.

**Hard of Hearing, Deaf, Blind, Vision and /or Mobility Impaired customers may call 1-877-462-6606 to reach a consultant trained to support their communication needs.**







CONCORD STATION CDD

Date of Bill

7/25/19

Account Number

813-909-4569-121718-5

**CURRENT BILLING SUMMARY**

Local Service from 07/25/19 to 08/24/19

Qty Description	813/909-4569.0	Charge
<b>Basic Charges</b>		
3 OneVoice Nationwide		89.97
3 OneVoice Nationwide		
4 Acc Rec Chrg Multi-Ln Bus		14.88
4 Federal Subscriber Line Charge		33.64
Federal USF Recovery Charge		11.84
<b>Total Basic Charges</b>		<b>150.33</b>
<b>Non Basic Charges</b>		
FiOS Internet 500 Static IP w/ OneVoice		184.98
Business FiOS 500/500M Static IP		
OneVoice Access Line		
Wi-Fi Secure LT-VB		80.00
Other Charges-Detailed Below		24.48
FCA Long Distance - Federal USF Surcharge		4.20
<b>Total Non Basic Charges</b>		<b>293.66</b>
<b>Video</b>		
4 FiOS TV Standard Set-Top Box		44.00
FiOS TV - Business Locals		34.99
FiOS Music Choice		34.99
National News		5.99
FiOS Sports Pass		9.99
FCC Regulatory Recovery Fee		.06
Broadcast TV Surcharge		5.49
<b>Total Video</b>		<b>135.51</b>
<b>Toll/Other</b>		
Other Charges-Detailed Below		5.99
FCA Long Distance - Federal USF Surcharge		1.46
<b>Total Toll/Other</b>		<b>7.45</b>

**TOTAL 586.95****\*\* ACCOUNT ACTIVITY \*\***

Qty Description	Order Number	Effective Dates	
1 Business High Speed Internet Fee	AUTOCH	7/25	5.99
1 Frontier Road Work Recovery Surcharge	AUTOCH	7/25	1.25
1 Federal Primary Carrier Multi Line Charge	AUTOCH	7/25	4.31
1 Carrier Cost Recovery Surcharge	AUTOCH	7/25	5.99
813/909-4569	<b>Subtotal</b>		<b>17.54</b>
1 Federal Primary Carrier Multi Line Charge	AUTOCH	7/25	4.31
813/909-4573	<b>Subtotal</b>		<b>4.31</b>
1 Federal Primary Carrier Multi Line Charge	AUTOCH	7/25	4.31
813/909-4575	<b>Subtotal</b>		<b>4.31</b>
1 Federal Primary Carrier Multi Line Charge	AUTOCH	7/25	4.31
813/909-8412	<b>Subtotal</b>		<b>4.31</b>
<b>Subtotal</b>			<b>30.47</b>

**Detail of Frontier Com of America Charges**

Toll charged to 813/909-4569

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E	1 JUN 28	1:45P	2.0	DD	COCOA FL (321)652-8240	.00 U
E	2 JUL 03	5:10P	1.0	DD	GAINESVL GA (678)687-0136	.00 U
E	3 JUL 05	2:44P	2.0	DD	MORRISTOWN NJ (973)886-0987	.00 U
E	4 JUL 08	5:24P	2.0	DD	HARTFORD CT (860)977-1239	.00 U
E	5 JUL 09	1:25P	2.0	DD	SMITHTOWN NY (631)974-8293	.00 U
E	6 JUL 10	3:43P	1.0	DD	BRONX NY (718)924-4179	.00 U
E	7 JUL 10	5:11P	4.0	DD	HARTFORD CT (860)977-1239	.00 U

**CUSTOMER TALK**

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$210.46 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Effective July 2, 2019, both the Federal Universal Service Fund (USF) Surcharge and the Frontier Long Distance (USF) surcharge are increasing to 24.4%. Questions? Please contact customer service.

Effective with your current bill, the Carrier Cost Recovery Surcharge has increased to \$5.99. Questions? Please contact customer service.

Closed Captioning Contact Information...

If you have a question or concern about closed captioning on any program, please call Frontier at 1-877-462-6606. You can also send written correspondence by fax to 1-304-340-0283, by email to Video.Closed.Caption@ftr.com, or by mail to Frontier, 1500 MacCorkle Avenue, Charleston, WV 25396, Attn: Anthony Kasey, Manager.

For up-to-date channel information please visit:  
<http://frontier.com/channelupdates>

If your unresolved complaint involves FiOS TV, an additional contact may be under Local Franchise Authority. Local Franchise Authority - FiOS TV  
Your FCC Community ID is: FL1308





CONCORD STATION CDD  
Date of Bill  
Account Number

Page 1  
7/25/19  
813-909-4569-121718-5

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E	8 JUL 15	4:47P	1.0	DD	CLEVELAND OH (216)390-3003	.00 U
E	9 JUL 17	1:53P	1.0	DD	JUPITER FL (561)744-1557	.00 U
E	10 JUL 22	4:25P	3.0	DD	MORRISTOWN NJ (973)886-0987	.00 U
E	11 JUL 22	4:29P	2.0	DD	NORTHBROOK IL (847)226-4302	.00 U
E	12 JUL 22	4:33P	1.0	DD	COLUMBUS OH (614)981-2456	.00 U
E	13 JUL 22	4:46P	1.0	DD	NEWBRNSWCK NJ (732)322-7772	.00 U
813/909-4569						Subtotal .00

#### Detail of Frontier Com of America Charges

Bill charged to 813/909-4575

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E	14 JUN 28	10:41A	10.0	DD	FARMINGTON MI (248)479-1926	.00 U
813/909-4575						Subtotal .00

Legend Call Types:  
DD - Day

#### Caller Summary Report

	Calls	Minutes	Amount
Main Number	13	23	.00
813/909-4575	1	10	.00
**Customer Summary	14	33	.00

#### Caller Summary Report

	Calls	Minutes	Amount
Interstate	12	30	.00
Intrastate	2	3	.00
**Customer Summary	14	33	.00





CONCORD STATION CDD  
Your Monthly Invoice

RECEIVED  
AUG - 9 2019

BY: .....

Date Rec'd Rizzetta & Co, Inc

D/M approval

Date

Date entered

AUG 15 2019

Fund

001 GL 57200 oc 4727

Check #

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Service available in IN, OR, WA, CA, TX or FL. Services are subject to all applicable Frontier terms and conditions. Service and promotion subject to availability. Taxes, governmental surcharges and other applicable fees and charges are extra, and subject to change. Security and analytics features: Frontier does not warrant that the services will be error-free or uninterrupted. Minimum system requirements apply. Frontier reserves the right to withdraw this offer at any time.



Frontier  
BUSINESS

### Account Summary

New Charges Due Date	8/26/19
Billing Date	8/02/19
Account Number	813-948-3623-042617-5
PIN	6907
Previous Balance	220.97
Payments Received Thru 7/23/19	-220.97
Thank you for your payment!	
Balance Forward	.00
New Charges	220.97
<b>Total Amount Due</b>	<b>\$220.97</b>

## Manage Your Account

### To Pay Your Bill

Online: [Frontier.com](http://Frontier.com) 1.800.801.6652

Pay by Mail

### To Contact Us

Chat: [Frontier.com](http://Frontier.com) Online: [Frontier.com/helpcenter](http://Frontier.com/helpcenter)

Call: 1.800.921.8102 Tech Support:  
[Frontier.com/helpcenter](http://Frontier.com/helpcenter)

Email: [ContactBusiness@ftr.com](mailto:ContactBusiness@ftr.com)

1,6



P.O. Box 5157, Tampa, FL 33675

AV 01 010107 28596B 47 A\*\*5DGT



CONCORD STATION CDD  
5844 OLD PASCO RD STE 100  
WESLEY CHAPEL, FL 33544-4010

## PAYMENT STUB

**Total Amount Due** **\$220.97**

New Charges Due Date 8/26/19

Account Number 813-948-3623-042617-5

Please do not send correspondence with your payment. Make checks payable to Frontier.

**Amount Enclosed** \$

To change your billing address, call 1-800-921-8102

FRONTIER  
PO BOX 740407  
CINCINNATI OH 45274-0407



427000813948362304261700000000000000220975



## Your customers want to text you. Let them.

Add Frontier Business Texting™ to your business phone number for as little as \$4.99 a month (before taxes and fees), and start communicating with your customers in the way they prefer.

Don't go it alone. Call or text (888) 511-0507 | [frontiertexting.com/getstarted](http://frontiertexting.com/getstarted)

For Billing and Service Questions, Call 1-800-921-8102, 7 am-7 pm Monday-Friday, 9:30 am-4 pm Saturday  
or visit [www.Frontier.com](http://www.Frontier.com).

**IF YOU HAVE ANY QUESTIONS, BILLING CONCERNS, OR A RECURRING ISSUE, PLEASE CONTACT OUR FLORIDA-BASED CUSTOMER CARE TEAM AT 1-888-457-4110. OUR FLORIDA TEAM IS EAGER TO HELP YOU GET SPECIALIZED ATTENTION.**

### **PAYING YOUR BILL**

Pay online, by phone, by mail or at any Authorized Payment Location. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. Visit [Frontier.com](http://Frontier.com) to set up recurring electronic payments to streamline bill payment.

### **LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES**

You are responsible for all legitimate, undisputed charges on your bill. If you pay your bill after the due date, you may be charged a fee (including a Treatment Charge if your account has been delinquent for 3 consecutive months and your past due balance is greater than \$99), your service may be interrupted and you may have to pay a reconnection charge to restore service. A fee may be charged for a check that is returned by the bank for any reason. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating. When making an online payment, please allow time for the transfer of funds. If the funds are not received by Frontier by the due date, a fee may be assessed.

### **IMPORTANT CONSUMER MESSAGES**

You must pay all basic local service charges to avoid basic local service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services.

Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment.

### **SERVICE TERMS**

Visit [Frontier.com/terms](http://Frontier.com/terms), [Frontier.com/tariffs](http://Frontier.com/tariffs) or call customer service for information on applicable tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your Frontier services - voice, internet and/or video - including limitations of liability, and early termination fees and the effective date of and billing for the termination of service(s). Frontier's Terms, include a binding arbitration provision to resolve customer disputes ([Frontier.com/terms/arbitration](http://Frontier.com/terms/arbitration)). Subscribers to Frontier's TV and Internet services are billed one full month in advance. If you cancel your TV and/or Internet service subscription, termination of your service subscription(s) and any early termination fees will be effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions. We encourage you to review the Terms as they contain important information about your rights and obligations, and ours. By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration.

**Hard of Hearing, Deaf, Blind, Vision and /or Mobility Impaired customers may call 1-877-462-6606 to reach a consultant trained to support their communication needs.**



CONCORD STATION CDD

Date of Bill

8/02/19

Account Number

813-948-3623-042617-5

**CURRENT BILLING SUMMARY**

Local Service from 08/02/19 to 09/01/19

Qty Description

813/948-3623.0

Charge

**Non Basic Charges**

FiOS Internet 150/150

204.99

Gateway Router Rental

9.99

Other Charges-Detailed Below

5.99

**Total Non Basic Charges****220.97****TOTAL****220.97****\*\* ACCOUNT ACTIVITY \*\***

Qty Description

Order Number Effective Dates

1 Business High Speed Internet Fee

AUTOCH 8/02

5.99

813/948-3623

**Subtotal****5.99****Subtotal****5.99****CUSTOMER TALK****Important Information About Your Equipment...**

If you change or cancel your service, you must return rented equipment. To facilitate equipment return, Frontier will send you a prepaid return mailer at the time of your order change/cancellation. Equipment that is not returned or is received damaged (except for reasonable wear and tear) is subject to a substantial fee. Additional return mailers can be requested at [www.frontier.com/returns](http://www.frontier.com/returns)

RECEIVED

AUG 21 2019

Greenview Landscaping Inc.

P.O. BOX 12668  
ST. PETE, FLORIDA 33733  
727-906-8864

**Invoice**

Date	Invoice #
8/21/2019	8CCSASO#113

Bill To
CONCORD STATION CDD 5844 OLD PASCO ROAD STE 100 WESLEY CHAPEL, FL 33544

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	EXTRA CHARGES	0.00	0.00
	APPLIED 600 GALLON OF LIQUID 12-0-0 FERTILIZATION SOLUTION TO ST. AUGUSTINE TURF PER CONTRACT	600.00	600.00
	APPLIED 180 POUNDS OF ALOFT INSECTICIDE FOR ISOLATED TURF TREATMENT FOR CHINCH BUGS AND OTHER GROUND INSECTS	360.00	360.00
	APPLIED 600 GALLONS OF SOUTH AVENUE HERBICIDE ON ST. AUGUSTINE TURF FOR WEED CONTROL	600.00	600.00
	FERTILIZED PALMS TREES WITH 8-2-12 GRANULAR FERTILIZE	300.00	300.00
	APPLIED FUNGICIDE ON ALL HAWTHORNE AND VIBURNUM SUSPENSUM PLANTS	500.00	500.00
<p>Date Rec'd Rizzetta &amp; Co, Inc. _____</p> <p>D/M approval <u><i>[Signature]</i></u> Date <u>8/23/19</u></p> <p>AUG 22 2019</p> <p>Date entered _____</p> <p>Fund <u>001</u> GL <u>53900</u> OC <u>4652</u></p> <p>Check # _____</p>			
THANK FOR YOUR BUSINESS. PAYMENT DUE AT TIME OF RECEIPT		<b>Total</b>	\$2,360.00

Greenview Landscaping Inc.

P.O. BOX 12668  
ST. PETE, FLORIDA 33733  
727-906-8864

# Invoice

Date	Invoice #
8/13/2019	8CCSASO110

Bill To
CONCORD STATION CDD 5844 OLD PASCO ROAD STE 100 WESLEY CHAPEL, FL 33544

RECEIVED  
AUG 13 2019

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	EXTRA CHARGES	0.00	0.00
	REMOVED THE DECLINING SYCAMORE TREE ON THE STORMWATER POND BANK OF SUNLAKE AND MENTMORE AND REPLACED WITH A LIVE OAK	400.00	400.00
	REMOVED THE DECLINING MAP TREE ON THE STORMWATER POND BANK ON TUCKERTON NEAR THE INTERSECTION WITH MENTMORE AND REPLACED WITH A 2 INCH MAPLE TREES	300.00	300.00
<div>Date Rec'd Rizzetta &amp; Co, Inc. _____</div> <div>D/M approval <u>[Signature]</u> Date <u>8/20/19</u></div> <div>Date entered <u>AUG 15 2019</u></div> <div>Fund <u>001</u> GL <u>53900</u> OC <u>4615</u></div> <div>Check # _____</div>			
THANK FOR YOUR BUSINESS. PAYMENT DUE AT TIME OF RECEIPT		Total	\$700.00

Greenview Landscaping Inc.

P.O. BOX 12668  
ST. PETE, FLORIDA 33733  
727-906-8864

# Invoice

Date	Invoice #
8/13/2019	8CCSASO111

Bill To
CONCORD STATION CDD 5844 OLD PASCO ROAD STE 100 WESLEY CHAPEL, FL 33544

RECEIVED  
AUG 13 2019

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	EXTRA CHARGES	0.00	0.00
	TAPPED INTO THE ADJACENT ZONE LINE AND INSTALLED BUBBLERS IN EACH PLANTER. ITEMS #44 FROM THE INSPECTION REPORT JUNE 2019	100.00	100.00
<div>Date Rec'd Rizzetta &amp; Co, Inc _____</div> <div>D/M approval <u>[Signature]</u> Date <u>8/20/19</u></div> <div>Date entered <u>AUG 15 2019</u></div> <div>Fund <u>001</u> GL <u>53900</u> OC <u>4614</u></div> <div>Check # _____</div>			
THANK FOR YOUR BUSINESS. PAYMENT DUE AT TIME OF RECEIPT			<b>Total</b> \$100.00



Greenview Landscaping Inc.

P.O. BOX 12668  
ST. PETE, FLORIDA 33733  
727-906-8864

# Invoice

Date	Invoice #
8/13/2019	8CCSAS0112

Bill To
CONCORD STATION CDD 5844 OLD PASCO ROAD STE 100 WESLEY CHAPEL, FL 33544

RECEIVED  
AUG 13 2019

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	EXTRA CHARGES	0.00	0.00
	REPLACED PRESSURE SWITCH ON IRRIGATION PUMP AT THE PUMPING STATION AT THE CORNER OF MENTMORE AND SUNLAKE	120.00	120.00
	REPLACED CORRODED COPPER TUBING LINE TO PRESSURE REGULATOR VALVE AT THE PUMPING STATION ON MANASSAS PUMP TO CYCLE ON AND OFF	160.00	160.00
<div>Date Rec'd Rizzetta &amp; Co, Inc _____</div> <div>D/M approval <u>[Signature]</u> Date <u>8/20/19</u></div> <div>Date entered <u>AUG 15 2019</u></div> <div>Fund <u>001</u> GL <u>53900</u> OC <u>4616</u></div> <div>Check # _____</div>			
THANK FOR YOUR BUSINESS. PAYMENT DUE AT TIME OF RECEIPT		<b>Total</b>	\$280.00

Greenview Landscaping Inc.

P.O. BOX 12668  
ST. PETE, FLORIDA 33733  
727-906-8864

# Invoice

Date	Invoice #
8/13/2019	8CCSASO114

Bill To
CONCORD STATION CDD 5844 OLD PASCO ROAD STE 100 WESLEY CHAPEL, FL 33544

RECEIVED

AUG 13 2019

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	EXTRA CHARGES	0.00	0.00
	PERFORMED OTC INJECTIONS ON PHOENIX PALMS	800.00	800.00
Date Rec'd Rizzetta & Co, Inc. _____			
D/M approval <u>[Signature]</u> Date <u>8/20/19</u>			
Date entered <u>AUG 15 2019</u>			
Fund <u>001</u> GL <u>53900</u> OC <u>4654</u>			
Check # _____			
THANK FOR YOUR BUSINESS. PAYMENT DUE AT TIME OF RECEIPT		Total	\$800.00

Greenview Landscaping Inc.

P.O. BOX 12668  
ST. PETE, FLORIDA 33733  
727-906-8864

RECEIVED

JUL 11 2019

# Invoice

Date	Invoice #
7/11/2019	8CCSCDD19

Bill To
CONCORD STATION CDD 5844 OLD PASCO ROAD STE 100 WESLEY CHAPEL, FL 33544

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	AUGUST MONTHLY MAINTENANCE	19,000.00	19,000.00
<div>Date Rec'd Rizzetta &amp; Co, Inc. _____ D/M approval <u>[Signature]</u> Date <u>7/12/19</u> Date entered <u>JUL 12 2019</u> Fund <u>001</u> GL <u>53900</u> OC <u>4604</u> Check # _____</div>			
Thank you for your business.		<b>Total</b>	\$19,000.00

Greenview Landscaping Inc.

P.O. BOX 12668  
ST. PETE, FLORIDA 33733  
727-906-8864

RECEIVED

JUL 11 2019

# Invoice

Date	Invoice #
7/11/2019	8CCSCHOU19

Bill To
CONCORD STATION CDD CONCORD STATION CLUBHOUSE 5844 OLD PASCO ROAD STE 104 WESLEY CHAPEL, FL 33544

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	AUGUST MONTHLY MAINTENANCE	1,100.00	1,100.00
Date Rec'd Rizzetta & Co, Inc. _____			
D/M approval <u>[Signature]</u> Date <u>7/12/19</u>			
Date entered <u>JUL 12 2019</u>			
Fund <u>001</u> GL <u>57200</u> OC <u>4714</u>			
Check # _____			
Thank you for your business.		<b>Total</b>	\$1,100.00



Jani-King of Tampa Bay  
2469 Sunset Point Road  
Clearwater, FL 33765  
727-797-7744  
Tax ID 52-1459931

# Invoice

Monthly

Concord Station CDD  
5844 Old Pasco Road  
Suite 100  
Wesley Chapel, FL 33544

RECEIVED  
AUG - 2 2019

BY: .....

Invoice No	1-402748
Invoice Date	August 1, 2019
Due Date	September 1, 2019
PO Number	
Vendor	
JKI Account	

18636 Mentmore Boulevard, Land O' Lakes, FL 34638

85-8013229221C-3

## Description

## Amount

Cleaning services for August 2019 Rizzetta & Co, Inc.

250.00

D/M approval

Date

Date entered

AUG 08 2019

Fund

001 GL 572000C 4705

Subtotal

\$250.00

Please take advantage of our Performance Evaluation System. Each month, we'll send you an email with a link to our online survey. Sending feedback takes only 20 seconds and helps us provide better service. Plus, you could win a \$25 gift card to Carrabba's!!

Sales Tax

\$0.00

Total

\$250.00

Please detach the stub below and return it with your payment

Franchisee	853	Renee Therrien's, Inc
Customer	8860	Concord Station CDD
Invoice	1-402748	\$250.00

Please send your payment to this address

Jani-King of Tampa Bay  
2469 Sunset Point Road  
Clearwater, FL 33765

## Comments



**Netix Solutions, LLC**  
1936 Bruce B. Downs Blvd Suite 489  
Wesley Chapel Florida 33543  
(813) 940-4682

RECEIVED

AUG 02 2019

# Invoice

# INV-0365

**Balance Due**  
**\$200.00**

**Bill To**  
**Concord Station CDD**  
5844 Old Pasco Road Suite 100  
Wesley Chapel  
33544 Florida

Invoice Date : August 02, 2019  
Due Date : August 16, 2019

Item & Description	Qty	Rate	Amount
Community Website for CDD Monthly fee for website service. <a href="https://concordstationcdd.com/">https://concordstationcdd.com/</a>	1.00	200.00	200.00
SSL Certificate and Security Monitoring	1.00	0.00	0.00
<b>Total</b>			<b>\$200.00</b>
<b>Balance Due</b>			<b>\$200.00</b>

## Notes

Thank you for your business. If you need assistance please email us at [support@netixsolutions.com](mailto:support@netixsolutions.com)

## Payment Options



## Terms & Conditions

By using our services, you agree to our Terms of Service and Policies posted at <https://netixsolutions.com>.

Date Rec'd Rizzetta & Co, Inc. \_\_\_\_\_  
D/M approval CD Date 8/12/19  
Date entered AUG 08 2019  
Fund 001 GL 51300 OC 4907  
Check # \_\_\_\_\_



UTILITIES SERVICES BRANCH  
CUSTOMER INFORMATION &  
SERVICE DEPT.  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012  
NEW PORT RICHEY (727) 847-8131  
DADE CITY (352) 521-4285  
utilcustserv@pascocountyfl.net  
Pay By Phone: 1-844-450-3704



81 1  
12-52805

# CONCORD STATION CDD

Service Address: **18636 MENTMORE BOULEVARD**

Bill Number: 12268125

Billing Date: 8/9/2019

Billing Period: 6/20/2019 to 7/22/2019

**Contingent upon Board budget adoption, new rates, fees, and charges take effect Oct. 1, 2019.**

Account #	Customer #
0315035	01352379
Please use the 15-digit number below when making a payment through your bank	
031503501352379	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13595176	6/20/2019	2581	7/22/2019	2646	32	65

## Usage History

### Water

July 2019	65
June 2019	51
May 2019	62
April 2019	49
March 2019	46
February 2019	44
January 2019	73
December 2018	40
November 2018	4
October 2018	5
September 2018	4
August 2018	5

Date Rec'd Rizzetta & Co, Inc

D/M approval

Date entered

Fund

Check #

Date

GL

OC

## Transactions

Previous Bill

Payment 7/29/2019

Balance Forward

Current Transactions

Water

Water Base Charge

Water Tier 1

Water Tier 2

Water Tier 3

Sewer

Sewer Base Charge

Sewer Charges

Total Current Transactions

TOTAL BALANCE DUE

526.01

-526.01 CF

0.00

35.69

RECEIVED  
AUG 12 2019

BY:

25.0 Thousand Gals X \$1.88

25.0 Thousand Gals X \$2.99

15.0 Thousand Gals X \$6.00

79.52

65.0 Thousand Gals X \$5.55

687.71

\$687.71

Annual Water Quality Report: 2018 Consumer Confidence Report is available online at [bit.ly/pascoRegional2018](http://bit.ly/pascoRegional2018) To request a paper copy please call 813-929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

☐ Check this box if entering change of mailing address on back.



CONCORD STATION CDD  
5844 OLD PASCO ROAD  
WESLEY CHAPEL FL 33544

Account # 0315035  
Customer # 01352379  
Balance Forward 0.00  
Current Transactions 687.71

**Total Balance Due \$687.71**  
**Due Date 8/26/2019**

10% late fee will be applied if paid after due date

Round Up Donation to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

PASCO COUNTY  
UTILITIES SERVICES BRANCH  
CUSTOMER INFORMATION & SERVICE DEPT.  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

013523794031503571226812590000687713

# CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

## Check Request

Amount: \$8,286.08

Project: Concord Station CDD

Date: 08/01/19

Payable to: Pasco Sheriff's Office

Address: 20101 Central Boulevard  
Land O' Lakes, FL 34637  
Attn: Fiscal

Reason: Law Enforcement Services  
Installment #11

Requester: Greg Cox

Date Rec'd Rizzetta & Co, Inc. \_\_\_\_\_

D/M approval \_\_\_\_\_

Date

8/21/19  
AUG 02 2019

Date entered \_\_\_\_\_

Fund 001

GL 52100

OC

3307

Check # \_\_\_\_\_



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

*PAID*  
 JUL 24 2019

# Invoice

Date	Invoice #
8/1/2019	INV0000042305

**Bill To:**

CONCORD STATION CDD  
 3434 Colwell Avenue, Suite 200  
 Tampa FL 33614

Services for the month of	Terms	Client Number
August	Upon Receipt	00460

Description	Qty	Rate	Amount
District Management Services - 3101	1.00	\$2,520.00	\$2,520.00
Administrative Services - 3100	1.00	\$472.50	\$472.50
Accounting Services - 3200	1.00	\$1,750.00	\$1,750.00
Financial & Revenue Collections - 3111	1.00	\$437.50	\$437.50
Field Services - 53900 -4658	1.00	\$650.00	\$650.00
<p>Date Rec'd Rizzetta &amp; Co, Inc. _____</p> <p>D/M approval <i>[Signature]</i> Date <u>7/29/19</u></p> <p>Date entered <u>JUL 26 2019</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>*</u></p> <p>Check # _____</p>			
<b>Subtotal</b>			\$5,830.00
<b>Total</b>			\$5,830.00

Rizzetta Amenity Services, Inc  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

RECEIVED

JUL 30 2019

# Invoice

Date	Invoice #
7/26/2019	INV000000000006523

## Bill To:

Concord Station CDD  
5844 Old Pasco Rd.  
Suite 100  
Wesley Chapel FL 33544

Services for the month of		Terms	Client Number
July		Due on receipt	04004
Description	Qty	Rate	Amount
Actual Bi-Weekly Payroll	1.00	\$5,939.47	\$5,939.47
Employee(s) Insurance Reimbursement	1.00	\$28.92	\$28.92
Date Rec'd Rizzetta & Co, Inc. <u>9/8</u> Date <u>8/2/19</u>			
D/M approval _____ Date <u>8/2/19</u>			
Date entered <u>AUG 01 2019</u>			
Fund <u>001</u> GL <u>57200</u> OC <u>3305</u>			
Check # _____			
Subtotal			\$5,968.39
Total			\$5,968.39

Rizzetta Amenity Services, Inc  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

INVOICE  
AUG 07 2019

## Invoice

Date	Invoice #
7/31/2019	INV00000000006552

**Bill To:**

Concord Station CDD  
5844 Old Pasco Rd.  
Suite 100  
Wesley Chapel FL 33544

Services for the month of		Terms	Client Number
July		Due on receipt	04004
Description	Qty	Rate	Amount
Auto Mileage & Travel	44.88	\$1.00	\$44.88
Cell Phone	50.00	\$1.00	\$50.00
Date Rec'd Rizzetta & Co, Inc. _____			
D/M approval <u>                    </u> Date <u>8/12/19</u>			
Date entered <u>                    </u> AUG 08 2019			
Fund <u>001</u> GL <u>57200</u> OC <u>3305</u>			
Check # _____			
Subtotal			\$94.88
Total			\$94.88

**Rizzetta Amenity Services, Inc**  
**3434 Colwell Avenue**  
**Suite 200**  
**Tampa FL 33614**

RECEIVED  
AUG 09 2019

# Invoice

Date	Invoice #
8/9/2019	INV000000000006583

## Bill To:

Concord Station CDD  
5844 Old Pasco Rd.  
Suite 100  
Wesley Chapel FL 33544

Services for the month of		Terms	Client Number
August		Due on receipt	04004
Description	Qty	Rate	Amount
Amenity Management Services	1.00	\$990.00	\$990.00
Actual Bi-Weekly Payroll	1.00	\$5,985.43	\$5,985.43
Employee(s) Insurance Reimbursement	1.00	\$28.92	\$28.92
<p>Date Rec'd Rizzetta &amp; Co, Inc. _____</p> <p>D/M approval <u>AD</u> Date <u>8/12/19</u></p> <p>Date entered <u>AUG 09 2019</u></p> <p>Fund <u>001</u> GL <u>57200</u> OC <u>3305</u></p> <p>Check # _____</p>			
Subtotal			\$7,004.35
Total			\$7,004.35

# Invoice

**Bill To:**

RECEIVED  
AUG 23 2019

		Services for the month of	Terms	Client Number
		August	Due on receipt	04004
Description	Qty	Rate	Amount	
Actual Bi-Weekly Payroll	1.00	\$6,125.65	\$6,125.65	
Employee(s) Insurance Reimbursement	1.00	\$28.92	\$28.92	
Date Rec'd Rizzetta & Co, Inc _____ D/M approval <u><i>[Signature]</i></u> Date <u>8/23/19</u> Date entered <u>AUG 23 2019</u> Fund <u>001</u> GL <u>57200</u> OC <u>3305</u> Check # _____				
		<b>Subtotal</b>	\$6,154.57	
		<b>Total</b>	\$6,154.57	



## INVOICE

Page 1 of 1

Invoice Number 1545284  
Invoice Date August 8, 2019  
Purchase Order 215600232  
Customer Number 83387  
Project Number 215600232

## Bill To

Concord Station CDD  
Accounts Payable  
Rizzetta & Company  
5844 Old Pasco Road, Suite 100  
Wesley Chapel FL 33544  
United States

RECEIVED  
AUG 12 2019

BY: .....

## Please Remit To

Stantec Consulting Services Inc. (SCSI)  
13980 Collections Center Drive  
Chicago IL 60693  
United States

## Project Concord Station CDD-

Project Manager

Stewart, Tonja L

For Period Ending

July 26, 2019

Current Invoice Total (USD)

2,110.00

Follow up regarding splash pad; parking lot expansion, and leaking backflow preventer; site visit regarding concrete pour for splash pad

Top Task 219 2019 FY General Consulting

## Professional Services

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	5.00	110.00	550.00
Rotberg, Alexia Lena	0.25	120.00	30.00
Stewart, Tonja L	9.00	170.00	1,530.00
<b>Subtotal Professional Services</b>	<b>14.25</b>		<b>2,110.00</b>

Top Task Subtotal 2019 FY General Consulting 2,110.00

Total Fees &amp; Disbursements

2,110.00

INVOICE TOTAL (USD)

2,110.00

## Due upon receipt or in accordance with terms of the contract

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (239) 985 - 5515 E-mail: [Summer.Fillinger@Stantec.com](mailto:Summer.Fillinger@Stantec.com)

\*\* PLEASE SEND AN INVOICE # WITH PAYMENT \*\*

Thank you.

Date Rec'd Rizzetta &amp; Co, Inc.

D/M approval

Date

AUG 15 2019

Date entered

Fund

001

GL

51300

OC

3103

Check #

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 \* Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

C/O RIZZETTA & COMPANY

5844 OLD PASCO ROAD

SUITE 100

WESLEY CHAPEL, FL 33544

July 30, 2019

Client: 001004

Matter: 000001

Invoice #: 17274

Date Rec'd Rizzetta & Co, Inc.

D/M approval

Date entered Aug 15 2019

Fund 001 GL 51400 oc 3107

Check #

Page: 1

RE: General Matters

For Professional Services Rendered Through July 15, 2019

## SERVICES

Date	Person	Description of Services	Hours
6/17/2019	JMV	REVIEW EMAIL FROM K. GALLANT; REVIEW CDD FINANCIAL STATEMENTS.	0.3
6/17/2019	JMV	REVIEW AND REVISE AMENITY FACILITY POLICIES.	0.9
6/21/2019	JMV	REVIEW EMAIL FROM J. LANSFORD RE: CDD AGREEMENT; REVIEW AGREEMENT; DRAFT EMAIL TO J. LANSFORD.	0.3
6/24/2019	JMV	REVIEW EMAIL FROM J. LANSFORD; REVIEW EMAILS AND DOCUMENTS FROM T. STEWART; DRAFT EMAIL TO T. STEWART.	0.4
6/25/2019	JMV	REVIEW EMAILS FROM T. STEWART; TELEPHONE CALL FROM T. STEWART.	0.3
6/26/2019	JMV	REVIEW EMAIL FROM T. STEWART; REVIEW PERMIT APPLICATION.	0.3
6/27/2019	JMV	REVIEW EMAIL FROM C. GARGANO; REVIEW LEGAL NOTICE.	0.2
7/1/2019	JMV	PREPARE BUDGET RESOLUTION; PREPARE ASSESSMENT RESOLUTION; REVIEW EMAILS FROM J. LANSFORD.	0.8
7/1/2019	KMS	REVIEW COMMUNICATION FROM KAREN RE: AMENITY FACILITY POLICY REVISIONS; REVISE AMENITY FACILITY POLICY TO INCORPORATE COMMENTS FROM KAREN.	0.5

July 30, 2019  
 Client: 001004  
 Matter: 000001  
 Invoice #: 17274

Page: 2

## SERVICES

Date	Person	Description of Services	Hours	
7/1/2019	LB	REVIEW AND REVISE RESOLUTION NOS. 2019-06 AND 2019-07 ADOPTING THE FISCAL YEAR 2019 BUDGET AND LEVYING AND IMPOSING THE OPERATIONS AND MAINTENANCE ASSESSMENTS; FINALIZE RESOLUTIONS; PREPARE EMAIL TO C. GARGARO TRANSMITTING SAME.	1.3	
7/3/2019	JMV	TELEPHONE CALL FROM T. STEWART; TELEPHONE CALL FROM J. LANSFORD; REVIEW EMAIL FROM T. STEWART.	0.7	
7/3/2019	LB	PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT RE SERIES 2016 BONDS.	0.2	
7/4/2019	JMV	PREPARE QUARTERLY REPORT TO CDD BOND DISCLOSURE AGENT.	0.3	
7/8/2019	JMV	REVIEW EMAIL FROM J. LANSFORD RE: COMPUTER POLICY; REVISE AMENITY FACILITY POLICY; DRAFT EMAIL TO J. LANSFORD.	0.4	
7/9/2019	JMV	TELEPHONE CALL WITH T. STEWART RE: CDD BOARD MEETING.	0.4	
7/10/2019	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.5	
7/11/2019	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	4.3	
7/11/2019	LB	FINALIZE QUARTERLY REPORT; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING REPORT FOR PERIOD ENDED JUNE 30, 2019.	0.2	
Total Professional Services			12.3	\$3,157.50

## PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	10.1	\$2,777.50
KMS	Kristen M. Schalter	0.5	\$125.00
LB	Lynn Butler	1.7	\$255.00



July 30, 2019

Client: 001004

Matter: 000001

Invoice #: 17274

Page: 3

---

Total Services	\$3,157.50	
Total Disbursements	\$0.00	
Total Current Charges		\$3,157.50

**PAY THIS AMOUNT**

**\$3,157.50**

*Please Include Invoice Number on all Correspondence*

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 \* Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

C/O RIZZETTA & COMPANY

5844 OLD PASCO ROAD

SUITE 100

WESLEY CHAPEL, FL 33544

July 30, 2019

Client: 001004

Matter: 000009

Invoice #: 17275

Page: 1

RE: Easement Encroachment Agreements with Residents

For Professional Services Rendered Through July 15, 2019

## SERVICES

Date	Person	Description of Services	Hours
7/2/2019	LB	3723 MORGONS CASTLE COURT (XIAO YU); REVIEW APPLICATION REQUEST FOR EXTENSION OF LANAI FROM PROPERTY OWNER; REVIEW SPREADSHEET AND 2017 RECORDS RE DENIAL OF APPLICATION FOR EXTENDED LANAI DUE TO PIPE IN THE EASEMENT; PREPARE EMAIL TO DISTRICT MANAGER AND DISTRICT ENGINEER RE REVIEW OF THE 2019 REQUEST FOR A SMALL SIZED LANAI THAN PREVIOUSLY REQUESTED AND DETERMINATION BY THE DISTRICT ENGINEER AS TO ANY ENCROACHMENT OVER THE EASEMENT.	0.3
7/2/2019	LB	18474 AYLESBURY LANE; REVIEW EMAIL FROM T. STEWART RE STORM SEWER, PIPE AND GRATE INLET IN EASEMENT; PREPARE EMAIL TO J. LANSFORD RE PLACING THE APPLICATION AND INFORMATION FROM THE DISTRICT ENGINEER BEFORE THE BOARD AT THE NEXT MEETING FOR REVIEW.	0.2
7/2/2019	LB	18617 MILTON KEYNES COURT; REVIEW EMAIL FROM J. LANSFORD AND APPLICATION FROM PROPERTY OWNER FOR FENCE ON THE DISTRICT'S EASEMENT; PREPARE EMAIL TO T. STEWART REQUESTING INFORMATION AS TO THE EASEMENT AND IF THERE IS A PIPE OR ANY REASON THE BOARD SHOULD NOT APPROVE THE FENCE EASEMENT ENCROACHMENT REQUESTED.	0.2

Date Rec'd Rizzetta & Co., Inc.

D/M approval  Date 

Date entered

Fund 001 GL 51400 OC 3107

Check #

July 30, 2019  
Client: 001004  
Matter: 000009  
Invoice #: 17275

Page: 2

## SERVICES

Date	Person	Description of Services	Hours	
7/9/2019	LB	3248 HERNE BAY COURT; RESEARCH PROPERTY OWNERSHIP; PREPARE EMAIL TO T. STEWART RE STATUS OF REVIEWING PROPERTY EASEMENT INFORMATION AND PROVIDING INFORMATION FOR THE BOARD'S REVIEW OF SAME; TELEPHONE CONFERENCE WITH T. STEWART RE SAME; REVIEW EMAIL FROM T. STEWART RE NO PIPES IN EASEMENT; PREPARE EMAIL TO J. LANSFORD RE PLACING APPLICATION FOR BOARD APPROVAL AT THE NEXT BOARD MEETING.	0.4	
7/11/2019	LB	3248 HERNE BAY COURT; REVIEW EMAIL FROM J. LANSFORD RE APPROVAL BY THE BOARD OF SUPERVISORS FOR FENCE ENCROACHMENT; PREPARE DRAFT EASEMENT ENCROACHMENT AGREEMENT.	0.6	
7/12/2019	LB	3248 HERNE BAY COURT; FINALIZE EASEMENT ENCROACHMENT AGREEMENT; PREPARE EMAIL TO J. LANSFORD TRANSMITTING SAME FOR EXECUTION.	0.2	
Total Professional Services			1.9	\$285.00

## PERSON RECAP

Person	Hours	Amount
LB Lynn Butler	1.9	\$285.00

## DISBURSEMENTS

Date	Description of Disbursements	Amount
7/15/2019	Photocopies (8 @ \$0.15)	\$1.20
Total Disbursements		\$1.20

July 30, 2019  
Client: 001004  
Matter: 000009  
Invoice #: 17275

Page: 3

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Total Services	\$285.00	
Total Disbursements	\$1.20	
Total Current Charges		\$286.20

**PAY THIS AMOUNT**

**\$286.20**

*Please Include Invoice Number on all Correspondence*

Suncoast Pool Service

P.O. Box 224  
Elfers, FL 34680

# Invoice

Date	Invoice #
8/2/2019	5478

RECEIVED  
AUG 02 2019

Bill To
Concord Station CDD

P.O. No.	Terms	Project
Aug 2019	Net 30	

Quantity	Description	Rate	Amount
1	<p>Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming.</p> <p>Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included.</p> <p>Date Rec'd Rizzetta &amp; Co, Inc. _____</p> <p>D/M approval <u>[Signature]</u> Date <u>8/12/19</u></p> <p>AUG 08 2019</p> <p>Date entered _____</p> <p>Fund <u>001</u> GL <u>57200</u> OC <u>4731</u></p> <p>Check # _____</p>	1,650.00	1,650.00
Thank you for your business.		<b>Total</b>	\$1,650.00

Phone #

(727) 271-1395

Suncoast Rust Control, Inc.

8026 118th Avenue North  
Largo, FL 33773

# INVOICE

RECEIVED  
AUG 02 2019

Date	Invoice #
8/1/2019	01858
Terms	P.O. No.
Net 30	
Due Date	Sales Rep
8/31/2019	

Bill To
Concord Station CDD 5844 Old Pasco Road Wesley Chapel, FL 33544

Qty.	Item	Description	Rate	Amount
1	Commercial Service	Commercial: Monthly rust control service and solution for previous month.	535.00	535.00
1	Commercial Service	Commercial: Monthly rust control service and solution for previous month.	500.00	500.00
<div>Date Rec'd Rizzetta &amp; Co, Inc. _____ D/M approval <u>OR</u> Date <u>8/17/19</u> Date entered <u>Aug 08 2019</u> Fund <u>001</u> GL <u>53900</u> OC <u>4600</u> Check # _____</div>				
Thank you for your business.			Total: \$1,035.00	

Balance Due \$1,035.00

Phone #	Fax #	E-Mail	Web Site
833-4NO-RUST	727-541-4006	rustcontrol@gmail.com	www.suncoastrustcontrol.com

Tropicare Termite and Pest Control  
7905 Land O' Lakes Blvd  
Land O' Lakes, FL 34638  
813-995-9711

Concord Station CDD  
C/O Rizzetta & Company Inc  
5844 Old Pasco Rd  
Suite 100  
Wesley Chapel, FL 33544-4010

Concord Station  
18636 Mentmore Blvd  
Land O Lakes, FL 34638-7978

**Invoice # 75728**

Invoice: 8/20/2019  
Date: Tuesday  
Time: 09:00 AM

Bill-To: 190063

Location: 190063

Technician: Brittany Walters

Service Description	Quantity	Price
Pest Control Service- Interior/Exterior	1.00	40.00

<b>SUBTOTAL</b>	<b>\$40.00</b>
<b>TAX</b>	<b>\$0.00</b>
<b>AMT PAID</b>	<b>\$0.00</b>
<b>TOTAL</b>	<b>\$40.00</b>

**AMOUNT DUE \$40.00**

Date Rec'd Rizzetta & Co, Inc

D/M approval

Date

Date entered

**AUG 23 2019**

Fund

**001**

GL **57000**

OC

**4729**

Check #

**Payment Receipt. Please Return with Payment Remittance**

Bill-To: Concord Station CDD  
C/O Rizzetta & Company Inc  
5844 Old Pasco Rd  
Suite 100  
Wesley Chapel, FL 33544-4010

Account #: 190063

Date: 8/20/2019

PO Number:

Invoice #: 75728

Terms: NET 30

Technician: Brittany Walters

Amount Paid: \_\_\_\_\_

Check No.: \_\_\_\_\_

mit-To: Tropicare Termite and Pest Control  
7905 Land O' Lakes Blvd  
Land O' Lakes, FL 34638  
813-995-9711

IMPORTANT INFORMATION ON BACK

RECEIVED

AUG 20 2019

Acct. # 1900063 Date 8.20.19  
Name Concord Station  
Address 18636 Newmore Blvd

PLEASE RETURN TOP PORTION WITH PAYMENT



Tropicare Termite and Pest Control, Inc.

TERMITE • HOUSEHOLD • GRASS PLUGGING

7905 LAND O' LAKES BLVD. • LAND O' LAKES, FLORIDA 34638

Pasco (727) 841-0388

Land O' Lakes (813) 995-9711

Toll Free 1-866-KILABUG (545-2284)

Date	Pest Control Treatment	Amt.
	<input checked="" type="radio"/> Interior <input checked="" type="radio"/> Exterior	
8.20.19	<input checked="" type="radio"/> PFS Treatment <input checked="" type="radio"/> Perimeter Treatment <input checked="" type="radio"/> Crack and Crevice <input checked="" type="radio"/> Dust: Attic Crawl Voids <input checked="" type="radio"/> Baits: <input type="checkbox"/> Inside <input type="checkbox"/> Outside <input checked="" type="radio"/> Flea Treatment <input checked="" type="radio"/> Termite Inspection <input checked="" type="radio"/> Other <u>Rodent Bait Stations</u>	<u>100.00</u>
Time		40.00 Monthly Pest Control

Applied by

Britt

Thank You!  
FREE Termite Inspections

Termidor Certified Technicians

Lawn Spraying

Weed Control





# INVOICE

Customer ID:

17-45064-33006

Customer Name:

CONCORD STATION COMMUNITY  
DEVELOPEMENT DISTRICT

Service Period:

08/01/19-08/31/19

Invoice Date:

08/01/2019

Invoice Number:

0453192-1568-2

**How To Contact Us**Visit **wm.com**

To setup your online profile, sign up for paperless statements, manage your account, view holiday schedules, pay your invoice or schedule a pickup



Customer Service:  
(800) 255-7172

**Your Payment Is Due****Aug 31, 2019**

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

**Your Total Due****\$52.00**

If payment is received after  
08/31/2019: **\$ 57.00**

See Reverse for Important Messages

**Previous Balance**

52.00

+

**Payments**

(52.00)

+

**Adjustments**

0.00

+

**Current Charges**

52.00

=

**Total Due****52.00****Details for Service Location:**

Concord Station Community Development District, 18636 Mentmore Blvd,  
Land O Lakes FL 34638-7978

Customer ID: 17-45064-33006

Description	Date	Ticket	Quantity	Amount
4 Yard dumpster 1x week	08/01/19		1.00	52.00
<b>Total Current Charges</b>				<b>52.00</b>

Date Rec'd Rizzetta &amp; Co, Inc.

D/M approval

Date

Date entered

Fund

GL

OC

Check #

RECEIVED  
JUL 29 2019

BY: .....

----- Please detach and send the lower portion with payment ----- (no cash or staples) -----



WASTE MANAGEMENT INC. OF FLORIDA  
PO BOX 42930  
PHOENIX, AZ 8508D

(800) 255-7172  
(813) 740-8408 FAX

**Invoice Date**

08/01/2019

**Invoice Number**

0453192-1568-2

**Customer ID**

(Include with your payment)

17-45064-33006

**Payment Terms**

Total Due by 08/31/2019  
If Received after 08/31/2019

**Total Due**

\$52.00  
\$57.00

**Amount**

156800017450643300600453192000000052000000005200 7

0023831 01 AV 0.380 \*\*AUTO T9 0 7205 33544-401099 -C01-P23854-I1

10290CS7

CONCORD STATION COMMUNITY DEVELOPEMENT DISTRICT  
5844 OLD PASCO RD  
WESLEY CHAPEL FL 33544-4010



WASTE MANAGEMENT INC. OF FLORIDA  
PO BOX 4648  
CAROL STREAM, IL 60197-4648



order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

## Tab 3



Concord Station Clubhouse

18636 Mentmore Blvd. • Land O Lakes, FL • 34638

Phone: 813.909.4569 • Fax: 813.909.4573

### **September 2019 Clubhouse Operations/Maintenance/Event Updates:**

- Quotes for re-plaster of the pool attached. (some include paver repair for complete solution)
- Tim (maintenance) has begun the process of repainting the monuments in the communities.
- Meeting with clubhouse manager of The Groves regarding digital sign process and approval.
- Survey for residents has been out for the residents to take part in.
- Constructing haunted village for Halloween event. Tim is working on this.
- Ordered replacement of external commercial door handles, mechanisms with new Brushed Aluminum option that is longer lasting and weather resistant.
- Order and replaced state and national flag for Clubhouse, old flags are being retired properly.
- Tim (maintenance) installing 1<sup>st</sup> phase of maintenance garage insulation (fiberglass batting).

### **September/October Upcoming Events / Program Updates:**

- September 13 – Game Night – 6:30pm
- September 27 – Adult Social Night – 7:00pm
- October 11 – Game Night – 6:30pm
- October 25 – Spooky Social Night – 7:00pm
- October 26 – Hauntless Halloween Event - 12:00pm
- \*\*Trivia Night has been moved to later date to draw higher interest.

Pool Plastering Quotes  
The Pool Doctor

**THE POOL DOCTOR**

6995 90th Ave. North, Unit B  
 Pinellas Park, FL 33782  
 (727) 546-2400  
 (813) 258-1081

**JOB ESTIMATE**

page 1

CUSTOMER ORDER NO. 141160		DATE COMPLETED 10-2-19	
BILL TO Concord Station Club		PHONE	
ADDRESS 18636 Mentmore Blvd		TECHNICIAN Darell	
CITY Land O Lakes FL 34638			
DESCRIPTION OF WORK			
OPTIONS	DESCRIPTION OF MATERIAL USED	PRICE	AMOUNT
#1	Pull 20x20 area of old pavers - install new		
#2	Remove old coping and install new - install 2 new rows of tile with depth markers		
#3	Pull up 3 ft of pavers around entire pool - re-set making deck level with new coping		
#4	Using old pavers install new cuts around pool coping		
LABOR		AMOUNT	
SERVICE CALL INCLUDING 1 HOUR @ \$99.00			TOTAL MATERIALS —
ADDITIONAL LABOR @ \$65.00			TOTAL LABOR —
This is a rough draft estimate			
Detailed proposal including warranties and			
Brochures to follow in mail within 3 - 5 days.			
I hereby acknowledge acceptance of job estimate and to commence the above described work.			TAX —
SIGNATURE		DATE COMPLETED / /	TOTAL



**THE POOL DOCTOR**6995 90th Ave. North, Unit B  
Pinellas Park, FL 33782

(727) 546-2400

(813) 258-1081

**JOB ESTIMATE**

page 2

CUSTOMER ORDER NO.	DATE COMPLETED
141160	10-2-19

BILL TO	Concord Station Club	PHONE	
ADDRESS	18636 Mentmore Blvd	TECHNICIAN	Darell
CITY	Land O Lakes FL 34638		
DESCRIPTION OF WORK			

OPTIONS	DESCRIPTION OF MATERIAL USED	PRICE	AMOUNT
#5	Install hydrazzo to pool and gutter		
#6	Install all new grates to gutter, floor system and main drain		

LABOR	AMOUNT	TOTAL MATERIALS	
SERVICE CALL INCLUDING 1 HOUR @ \$99.00			
ADDITIONAL LABOR @ \$65.00		TOTAL LABOR	

**This is a rough draft estimate****Detailed proposal including warranties and****Brochures to follow in mail within 3 - 5 days.**

I hereby acknowledge acceptance of job estimate and to commence the above described work.		TAX	
SIGNATURE	DATE COMPLETED	TOTAL	66,110.00
	1 / 1		

## The Pool Works





# Custom Proposal Prepared For

---

## Concord Station

Pool beam repair & pool resurface

---

By  
Jack Pink, VP Sales  
The Pool Works of Florida  
May 23, 2019





State of Florida Pool Contractor, License # CPC1457968

**Concord Station**

**May 23, 2019**

The Pool Works of Florida would like to genuinely Thank You for the opportunity to bid on this remodeling project. We have prepared the following proposal at you request.

*The proposal includes the following information:*

- Company profile and qualifications.
- Available resources for researching licensing and qualifications.
- List of references and completed projects by our company.
- Health Department Survey detailing code requirements for the project.
- Explanation and summary of Health Dept. survey.
- Detailed construction specifications for the project.
- Proposal.
- Product and material information from manufacturer.

We hope this information is informative. This package has been carefully prepared to provide you with the most information possible. The following products have proposed after meeting with you and assessing the requirements of your project. Should you require any more information or proposals for different products please let us know. Thanks again for opportunity to bid this project.

Best Regards,

*Jack Pink*

The Pool Works of Florida, Inc.

**The Pool Works of Florida, Inc.**

9191 130<sup>th</sup> Avenue North | Largo, FL 33773

Phone 727.938.8389 | Fax 727.938.5594 | [www.thepoolworks.net](http://www.thepoolworks.net)



State of Florida Pool Contractor, License # CPC1457968

## Company Profile

---

The Pool Works is a fully licensed and insured commercial pool building/renovation company. We have been in business for 23 years, Donald Ball Sr. has been in this business for 33 years. Our Corporate Officers hold State Licenses for commercial pool renovation and construction. The President of the Corporation Donald Ball Sr. is the commercial pool builder license holder for the Company. Our Company has a commitment to quality for every project. We are extremely proud of our reputation. A list of completed projects has been included with your proposal for your review. There are a number of quality companies in our area we enjoy competing with every day. Unfortunately, there are an equal number of undesirable companies as well.

The following resources are available to verify licensing and business practices.

### Better Business Bureau



**[www.bbbwestflorida.org](http://www.bbbwestflorida.org)**  
**727-535-5522**

---

### Pinellas County Construction Licensing Board



**[www.pcclb.com](http://www.pcclb.com)**  
**727-536-4720**

**The Pool Works of Florida, Inc.**  
9191 130<sup>th</sup> Avenue North | Largo, FL 33773  
Phone 727.938.8389 | Fax 727.938.5594 | [www.thepoolworks.net](http://www.thepoolworks.net)








State of Florida Pool Contractor, License # CPC1457968

## About Us

---

The Pool Works is one of the industry's finest pool building and renovation specialists. We have been in the industry for 23 years. Customers choose us when they want a partner that offers excellence in quality workmanship, utilizing the best materials available. Our team is staffed with the top consultative experts, tradesmen and support staff, ensuring that your project is safe and professional from start to finish.

Our company has additional offerings to augment the Pool & Spa environment, being Outdoor Commercial Furniture, Outdoor Kitchen Systems and Professional-Grade Grills & Accessories. This provides our customers with a full-service partner for their Pool, Spa and Deck projects.

-  **New Commercial Construction**  
Pools, Spas, Decks, Filtration Systems, Splash Pads, Water Features, Pavers & Custom-Cast Coping
-  **Renovation**  
Pools & Spa Resurfacing, Tile Replacement, Deck Resurfacing, Paver Installations, Custom-Cast Coping, Health Department Inspection Code Upgrades
-  **Repair**  
Equipment, Plumbing, Tile, Coping, Pavers, Decks Leak Detection & Repair
-  **Service**  
Paver Cleaning & Sealing, Deck Sealing, Equipment Preventative Maintenance, Health Department Inspection Report Review, Consultation Services
-  **Outdoor Furnishings**  
Commercial Furniture, Gazebos, Outdoor Kitchen Systems, Fire Pits, Professional-Grade Grills



**The Pool Works of Florida, Inc.**

9191 130<sup>th</sup> Avenue North | Largo, FL 33773

Phone 727.938.8389 | Fax 727.938.5594 | [www.thepoolworks.net](http://www.thepoolworks.net)



# One Call... for your Pool, Spa and Deck Environments



## Turn-Key Services



### Commercial Pool Construction

#### Pool & Spa Renovation

*Resurfacing, Pavers, Custom Coping, Equipment upgrades, LED lighting...*



### Repair

*Pool & Spa Pumps, Heaters, Filtration Systems, Salt Systems Chlorinators, Plumbing and more...*



### Service Program

*Pool, Spa, Equipment and Deck Evaluations, Equipment Maintenance and more...*



### Paver Cleaning & Sealing

*5 Step Cleaning and Sealing Process*

**Bring your deck back to life!**



### Deck & Path Pavers

*Featuring Belgard Pavers*



### Commercial Outdoor Furniture

#### Furniture Refurbishment & Repair



### Outdoor Shade Structures

*Block out up to 96% of harmful UV rays. That translates into 15 to 20 degrees cooler under any of the structures.*



### Outdoor Kitchen Systems

#### Professional Grade Grills

*Doors, Drawers, Ice Bins, Beverage Centers, Sinks and Grill Liners.*



### Custom Coping

*Natural hand-crafted product, choice of multiple colors featuring Crushed Abalone Shell or Distressed finishes.*



### Splash Pads & Water Features

- ✓ Interactive Water Features
- ✓ Splash Pads, Water Toys
- ✓ Fountains, Waterfalls
- ✓ Tipping Buckets, Ground Sprays

When Quality & Experience Matters!

The Pool Works of Florida, Inc.  
Commercial Pool Builder  
License CPC1457968

25 Years Industry Experience  
BBB Accredited, A+ Rated



727.938.8389

www.thepoolworks.net  
dawn@thepoolworks.net



State of Florida Pool Contractor, License # CPC1457968

## PROPOSAL

**Submitted To:** Concord Station

**Date:** May 23, 2019

**Work to be performed at:** 18636 Mentmore Blvd. | Land O Lakes 34638

**Contact Information:** Michael Speidel; [manager@concordstationclubhouse.com](mailto:manager@concordstationclubhouse.com); 813-909-4569

We hereby submit specifications and estimates for repair of a swimming pool beam. We agree to furnish materials and labor to complete renovation. All work to be completed in compliance with attached specifications.

Demo 30 feet of damaged pool beam, tile and coping. Prep pool beam, pin, steel, bond coat, frame and pour new section of pool beam.

**NOTE: The concrete must cure for 3 weeks prior to installing tile and coping.**

Install paver coping to match existing as close as possible, install upper tile with tile to match existing as close as possible, set new interior and exterior depth Markers and new No Dive markers.

**JOB TOTAL**

**\$6,150.00**

**The Pool Works of Florida, Inc.**

9191 130<sup>th</sup> Avenue North | Largo, FL 33773

Phone 727.938.8389 | Fax 727.938.5594 | [www.thepoolworks.net](http://www.thepoolworks.net)



State of Florida Pool Contractor, License # CPC1457968

## ACCEPTANCE OF CONTRACT TERMS AND CONDITIONS

**Submitted To:** Concord Station

**Date:** May 23, 2019

1. Payment schedule as follows:

50% will be invoiced 60 days prior to work commencing.      \$3,075.00

50% due within 7 days of completion      \$3,075.00

2. Balance to be paid in full upon satisfactory completion of work.

3. Unpaid balance will incur service charges to the maximum extent allowable by law, as well as, any cost (s) of collections and attorney fees. Any and all disputes that arise during or after execution of this contract will be settled solely by the FSPA binding arbitration process.

4. Any alterations or deviation from the enclosed specifications involving extra costs will only be executed upon written order and will become an extra charge over and above this contract.

**5. PRICING GOOD FOR 30 DAYS UNLESS SIGNED AND ACCEPTED.**

All work to be in compliance with the Florida Building Code and the County Health Department.

### ACCEPTANCE

The prices, specification, terms and conditions contained in this bid package are hereby accepted. We authorize the renovation project to be done.

Signature \_\_\_\_\_ Date \_\_\_\_\_



State of Florida Pool Contractor, License # CPC1457968

## **PUBLIC SWIMMING POOL RESURFACING SURVEY EXPLANATION**

The following survey details the changes that are required for the pool to meet current code. These changes are required when the pool is renovated. This survey is a tool to inform the property owners of the requirements. The Building Dept. will perform an inspection after the work is completed to assure the property owner that current code requirements have been met. It is advisable to withhold partial payment from the contractor until this inspection is completed.

This is very important to ensure the proposal is accurate and prevent expensive change orders later. It is unlawful for a company to begin construction or modification to any public pool without first having received a permit from the Building Dept.

The existing step tile must be replaced with a permanent, continuous, dark color tile to highlight the step area. The tiles must also be NON-SKID.

The existing gutter tile does not meet code. They must be NON-SKID tile.

The existing depth marker tiles will be replaced to meet code.

International "No Diving" tiles are required by code.

The existing gutter grates will be replaced with new SP 1019 fittings, frames and grates. They also need to be made flush with the gutters.

Upon inspection the gutter of the pool does not meet code. Gutter slope from lip of gutter to gutter drain must be increased downward, not to exceed 2 inches. The lip of the gutter must be level, within 1/4" overall.

A new VGB compliant main drain frame and grate will be installed.

Thank You,

*Jack*

**The Pool Works of Florida, Inc.**

9191 130<sup>th</sup> Avenue North | Largo, FL 33773

Phone 727.938.8389 | Fax 727.938.5594 | [www.thepoolworks.net](http://www.thepoolworks.net)





State of Florida Pool Contractor, License # CPC1457968

## PROPOSAL

**Submitted To:** Concord Station

**Date:** May 23, 2019

**Work to be performed at:** 18636 Mentmore Blvd. | Land O Lakes 34638

**Contact Information:** Michael Speidel; [manager@concordstationclubhouse.com](mailto:manager@concordstationclubhouse.com); 813-909-4569

<b>Pool Size:</b>	<b>Length</b> 100'	<b>Perimeter</b> 324'	<b>Total Square Footage</b>
	<b>Width</b> 55'	<b>Depth</b> 3' to 7.5'	7201'

We hereby submit specifications and estimates for renovations of a swimming pool. We agree to furnish materials and labor to complete renovation. All work to be completed in compliance with attached specifications.

Refinish pool interior with HYDRAZZO			\$38,005.00
Refinish gutters with HYDRAZZO			\$ 6,916.00
Install gutter grates	SP 1019	40 Grates	\$ 840.00
Install upper tile		324 Lin. Ft.	\$ 4,860.00
Install lower tile		318 Lin. Ft.	\$ 5,406.00
Install <i>NON SKID</i> step tile as per code		48 Lin. Ft.	\$ 816.00
Install main drain frame and grates		Qty. 3	\$INCLUDED
Install Depth Markers as per code		104 tiles	\$ 1,976.00
Install International No Diving tiles		19 tiles	\$ 600.00
Install new SP1025 floor fitting		Qty. 58	\$INCLUDED
Permit Fees			\$ 600.00

**NOTE:** After pool is drained it will be inspected for cracks and if cracks are found management will be notified. The cost for crack repair is at a cost of \$100.00 per linear foot.

**JOB TOTAL POOL \$60,019.00**

**The Pool Works of Florida, Inc.**  
9191 130<sup>th</sup> Avenue North | Largo, FL 33773  
Phone 727.938.8389 | Fax 727.938.5594 | [www.thepoolworks.net](http://www.thepoolworks.net)



State of Florida Pool Contractor, License # CPC1457968

## ACCEPTANCE OF CONTRACT TERMS AND CONDITIONS

**Submitted To:** Concord Station

**Date:** May 23, 2019

1. Payment schedule as follows:

30% will be invoiced 60 days prior to work commencing.	\$18,005.70
50% due upon tile delivery to site.	\$30,009.50
20% due within 7 days of completion	\$12,003.80

2. Balance to be paid in full upon satisfactory completion of work.

3. Unpaid balance will incur service charges to the maximum extent allowable by law, as well as, any cost (s) of collections and attorney fees. Any and all disputes that arise during or after execution of this contract will be settled solely by the FSPA binding arbitration process.

4. Any alterations or deviation from the enclosed specifications involving extra costs will only be executed upon written order and will become an extra charge over and above this contract.

5. The Pool Works includes removing loose plaster and patching as part of its contract, however in the event of severe loose plaster The Pool works will accept the cost of removing and replacing up to 1% of the total square footage of the pool. Any more than 1% of the square footage will be removed and replaced at a rate of up to \$3.00 per square foot and will be added to the price of the contract. Other structural problems such as cracks in the pool shell or unstable substrate may also require additional work and cost. This is an unforeseen problem. The Pool Works will make the customer aware of the problem as soon as the pool is drained and inspected.

**6. PRICING GOOD FOR 30 DAYS UNLESS SIGNED AND ACCEPTED.**

All work to be in compliance with the Florida Building Code and the County Health Department.

### ACCEPTANCE

The prices, specification, terms and conditions contained in this bid package are hereby accepted. We authorize the renovation project to be done.

Signature \_\_\_\_\_ Date \_\_\_\_\_



State of Florida Pool Contractor, License # CPC1457968

## OPTIONAL LED LIGHTING PROPOSAL

**Submitted To:** Concord Station

**Date:** May 23, 2019

**Work to be performed at:** 18636 Mentmore Blvd. | Land O Lakes 34638

**Contact Information:** Michael Speidel; [manager@concordstationclubhouse.com](mailto:manager@concordstationclubhouse.com); 813-909-4569

We hereby submit specifications and estimate for replacing pool lights. We agree to furnish materials and labor to complete renovation. All work to be completed in compliance with attached specifications.

Install (9) Pentair Intellibrite G5 LED pool lights.

**TOTAL**



**\$6,750.00**

### **Please note...**

Pentair LED pool lights have a 2 year complete replacement warranty on the entire light.

LED lights provide the equivalent of a 300 watt bulb (same as current lights in pool) while only consuming 45 watts of power. The LED lights are brighter and whiter.

The (9) existing lights cost \$104.67 per month to operate (8) hours a night. LED lights will cost \$13.95 per month to run (8) hours a night.

To replace lights with same type will cost \$4,525.00 and there is no warranty on the bulb and the fixture has a one year warranty.

By choosing the LED lights you will save \$90.72 each month and will recoup the expense. The led bulbs themselves will last up to 10 years creating more savings by not having to replace bulbs.

**The Pool Works of Florida, Inc.**

9191 130<sup>th</sup> Avenue North | Largo, FL 33773

Phone 727.938.8389 | Fax 727.938.5594 | [www.thepoolworks.net](http://www.thepoolworks.net)



State of Florida Pool Contractor, License # CPC1457968

## ACCEPTANCE OF CONTRACT

### TERMS AND CONDITIONS

**Submitted To:** Concord Station

**Date:** May 23, 2019

We hereby submit specifications and estimate for replacing pool lights. We agree to furnish materials and labor to complete renovation. All work to be completed in compliance with attached specifications.

1. Payment schedule as follows:

50% will be invoiced 60 days prior to work commencing.      \$3,375.00

50% due within 7 days of completion      \$3,375.00

2. Balance to be paid in full upon satisfactory completion of work.

3. Unpaid balance will incur service charges to the maximum extent allowable by law, as well as, any cost (s) of collections and attorney fees. Any and all disputes that arise during or after execution of this contract will be settled solely by the FSPA binding arbitration process.

4. Any alterations or deviation from the enclosed specifications involving extra costs will only be executed upon written order and will become an extra charge over and above this contract.

**5. PRICING GOOD FOR 30 DAYS UNLESS SIGNED AND ACCEPTED.**

### ACCEPTANCE

The prices, specification, terms and conditions contained in this bid package are hereby accepted. We authorize the renovation project to be done.

Signature \_\_\_\_\_ Date \_\_\_\_\_

**The Pool Works of Florida, Inc.**

9191 130<sup>th</sup> Avenue North | Largo, FL 33773

Phone 727.938.8389 | Fax 727.938.5594 | [www.thepoolworks.net](http://www.thepoolworks.net)



State of Florida Pool Contractor, License # CPC1457968

## Construction Specifications for Commercial Pool Resurfacing

### JOBSITE

- Will remain as clean as possible during construction
- Will remain locked and secured at all times with no access to area while under construction
- Caution tape and signs will be posted at gates or points of entry
- Safety of workers and people close to the work area will remain the highest concern
- Inspections of any work should be done with the job supervisor present

### MATERIALS

- Materials may be stored on jobsite in a neat and orderly manner
- All materials will be used in strict accordance with manufacturer specifications

### PREPARATION

- Pool will be drained with submersible pumps to storm drains or other specified area.
- All pool equipment and pool lights will be turned off.
- The hydrostatic plug will be removed and precautions taken to control ground water
- Temporary pumps may be installed to control ground water
- Pool surface will be checked for stability and sounded for any loose or delaminated pool finish
- All returns will be cut back or replaced if necessary to allow for new pool finish and to ensure a new seal around them
- If no new tile is being set, existing tile will be undercut for proper seal of the pool finish
- Pool light fixtures will be removed and niches internally inspected for proper sealing
- Light niches will be cut back for proper seal
- Main drain "Pot" will also be inspected for proper sealing around pipe (s)
- Ladders and grab rails will be removed if possible and anchors inspected
- Step tiles will be replaced
- Skimmers will be cut back for proper seal, if applicable
- Gutter grates and frames will be removed and replaced with new frames
- Pipes in gutter fittings will be raised if necessary and sealed
- Entire pool finish will be acid etched with hydrochloric acid.
- The acid will also etch marcite to open pores and remove impurities.
- Pool surface may be bleach washed and degreased with tri-sodium phosphate if necessary
- Pool surface will be pressure washed at 3500 psi.

**The Pool Works of Florida, Inc.**

9191 130<sup>th</sup> Avenue North | Largo, FL 33773

Phone 727.938.8389 | Fax 727.938.5594 | [www.thepoolworks.net](http://www.thepoolworks.net)





State of Florida Pool Contractor, License # CPC1457968

## **Construction Specifications (Continued)**

### **INSTALLATION**

- Pool surface will be bond coated with an acrylic-bonding agent .
- New pool finish will be applied at a minimum of 3/8" to 1/2" thickness
- Minimal accelerants will be used
- Pool finish will be allowed to mix according to manufacturer directions
- Pool finish will be troweled into any voids created by cutback and packed to make seal
- Pool finish will be worked to a smooth finish
- A new main drain framed and grate will be installed
- Pool finish in gutters will be level and flush with grates
- Hydrazzo will be exposed and polished with a diamond pad.
- After installation is complete pool fill will start

### **TILE**

- Existing tile will be removed if necessary
- Tile will be deglazed and cleaned for acceptance of new tile
- Tile on lip of gutter will be set to relevel pool if necessary
- Tile will be set with polymer-modified thinset approved for underwater applications
- Tile will be grouted with polymer-modified grout approved for pool tile
- All pool tiles will be pool grade
- Code required depth markers would be set in tile line
- Tile at gutters will be set for a 2" drop from front to back of gutters

### **START-UP**

- Pool equipment will be restarted
- Pool water chemistry will be completely balanced including Chlorine, PH, Total Alkalinity, Calcium Hardness and Cyanuric Acid
- The addition of a metal sequestrant will be added to pool

### **STRUCTURAL PROBLEMS AFTER DRAIN**

Structural problems such as cracks in the pool shell or unstable substrate may require additional work and cost. This is an unforeseen problem. The Pool Works will make the customer aware of the problem and additional costs as soon as the pool has been drained and inspected.

**The Pool Works of Florida, Inc.**

9191 130<sup>th</sup> Avenue North | Largo, FL 33773

Phone 727.938.8389 | Fax 727.938.5594 | [www.thepoolworks.net](http://www.thepoolworks.net)



State of Florida Pool Contractor, License # CPC1457968

## Recent Resurface References

Bahia Del Mar I 6365 Bahia Del Mar Blvd Resource Property Management/Leah Tessler	St. Pete 727-864-0004	33715
Bahia Del Mar 5 6021 Bahia Del Mar Circle Resource Property Management/Tracy Sander	St. Pete 727-864-0004	33715
Bahia Del Mar 6 6350 Bahia Del Mar Circle Resource Property Management/Linda Kiser	St. Pete 727-864-0004	33715
Bahia Vista I 5801 Bahia Del Mar Circle Resource Property Management/Linda Kiser	St. Pete 727-864-0004	33715
Bay Island Ambassador Spa 7300 Sun Island Dr Property Manager/Joyce	S. Pasadena 727-360-2751	33707
Belle Biltmore Villas Oaks 150 Bellview Blvd Progressive Management	Belleair 727-773-9542	33756
Bonaventure Condo 3023 Bonaventure Cir Progressive Management/Simone	Palm Harbor 727-773-9542	34684
Casa Del Mar 5 6276 Sun Blvd. Resource Property Management/Vance Poland	St. Pete 727-864-0004	33715
Cedar Hollow Townhomes Cedar Hollow Lane Jim Nobles Management/Sheron Nichols	Tampa 727-441-14514	33618
Clearwater Yacht Club 803 Bayway Blvd Jack	Clearwater Beach 727-447-5135	33767
Coachman Creek 2625 SR 590 Clara Schultz, Manager	Clearwater 727-797-9701	33759
Country Club Condominium 1200 Country Club Dr. Community Management Concepts, Patricia England	Largo 727-364-4690	33771
Cypress Cove Townhomes 6249 W. Linebaugh Ave Management & Associates/ Joan Fissella	Tampa 813-433-2000	33625

### The Pool Works of Florida, Inc.

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State of Florida Pool Contractor, License # CPC1457968

## Recent Resurface References (Continued)

East Lake Woodlands Condo 5 101 Lakeview Place Rick/Maintenance	Oldsmar 727-773-6902	34667
Edgewater Arms Condo 622 Edgewater Dr Progressive Management/Bob	Dunedin 727-733-1896	34698
Forest Wood 8234 Long branch Drive Creative Property Management/ Marney	Port Richey 727-478-4917	34668
Franklin Square East 1480 Brier Ct Calibre Management/Ray	Palm Harbor 727-796-1996	34683
Glen Eagles Condominium 2600 Cypress Pond Road Citadel Property Management/Jim Ranalo	Palm Harbor 727-938-7730	34683
Glen Ellen MHP 2882 Gulf to Bay Blvd ELS Properties Mike Bowering	Clearwater 727-797-5432	33759
Golden Gate MHP Spa 8201 40 <sup>th</sup> Street North Robert	Pinellas Park 727-577-9205	33781
Heritage Isles Golf & Country Club 10630 Plantation Bay Dr. John Browne/Manager	Tampa 813-907-7388	33647
Highland Lakes HOA 3300 MacGregor Drive Carl/Maintenance Director	Palm Harbor 727-643-4125	34684
Hillcrest Mobile Home Park 2346 Druid Road Park Manager, Mike	Clearwater 727-535-7906	33764
Imperial Pines 3074 Eastland Blvd Progressive Management/Curt Young	Clearwater 727-773-9542	33756
Mariner Village 1531 Klosterman Road Progressive Property Management/Linda	Tarpon Springs 727-773-9542	34689
Palma Del Mar 2 6218 Palma Del Mar Blvd Qualified Property Management/Tracey	St. Petersburg 727-869-9700	33715

### The Pool Works of Florida, Inc.

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Phone 727.938.8389 | Fax 727.938.5594 | [www.thepoolworks.net](http://www.thepoolworks.net)





State of Florida Pool Contractor, License # CPC1457968

## Recent Resurface References (Continued)

Palma Del Mar 3 6268 Palma Del Mar Blvd Tom Counihan/Board President	St. Petersburg 727-865-0192	33715
Palma Del Mar 4 6322 Palma Del Mar Blvd Del-Mar Property Services/Randy Miller	St. Petersburg 727-656-3791	33715
Palma Del Mar 5 6218 Palma Del Mar Blvd Qualified Property Management/Lydia Mascato	St. Petersburg 727-869-9700	33715
Penthouse Groves 1655 South Highland Ave Progressive Property Management/Tom Reardon	Clearwater 727-773-9542	33756
Philippe Bay Townhomes 2020 Philippe Parkway Resource Property Management/Mary Hadnott	Safety Harbor 727-796-5900	34695
Pine Ridge at Sugar Creek 13212 Slash Pine Dr Creative Management/Lisa Remick	Hudson 727-478-4909	34667
Quiet Waters 19931 Gulf Blvd. Minute Men Property Management/Bill Prout	Indian Shores 727-593-3265	33785
Ranchero Village 7100 Ulmerton Road Property Manager/Deborah	Largo 727-536-5573	33771
Royal Palms 400 Lake Ave Peter Sala/ Plant Operations Director	Largo 727-385-2997	33771
Sandal Cove 1001 Bayshore Blvd. Progressive Property Management/ Katherine Ganglhoff	Safety Harbor 727-773-9542	34695
Sarasota County Arlington Complex 2650 Waldemere St. Jose Duque, Pool Maintenance Supervisor	Sarasota 941-315-0155	34239
Sheraton Sand Key 1160 Gulf Blvd Seaway Resorts/John Agliano	Clearwater Beach 727-593-6000	33767
Shipwatch Yacht and Tennis Club CMC Property Management/Clara Carlucci	Largo 727-595-9300	33744

### The Pool Works of Florida, Inc.

9191 130<sup>th</sup> Avenue North | Largo, FL 33773  
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State of Florida Pool Contractor, License # CPC1457968

## Recent Resurface References (Continued)

Shore Mariner 18304 Gulf Blvd Manager, Denny	Redington Shores 33708 727-393-8137
Surfside Condominium 11 Idlewild St Jim Nobles Management/Richard Drago	Clearwater Beach 33767 727-441-1454
Sunset Palms 3401 Gandy Blvd Manager, Richard Thomas	Pinellas Park 33781 727-577-0287
Tampa Bay Yacht and Tennis Club General Manager/Scott Fairbairn	Tampa 33611 813-831-8665 ext 225
Tarpon Shores MHP 40274 US Hwy 19 N Manager/ Michael Kostare	Tarpon Springs 34689 727-938-2600
The Childrens Home 10909 Memorial Hwy Charles	Tampa 33615 727-599-5439
Versant Place Apts 1010 Versant Drive Victoria/Manager	Tampa 33511 813-655-1957
Viewpoint on the Bay 55 Rogers Street Tom Vanhooose Board Member	Clearwater 33756 727-812-4317
Westlake Village HOA 810 Village Way Carl/Board Member	Palm Harbor 34683 727-643-4125
Windsor Club @ Legacy Park 9905 Windsor Club Drive Lacey Haker/Manager	Riverview 33578 813-246-4334

### The Pool Works of Florida, Inc.

9191 130<sup>th</sup> Avenue North | Largo, FL 33773  
Phone 727.938.8389 | Fax 727.938.5594 | [www.thepoolworks.net](http://www.thepoolworks.net)

## Advanced Pools and Spa

4626 School Rd.  
Land O' Lakes, FL 34638  
Phone: (813)995-2939  
Fax: (813)996-1957

ADVANCEDPOOL-SPA.COM



STATE REGISTERED POOL CONTRACTOR  
LICENSE # RP0044041  
LICENSED. BONDED. INSURED.  
35 YEARS IN BUSINESS.

**Proposal Submitted to:**  
Concord Station Clubhouse  
18636 Mentmore Blvd.  
Land O' Lakes, FL 34638  
c/o Nikki Shugarts 813-909-4569, [Nicole.shugarts@vestaforyou.com](mailto:Nicole.shugarts@vestaforyou.com)  
Brenda Gray [Brenda.gray@vestaforyou.com](mailto:Brenda.gray@vestaforyou.com)

**Date:** October 1, 2019  
**Work to be performed at:**  
18636 Mentmore Blvd.  
Land O' Lakes, FL 34638

#### REFINISHING POOL

#### CONTRACT PROPOSAL

Advanced Pool & Spa Inc., (hereinafter "APS") hereby proposes to furnish all the materials and perform all the labor necessary for the completion of:

• Refinishing of a 5,500 sq. ft. commercial pool using a commercial grade Marquis Quartz pool finish. (Manufacturer's warranty on material). Stock colors.	\$35,875.00
• Refinishing perimeter standing gutter 320 linear ft.	\$ 3,495.00
• Dura-bond mechanical gunite bonding system. The strongest bonding system available. Cheap insurance against bonding failures and delamination of the new pool finish. This provides maximum service life to the new surface.	\$ 3,195.00
• Re-Tile 50 linear ft. of step edges and 16 linear ft. of gutter edges @ steps with a commercial grade 2x6 bullnose step tile. Skid resistant. (H.R.S. code)	\$ 540.00
• Commercial fixture package. Includes: 3 – 18" x 18" VGB main drain grate, 60 – top venting floor returns, 32 each 2x6 skim grates, 8 – ladder bumper guards, 10 – escutcheons. (H.R.S. code)	\$ 2,295.00
• Chemical start-up and initiation of stain prevention program.	\$ 1,295.00
<b>TOTAL JOB COST (with Marquis Quartz pool finish)</b>	<b>\$46,695.00</b>

#### OPTIONS:

**NOTE: pool has a structural tile/bond beam issue (see page 2).**

- Upgraded to Mini Pebble Pool finish for an additional \$ 18,550.00 (Limited lifetime Manufacturer's warranty or material) stock color White.
- Re-tile upper row of tile with a commercial grade 6x6 field tile, 320 linear ft. (choice of standard colors) \$ 4,595.00
- Re-tile lower row of tile with a commercial grade 6x6 bullnose tile, 320 linear ft. (choice of standard colors) \$ 4,595.00
- Install 50 custom fired depth marker tiles. 3ft. 4ft. 4ft. 6in. 5ft. 5ft. 6ft. 6in. 7ft. 7ft. 6in. on the inside of beam. (H.R.S. code). \$ 1,650.00

**Pool Finish price includes:** draining of pool, removal of all loose and failing finish (up to 5% of total surface area), undercut all perimeter tile boarders and fixtures (lights, drains, etc.), a pressure sweep clean-up, and final orientation to maintenance personnel. Prices do not include permitting or engineering if required.

#### "WARRANTY"

All work performed by Advanced Pool & Spa, Inc., will be warranted for a period of one (1) year from date of completion against defects in workmanship. Finishes are not warranted against discoloration, staining, pitting, or etching. Leak detection and repair is not included in above pricing. Existing cracks in decks and pools are structural and cannot be warranted. Stains caused by fill water are not warranted.

#### "PAYMENT"

First draw 50% due after pool is drained, prepped, and ready for refinish.  
Second draw 50% due upon completion.

#### "ACCEPTANCE OF PROPOSAL"

The above prices, specifications, and conditions are satisfactory and are hereby accepted. APS is authorized to perform the above stated work as specified. Payment will be remitted as outlined above. This proposal is valid for a period of ninety (90) days.

Customer signature/acceptance: \_\_\_\_\_

Date: \_\_\_\_\_

Respectfully Submitted: \_\_\_\_\_

Date: 10/1/19

**NOTICE OF TERMS:** all past due amounts will be charged a monthly late charge, interest, and all costs associated with collection, including reasonable attorney's fees and costs.



4626 School Rd.  
Land O' Lakes, FL 34638  
Phone: (813)995-2939  
Fax: (813)996-1957

ADVANCEDPOOL-SPA.COM



STATE REGISTERED POOL CONTRACTOR  
LICENSE # RP0044041  
LICENSED. BONDED. INSURED.  
35 YEARS IN BUSINESS.

**Proposal Submitted to:**  
Concord Station Clubhouse  
18636 Mentmore Blvd.  
Land O' Lakes, FL 34638  
c/o Nikki Shugarts 813-909-4569, [Nicole.shugarts@vestaforyou.com](mailto:Nicole.shugarts@vestaforyou.com)  
Brenda Gray [Brenda.gray@vestaforyou.com](mailto:Brenda.gray@vestaforyou.com)

**Date:** October 1, 2019  
**Work to be performed at:**  
18636 Mentmore Blvd.  
Land O' Lakes, FL 34638

BEAM REPAIR

### CONTRACT PROPOSAL

Advanced Pool & Spa Inc., (hereinafter "APS") hereby proposes to furnish all the materials and perform all the labor necessary for the completion of:

- Pool has structural tile beam cracking issues at 2 known locations. Structural movement has caused: cracking of tile, bond beam, and separation of brick coping. First damaged area is approximately 25 linear feet and 2<sup>nd</sup> area is 20 linear feet. \$3,495.00
- Remove loose coping and cracked and failing tile beam, 25 and 20 linear ft. Install mechanical anchor pins every 12 inches. Form and repour beam with high strength modified concrete mix. Reinstall coping brick.
- Re-tile 25' + 20' = 45 linear ft., using closest available tile color. (Includes 4-depth tiles at 1<sup>st</sup> location, 4 ft. 6 inches.
- Re-install approximately 45 linear ft. of existing brick coping. \$ 1,295.00
- Remove sinking unlevel pavers @ 4 locations (approximately): \$ 3,250.00
  - 1. 4' X 78' = 372 sq. ft.
  - 2. 3' X 22' = 66 sq. ft.
  - 3. 3' X 22' = 66 sq. ft.
  - 4. 3' X 15' = 45 sq. ft.
  - Total Area: 489 sq. ft.
- Remove pavers at 4' X 4' area around Shower Tower. Relevel sub-base, re-set pavers, and relevel Shower Tower assembly. \$ 485.00
- Sub-grade support concrete and plumbing work may be required after Shower Tower base is exposed. \$ T.B.D.
- Cost to repour concrete or additional plumbing work. \$ T.B.D.

### TOTAL JOB COST

**\$8,525.00**

### "PAYMENT"

First draw 50%.  
Second draw 50% due upon completion.

### "ACCEPTANCE OF PROPOSAL"

The above prices, specifications, and conditions are satisfactory and are hereby accepted. APS is authorized to perform the above stated work as specified. Payment will be remitted as outlined above. This proposal is valid for a period of ninety (90) days.

Customer signature/acceptance:

Date: \_\_\_\_\_

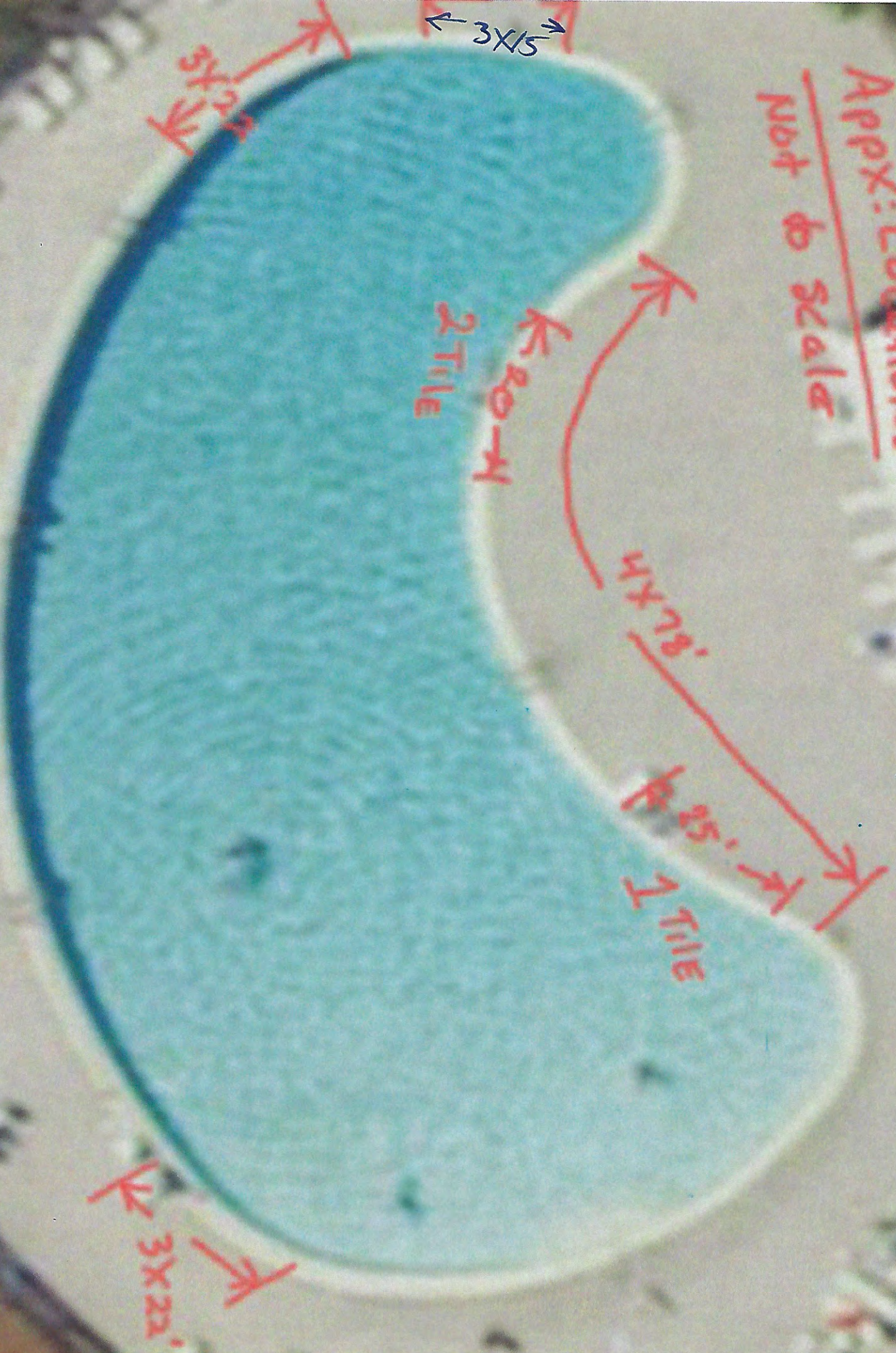
Respectfully Submitted:

Date: 10/1/19

**NOTICE OF TERMS:** all past due amounts will be charge a monthly late charge, interest, and all costs associated with collection, including but not limited to reasonable attorney's fees and costs.



Appx: Location's  
Not to Scale





## Tab 4



# Application for Plan Approval

Concord Station  
Community Association, Inc.

To: Condominium Associates  
2019 Osprey Lane Suite B Lutz, FL 33549  
Fax: 813-949-6041 | E-mail: pasco@condominiumassociates.com

As required by the Declaration of Covenants, Restrictions and Easements for Concord Station Community Association, Inc, as amended, the undersigned, as Owner of the property listed below, hereby applies for approval of improvements to the property and provides the following information in support of this application:

1. DESCRIPTION OF IMPROVEMENT: INSTALLATION OF FENCE ACCORDING TO HOA SET GUIDELINES MEETING COLOR & STYLE REQUIREMENTS. EXCEEDING SETBACKS WHICH ARE GREATER THAN 15'

2. ARCHITECTURAL PLANS: If applicable, submit 2 sets.

3. SITE & GRADING PLAN: Submit whenever alterations of lot grade are anticipated.

4. LANDSCAPING PLAN AND PLANT LIST: To be submitted for all landscaping improvements.

5. EXTERIOR MATERIALS (For building or room additions):

Roof: \_\_\_\_\_ Siding: \_\_\_\_\_

6. EXTERIOR COLORS: (Please list all exterior color changes and submit samples):

Paint Color Scheme: \_\_\_\_\_ Body: \_\_\_\_\_ Trim: \_\_\_\_\_

Front Door / Accent: \_\_\_\_\_ Roof: \_\_\_\_\_

It is expressly understood that approval by the Architectural Review Committee of the foregoing improvement(s) shall in no way indicate compliance with any local, state or federal law, standard or regulation or any requirement of the Declaration of Covenants, Restrictions and Easements for Concord Station Community Association, Inc. Compliance is the sole responsibility of the Owner. THOMAS REBMAN

Party Requesting Approval: BRADY FENCE ON BEHALF OF JULIA HERNANDEZ - PRADO

Address: 3678 MORGANS CASTLE CT Concord Neighborhood: \_\_\_\_\_

Telephone: 787-430-7821 Date: 6-26-2019

Signature: [Signature] Email: JULIA CRISTI @ GMAIL.COM

☐ APPROVED

☐ APPROVED SUBJECT TO CONDITIONS

☐ NOT APPROVED

Explanation: \_\_\_\_\_

Concord Station Community Association, Inc.  
Architectural Review Committee

By: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

By: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_



INSTRUCTIONS FOR SUBMITTING THE APPLICATION FOR PLAN APPROVAL

1. All applications must be submitted to the management company by mail or email at

Concord Station Community Association, Inc  
2019 Osprey Lane Suite B  
Lutz, FL 33549  
[pasco@condominiumassociates.com](mailto:pasco@condominiumassociates.com)

2. All applications MUST be accompanied by a sketch and a copy of your LOT survey indicating location, size, and type of construction and other pertinent information as may be necessary.
3. If approval for an application is granted, it is not to be construed to be approval of any County or City Code Requirement. A building permit from the appropriate building department is needed on most property alterations and/or improvements. The Architectural Review Committee shall have no liability or obligation to determine whether such improvement, alteration, and addition comply with any applicable law, rule, regulation code or ordinance.

As a condition precedent to granting approval of any request or change, alteration or addition to an existing basic structure, the applicant, their hires and assigns thereto, hereby assumes sole responsibility for the repair, maintenance or replacement of any such change, alteration or addition. IT IS UNDERSTOOD AND AGREED THAT CONCORD STATION COMMUNITY ASSOCIATION, INC AND TERRA MANAGEMENT SERVICES, INC. ET AL, ARE NOT REQUIRED TO TAKE ANY ACTION TO REPAIR, REPLACE OR MAINTAIN ANY SUCH APPROVED CHANGE, ALTERATION OR ADDITION, OR ANY STRUCTURE OR ANY OTHER PROPERTY. THE HOMEOWNERS AND ITS ASSIGNS ASSUMES ALL RESPONSIBILITY AND COST FOR ANY ADDITION OR CHANGE AND ITS FUTURE UPKEEP AND MAINTENANCE.

4. UNDER NO CIRCUMSTANCES IS AN ALTERATION TO BEGIN WITHOUT PROPER APPROVAL FROM THE ARCHITECTURAL REVIEW COMMITTEE.
5. THIS APPROVAL IS GOOD FOR ONLY SIX (6) MONTHS FROM DATE OF MEETING. YOU WILL NEED TO RESUBMIT FOR APPROVAL IS SIX (6) MONTHS HAS LAPSED AND THE ALTERATIONS ARE NOT COMPLETED.
6. ACC Meetings are currently the first Wednesday of the month at 6:00 pm at the Concord Station Clubhouse (please see Events Calendar at [www.concordstationhoa.com](http://www.concordstationhoa.com) for current information). Owners are welcome and encouraged to attend. APPLICATION DEADLINE: Application MUST BE SUBMITTED BY THE PRECEDING MONDAY AT NOON to be placed on the agenda - NO EXCEPTIONS!



# BRAVO FENCE!

11302 N. Nebraska Ave  
Tampa, FL 33612

Name Julia Hernandez Date 6-20-19  
Address 3678 MORGAN CASTLE CT Home \_\_\_\_\_  
City, St, Zip LAND O LAKES, FL 34638 Work \_\_\_\_\_  
Job Site \_\_\_\_\_ Cell 787-430-7821  
Site Phone \_\_\_\_\_ Fax \_\_\_\_\_



Ph: (813) 885-2777  
Fx: (813) 885-2444

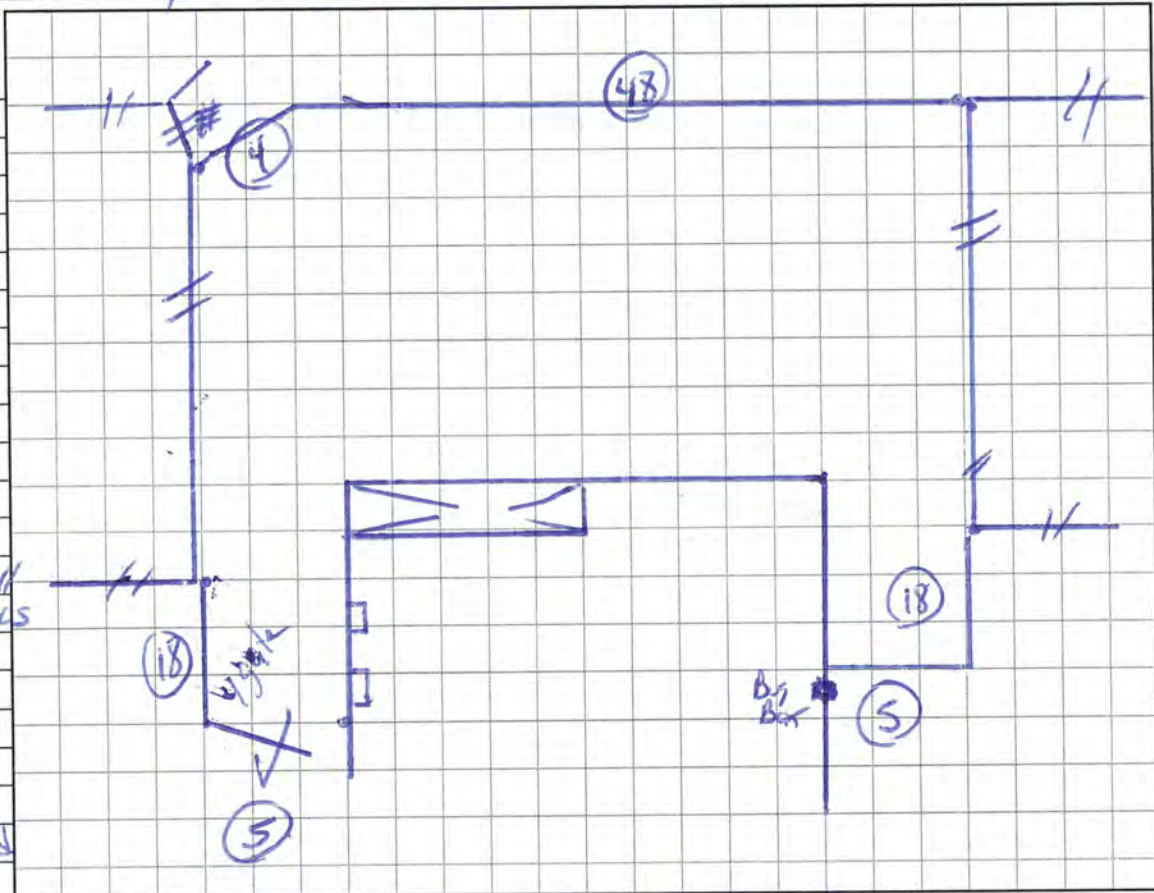
Type	Height	Style	Pickets	Rails	Posts	G A T E S	Size	Top	Swing
<input type="checkbox"/> Wood	<u>6'</u>	<u>2 RAIL TFG Privacy</u>	<u>7/8x6</u>	<u>1 1/2x5 1/2</u>	<u>5x5x108</u>		<u>42"</u>	<input type="checkbox"/> Arched	In <u>Out</u>
<input checked="" type="checkbox"/> Vinyl							<u>(1) 48"</u>	<input checked="" type="checkbox"/> Flat	Up-Hill
<input type="checkbox"/> Aluminum							<u>60"</u>	<input type="checkbox"/> Scalloped	Down-Hill
<input type="checkbox"/> Steel	Installation:		Tear Down	Concrete	Good Side				
<input type="checkbox"/> Chain Link									
<input checked="" type="checkbox"/> WHT	<u>98' LF w/ (1) GATE</u>	<u>N/A</u>	<u>YES All Posts</u>		In <u>Out</u>				

- ☐ Top of Fence Level  
☒ Average Grade  
☐ Follow Ground Grade

INSTALL APPROX 98' LF  
W/ (1) GATE OF 6' H  
TFG Privacy Fence.  
GATE INCLUDES  
POWDER COATED  
ADJUSTABLE HINGES  
LOCKABLE LATCH  
+ AN ALUMINUM  
I BEAM ON HINGE  
POST. All POSTS  
SET IN CONCRETE  
1 YR INSTALLATION  
WARRANTY on INSTALL  
20 YRS on MATERIALS

CASH/CHECK  
DISCOUNT  
\$2155.00

CREDIT CARDS Add  
2% Convenience Fee.



Special Instructions: To Add Additional GATE Adds \$285.00

I, \_\_\_\_\_, hereby certify that I am the Owner / Property Manager (Circle One) of the property referenced above. I hereby attest to be authorized to enter into this contract for said property.

(X)

Signature of Owner / Agent

JUN20'19 RCV

## Customer Responsibilities:

- ☒ Permit N/A  
☒ Association Approval +  
☒ Clear Fence Line  
☒ Underground Cables  
☒ Sprinkler System  
☒ Electric hook-up  
☒ Copy of Survey  
☒ Customer Initials X

Terms & Conditions: 50% Deposit; balance due at completion. Proposal is valid for 30 days.

The undersigned Customer signing this Contract below authorizes Bravo Fence to order materials and initiate work in accordance with this Contract, including without limitation Bravo Fence's Standard Terms and Conditions set forth on the back of this Contract, which are incorporated into this Contract for all purposes (facsimile is equivalent to original):

Accepted by:

(X)

Customer

Date

SALES REP: THOMAS

TOTAL PRICE:

LESS DEPOSIT:

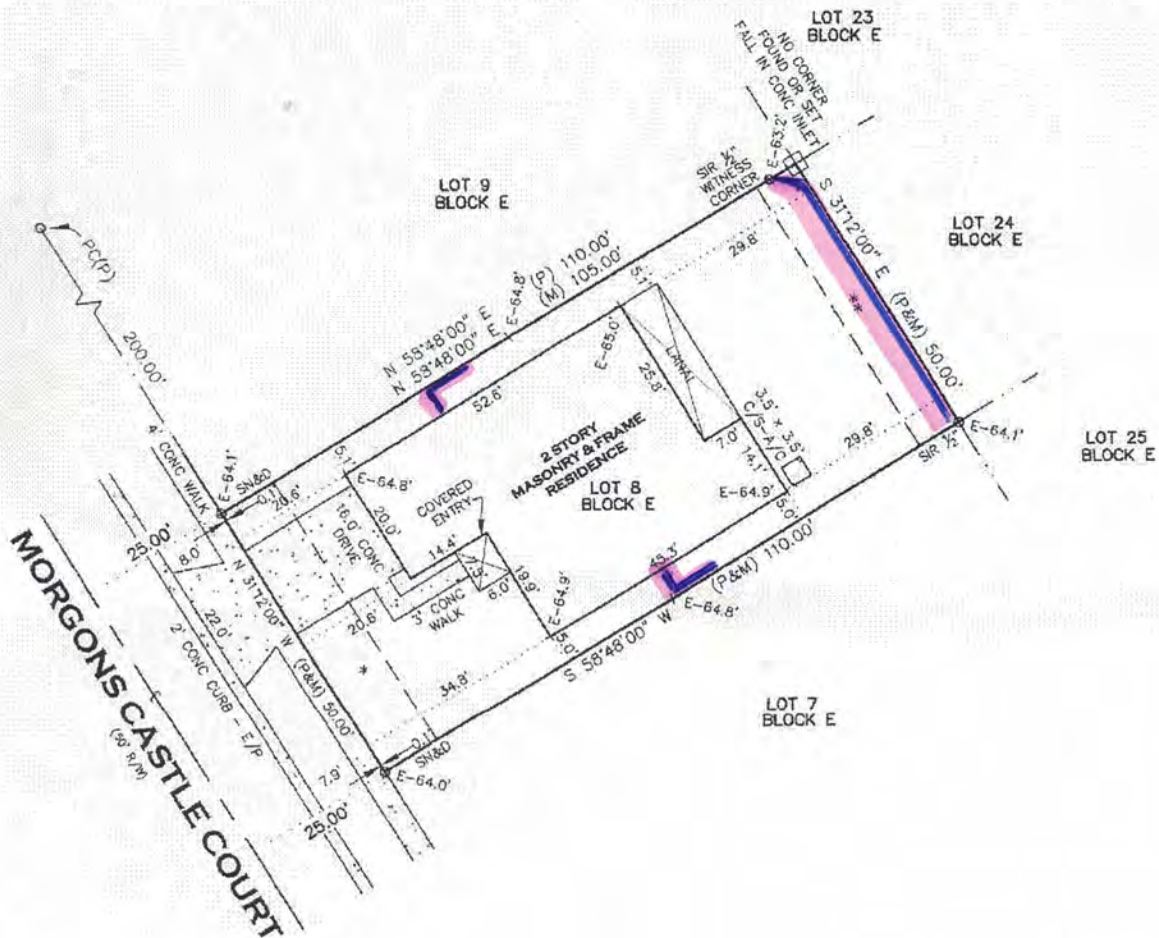
BALANCE DUE:



STRUCTURE TIES SHOWN HEREON DENOTES MEASUREMENT FROM FORM BOARDS/FOUNDATION TO PROPERTY LINE.

PURPOSE OF SURVEY: TO OBTAIN HORIZONTAL AND/OR VERTICAL DIMENSIONAL DATA TO SHOW CONSTRUCTION IMPROVEMENTS.

\* = 10' UTILITY EASEMENT  
\*\* = 7.5' DRAINAGE/ACCESS EASEMENT



# DESCRIPTION:

LOT 8, BLOCK E, MAP OR PLAT ENTITLED "CONCORD STATION PHASE 2 UNITS A & B - SECTION 2", AS RECORDED IN PLAT BOOK 67, PAGE(S) 125 THROUGH 134, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

LOWEST FLOOR ELEVATIONS:  
LIVING AREA: 65.58'  
GARAGE AREA: 65.05'  
ELEVATIONS REFERENCED TO  
NATIONAL GEODETIC VERTICAL  
DATUM OF 1929. MEAN SEA  
LEVEL= 00.00 FT.

APPARENT FLOOD HAZARD ZONE: "X" COMMUNITY PANEL NO. 120230 0400 D EFFECTIVE DATE: 9/30/92

Project Number: _____		Square Feet: 5500.00 ±	LENNAR
<b>LEGEND:</b> (C)= CALCULATED DATA, (D)= DEED DATA, (M)= MEASURED DATA, (P)= PLAT DATA, C/L= CENTERLINE, A/C= AIR CONDITIONER, B/C= BACK OF CURB, C/S= CONCRETE SLAB, CH= CHORD, CHB= CHORD BEARING, CLF= CHAIN LINK FENCE, CONC= CONCRETE, COV= COVERED, E/P= EDGE OF PAVEMENT, ESM'T= EASEMENT, F/C= FENCE CORNER, FCM= FOUND CONCRETE MONUMENT, FIP= FOUND IRON PIPE, FIR= FOUND IRON ROD, FN&D= FOUND NAIL & DISK, FPP= FOUND PINCHED PIPE, LFE= LOWEST FLOOR ELEVATION, MAS.= MASONRY, OR= OFFICIAL RECORD BOOK, PB= PLAT BOOK, PCP= PERMANENT CONTROL POINT, PRM= PERMANENT REFERENCE MONUMENT, R/W= RIGHT OF WAY, R= RADIUS, SIR=SET 1/2" IRON ROD & CAP No. 4493, SN&D= SET NAIL & DISK, TBM= TEMPORARY BENCHMARK, U/P= UTILITY POLE, W/F= WOOD FENCE, (R)= RADIAL			
<b>JOHN R. BEACH &amp; ASSOCIATES, INC.</b> SURVEYORS AND MAPPERS 911 WEST ST. PETERSBURG DRIVE OLDSMAR, FLORIDA 34677 (813) 854-1276 FAX (813) 855-8370		Drawn By: JBS Checked By: JRB Scale: 1"=30'	I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.  <i>John R. Beach</i> 11/11/2013 JOHN R. BEACH FLORIDA REG. LAND SURVEYOR No. 2984 DATE LB#4493
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER		Date of Survey: FINAL 11/08/2013 GH	
Revisions: FOUNDATION TIE IN 9/5/13 DJB			

## Tab 5



## Concord Station CDD Waterway Inspection Report

---

**Reason for Inspection:** Scheduled-recurring

**Inspection Date:** 9/27/2019

**Prepared for:**

Ms. Jordan Lansford, District Manager  
Rizzetta & Company  
9428 Camden Field Parkway  
Riverview, FL 33578

**Prepared by:**

Patrick Brophy, Account Representative/Biologist  
Aquatic Systems, Inc. - Wesley Chapel Field Office  
Corporate Headquarters  
2100 N.W. 33<sup>rd</sup> Street, Pompano Beach, FL 33069  
1-800-432-4302

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<b>SITE ASSESSMENTS</b>	
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PONDS 14, 22, & 23	4
PONDS 27, 41, & 46	5
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<b>MANAGEMENT/COMMENTS SUMMARY</b>	9-10
<b>SITE MAP</b>	11



## Site: 9

### Comments:

Normal growth observed

A planktonic algae bloom at 25% total surface coverage requires treatment (left). Recently installed Gulf Spikerush was considered to be in good condition.

### Action Required:

Routine maintenance next visit

### Target:

Planktonic algae



## Site: 10

### Comments:

Requires attention

A treatment for submersed Naiad is in progress in the water body, filamentous algae will require treatment. 75% of installed Gulf Spikerush has been line trimmed.

### Action Required:

Routine maintenance next visit

### Target:

Submersed vegetation



## Site: 11

### Comments:

Normal growth observed

Positive results were noted from recent spot spray treatments for Torpedograss which will continue. A perimeter buffer has been established and maintained.

### Action Required:

Routine maintenance next visit

### Target:

Shoreline weeds





## Site: 14

### Comments:

Normal growth observed

The open water was considered to be in good condition. Recently installed Gulf Spikerush on the perimeter of the littoral shelf is thriving and spreading.

### Action Required:

Routine maintenance next visit

### Target:

Shoreline weeds



## Site: 22

### Comments:

Normal growth observed

Shoreline grasses at up to 2 feet (left) will require treatment. Gulf Spikerush is continuing to thrive and establish along the homeowner shoreline.

### Action Required:

Routine maintenance next visit

### Target:

Shoreline weeds



## Site: 23

### Comments:

Site looks good

Minor nuisance shoreline weeds were observed. Recently installed Gulf Spikerush is thriving and spreading along the shoreline of the waterbody.

### Action Required:

Routine maintenance next visit

### Target:

Shoreline weeds





## Site: 27

### Comments:

Normal growth observed  
Recently installed Gulf Spikerush is beginning to spread and establish in the shallow shelf. Positive results were observed from Torpedograss treatments.

### Action Required:

Routine maintenance next visit

### Target:

Shoreline weeds



## Site: 41

### Comments:

Site looks good  
Positive results were observed from recent treatments for shoreline weeds. Water levels are beginning to drop as a result of a lack of rainfall.

### Action Required:

Re-inspect next visit

### Target:

Shoreline weeds



## Site: 46

### Comments:

Normal growth observed  
Minor intrusion by Torpedograss into the perimeter Gulf Spikerush will require careful spot spray treatments during future maintenance visits.

### Action Required:

Routine maintenance next visit

### Target:

Shoreline weeds



**Site:** 110

## Comments:

Normal growth observed

Minor nuisance weed intrusion requires spot spraying. The open water was considered to be in good condition with traces of floating Salvinia observed.

## Action Required:

Routine maintenance next visit

## Target:

Shoreline weeds



## Management Summary

The waterway inspection report for Concord Station CDD was performed on September 27th, 2019 for Sites #9, 10, 11, 14, 22, 23, 27, 41, 46, and 110.

Site #9: A planktonic algae bloom at 25% total surface coverage requires treatment. Recently installed Gulf Spikerush was considered to be in good condition.

Site #10: A treatment for submersed Naiad is in progress in the water body, filamentous algae will require treatment. 75% of installed Gulf Spikerush has been line trimmed.

Site #11: Positive results were noted from recent spot spray treatments for Torpedograss which will continue. A perimeter buffer has been established and maintained.

Site #14: The open water was considered to be in good condition. Recently installed Gulf Spikerush on the perimeter of the littoral shelf is thriving and spreading.

Site #22: Shoreline grasses at up to 2 feet will require treatment. Gulf Spikerush is continuing to thrive and establish along the homeowner shoreline.

Site #23: Minor nuisance shoreline weeds were observed. Recently installed Gulf Spikerush is thriving and spreading along the shoreline of the waterbody.

Site #27: Recently installed Gulf Spikerush is beginning to spread and establish in the shallow shelf. Positive results were observed from Torpedograss treatments.

Site #41: Positive results were observed from recent treatments for shoreline weeds. Water levels are beginning to drop as a result of a lack of rainfall.

Site #46: Minor intrusion by Torpedograss into the perimeter Gulf Spikerush will require careful spot spray treatments during future maintenance visits.

Site #110: Minor nuisance weed intrusion requires spot spraying. The open water was considered to be in good condition with traces of floating Salvinia observed.

Thank you for choosing ASI!!!

Site	Comments	Target	Action Required
9	Normal growth observed	Planktonic algae	Routine maintenance next visit
10	Requires attention	Submersed vegetation	Routine maintenance next visit
11	Normal growth observed	Shoreline weeds	Routine maintenance next visit
14	Normal growth observed	Shoreline weeds	Routine maintenance next visit
22	Normal growth observed	Shoreline weeds	Routine maintenance next visit
23	Site looks good	Shoreline weeds	Routine maintenance next visit
27	Normal growth observed	Shoreline weeds	Routine maintenance next visit
41	Site looks good	Shoreline weeds	Re-inspect next visit
46	Normal growth observed	Shoreline weeds	Routine maintenance next visit
110	Normal growth observed	Shoreline weeds	Routine maintenance next visit

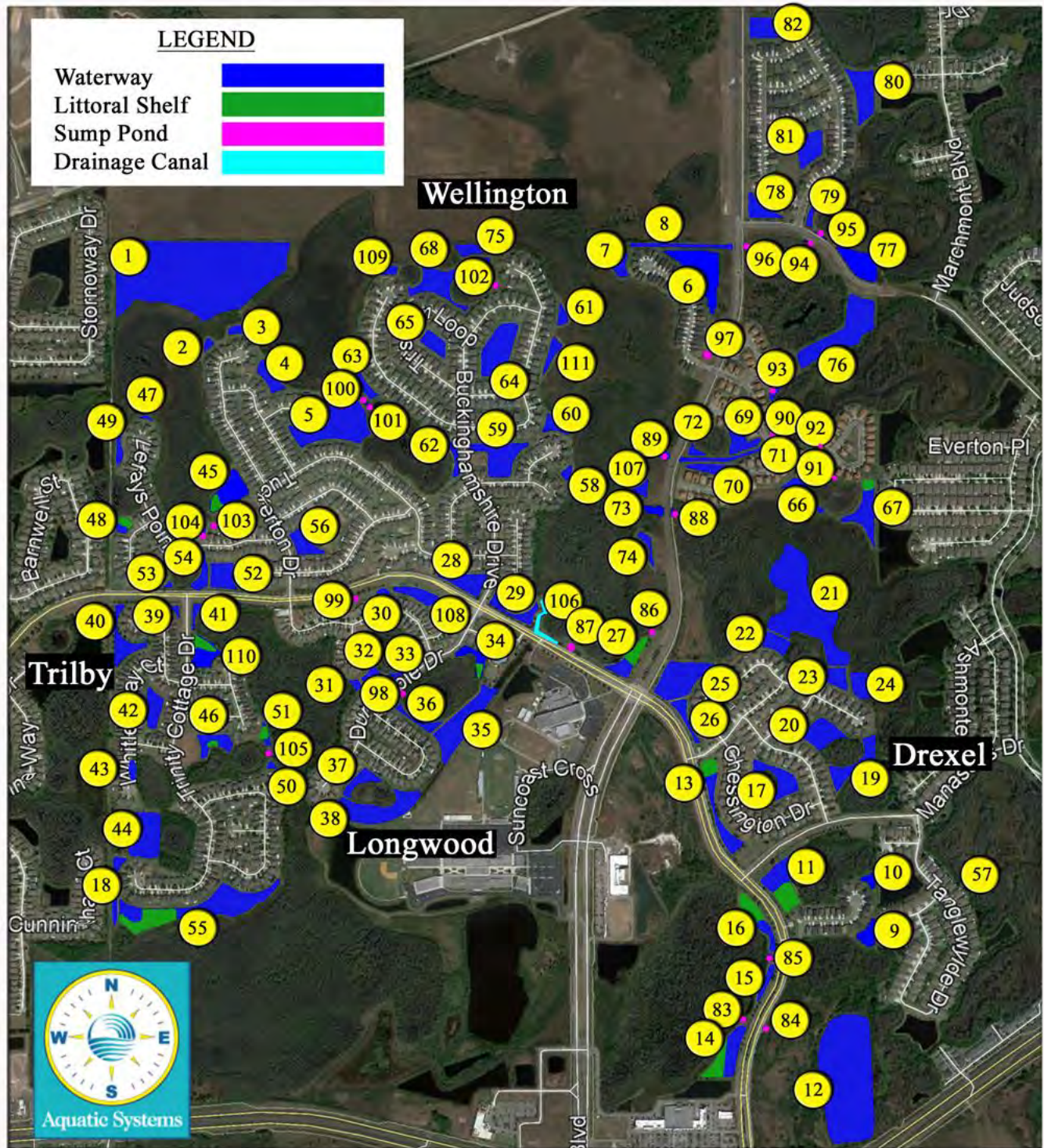




# Concord Station CDD

1-800-432-4302

Land O' Lakes, FL



MNM 6/2018

## **Tab 6**



# CONCORD STATION

---

## FIELD INSPECTION REPORT



September 30, 2019  
Rizzetta & Company  
Tyree Brown – Field Services Manager



Rizzetta & Company  
Professionals in Community Management

# SUMMARY & CONCORD STATION

## General Updates, Recent & Upcoming Maintenance Events

Prune community trees where noted and needed.

Monitor conditions at the clubhouse with the installation of the splash pad.

Continue to work on plant fungus conditions.

Fertilization has been scheduled.

The following are action items for GREENVIEW LANDSCAPING complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation.

1. Treat active Fire Ant mounds in the community.

2. Treat Indian Hawthorne for fungus on the north side of Manassas.

3. Treat Indian Hawthorne for fungus and remove as needed in the center median of Mentmore.

**4. Keep working to remove turf weeds in the St. Augustine of Mentmore center median.**

5. Weed plant beds at back and the front of the monument at the train station.

**6. Check the broken irrigation rotor at the train station in the plant bed.**

7. Treat Dollar Weed in the center median of Mentmore at the community entrance on SR 54.

**8. Continue to treat weeds in the turf in the common area on Alexandria Lee.**

**9. Weed north end plant bed along the fence line of Sunlake Blvd past Lake Patience.**

**10. Give proposal to mulch the community.**

11. Cut back Oleander in the center median of Mentmore growing over the bed line.

12. Prune Ligustrum at the lift station on Mentmore at Alexandria Lee.

13. Lift Live Oaks along the south side of Manassas.

14. Prune the Magnolia on the stormwater pond bank at Mentmore and Sunlake.

15. Remove vines from the Muhly Grass





# CONCORD STATION

in the center median of Sunlake Blvd east side.

16. Remove vines in the ornamental grasses at the intersection of Mentmore and Sunlake Blvd.

17. Line trim along fence line of the playground at the clubhouse.

18. Trim along the fence line at the end of Lutterworth. (photo 18)

19. Treat weeds in the right of way turf of Lake Patience. (photo 19)

20. Treat Viburnum for fungus in the plant bed



back of sidewalk along Lake Patience.

21. Weed Jasmine Minima plant bed at the clubhouse parking lot entrance on Dunstable.

22. Allow Viburnum hedge at the back of the clubhouse along chain link fence to grow to the height of the fence.

23. Continue to remove dead and declining plant material along both sides of Mentmore between Dunstable and Trinity Cottage being shaded out by Live Oaks.

24. Remove sucker growth from trees back of sidewalk along the northeast end of Sunlake Blvd.

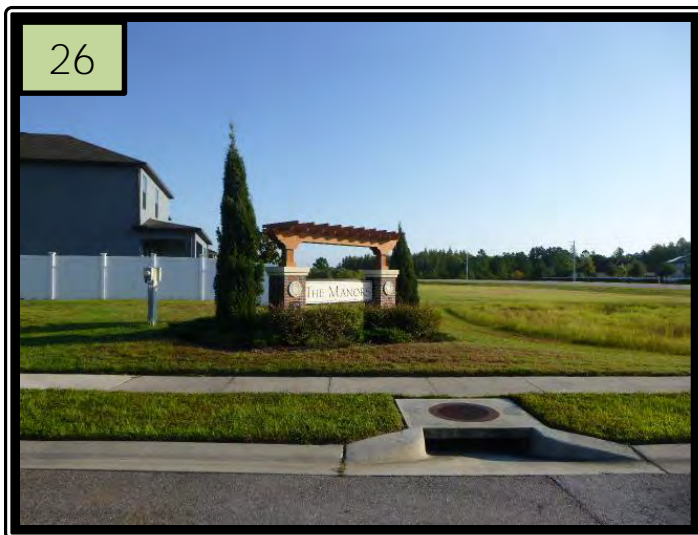
25. Weed plant beds along the fence line of the northeast end of Sunlake.

26. Weed monument bed at the Manors.(photo 26)

27. Weed plant bed on the north end back of sidewalk on Buckinghamshire.

28. Weed the Wellington plant bed on the south side of Tuckerton at Mentmore.

29. Trim around all irrigation valve covers at the clubhouse grounds.





# CONCORD STATION

30. Weed clubhouse plant beds.

31. Weed Flax Lily bed at the tennis courts.

32. Check irrigation in the Duranta at the clubhouse parking lot entrance on Mentmore.

33. Check irrigation spray head in the perennial bed at the clubhouse parking lot entrance on Mentmore. (photo 33)

34. Prune Hibiscus at the clubhouse entrance.

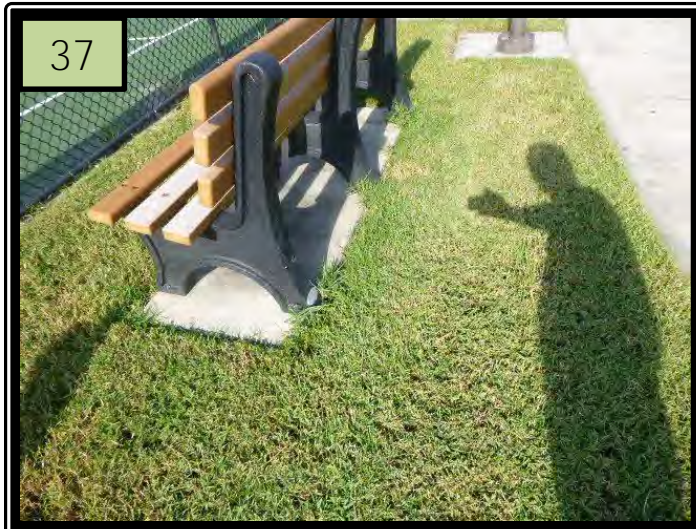
35. Check possible broken irrigation drip line in the buffer of Mentmore and the clubhouse parking lot



36. Check dry conditions to the perennials in the clubhouse parking lot beds.(photo 36)

37. Trim around the benches at the basketball court.(photo 37)

38. Weed Indian Hawthorne bed at the clubhouse parking lot near the basketball court.



## **Tab 7**

GREENVIEW LANDSCAPING INC.

P.O. BOX 12668

ST. PETERSBURG, FLORIDA 33733

727-804-8864 CELL

FAX 727-867-4393

[debs@greenviewfl.com](mailto:debs@greenviewfl.com)

TO: CONCORD STATION

DATE: September 5, 2019

RE: WEEKLY REPORT

WEEKLY REPORT AUGUST 26<sup>th</sup> to AUGUST 31<sup>ST</sup> 2019

TUESDAY: MOWED MENTMORE ROADSIDES AND MEDIAN ISLANDS.

WEDNESDAY: MOWED SUNLAKE AND LAKE PATIENCE.

THURSDAY: MOWED PARKS AND PONDS EAST SIDE OF MENTMORE.

FRIDAY: MOWED PARKS AND PONDS WEST SIDE OF MENTMORE.

8/27/2019: 1. Picked up and removed wind-blown debris. 2. Treated Indian Hathorne for fungus.

8/28/2019: 1. Treated isolated turf areas for weeds. Applied Avenue South herbicide. 2. Weeded planter beds at the Train Station.

8/29/2019: 1. Weeded planter beds at club house. 2. Weeded planter beds on Mentmore and Sunlake median islands.

8/30/2019: 1. Removed declining plants along Mentmore between Dunstable and Trinity Cottage shaded out by Live Oak trees.

GREENVIEW LANDSCAPING INC.

P.O. BOX 12668

ST. PETERSBURG, FLORIDA 33733

727-804-8864 CELL

FAX 727-867-4393

[debs@greenviewfl.com](mailto:debs@greenviewfl.com)

TO: CONCORD STATION

DATE: September 11, 2019

RE: WEEKLY REPORT

WEEKLY REPORT SEPTEMBER 2<sup>ND</sup> TO SEPTEMBER 7<sup>TH</sup>, 2019

TUESDAY: MOWED MENTMORE ROADSIDES AND MEDIAN ISLANDS.

WEDNESDAY: MOWED SUNLAKE AND LAKE PATIENCE.

THURSDAY: MOWED PARKS AND PONDS EAST SIDE OF MENTMORE.

FRIDAY: MOWED PARKS AND PONDS WEST SIDE OF MENTMORE.

9/3/2019: 1. PICKED UP AND REMOVED WIND-BLOWN DEBRIS. 2. WEEDDED PLANTER BEDS AT THE CLUBHOUSE.

9/4/2019: 1. WEEDDED PLANTER BEDS AT THE TRAIN STATION. 2. WEEDDED PLANTER BEDS ON MENTMORE MEDIAN ISLANDS.

9/5/2019: 1. WEEDDED PLANTER BEDS ON LAKE PATIENCE. 2. WEEDDED PLANTER BEDS ON SUNLAKE MEDIAN ISLANDS.

9/6/2019: 1. REMOVED APPROXIMATELY 25 LINEAR FEET OF HEDGES ON EACH SIDE OF MENTMORE AT TUCKERTON FOR BETTER TRAFFIC VISIBILITY. THESE PLANTS WERE DECLINING DUE TO SHADE IMPACT.

GREENVIEW LANDSCAPING INC.

P.O. BOX 12668

ST. PETERSBURG, FLORIDA 33733

727-804-8864 CELL

FAX 727-867-4393

[debs@greenviewfl.com](mailto:debs@greenviewfl.com)

TO: CONCORD STATION

DATE: September 18, 2019

RE: WEEKLY REPORT

WEEKLY REPORT SEPTEMBER 9<sup>TH</sup> TO SEPTEMBER 14<sup>TH</sup>, 2019

TUESDAY: MOWED MENTMORE ROADSIDES AND MEDIAN ISLANDS.

WEDNESDAY: MOWED SUNLAKE AND LAKE PATIENCE.

THURSDAY: MOWED PARKS AND PONDS EAST SIDE OF MENTMORE.

FRIDAY: MOWED PARKS AND PONDS WEST SIDE OF MENTMORE.

9/10/2019: 1. PICKED UP AND REMOVED WIND-BLOWN DEBRIS. 2. SOIL DRENCHED ANT HILLS WITH INSECTICIDE.

9/11/2019: 1. SPRAYED ROUND UP HERBICIDE AT THE TRAIN STATION PLANTER BEDS. 2. SPRAYED ROUND UP HERBICIDE AT CLUBHOUSE PLANTER BEDS.

9/12/2019: 1. SPRAYED ROUND UP HERBICIDE IN MENTMORE PLANTER BEDS. 2. SPRAYED ROUND UP HERBICIDE IN SUNLAKE AND LAKE PATIENCE PLANTER BEDS.

9/13/2019: 1. SPRAYED ROUND UP HERBICIDE ON TREE RINGS IN ALL PARKS. 2. TURNED THE IRRIGATION BACK ON.

GREENVIEW LANDSCAPING INC.

P.O. BOX 12668

ST. PETERSBURG, FLORIDA 33733

727-804-8864 CELL

FAX 727-867-4393

[debs@greenviewfl.com](mailto:debs@greenviewfl.com)

TO: CONCORD STATION

DATE: September 25, 2019

RE: WEEKLY REPORT

WEEKLY REPORT SEPTEMBER 16<sup>th</sup> to SEPTEMBER 21<sup>ST</sup>, 2019

TUESDAY: MOWED MENTMORE ROADSIDES AND MEDIAN ISLANDS.

WEDNESDAY: MOWED SUNLAKE AND LAKE PATIENCE.

THURSDAY: MOWED PARKS AND PONDS EAST SIDE OF MENTMORE.

FRIDAY: MOWED PARKS AND PONDS WEST SIDE OF MENTMORE.

9/17/2019: 1. PICKED UP AND REMOVED WIND-BLOWN DEBRIS. 2. MANUALLY RAN ADDITIONAL WATER AT MONUMENT AREAS.

9/18/2019: 1. TRIMMED THE SHRUBS AT THE CLUBHOUSE. 2. WEEDED BEDS AT THE CLUBHOUSE.

9/19/2019: 1. TRIMMED SHRUBS AT TRAIN STATION. 2. WEEDED BEDS AT TRAIN STATION.

9/20/2019: 1. TRIMMED SHRUBS ON MENTMORE MEDIAN ISLANDS. 2. TRIMMED SHRUBS ON SUNLAK MEDIAN ISLANDS. 3. WEEDED BEDS ON MENTMORE AND SUNLAKE MEDIAN ISLANDS.



## Tab 8

Snowdonia Lot Adjacent To  
Mentmore



5 Thirty gallon Natchez Crape Myrtle Trees  
(White Blooms June to September)

45 Three gallon Red Fountain Grass

**GREENVIEW LANDSCAPING INC.**

**P.O. BOX 12668**

**ST. PETERSBURG, FL 33733**

**CELL: 727-804-8864**

**OFFICE: 727-906-8864**

**FAX: 727-867-4393**

**EMAIL: DEBS@GREENVIEWFL.COM**

TO: CONCORD STATION CDD

ATTN: TYREE BROWN

DATE: September 4, 2019

RE: SNOWDONIA AND MENTMORE INSTALLATION

At the corner of Snowdownia and Mentmore install 5 thirty-gallon Crepe Myrtle Trees and 45 three-gallon Red Fountain Grass.

Also, add irrigation as needed.

**COST: \$1750.00.**

## Tab 9

## Illuminations Holiday Lighting

8606 Herons Cove Pl  
Tampa, FL 33647  
Tim Gay

(813) 334-4827

**TO:**

Concord Station CDD  
5844 Old Pasco Rd; Suite 100  
Wesley Chapel, FL 33544  
attn: Greg Cox

(813) 994-1001

JOB DESCRIPTION
Concord Station Holiday Lighting Final Invoice Enclave, Drexel, Drexel, 2 x Concord Entrance monuments, The Retreat, Manors, Waterford, Wellington, Wellington, Trilby Longwood, Longwood

ITEMIZED ESTIMATE: TIME AND MATERIALS		AMOUNT
<b>Community Entrances</b>	The below details pertains to an estimated 13 entrances throughout the community  <b>Per Entrance Sign:</b> Install Clear C9s on trellise (top of entrance sign)  Install 4 x 36" Wreaths with lights and bows on each monument column  Install clear C9s outlining the signage for each entrance  Install green LED lights in shrubs below each entrance sign  Install clear C9s outlining roof line of top two level of Clock tower  Install 60" wreath with lights and bow on front side of Clock tower	\$10,750.00
<b>Clubhouse</b>	Install Clear C9s outlining the outer edge of the clubhouse (sides and front)  Install 48" wreath with lights and bows over front peak    Requires 50% Deposit	\$1,500.00
	Storage	(\$250.00)
<b>TOTAL ESTIMATED JOB COST</b>		<b>\$12,000.00</b>
With 5% Discount		<b>\$11,400.00</b>

\* Price includes rental of materials, labor, installation and service.

\* Price includes removal of all materials.

\* Assumes adequate power available. If additional power needed Concord Station CDD community responsible for providing.

\* Remaining balance of project due upon receipt of invoice after installation.

\* Removal process begins after New Years Day. It can take up to a week or more for completion. Power can be turned off in the interim.

\* Note: Total Estimated Job Cost is 5% Discount for 3 Year Terms effective 2016

Tim Gay

PREPARED BY

9/6/2019

DATE

AUTHORIZED SIGNATURE FOR CONCORD STATION CDD

DATE

**CONFIDENTIAL - This message is sent on behalf of Illuminations Holiday Lighting and is intended for authorized personnel and Board Members of Concord Station CDD only. As the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.**

## **Tab 10**

**CONCORD STATION  
COMMUNITY DEVELOPMENT DISTRICT**

**Amenity Facility Policies**

**September 2019**



## **DEFINITIONS**

**“Amenity Facility” or “Amenity Facilities”** – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the amenity center, together with the appurtenant facilities and areas.

**“Amenity Facility Policies” or “Amenity Facilities Policies”** – shall mean this Amenity Facilities Policies document of Concord Station Community Development District, as amended from time to time.

**“Amenity Manager” or “Amenity Staff”** – shall mean the District Manager or that person or firm so designated by the District’s Board of Supervisors, including their employees.

**“Board”** – shall mean the Concord Station Community Development District’s Board of Supervisors.

**“Guest”** – shall mean any person or persons who are invited by a Patron to participate in the use of the Amenity Facilities.

**“District”** – shall mean the Concord Station Community Development District.

**“District Manager”** – shall mean the professional management company with which the District has contracted to provide management services to the District.

**“Key Card”** – shall mean an electronic key card or fob distributed by the Amenity Manager or Amenity Staff to residents of the District to access the Amenity Facilities.

**“Non-Resident(s)”** – shall mean any person or group of persons who are not a Resident(s) of the District.

**“Non-Resident User”** – shall mean any person or persons not owning property in the District who is paying the Non-Resident User Fee to the District for use of all Amenity Facilities.

**“Non-Resident User Fee”** – shall mean the fee established by the District for any person who is not a Resident and wishes to become a Non-Resident User. The amount of the Non-Resident User Fee is set forth herein, and is subject to change based upon Board action.

**“Patron” or “Patrons”** – shall mean Property Owners, Guests, Non-Resident Users, and Renters who are eighteen (18) years of age and older and are obligated to use the Amenity Facilities in a lawful manner and in accordance with this Amenity Facility Policy.

**“Property Owner”** – shall mean that person or persons having fee simple ownership or legal title to land within the Concord Station Community Development District.

**“Renter”** – shall mean any tenant residing in a Property Owner’s home located within the District and pursuant to a valid rental or lease agreement.

**“Resident”** – shall mean any person, spouse or registered domestic partner of a person, and/or immediate family, including minor and/or dependent children, lawfully residing in a residential detached home within the District.

#### **AMENITY FACILITIES HOURS OF OPERATION**

The Amenity Facilities hours of operation will be established and published by the District considering the season of the year and other circumstances. The Amenity Facilities will be closed on the following Holidays: Christmas Day, Thanksgiving Day, and New Year’s Day. The Amenity Facilities may close early on Easter Sunday, Memorial Day, Mothers Day, Fathers Day, Independence Day, Labor Day, Christmas Eve, and New Years Eve.

#### **GENERAL AMENITY CENTER PROVISIONS**

- (1) The Board reserves the right to amend or modify these policies when necessary and will notify Patrons of any changes.
- (2) The Board, Amenity Manager, and Amenity Staff have full authority to enforce these policies.
- (3) Disregard for any Amenity Facility Policies may result in expulsion from the facility and/or loss of Amenity Facility privileges.
- (4) Patrons shall treat all Amenity Staff with courtesy and respect.
- (5) No Patron is allowed in the employee only service areas of the Amenity Facility.
- (6) Patrons must use their assigned Key Card to enter the Amenity Facilities.
- (7) Two facility Key Cards will be issued by the Amenity Manager or Amenity Staff to the property owning person or entity at the time they are closing upon property within the District. The fee for each initial card will be \$30.00. Proof of property ownership may be required annually. All Patrons must use their Key Card for entrance to the Amenity Facilities. A Key Card should not be issued to Non-Residents unless they are a Non-Resident User.
- (8) Lost, Damaged or Stolen Key Card Fee. Residents, Renters and Non-Resident Users will be charged thirty dollars (\$30.00) to obtain a new or replacement Key Card. Patrons must contact the Amenity Manager for instructions on how to obtain a replacement Key Card and to initiate the replacement process. Damaged Key Cards must be mailed or delivered to the Amenity Manager’s office prior to obtaining a replacement. Please note that all lost or stolen Key Cards will be deactivated for security reasons.
- (9) Children under sixteen (16) years of age must be accompanied by a parent or adult Patron.
- (10) Alcoholic beverages shall not be served or sold at the Amenity Facilities. Alcohol may be brought to the Clubhouse by residents and consumed in the Clubhouse at private or

Clubhouse-sponsored adults-only events. These events must be pre-approved by the Amenity Manager, acting on behalf of the Board.

- (11) CDD and HOA Board meetings take precedence over other activities in scheduling conflicts.
- (12) No Patron wearing a wet bathing suit will be allowed to sit on the indoor clubhouse furniture.
- (13) Dogs and all other pets (with the exception of certified service animals) are not permitted on or at the Amenity Facilities. Where dogs are permitted on the grounds, they must be leashed. Patrons are responsible for picking up after all pets.
- (14) Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, or in any way that blocks the normal flow of traffic. Overnight parking for vehicles of any kind in the Clubhouse parking lot will be only be allowed with permission from the Amenity Manager or designated Amenity Staff.
- (15) Fireworks of any kind are not permitted anywhere at the Amenity Facilities or adjacent areas.
- (16) Smoking and the use of smokeless tobacco products, including e-cigarettes, are banned from all Amenity Facilities.
- (17) Motorized off-road bikes, vehicles, scooters, and ATVs are prohibited on all property owned, maintained, and operated by the District, including the Amenity Facilities. Only motorized vehicles owned and operated by the District, if any, are permitted on District property.
- (18) The Amenity Facilities will not offer child care services to Patrons.
- (19) Skateboarding is not allowed on any Amenity Facility property, including but not limited to: the amenity center, basketball courts, pool area, athletic fields, playground area, parking lot, and sidewalks surrounding this area.

#### **LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY**

Any Patron or other person who makes use of the Amenity Facilities for any purpose whatsoever does so at his or her own risk, and shall hold the District, its officers, agents and employees harmless for any and all losses, costs, claims, injuries, damages or liability sustained or resulting from such use.

Patrons are solely responsible for personal property brought onto the Amenity Facilities. The District is not responsible for the loss or damage to any personal property used or brought onto the Amenity Facilities.

All Patrons using the Amenity Facilities are required to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District governing the Amenity Facilities. Violation of the District's policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of District Amenity Facility privileges with respect to the offending Patron. The District may pursue further legal action and restitution in regard to destruction of Amenity Facility property or equipment. No person shall remove from the room in which it is placed or from the Amenity Facilities any property or furniture belonging to the District or its contractors without proper authorization. Patrons shall be liable for any property damage and/or personal injury caused by them at the Amenity Facilities. The District reserves all legal and equitable remedies for losses due to property damage or personal injury.

## **INDEMNIFICATION**

Each organization, group or individual using or reserving the use of the Amenity Facilities shall indemnify and hold the District, and its officers, employees and agents harmless from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, and property damage of any nature, arising out of or in connection with the use of the Amenity Facilities and/or other District property, including attorneys' fees, litigation related costs, and appellate proceedings related thereto. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Florida Statutes.

The District and its agents, employees and officers shall not be liable for, and the Patrons shall release all such parties from claims for injury or damage to or loss of personal property or to the person, sustained by the user or any person claiming through the Patron resulting from any fire, accident, occurrence, theft or condition in or upon the District's lands, premises and/or facilities.

## **GENERAL SWIMMING POOL & WADING POOL RULES**

- (1) Patrons may only gain access to the pool area through the use of their assigned Key Cards. At any given time, a Patron may accompany up to four (4) Guests at the swimming pool.
- (2) The Board reserves the right to authorize all programs and activities, including specifying the number of guest participants, allowable equipment, supplies, usage, etc., conducted at the pool, including swim lessons, and aquatic or recreational programs. Organized activities such as swim lessons or recreational programs must first be approved by the Board.
- (3) Swimming hours will be posted at the pool and no lifeguard will be on duty. Patrons swim at their own risk and must adhere to swimming pool rules. Swimming is permitted only during posted swimming hours. Swimming after dusk is prohibited.
- (4) No access will be allowed, by a Patron or any other person, before or after posted swimming pool hours. Trespassing may be prosecuted as a criminal offense and may lead to the loss of the Key Card and/or the revocation of access to the Amenity Facilities for the entire household. Any person swimming during non-posted swimming hours may be suspended from using the Amenity Facilities pursuant to the provisions of the Suspension and Termination section below.

- (5) Pool availability may be rotated in order to facilitate maintenance of the Amenity Facilities, or for inclement weather. Maintenance may require the pool to be closed for one (1) full day at the discretion of the Amenity Manager or Amenity Staff. Depending upon the intensity of pool usage, Amenity Staff may close the pool for additional periods of time to facilitate maintenance and to ensure compliance with applicable Florida health codes.
- (6) Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swim suit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area. The changing of diapers or clothes is not allowed at pool side. Changing tables are provided in the restroom facility.
- (7) Showers are required before entering the pools. All Patrons shall wear proper swim attire while using the pool. Proper swim attire is traditional swimwear such as one piece swimsuits, two piece swimsuits, swim trunks and/or board shorts. Clothing including but not limited to jean shorts, athletic shorts, underwear, and other similar items are not proper swim attire.
- (8) Pool entrances must be kept clear at all times. Pool furniture is not to be removed from the pool area.
- (9) Children under sixteen (16) years of age must be accompanied by a Parent or Adult Patron at all times for usage of the pool facility.
- (10) Loud, profane, or abusive language is prohibited. No diving, jumping, pushing, running or other horseplay is allowed in the pool or on the pool deck area. No swinging on ladders, fences, or railings is allowed. Alcoholic beverages, gum, and glass containers are not permitted in the pool area. Pets, bicycles, skateboards, roller blades, scooters, radio controlled watercraft, and golf carts are not permitted on the pool deck area inside the pool gates at any time.
- (11) Play equipment, such as floats, rafts, snorkels, dive sticks, and flotation devices must meet with Amenity Staff approval prior to use. The Amenity Staff reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment provides a safety concern. Ear buds or headphones must be used while listening to radios or other personal audio devices at the pool.

#### **SWIMMING POOL & WADING POOL: FECES POLICY**

- (1) No Patron shall pollute the pool. Any Patron who does pollute the pool is liable for any costs incurred in treating and reopening the pool. If contamination occurs, the pool will be closed for the requisite time provided for by Florida law and the water will be treated or shocked with chlorine to kill all bacteria, as necessary.
- (2) Parents should take their children to the restroom before entering the pool. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper.

## BARBECUE GRILL POLICIES

- (1) The barbecue grill will be available on a first-come first serve basis. When other Patrons are waiting to use the grill, there is a time limit of 30 minutes. Patrons may move to the end of the line if they need more time.
- (2) Patrons should ensure the coals in the barbecue grill are cooled off after use and clean up any spilled food, beverages, or condiments.

## FITNESS CENTER POLICIES

All Patrons and Guests using the fitness center within the Amenity Facility are expected to conduct themselves in a responsible, courteous and safe manner in compliance with this Amenity Facilities Policy. A Patron's disregard or violation of this policy, misuse of the fitness center, or destruction of fitness center equipment may result in the suspension or termination of fitness center privileges pursuant to the provisions of the Suspension and Termination section below.

**Please note the fitness center is an unattended facility. All Patrons using the facility do so at their own risk. Amenity Staff is not present to provide personal training or exercise consultation to Patrons. Patrons interested in using the fitness center are encouraged to consult with a physician prior to commencing a fitness program.**

- (1) *Hours:* The fitness center is open for use by Patrons during normal operating hours to be established and posted by the District. No access will be allowed, by a Patron or any other person, before or after fitness center hours, except for Amenity Staff to perform official duties and tasks. Trespassing may be prosecuted as a criminal offense and may lead to the loss of the Key Card and/or the revocation of access to the Amenity Facilities for the entire household pursuant to the provisions of the Suspension and Termination section below.
- (2) *Emergencies:* All emergencies and injuries must be reported to the Amenity Staff as well as the District Manager at (813) 994-1001.
- (3) *Eligible Users:* Patrons sixteen (16) years of age and older are permitted to use the fitness center during designated operating hours. No children under the age of sixteen (16) are allowed in the fitness center at any time. Patrons and Guests use all Amenity Facilities at their own risk.
- (4) *Proper Attire:* Appropriate clothing and athletic footwear (covering the entire foot) must be worn at all times. Appropriate clothing includes t-shirts, shorts, leotards, and/or sweat suits.
- (5) *Food and Beverage:* Food (including chewing gum) is not permitted. Non-alcoholic beverages, however, are permitted if contained in non-breakable containers with screw top or sealed lids. Glass containers and alcoholic beverages are not permitted.
- (6) *Miscellaneous Policies:*
  - Each Patron is responsible for wiping off fitness equipment after use.
  - Use of personal trainers is not permitted.

- Hand chalk is not permitted.
- Music and/or digital media players are not permitted unless they are personal units equipped and used with headphones.
- No bags, gear, or jackets are permitted on the floor of the fitness center or on the fitness equipment.
- Smoking and smokeless tobacco products are not permitted.
- Weights or other fitness equipment may not be removed from the fitness center.
- Patron use of cardiovascular equipment shall be limited to thirty (30) minute periods.
- Patrons shall alternate between multiple sets on weight equipment if other individuals are waiting.
- Patrons must return weights and other fitness equipment to the proper location after use.
- Patrons should not drop free weights. Free weights should be placed only on the floor or on equipment made specifically for storage of the weights.
- Any fitness program operated, established, and run by Amenity Staff may have priority over other users of the fitness center.
- Televisions are available for use at volumes courteous to other Patrons using the fitness center. Patrons must turn off the TV when finished watching the television.

## **GAME ROOM POLICY**

- No Patron under the age of 16 is permitted in the Game Room without an 18 and older Resident or Non-Resident User present.
- The Game Room equipment will be kept at the front desk and must be signed out from Amenity Staff. Patrons should notify Amenity Staff if any equipment is missing or broken.
- Patrons must not sit or lean on the game tables and/or bar tops.
- When Patrons are finished playing, Patrons should return the game equipment to the front desk, cue sticks and chalk to the wall racks.
- When all of the game room tables are occupied and other Patrons are waiting, Patrons must limit usage time to one hour. This time limit does not apply to posted notices of tournament play.

## **SPORTS FACILITIES POLICY**

All Patrons using the District's basketball court and/or other sport courts or fields (the **"Sports Facilities"**) are expected to conduct themselves in a responsible, courteous and safe manner, and in compliance with this Amenity Facilities Policy. Disregard or violation of the District's policies and rules and misuse or destruction of Sports Facility equipment may result in the suspension or termination of Sports Facilities and/or Amenity Facilities privileges. Guests may use the Sports Facilities if accompanied by an adult Renter, Resident or Non-Resident User.

**Please note that the Sports Facilities are unattended. All persons using the Sports Facilities do so at their own risk. Persons interested in using the Amenity Facilities and/or Sports Facilities are encouraged to consult with a physician prior to using the facility.**



- (1) *Hours:* The Sports Facilities are available for use by Patrons from dawn to dusk. No access will be allowed, by a Patron or any other person, before dawn or after dusk. Trespassing may be prosecuted as a criminal offense and may lead to the temporary or permanent revocation of that Patron's Key Card and/or the revocation of access to the Amenity Facilities for the Patron's entire household, pursuant to the provisions of the Suspension and Termination section below.
- (2) *Emergencies:* All emergencies and injuries must be reported to the Amenity Staff as well as the District Manager at (813) 994-1001.
- (3) *Proper Attire:* Proper athletic apparel and athletic shoes are required at all times while using the Sports Facilities. Proper attire shall consist of athletic shoes with non-marking soles, shirts, and shorts or athletic pants. No cutoffs, swimsuits, or jeans are allowed to be worn at the Sports Facilities.
- (4) *Reservations:* The Sports Facilities may not be rented nor reserved. The Sports Facilities are on a first come, first serve basis. Use of the Sports Facilities is limited to one (1) hour when other Patrons are waiting.
- (5) *General Policies:*
  - Proper sportsmanship and etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
  - Persons using the Sports Facilities must supply their own equipment.
  - Each Sport Facility is for the play of its intended sport only. Pets, roller blades, bikes, skates, skateboards, and scooters are prohibited from use at all Sports Facilities.
  - Beverages are permitted at the Sports Facilities if contained in non-breakable containers with screw top or sealed lids. No glass containers are permitted. Alcoholic beverages are not permitted at the Sports Facilities.
  - No chairs other than those provided by the District are permitted at the Sports Facilities.

## **PLAYGROUND POLICY**

- (1) Children under the age of eight (8) must be accompanied by an adult Patron.
- (2) No roughhousing on the playground.
- (3) Patrons using the playground must clean up all food, beverages and miscellaneous trash brought to the playground. Smoking and smokeless tobacco products, e-cigarettes, alcoholic beverages, and glass containers are not permitted on or near the playground.
- (4) Use of the playground may be limited from time to time due to sponsored events which must be approved in advance by the Amenity Manager.
- (5) The use of profanity or disruptive behavior at the playground is prohibited.

## **COMPUTER USAGE POLICIES**

- (1) Internet computers or electronic devices will not be used for illegal activity, to access illegal materials, or to access materials that, by local community standards, would be obscene.
- (2) Users are not permitted to behave in a way that intrudes upon the rights of others. Users are not permitted to invade the privacy of other residents, or to harass or bully Amenity Staff or residents.
- (3) Installation, downloading, or modification of software on District-owned computers or electronic devices are prohibited.
- (4) Users will respect copyright laws and licensing agreements.
- (5) Users will not make any attempt to gain unauthorized access to restricted files or networks, or to damage or modify computer equipment or software.
- (6) Users must end their sessions and leave the computer when asked to do so by authorized Amenity Staff.
- (7) Because the public computers and wireless access are located in public areas, what the user views is not private. In accordance with Florida Statutes, Chapters 847.011 (1)(a) and 847.0133 (1), displaying obscene material to minors or printing such materials may be a violation of the law and could result in penalties up to and including imprisonment.
- (8) Display of images that are harmful to minors on any District-owned or personally-owned electronic device is prohibited under the Children's Internet Protection Act. This act specifically addresses images that may be harmful to minors, so M (mature)-rated and above games are not allowed to be played. Other games may have content that is offensive or harmful to minors. Amenity Staff have been entrusted with the authority and responsibility of monitoring the use of games in the clubhouse and discontinuing use of any that might be in this category.
- (9) A maximum of five (5) pages of printing is allowed per resident per day.

## **AMENITY FACILITIES NON-RESIDENT USER FEE**

- (1) Non-Resident Users may purchase an annual membership for use of the Amenity Facilities on a year to year basis. The Non-Resident User Fee is \$2,500 per family, payable in advance. The rate for an individual is the same as for a family. Upon purchase of the membership, the Non-Resident User is entitled to two (2) Key Cards for a family unit. Non-Resident User membership becomes effective upon the date full payment of the Non-Resident User Fee and the Non-Resident User Application are received by the District. A sample Non-Resident User Application is attached to this Amenity Facility Policy. To renew the membership for another year, the Non-Resident User must pay the Non-Resident User Fee on or before the

expiration date of the prior term. The Non-Resident User Fee rate is subject to change from year to year based upon the costs of operation of the Amenity Facilities.

#### **GUEST PRIVILEGES**

- (1) All Guests must be registered at the amenity center by Amenity Staff and accompanied by a Resident, Renter, or Non-Resident User at all times. Resident(s) and/or Non-Resident Users are permitted to bring a maximum of four (4) Guests per visit. Guests are not limited to a certain number of visits, so long as they are accompanied by a Resident or Non-Resident User. Patrons who have a Guest are responsible for any and all actions taken by such Guest. Violation by a Guest on any of these Policies as set forth by the District could result in loss of that Patron's privileges.
- (2) Each Resident, Renter, or Non-Resident User may bring no more than four (4) persons as Guests to the Amenity Facilities at one time, unless the Patron has reserved a room at the Amenity Facilities and has paid the required rental usage fee. In the event a Patron has rented a room or pavilion at the Amenity Facilities, the number of Guests shall be limited by the room or pavilion policies.

#### **RENTER'S PRIVILEGES**

- (1) Property Owners who rent out or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Property Owners' Amenity Facilities privileges.
- (2) A Renter who is designated as the beneficial user of the Property Owner's privileges shall be entitled to the same rights and privileges to use the Amenity Facilities as the Property Owner and other Residents.
- (3) During the period when a Renter is designated as the beneficial user of the Property Owner's privilege to use the Amenity Facilities, the Property Owner shall not be entitled to use the Amenity Facilities with respect to that property.
- (4) Property Owners shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Property Owners are responsible for the deportment of their respective Renter.
- (5) All persons renting or leasing a home from persons owning the property in the District will be required to obtain a Key Card from the Property Owner.
- (6) Renters shall be subject to such other rules and regulations as the Board may adopt from time to time, and all policies applicable to the Amenity Facilities.

#### **FACILITY RENTAL POLICIES**

Patrons may reserve for rental certain portions of the Amenity Facilities for private events. *The pool and pool deck area are not available for private rental and shall remain open to other Patrons*

during normal operating hours. Only one (1) room or portion of the Amenity Facilities is available at a time for rental during regular hours of operation. Reservations may not be made more than four (4) months prior to the event. In addition, each household may rent a portion of the Amenity Facilities only once per quarter of the calendar year.

All Amenity Facility Policies remain in force for rental events. Rooms may not be rented for political activities or events for political candidates, nor for events where the renting Patron would receive a direct financial gain.

Please see the Amenity Manager for details relating to additional rental cost, staffing cost and availability, and facility availability for the anticipated date and time of the event. Please note that the Amenity Facilities are unavailable for the month of December of each calendar year and for private events on the following holidays:

Easter Sunday	Memorial Day Weekend	Fourth of July
Labor Day Weekend	Thanksgiving	Christmas Eve
Christmas Day	New Year's Eve	

(1) *Private Rental of Clubhouse and Meeting Room:* The clubhouse and the meeting room are the only rooms of the Amenity Facilities that are available for private rental. Maximum rental time is five (5) total hours, which includes time for set-up and post-event cleanup. Persons renting a room of the Amenity Facilities must abide by room capacity and must pay the rental fee described below. Any Patron renting any portion of the Amenity Facility shall be responsible for any and all damage and expenses arising from the event.

(2) *Clubhouse and Meeting Room Reservation and Rental Process:*

- a. Patrons interested in reserving a room must submit to the Amenity Manager, no later than thirty (30) days prior to the event, a completed Clubhouse Rental Information Form. The Amenity Manager will review the Clubhouse Rental Information Form on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed to the Board for reconsideration; and
- b. The Patron desiring to reserve a room of the Amenity Facilities must pay a refundable reservation deposit of two hundred fifty dollars (\$250.00) at the time of reservation, made payable electronically to the District pursuant to the guidelines established by Amenity Staff. The deposit will be returned following the rental event, provided the Amenity Manager determines that there has been no damage to the facility and the facility has been properly cleaned after use. If the facility is not properly cleaned, the deposit will be retained by the Amenity Manager for this purpose; and
- c. The renting Patron(s) must pay to the District a non-refundable rental fee of one hundred dollars (\$100.00), payable a minimum of thirty (30) days prior to the rental event. The renting Patron(s) must submit an electronic payment to the District. In addition, the renting Patron(s) shall provide to the Amenity Manager an estimated number of guests to use the rented room no fewer than five days prior to the date of

the rental. The number of Guests shall not exceed the allowable number or capacity for that room authorized by the fire marshal. Failure to provide an estimated number of guests for the event may result in the cancellation of the rental at the discretion of the Amenity Manager.

- (3) *Refund of Reservation Deposit:* The Amenity Manager shall determine the amount of deposit to return, if any. To be eligible to receive a full refund of the deposit, the renting person must ensure the following actions are completed:

- Ensure that all garbage is removed and placed in the dumpster.
- Remove all displays, favors or remnants of the event.
- Restore the furniture and other items to their original position(s).
- Wipe off counters, table tops and sink area.
- Replace garbage liner(s).
- Clean out and wipe down the refrigerator, and all cabinets and appliances used. Clean any windows and doors in the rented room. Floor should be swept clean.
- Ensure that no damage has occurred to the Amenity Facility and its property.

In addition, a person or group remaining in the rented room after the allotted rental time during normal operating hours will cause the renting Patron(s) to be billed \$25.00 per half hour, to be subtracted from the reservation deposit. Patrons may request a maximum of one hour of additional rental time beyond regular operating hours for rental events. If a Patron desires a rental event to continue for one hour beyond regular operating hours, that Patron must notify the Amenity Manager at the time of booking and must receive approval from the Amenity Manager in advance. A rental of a room which extends after regular operating hours will cause the renting Patron(s) to be billed \$50.00 per half hour for that additional time, to be paid at the time the room is reserved with the Amenity Manager.

If additional cleaning is required, the renting Patron(s) will be liable for any expenses incurred by the District to hire an outside cleaning contractor. Additional cleaning costs shall first be subtracted from the amount of reservation deposit. If the reservation deposit is insufficient to cover all such cleaning costs, the Amenity Manager shall bill the renting Patron(s) for the remaining balance. A Patron renting a room of the Amenity Facilities may opt to pay for the actual cost of cleaning by a professional cleaning service hired by the District.

- (4) *Room Cancellations:* The room(s) must be cancelled thirty days prior to the reserved date by notifying the Amenity Manager by phone or in writing. If the room reservation is cancelled fewer than thirty days prior to the scheduled rental, one half of the rental deposit will be retained as a cancellation fee.

- (5) *General Rental Policies:* During a scheduled rental event, the renting Patron(s) shall ensure all attendees abide by the following rules:

- All attendees must adhere to the Amenity Facility Policies set forth herein.
- The volume of live or recorded music must not violate applicable Pasco County noise ordinances.
- No glass, breakable items or alcohol are permitted in or around the pool deck area. Attendees of a scheduled rental event will have exclusive use of the rented room during the scheduled time of their approved event and have non-exclusive access to and use of the pool area during regular hours of operation.
- Additional liability insurance coverage naming the District as an additional insured will be required for all events that are approved to serve alcoholic beverages. This policy also pertains to certain events the District determines should require additional liability coverage on a case by case basis to be reviewed by the Amenity Manager and/or Board.
- The kitchen may be only used by the renting Patron(s) during their approved events. Otherwise, the refrigerator and the items within the refrigerator and within the cabinet are not for residential use.
- Only the Amenity Staff may operate the dishwasher.
- During days when there are events sponsored by the District or reserved by a Patron, the meeting room will not be available for rental.

#### **SUSPENSION AND TERMINATION OF PRIVILEGES**

To ensure the use and enjoyment of the Amenity Facilities by all Patrons, the following policy shall be followed for those Patrons who do not adhere to the rules and regulations. This policy will be enforced and applied uniformly in a standard way to all Patrons without prejudice.

- (1) Patrons and Amenity Staff are expected to act, at all times, in a courteous and respectful manner. A Patron displaying aggressive or argumentative behaviors may be subject to immediate suspension by Amenity Staff. Any Patron who is physically or verbally abusive to other Patrons or Amenity Staff will not receive written notice and will be immediately suspended for up to 15 days at the discretion of the Amenity Manager. For each rule violation, the Amenity Staff shall fill out an incident report. A sample incident report is attached to this Amenity Facility Policy.
- (2) At the discretion of Amenity Staff, children between the ages of sixteen (16) and seventeen (17) years old who violate the rules and policies may be expelled from the facility for one (1) day. Upon such expulsion, a written incident report shall be prepared detailing the name of the child, the prohibited act committed and the date. This report will be kept on file with the District. Any child who is expelled from the facility three (3) times in a one (1) year period, shall, until the child reaches the age of eighteen (18), only be entitled to use the facility if accompanied by a parent or adult Patron at all times.
- (3) All other rule violations shall be handled by the Amenity Manager and/or Amenity Staff in the following manner:

- 1<sup>ST</sup> Violation: Verbal Warning
- 2<sup>nd</sup> Violation: Written Warning
- 3<sup>rd</sup> Violation: 30 Day Suspension
- 4<sup>th</sup> Violation: 60 Day Suspension

- (5) Patrons' Amenity Facility privileges may be subject to suspension or termination by the Board if a Patron behaves in a manner described below in this non-exhaustive list of impermissible behaviors:
  - Permits unauthorized use of his or her assigned Key Card by another person
  - Exhibits unsatisfactory behavior, manners or appearance
  - Fails to abide any portion of this Amenity Facility Policy
  - Treats the Amenity Staff in an unreasonable or abusive manner
  - Engages in conduct that is improper or likely to endanger the welfare, safety or reputation of the District, the Amenity Facility, Amenity Staff or other Patrons.
- (6) Any Patron receiving a notice for rules violation will have the violation removed if they receive no further violations within a ninety (90) day period following the notification. If the member corrects the situation which is a violation on the spot, then no notice (oral or written) will be issued.
- (7) Any Patron receiving a notice of a rules violation may appeal by notifying the Amenity Manager and requesting the suspension to be reviewed and/or repealed by the Appeals Committee of the Board. The appeal will be conducted as follows:
  - The meeting of the Appeals Committee shall be called to order.
  - The Appeals Committee shall select a chairperson and a recording secretary for the meeting.
  - A description of the behavior resulting in a rules violation shall be read by a representative of the Amenity Manager and/or Amenity Staff.
  - A representative of the Amenity Staff shall present cause for suspension, including any evidence, such as the incident report(s) for the violation(s).
  - Appellant shall present rebuttal of the allegations and evidence.
  - The Appeals Committee shall deliberate and deliver a ruling. The Amenity Manager shall notify the offender of the results of the appeal.



## Concord Station Community Development District

### Incident Report

Date of Incident: \_\_\_\_\_ Time of Incident: \_\_\_\_\_ (am/pm)

Party Involved: \_\_\_\_\_ Sex: Male/Female

Is this person 18 years or older? Yes/No

If not, name of Parent or Guardian: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Was local law enforcement called? Yes/No

Description of what happened (include location):

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Names, phone numbers, and addresses of who witnessed the incident:

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Immediately Suspended: Yes/No

If yes, the reason: \_\_\_\_\_

Recommendation: \_\_\_\_\_

Name of Staff Member writing this report: \_\_\_\_\_

Signature of Staff Member writing this report: \_\_\_\_\_

Date: \_\_\_\_\_

Concord Station Community Development District

Non-Resident User Application

**Date of Application:** \_\_\_\_\_ **Date of Non-Resident User Fee Payment:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_

**Alternate Phone Number:** \_\_\_\_\_

**Email Address(es):** \_\_\_\_\_

**Total Number of Immediate Family Members:** \_\_\_\_\_

**Names of Adult Members:** \_\_\_\_\_

\_\_\_\_\_

**Names of Dependent Children Aged 18-22 and Ages:** \_\_\_\_\_

\_\_\_\_\_

**Number of Minor Children Age 16 or Older:** \_\_\_\_\_

**Number of Minor Children Age 15 or Younger:** \_\_\_\_\_

**Names of Minor Children and Ages:** \_\_\_\_\_

\_\_\_\_\_

**Emergency Contact Information:**

**Primary Emergency Contact:**

Name(s): \_\_\_\_\_ Phone Number(s): \_\_\_\_\_

By executing this application, I agree to abide and be bound by all terms and conditions of the Amenity Facility Policy, including, without limitation, the indemnity and release provisions set forth in the policy, and acknowledge that my use of the District Amenity Facility is at my own risk. I understand and acknowledge that I may access the Amenity Facility Policy online at the District website at any time or may request a paper copy from the District Manager. I further acknowledge that I have read or had the opportunity to read the Amenity Facility Policy prior to signing this agreement.

\_\_\_\_\_  
(signature)

By: \_\_\_\_\_  
(print name)

## Tab 11

## **CONTRACT FOR PROFESSIONAL TECHNOLOGY SERVICES**

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**DATE:** August 9, 2019

**BETWEEN:** **RIZZETTA TECHNOLOGY SERVICES, LLC.**  
3434 Colwell Avenue  
Suite 200  
Tampa, Florida 33614

(Hereinafter referred to as "**Consultant**")

**AND:** **CONCORD STATON COMMUNITY DEVELOPMENT DISTRICT**  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, Florida 33544

(Hereinafter referred to as "**District**," and together with Consultant, the "**Parties**.")

### **PURPOSE; SCOPE OF SERVICES:**

- I. The purpose of this contract for technology services (hereinafter referred to as "**Contract**") is for the Consultant to provide professional technology services to the District pursuant to Chapter 189.069, Florida Statutes. A brief description of these services is provided below, and a detailed description is provided in **Exhibit A** to this Contract.

**A. ONE-TIME SERVICES.** The Consultant shall provide the following One-Time Services to the District pursuant to this Contract:

- i. **Website Development** - Consultant shall provide all required content to a third party responsible for design and implementation of a website for the District to comply with Florida law, including, but not limited to, Chapter 189.069, Florida Statutes, requiring that special districts operate and maintain an official internet website. Details of the required content are shown in **Exhibit A**. Consultant shall secure and register a domain name in the District's name, which the domain shall be owned by the District, for purposes of establishing the website.

- ii. **E-mail Set-up** - Consultant shall establish and register a domain name in the District's name for purposes of setting up and creating individual e-mail addresses for supervisors, staff or employees as designated by the District. Said domain name shall be owned by the District.

**B. STANDARD ON-GOING SERVICES.** The Consultant shall provide the following Standard On-Going Services on a monthly basis to the District pursuant to this Contract:

- i. **Website Compliance and Management** - Consultant shall be responsible for ensuring District's on-going compliance with Florida law, including, but not limited to, Chapter 189.069, Florida Statutes, requiring that special districts operate and maintain an official internet web site throughout the term of this Contract. Consultant shall maintain the domain for the District. Consultant will manage the website maintenance contract provider and ensure they are meeting the requirements of the contract with the District. Consultant will provide the website maintenance provider with documents and updated content as required in accordance with Chapter 189.0069 Florida Statutes.
- ii. **E-mail** - Consultant shall provide services including ongoing management of e-mail accounts, hosting and backup in compliance with all applicable laws, including public records law and public records retention.

**II. ADDITIONAL SERVICES.** In addition to the One-Time and Standard On-Going Services described above, or in any addendum executed between the Parties, the District may, from time to time, require additional services from the Consultant. Any services not specifically provided for in the scope of services above as well as any changes in the scope requested by the District, will be considered additional services. If any additional services are required or requested, the Consultant will provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services. The Consultant shall undertake the additional services after the District has issued its written approval of the description and fees for such services to the Consultant.

**III. LITIGATION SUPPORT SERVICES.** Upon the District's request, the Consultant shall prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving the subject matter of this Contract. If the District requires or requests any litigation support services, the Consultant will provide a detailed description of the services and fees for such services to the District for approval prior to beginning any litigation support services. The Consultant shall undertake the litigation support services after the

District has issued its written approval of the description and fees for such services to the Consultant.

- IV. TERM.** The Consultant's services as provided in this Contract shall commence upon execution of this Contract. This Contract shall automatically renew annually unless terminated pursuant to its terms. The Consultant may change the prices only with the District's written consent.

**V. FEES AND EXPENSES; PAYMENT TERMS.**

**A. FEES AND EXPENSES.**

- i. A schedule of fees for the services described in Sections I, II, and III of this Contract is shown in **Exhibit B** to this Contract, which is attached hereto and incorporated herein. The District shall pay the Consultant for the services provided under the terms of this Contract in accordance with the schedule of fees in **Exhibit B**. For purposes of the Consultant's compensation for services provided pursuant to this Contract, the District shall compensate the Consultant only for those services provided under the terms of this Contract. Unless otherwise specified by this Contract, the Consultant will invoice the District for the Consultant's services in advance of each month and in the amounts set forth in **Exhibit B**. The fees for those services which are not being requested at the time this Contract is approved will be provided to the District at such time as those services are required. Payment shall be made by the District within thirty (30) days of receipt of a correctly submitted invoice.
- ii. Fees for the Standard On-Going Services described in this Contract may be negotiated annually by the Parties. Any amendment to Standard On-Going Services fees must comply with the amendment procedure in this Contract and must be reflected in the adopted General Fund Budget of the District. The District's adoption of the General Fund Budget shall not constitute the District's consent for payment of any expenses.
- iii. In the event the District authorizes a change in the scope of services requested, Consultant shall submit, in writing to the District, a request for a fee amendment corresponding to the change in services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Contract. Such amendment must be validly executed by the Parties before Consultant is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.

- iv. For the purposes of this Contract, an out-of-pocket expense is an expense that the Consultant or one of its subcontractors, if applicable, incurs during the performance of the Standard On-Going Services, as provided in this Contract. Such out-of-pocket expenses are included in the fees shown in **Exhibit B**. Out-of-pocket expenses incurred in connection with the performance of Additional Services and Litigation Support Services will be subject to reimbursement at cost. These expenses include, but are not limited to, airfare, mileage, transportation/parking, lodging, postage and copies.
- v. Fees for services to be billed on an hourly basis will be billed at the Consultant's current hourly rates at the time of the execution of this Contract, as set forth in **Exhibit B**. The hourly rate for the services may be amended from time to time pursuant to the amendment procedure in this Contract and in advance of such proposed change. Consultant's current hourly rates are shown in **Exhibit B** to this Contract. Any proposed change shall indicate the new hourly fee for such services.

#### **B. PAYMENT TERMS.**

- i. **One-Time Services.** One-Time Services will be billed at fixed fee pursuant to the schedule shown in **Exhibit B**.
- ii. **Standard On-Going Services.** Standard On-Going Services will be billed monthly at a fixed fee pursuant to the schedule shown in **Exhibit B**.
- iii. **Additional Services.** Additional Services will be billed monthly on an hourly basis for the hours incurred at the Consultant's current hourly rate as shown in **Exhibit B**.
- iv. **Litigation Support Services.** Litigation Support Services will be billed monthly on an hourly basis for the hours incurred at the Consultant's current hourly rate as shown in **Exhibit B**.
- v. **Out-of-Pocket expenses.** Out-of-Pocket expenses of the Consultant will be billed monthly as incurred.

All invoices will be due and payable thirty (30) days from the date of invoice pursuant to the Prompt Payment Act, Chapter 218.70 Florida Statutes.

- VI. **SUSPENSION OF SERVICES FOR NON-PAYMENT.** The Consultant shall have the right to suspend services being provided as outlined in this Contract if the District fails to pay Consultant's invoices in a timely manner, which shall be construed as thirty (30) days from date of the invoice or as otherwise provided by



the Prompt Payment Act, Section 218.70 Florida Statutes. Consultant shall notify the District, in writing, at least ten (10) days prior to suspending services.

**VII. NON-CONTINGENCY.** The payment of fees and expenses, as outlined in this Contract, are not contingent upon any circumstance not specifically outlined in this Contract.

**VIII. AMENDMENT.** Amendments to, and waivers of, the provisions contained in this Contract may be made only by an instrument in writing that is executed by both the District and the Consultant.

**IX. RESPONSIBILITIES.**

**A. DISTRICT RESPONSIBILITIES.** The District shall provide for the timely services of its legal counsel, engineer, and any other consultants, contractors, or employees, as required, for the Consultant to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District unless specified herein.

**B. LIMITATIONS OF RESPONSIBILITIES.** To the extent not referenced herein, Consultant shall not be responsible for the acts or omissions of any other contractor, subcontractor, supplier, or of any other individual or entity performing services that are not under the control of the Consultant or its own employees, contractors, subcontractors, agents or related entities. Consultant shall not be liable for any damage that occurs from Acts of God, which are defined as those caused by windstorm, hail, fire, flood, hurricane, freezing, or other similar occurrences of nature.

**X. TERMINATION.** This Contract may be terminated as follows:

**A.** By the District for "good cause" immediately which shall include misfeasance, malfeasance, nonfeasance, or dereliction of duties by the Consultant. Termination for "good cause" shall be affected by written notice to Consultant at the address noted herein.

**B.** By the Consultant for "good cause", immediately which shall include, but is not limited to, failure of the District to timely pay Consultant for services rendered in accordance with the terms set forth in this Contract, malfeasance, nonfeasance, or dereliction of duties by the District, or upon request or demand by the Board, or any member thereof, for Consultant to undertake any action or implement a policy of the Board which Consultant deems unethical, unlawful, or in contradiction of any applicable federal, state, or municipal law or rule. Termination for "good cause" shall be affected by written notice to District at the address noted herein.

- C.** By the Consultant or District, for any reason, upon provision of a minimum of sixty (60) days written notice of termination to the address noted herein.
- D.** Upon any termination, Consultant will be entitled to the total amount of compensation pursuant to the terms of this Contract, through the termination date, but subject to any offsets that the District may have for services not performed. Consultant will make all reasonable effort to provide for an orderly transfer of the domain(s), e-mails, books and records of the District to the District or its designee. Upon termination, the District will continue to own the domain name, e-mail accounts and e-mail and website content.

**XI. GENERAL TERMS AND CONDITIONS.**

- A.** All invoices are due and payable within thirty (30) days of invoice date, or as otherwise provided by the Florida Prompt Payment Act, Section 218.70. Florida Statutes. Invoices not paid within thirty (30) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.
- B.** In the event either party is required to take any action to enforce this Contract, the prevailing party shall be entitled to attorney's fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.
- C.** This Contract shall be interpreted in accordance with and shall be governed by the laws of the State of Florida. Venue for all proceedings shall be in Pasco County, Florida.
- E.** In the event that any provision of this Contract shall be determined to be unenforceable or invalid by a Court of Law, such unenforceability or invalidity shall not affect the remaining provisions of the Contract which shall remain in full force and effect.
- D.** The rights and obligations of the District as defined by this Contract shall inure to the benefit of and shall be binding upon the successors and assigns of the District. There shall be no assignment of this Contract by the Consultant.
- E.** The Consultant and its officers, supervisors, staff, and employees shall use due care to protect the property of the District, its residents, and landowners from damage. The Consultant agrees to take steps to repair any damage resulting from the Consultant's activities and work pursuant to the Contract within twenty-four hours (24) hours.
- F.** Dissolution or court declared invalidity of the District shall not relieve the District of compensation due for services theretofore rendered.

## **XII. INDEMNIFICATION.**

**A. DISTRICT INDEMNIFICATION.** To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, Florida Statutes), and except and to the extent caused by the negligence, reckless and/or willful misconduct of the Consultant or persons or entities within Consultants control and direction, the District agrees to indemnify and hold harmless the Consultant and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Consultant may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the District that relates to the subject matter of this Contract. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the Consultant may be entitled and shall continue after the Consultant has ceased to be engaged under this Contract.

**CONSULTANT INDEMNIFICATION.** The Consultant agrees to indemnify, defend, and hold harmless the District and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the District may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent, reckless, and/or intentionally wrongful acts or omissions of the Consultant. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the Consultant has ceased to be engaged under this Contract.

**B. SOVEREIGN IMMUNITY; INDEMNIFICATION OBLIGATIONS.** Nothing herein shall be construed to limit the District's sovereign immunity limitations of liability as provided in Section 768.28, Florida Statutes, or other applicable law. Indemnification obligations under this Contract shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

**XIII. INSURANCE.**

- A.** The District shall provide and maintain Public Official Liability and General Liability insurance policies, each in an amount not less than One Million Dollars (\$1,000,000.00) throughout the term of this Contract.
- B.** The Consultant shall provide and maintain the following levels of insurance coverage at all times throughout the term of this Contract:
  - i.** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
  - ii.** General Liability Insurance with the limit of One Million Dollars (\$1,000,000.00) per each occurrence.
  - iii.** Professional Liability Insurance with limit of no less than One Million Dollars (\$1,000,000.00) per each occurrence.
  - iv.** Employment Practices Liability Insurance with limit of Two Million Dollars (\$2,000,000.00) per each occurrence.
  - v.** Comprehensive Automobile Liability Insurance for all vehicles used by the Consultant's staff, whether owned or hired, with a combined single limit of One Million Dollars (\$1,000,000.00).
- C.** Except with respect to Professional Liability and Worker's Compensation insurance policies, the District and its officers, supervisors, staff, and employees will be listed as additional insureds on each insurance policy described above. None of the policies above may be canceled during the term of this Contract (or otherwise cause the District to not be named as an additional insured where applicable) without thirty (30) days written notice to the District. Consultant will furnish the District with a Certificate of Insurance evidencing compliance with this section upon request. Insurance should be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- D.** If the Consultant fails to secure or maintain the required insurance, the District has the right (without any obligation to do so, however) to secure such required insurance, in which event the Consultant shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

**XIV. ASSIGNMENT.** Except as provided in this section, neither the District nor the Consultant may assign this Contract or any monies to become due hereunder without the prior written approval of the other. Any assignment attempted to be

made by the Consultant or the District without the prior written approval of the other party is void.

- XV. COMPLIANCE WITH PUBLIC RECORDS LAWS.** Consultant understands and agrees that all documents of any kind provided to the District in connection with this Contract may be public records, and, accordingly, Consultant agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Consultant acknowledges that the designated public records custodian for the District is Rizzetta & Company, Inc. ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Consultant shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Consultant does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Contract, transfer to the District, at no cost, all public records in Consultant's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Consultant, the Consultant shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT [INFO@RIZZETTA.COM](mailto:INFO@RIZZETTA.COM), OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.**

- XVI. NOTICES.** All notices, requests, consents and other communications under this Contract ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

<b>If to the District:</b>	Concord Station Community Development District 5844 Old Pasco Road, Suite 100 Wesley Chapel, Florida 33544 Attn: District Manager
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**With a copy to:** Straley, Robin, Vericker  
1510 W. Cleveland Street  
Tampa, FL 33606  
Attn: District Counsel

**If to the Consultant:** Rizzetta Technology Services, LLC.  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614

Except as otherwise provided in this Contract, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Contract would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States Government shall not be regarded as business days. Counsel for the District and counsel for the Consultant may deliver Notice on behalf of the District and the Consultant, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

- XVII. EFFECTIVE DATE.** This Contract shall become effective upon execution by both the District and the Consultant and shall remain effective until terminated by either the District or the Consultant in accordance with the provisions of this Contract.
- XVIII. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Contract are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Contract.
- XIX. AGREEMENT; CONFLICTS.** This instrument, together with accompanying **Exhibit A**, shall constitute the final and complete expression of this Contract between the District and the Consultant relating to the subject matter of this Contract. To the extent of any conflict between this instrument and **Exhibit A**, this instrument shall control.
- XX. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either the District or the Consultant under this Contract shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Contract against any interfering third party. Nothing contained in this Contract shall limit or impair the District's right to protect its rights from interference by a third party to this Contract.

- XXI. THIRD PARTY BENEFICIARIES.** This Contract is solely for the benefit of the District and the Consultant and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Contract. Nothing in this Contract, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the Consultant any right, remedy, or claim under or by reason of this Contract or any of the provisions or conditions of this Contract; and all of the provisions, representations, covenants, and conditions contained in this Contract shall inure to the sole benefit of and shall be binding upon the District and the Consultant and their respective representatives, successors, and assigns.
- XXII. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Consultant shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances. If the Consultant fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Contract or any action of the Consultant or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation of an alleged violation, the District may terminate this Contract, such termination to be effective immediately upon the giving of notice of termination.
- XXIII. ARM'S LENGTH TRANSACTION.** This Contract has been negotiated fully between the District and the Consultant as an arm's length transaction. The District and the Consultant participated fully in the preparation of this Contract with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Contract, the Parties are deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
- XXIV. COUNTERPARTS.** This Contract may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.



Therefore, the Consultant and the District each intend to enter this Contract, understand the terms set forth herein, and hereby agree to those terms.

**ACCEPTED BY:**

**RIZZETTA TECHNOLOGY SERVICES, LLC.**

BY: \_\_\_\_\_

PRINTED NAME: William J. Rizzetta

TITLE: Managing Member

DATE: \_\_\_\_\_

WITNESS: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Secretary/Assistant Secretary  
Board of Supervisors

\_\_\_\_\_  
Print Name

**Exhibit A – Scope of Services**  
**Exhibit B – Schedule of Fees**

**EXHIBIT A**  
Scope of Services

**ONE-TIME SERVICES:** The Consultant shall provide the following One-Time Services to the District pursuant to this Contract.

**Website Development** - Consultant shall provide all required content to a third party responsible for design and implementation of a website for the District to comply with Florida law, including, but not limited to, Chapter 189.069, Florida Statutes, requiring that special districts operate and maintain an official internet website. Details of the required content are shown in **Exhibit A**. Consultant shall secure and register a domain name in the District's name, which the domain shall be owned by the District, for purposes of establishing the website.

**E-mail Set-up** - Consultant shall establish and register a domain name in the District's name for purposes of setting up and creating individual e-mail addresses for supervisors, staff or employees as designated by the District. Said domain name shall be owned by the District.

**STANDARD ON-GOING SERVICES:** The Consultant shall provide the following Standard On-Going Services to the District pursuant to this Contract:

1. **Website Compliance and Management** - Consultant shall be responsible for ensuring District's on-going compliance with Florida law, including, but not limited to, Chapter 189.069, Florida Statutes, requiring that special districts operate and maintain an official internet web site throughout the term of this Contract. Consultant shall maintain the domain for the District. Consultant will manage the website maintenance contract provider and ensure they are meeting the requirements of the contract with the District. Consultant will provide the website maintenance provider with documents and updated content as required in accordance with Chapter 189.0069 Florida Statutes.
2. **E-mail** - Consultant shall provide services including ongoing management of e-mail accounts, hosting and backup in compliance with all applicable laws, including public records law and public records retention.

**REQUIRED WEB SITE CONTENT:** Pursuant to section 189.016 & 189.069, Florida Statutes, special district web sites will be required to include and make available the following information or documents, which requirements may be changed from time to time and which Consultant shall be responsible for ensuring District compliance associated therewith. Changes to the requirements may be subject to additional fees:

1. The full legal name of the special district.
2. The public purpose of the special district.
3. The name, official address, official e-mail address, and, if applicable, term and

- appointing authority for each member of the governing body of the special district.
4. The fiscal year of the special district.
  5. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.
  6. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.
  7. A description of the boundaries or service area of, and the services provided by, the special district.
  8. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.
  9. The primary contact information for the special district for purposes of communication from the department.
  10. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.
  11. The budget of the special district and any amendments thereto in accordance with s. 189.016.
  12. Tentative budgets must be posted at least two (2) days before the budget hearing and now remain on District websites for forty-five (45) days.
  13. Final adopted budgets must be posted within thirty (30) days after adoption and now remain on District websites for two (2) years.
  14. Budget amendments must be posted within five (5) days after adoption and now remain on District websites for two (2) years.
  15. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district.
  16. A listing of its regularly scheduled public meetings as required by s. 189.015(1).
  17. The public facilities report, if applicable.
  18. The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).
  19. At least seven (7) days before each meeting or workshop, the agenda of the event, along with any meeting materials available in an electronic format, excluding confidential and exempt information. The information must remain on the website for at least one (1) year after the event.

**LITIGATION SUPPORT SERVICES:** Prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving District issues.

**EXHIBIT B**  
Schedule of Fees

**One-Time Services** will be billed at a fee pursuant to the following schedule:

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Website Development:	Yes_____	No_____	\$ 750.00
Email Set-up:	Yes_____	No_____	\$ 500.00
<b>Total One-Time Services:</b>			<b>\$_____</b>

**Standard On-Going Services** will be billed in advance monthly pursuant to the following schedule:

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		<b>MONTHLY</b>
Website Compliance and Management:		\$ 100.00
Email (50 GB per user) at \$15.00 per month per account:		
Board Supervisor Account	_____ X \$15.00	\$_____
Onsite Staff Account	_____ X \$15.00	\$_____
Miscellaneous Account	_____ X \$15.00	\$_____
<b>Total Standard On-Going Services:</b>		<b>\$_____</b>

**ADDITIONAL AND LITIGATION SUPPORT SERVICES:**

Additional and Litigation Support Services will be billed hourly pursuant to the current hourly rates shown below:

<b>JOB TITLE:</b>	<b>HOURLY RATE:</b>
Managing Partner	\$300.00
Chief Financial Officer	\$250.00
Director	\$225.00
Regional District Manager	\$200.00
Financial Services Manager	\$200.00
Accounting Manager	\$200.00
Regional Licensed Community Association Manager	\$200.00
Systems Administrator	\$200.00
District Manager	\$175.00
Licensed Community Association Manager	\$175.00
Amenity Services Manager	\$175.00
Manager, Field Services	\$175.00
Clubhouse Manager	\$175.00
Senior Field Services Manager	\$150.00
Senior Accountant	\$150.00
Field Services Manager	\$125.00
Community Association Coordinator	\$100.00
Financial Associate	\$100.00
Staff Accountant	\$100.00
Accounting Clerk	\$ 85.00
Administrative Assistant	\$ 85.00