



Rizzetta & Company

# **Concord Station Community Development District**

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**Board of Supervisors'  
Meeting  
May 11, 2023**

**District Office:  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, Florida 33544  
813.994.1001**

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

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

Concord Station Clubhouse, 18636 Mentmore Boulevard, Land O' Lakes, FL 34638  
[www.concordstationcdd.com](http://www.concordstationcdd.com)

<b>District Board of Supervisors</b>	Fred Berdeguez Donna Matthias-Gorman James Steele Jerica Ramirez Vacant	Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Debby Wallace	Rizzetta & Company, Inc.
<b>District Counsel</b>	John Vericker	Straley Robin Vericker
<b>District Engineer</b>	Vacant	

**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 – Wesley Chapel, Florida (813) 994-1001  
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614  
[www.concordstationcdd.com](http://www.concordstationcdd.com)

May 3, 2023

**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, May 11, 2023 at 10:00 a.m., at the Concord Station Clubhouse, 18636 Mentmore Blvd., Land O'Lakes FL 34638**. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
  - A. Deputy Update
  - B. District Engineer
    - i. Acceptance of Resignation of BDI ..... Tab 1
    - ii. Consideration of RFQ for District Engineer ..... Tab 2
  - C. District Counsel
  - D. Field Operations Manager
    - i. Aquatics Report ..... Tab 3
    - ii. Landscape Inspection Services Report ..... Tab 4
    - iii. Discussion Regarding RFP for Landscape and Irrigation Maintenance ..... Tab 5
    - iv. Greenview Weekly Reports..... Tab 6
  - E. Clubhouse Manager
    - i. Review Monthly Clubhouse Report..... Tab 7
  - F. District Manager ..... Tab 8
- 4. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Audit Committee Meeting held on April 13, 2023..... Tab 9
  - B. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on April 13, 2023..... Tab 10
  - C. Consideration of Operation and Maintenance Expenditures for March 2023 ..... Tab 11

**5. BUSINESS ITEMS**

- A. Discussion of Vacant Seat
  - i. Candidates ..... Tab 12
- B. Consideration of Resolution 2023-03; Redesignating Officers of the District ..... Tab 13
- C. Discussion Regarding Extending Playground Fence
- D. Consideration of Landscape Lighting Repairs ..... Tab 14
- E. Discussion of Sidewalk Repairs
- F. Discussion Regarding Adding Trash Cans and Covered Picnic Tables at Pocket Parks
- G. Completion of Column Caps @ Pool Pergola ..... Tab 15
- H. Consideration of Letter to Pasco County Traffic Manager ..... Tab 16
- I. Discussion of License Plate Readers
- J. Consideration of Deputy Services for Fiscal Year 2023-2024 ..... Tab 17
- K. Acceptance of Audit Committee Recommendation for Auditing Services
- L. Consideration of Resolution 2023-04; Approving Fiscal Year 2023-2024 Proposed Budget & Setting Public Hearing ..... Tab 18

**6. AUDIENCE COMMENTS**

**7. SUPERVISOR REQUESTS**

**8. ADJOURNMENT**

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

Sincerely,

*Debby Wallace*

Debby Wallace  
Regional District Manager



## **Tab 1**



April 14, 2023

Concord Station CDD  
Debby Wallace  
District Manger  
Rizzetta & Co.

RE: Termination of Engineering Services Agreement Services  
Concord Station CDD

Dear Ms. Wallace:

This letter is to inform you that Brletic Dvorak Inc. (BDI) wishes to terminate their contract, dated January 12, 2023, for Engineering Services with the Concord Station CDD pursuant to Article 27 of the contract immediately. All records kept by BDI associated with engineering services during the duration of the contract will be made available to the CDD via email or delivery of a flash drive to the Rizzetta & Co. office within 30 days of this letter. A final invoice for all services to date is attached to this letter. BDI will not perform any services from the date of this letter.

If you have any questions or need further information, please do not hesitate to contact me at 813-361-1466 or [sbrletic@bdiengineers.com](mailto:sbrletic@bdiengineers.com).

Very truly yours,

Brletic Dvorak Inc.

A handwritten signature in blue ink, appearing to be "SB", written over the printed name of Stephen Brletic.

Stephen Brletic, PE

AGREED AND ACCEPTED:

Concord Station CDD Representative

By:

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## Tab 2

## **REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**

The Concord Station Community Development District (“District”), located in Pasco County, Florida, announces that professional engineering services will be required on a continuing basis in connection with the operation of the District’s capital improvement plan, as provided for under Chapter 190, *Florida Statutes*. The engineering firm selected will act in the general capacity of District Engineer and provide District engineering services, as required.

Any firm or individual (“Applicant”) desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and (3) furnish a statement (“Qualification Statement”) of its qualifications and past experience. Among other things, Applicants must submit information relating to: (a) the ability and adequacy of the Applicant’s professional personnel; (b) the Applicant’s willingness to meet time and budget requirements; (c) the Applicant’s past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience in the area; (d) the geographic location of the Applicant’s headquarters and offices; (e) the current and projected workloads of the Applicant; (f) the volume of work previously awarded to the Applicant by the District and (g) proposed billing structure (i.e. fixed fee or hourly rate). The Applicant will be required to attend the monthly meetings of the Board of Supervisors.

The District will review all Applicants and will comply with Florida law, including the Consultant’s Competitive Negotiations Act, Chapter 287, *Florida Statutes* (“CCNA”). All applicants interested must submit one (1) electronic and one (1) hard copy of the Qualification Statement by 12:00 p.m. on TBD, to the attention of Debby Wallace, District Manager, c/o Rizzetta & Company, 3434 Colwell Avenue Suite 200, Tampa, FL 33614.

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District’s Rules of Procedure, which are available from the District Manager.

Any and all questions relative to this request for qualifications shall be directed in writing by email only to Debby Wallace, District Manager at [dbwallace@rizzetta.com](mailto:dbwallace@rizzetta.com).

Debby Wallace, District Manager

Run Date: TBD

# CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

## DISTRICT ENGINEER PROPOSALS

### COMPETITIVE SELECTION CRITERIA

- 1) **Ability and Adequacy of Professional Personnel** (Weight: 25 Points)

Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.
- 2) **Consultant's Past Performance** (Weight: 25 Points)

Past performance for other community development districts in other contracts; amount of experience on similar projects; character, integrity, reputation, of respondent; etc.
- 3) **Geographic Location** (Weight: 20 Points)

Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project.
- 4) **Willingness to Meet Time and Budget Requirements** (Weight: 20 Points)

Consider the consultant's ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.
- 5) **Recent, Current and Projected Workloads** (Weight: 5 Points)

Consider the recent, current and projected workloads of the firm.
- 6) **Volume of Work Previously Awarded to Consultant by District** (Weight: 5 Points)

Consider the desire to diversify the firms that receive work from the District; etc.

## Tab 3

# SOLITUDE

LAKE MANAGEMENT



## Concord Station CDD (Longwood) Waterway Inspection Report

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**Reason for Inspection:** Monthly required

**Inspection Date:** 2023-04-19

**Prepared for:**

Debby Bayne-Wallace  
Rizzetta & Company  
12750 Citrus Park Lane #115  
Tampa, FL 33625

**Prepared by:**

Nick Margo, Aquatic Biologist

**TABLE OF CONTENTS**

	Pg
<b>SITE ASSESSMENTS</b>	
PONDS L1, L2, L3	3
PONDS L4, L5/6, L7/	4
PONDS L8, L10, L11	5
PONDS L12	6
<b>MANAGEMENT/COMMENTS SUMMARY</b>	6 - 7
<b>SITE MAP</b>	8



## L1

### Comments:

Site looks good

The site is mostly dry. It is full of native, beneficial Gulf Spikerush. There are a few decay areas from previous torpedograss treatments.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



## L2

### Comments:

Site looks good

The site has a little exposed bank but no nuisance vegetation or algae to note.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



## L3

### Comments:

Site looks good

The water level is receding but this site is also in good condition with no noted algae or nuisance shoreline weeds. There is a good mix of native fauna.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific





## L4

### Comments:

Treatment in progress

Most of the site is dry. We recently treated what water is left for spatterdock.

### Action Required:

Routine maintenance next visit

### Target:

Floating Weeds



## L5 / 6

### Comments:

Normal growth observed

Both sites are in good condition. L5 is obviously dry and L6 has a lot of exposed bank. Looks to be on it's way to being dry as well.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



## L7 / 9

### Comments:

Site looks good

Both sites are dry with no major issues to note.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific





## Site: L8

### Comments:

Normal growth observed

The water level has dropped and some torpedograss is now growing in the exposed basin. This will require herbicide application.

### Action Required:

Routine maintenance next visit

### Target:

Torpedograss



## Site: L10

### Comments:

Site looks good

The site has a lot of exposed bank and is almost dry. There isn't much nuisance vegetation since the last treatment.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



## Site: L11

### Comments:

Treatment in progress

The site was recently treated for floating spatterdock but has no other noted issues.

### Action Required:

Routine maintenance next visit

### Target:

Floating Weeds



**Site:** L12**Comments:**

Site looks good

The site has a lot of exposed bank but remains in good condition as any new nuisance vegetation that emerges is controlled well.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

**Management Summary**

You'll see a lot of the water levels receding and some sites going dry as we are getting very minimal rain. There is a lot of exposed bank on the larger sites and the smaller ones like L5, 7, 8 and 9 are dry. We will manage whatever nuisance vegetation emerges from the basins.

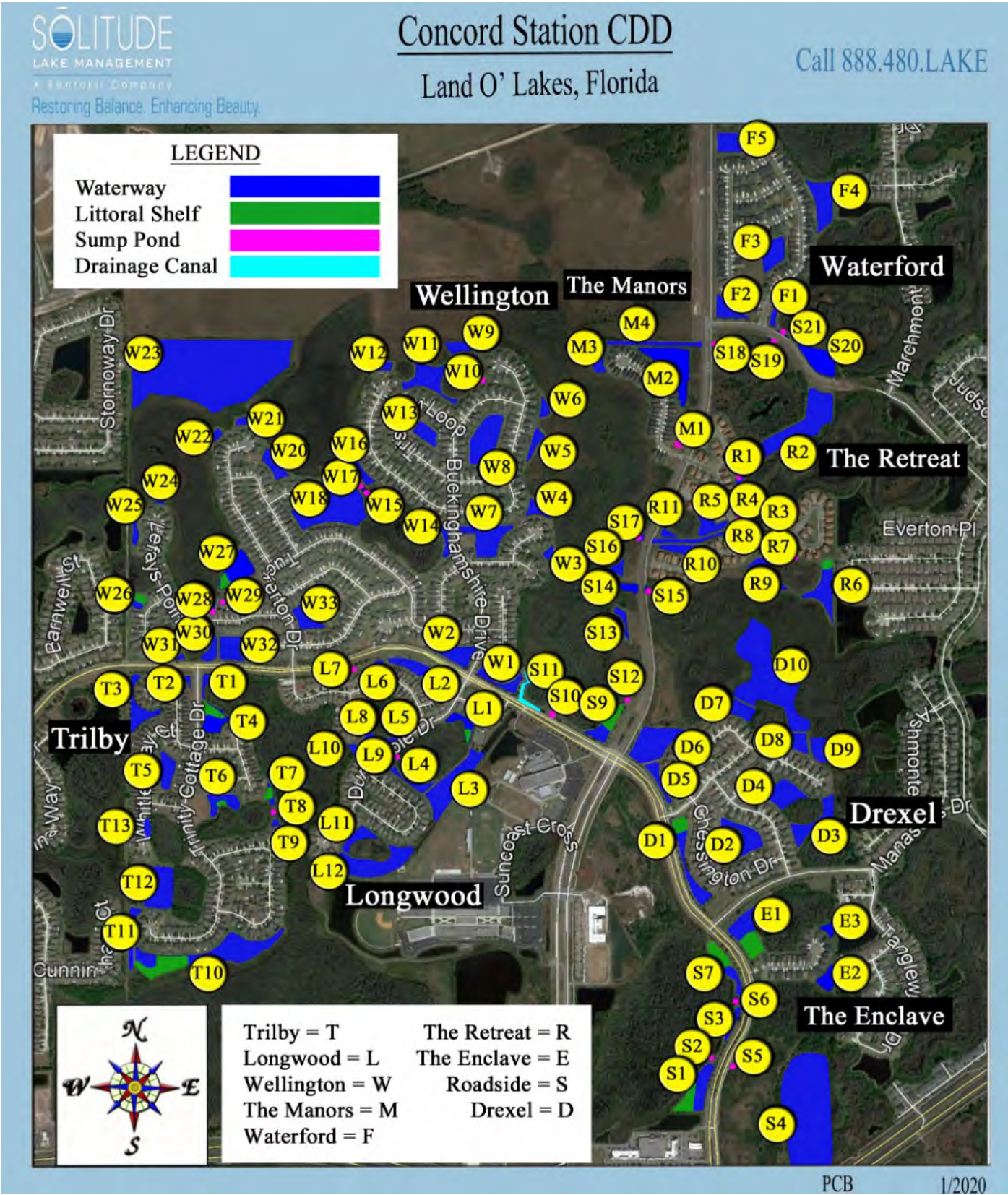
We recently treated sites L4 and 11 for floating weeds so give them a week or two to respond to the treatments.

There was no algae noted on any sites.

Thank You For Choosing SOLitude Lake Management!

Site	Comments	Target	Action Required
L1	Site looks good	Species non-specific	Routine maintenance next visit
L2	Site looks good	Species non-specific	Routine maintenance next visit
L3	Site looks good	Species non-specific	Routine maintenance next visit
L4	Treatment in progress	Floating Weeds	Routine maintenance next visit
L5/6	Normal growth observed	Species non-specific	Routine maintenance next visit
L7/9	Site looks good	Species non-specific	Routine maintenance next visit
L8	Normal growth observed	Torpedograss	Routine maintenance next visit
L10	Site looks good	Species non-specific	Routine maintenance next visit
L11	Treatment in progress	Floating Weeds	Routine maintenance next visit
L12	Site looks good	Species non-specific	Routine maintenance next visit





## Tab 4



# CONCORD STATION

## Landscape Inspection Report



April 24, 2023

Rizzetta & Company

Jason Liggett – Landscape Specialist



Rizzetta & Company  
Professionals in Community Management



# Summary, Enclave & Drexel, Sunlake

## General Updates, Recent & Upcoming Maintenance Events, Important Notices

- ❖ Treat the turf weeds with selective herbicides through the irrigated turf stands in the district. We do have areas that will be bare, but we need to continue to treat to see what we have left for the installed turf types.
- ❖ Make sure crews are soft edging during visits.

The following are action items for Greenview Landscaping to 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. **Bold & Underlined indicates a question or info for BOS.** **Orange is for Staff.**

1. Treat the goose grass at in the Saint Augustine at the Enclave entrance on Mentmore blvd.
2. Throughout the ROW on Mentmore blvd in the irrigated turf areas between the sidewalk and the road treat the turf weeds with selective herbicides.
3. Diagnose and treat the decline in the viburnum along the white vinyl fence in the front of the enclave community on Mentmore Blvd. (Pic 3)



4. Create separation in the jasmine beds at the Drexel monument sign on Manassas Drive.(Pic 4)



5. Make sure during service visits crew are string trimming around the electric hookup next to the Drexel entrance sign on Manassas Drive this goes throughout the property as well.
6. Treat the weeds in the jasmine beds in the same areas as above. Use selective herbicides on this material to help.

# Summary, Enclave & Drexel, Sunlake

7. Treat the turf weeds in the front of the Drexel entrance monument sign on Manassas Drive.
8. Past the Drexel entrance along the white vinyl fence make sure we are trimming the backside of the firebush and keeping it away from the fence during trimming services.(Pic 8)



9. Treat the turf weeds through the irrigated turf areas on Manassas Drive.
10. Spray the crack and crevice weeds along the roadway on Manassas Drive. These may need to be string trimmed.
11. Improve the vigor in the Loropetalum and the Ti plants at the Drexel entrance on Mentmore Blvd.
12. Still seem to have decline in the oleanders at the Drexel entrance on Mentmore Blvd. Did we diagnose and treat this material?
13. Remove the damaged sign that is in the center island on Sunlake Blvd.
14. Improve the vigor in the Loropetalum in the center island on Sunlake Blvd.
15. Continue to monitor the turf at the Shallot Court pocket park during my inspection there was improvement from last month.(Pic 15)



16. Continue to push vigor into the Loropetalum along sunlake blvd along the white vinyl fences.
17. Remove the sucker growth at the base of the oak trees on Lake Patience road.
18. Continue to work on improvement in the Saint Augustine on Lake Patience road keeping in mind the mowing heights. We need to make sure mowers are at the highest setting on the Saint Augustine.
19. Improve the vigor in the Loropetalum at the corner of Sunlake Blvd and Lake Patience road in the beds space on the northeast corner.
20. Remove the sucker growth growing along the white vinyl fence on sunlake blvd past Lake patience road.
21. Diagnose and treat the decline in the cedar tree at the manors entrance. Check for pest in the material.(Pic 21 Next Page)
22. Improve the vigor in the downy Jasmine at eth entrance to the manors. These have a very yellow color.
23. Treat the crack and crevice weeds on Mentmore Blvd. These may need ot be string trimmed.





# Summary, Enclave & Drexel, Sunlake



clubhouse.

24. Remove the sucker growth in the Indian hawthorne on Mentmore Blvd across from the clubhouse before you get to the wellington entrance.
25. Improve the vigor in the plant material on the exit side of the wellington entrance. This includes the gold mound duranta and the Loropetalum.
26. Remove the palm tree suckers growing in the ornamental grass on Mentmore blvd on the northside as you make a right to leave the wellington entrance.
27. Continue to monitor the browned out Podocarpus on Tuckerton drive.(Pic 27)
28. Remove the fallen debris from the tree on the outbound side of Trinity Cottage Drive.
29. I like that the district has decided to go back with annuals but in the next rotation I would like to see some of the beds raised a little higher than they are currently. A good example is the longwood bed.
30. At the back entrance to the clubhouse cutback the flax lilies and remove the weeds.
31. Remove the vines growing in the Indian hawthorne in the parking area at the -



## Tab 5

**PROJECT MANUAL**  
**FOR**  
**LANDSCAPE MAINTENANCE SERVICES**  
  
**CONCORD STATION**  
**COMMUNITY DEVELOPMENT DISTRICT**

Prepared by:

Rizzetta & Company  
5844 Old Pasco Road  
Wesley Chapel, Florida 33544  
May 2023

## TABLE OF CONTENTS

1.	Request for Proposals .....	3
2.	Instructions to Proposers .....	5
3.	Proposer Qualification Statement .....	9
4.	Evaluation Criteria .....	18
5.	List of Company-Owned Major Equipment .....	22
6.	Form of Landscape Maintenance Services Agreement .....	23
	Exhibit A, Scope of Services .....	31
	Exhibit B, Bid Proposal Form(s)... ..	44
7.	Form of Weekly Work Journal .....	61
8.	Form of Pest Management Report .....	62
9.	Maintenance Exhibit .....	63

**CONCORD STATION  
COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS**

Landscape & Irrigation Maintenance Services  
Pasco County, Florida

Concord Station Community Development District (the “District”) hereby requests proposals to provide services relating to the exterior landscaping & irrigation maintenance services for Concord Station Community Development District, all as more specifically set forth in the Project Manual.

The Project Manual will be available beginning Monday, May 29, 2023, at 12:00 p.m. (EST) at the office of Rizzetta & Company, Inc., 5844 Old Pasco Road Suite 100, Wesley Chapel, Florida for the sum of \$100.00 per Project Manual. Purchase of the Project Manual is mandatory. Failure to purchase the Project Manual as specified herein will preclude the District’s consideration of a proposal submitted by the proposer. Each Project Manual will include, but not be limited to, the Request for Proposals, proposal, contract documents, project scope, technical specifications, and site plan. Please make checks payable to Rizzetta & Company, Inc. NO CASH OR CREDIT CARD ACCEPTED. The Landscape Specialist shall be the contact person regarding the Project Manual. Mr. Jason Liggett can be reached by email at [jliggett@rizzetta.com](mailto:jliggett@rizzetta.com) or via phone at (813) 933-5571 ext. 5763.

There will be a mandatory Pre-Proposal Meeting on Thursday, June 1, 2023, at 11:00 a.m. at the Concord Station Amenity Center., 18636 Mentmore Blvd., Land O Lakes, FL 34638. Failure to attend will preclude the District’s consideration of a proposal submitted by a non-attending proposer. The Project Manual will not be available for sale at the mandatory pre-proposal meeting, but will be available at the Rizzetta & Co., Inc. office at the address stated above until June 7, 2023, at 12:00 p.m.

The District is a special-purpose taxing District created by Chapter 190 Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) fully licensed and insured, (ii) 5 years minimum continuous operation (iii) experience with at least three other communities of a similar nature, size and amenity level to the Concord Station CDD project, with verifiable references on those projects, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, (v) Proposer will be encouraged to have made a site visit prior to submitting the proposal and will be responsible for 100% of their own area takeoffs, and (vi) Proposer must submit total price along with an option for two (2) one (1) year renewals with price.

The District has the right to reject any, and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so. Any person who wishes to protest the Project Manual, or any component thereof, shall file

with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the Project Manual is made available, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, Rizzetta and Company, Inc., 3434 Colwell Avenue Suite 200, Tampa, FL 33614. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made by the Board of Supervisors on the basis of qualifications according to the evaluation criteria contained within the Project Manual and will meet on Thursday, July 13, 2023, at 10:00 a.m.. at the Concord Station Amenity Center., 18636 Mentmore Blvd, Land O Lakes, FL 34638 to conduct said ranking. The meeting is hereby publicly advertised. Any and all questions relative to this project shall be directed by e-mail only, to Jason Liggett at [jliggett@rizzetta.com](mailto:jliggett@rizzetta.com) , no later than Tuesday, June 13, 2023, by 4:00 p.m. (EST). Answers will be provided to all eligible proposers by 5:00 p.m. (EST), June 16, 2023.

Firms desiring to provide services for this project must submit one (1) original, five (5) copies and one (1) digital copy, in the form of a flash drive, of the required proposal no later than (9:00 a.m. (EST) on June 26, 2023, at the office of Rizzetta and Company, Inc., 5844 Old Pasco Road Suite 100, Wesley Chapel, FL 33544, Attention: Jason Liggett. Proposals shall be submitted in one sealed opaque package, shall bear the name of the proposer on the outside of the package, and shall identify the name of the project. Proposals will be opened at the time and date stipulated above; those received after the time and date stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified. No official action of the District's Board will be taken at this meeting, it is held for the limited purpose of opening the bids. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 933-5571 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8770, for aid in contacting the District Office. A copy of the agenda for this meeting may be obtained from the District Manager, Rizzetta and Company, Inc., 3434 Colwell Avenue Suite 200, Tampa, FL 33614. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Concord Station Community Development District  
Debby Wallace, District Manager [dbwallace@rizzetta.com](mailto:dbwallace@rizzetta.com)  
Run Date: Sunday May 21, 2023



**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**  
**Landscaping Maintenance Services**  
Pasco County, Florida

**Instructions to Proposers**

**SECTION 1. DUE DATE.** Sealed proposals must be received no later than 9:00 a.m. (EST) on June 26, 2023, at the office of Rizzetta and Company, Inc., 5844 Old Pasco Road, Wesley Chapel, FL 33544, Attention: Jason Liggett. Proposals will be publicly opened at that time.

**SECTION 2. MANDATORY PRE-PROPOSAL MEETING.** A mandatory pre-proposal meeting will be held for the purpose of discussing the project manual on Thursday, June 1, 2023, at 11:00 a.m. at the Concord Station Amenity Center., 18636 Mentmore Blvd., Land O Lakes, FL 34638 The pre-proposal meeting may include, but not be limited to, a discussion of contract requirements, inspections, evaluations, and submittal requirements. The District will not consider a proposal from any proposer that does not have an authorized representative present at the pre-proposal meeting. Proposers must arrive at the pre-proposal meeting at or before 11:00 a.m. (EST) in order to be qualified to submit a proposal.

**SECTION 3. SIGNATURE ON PROPOSAL.** The proposer must correctly execute all forms, affidavits, and acknowledgments for which signature and notary blocks are provided. Anyone signing the proposal as agent shall file with the proposal legal evidence of his authority to do so.

**SECTION 4. FAMILIARITY WITH THE PROJECT/SITE CONDITIONS.** Before submitting a proposal, the Proposer shall carefully examine the drawings, read the specifications, visit the project site, and fully inform itself as to all existing conditions and limitations. Submitting a proposal is a certification by the Proposer that the Proposer is familiar with the project and the existing site conditions.

**SECTION 5. FAMILIARITY WITH THE LAW.** By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules, and regulations that in any manner affect the work. Unfamiliarity on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances, and regulations.

**SECTION 6. QUALIFICATIONS OF PROPOSER.** The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the District. In order to submit a proposal, each proposer must (1) be authorized to do business in Florida and hold all required state and federal licenses in good standing; (2) have at least five (5) years continuous experience with landscaping maintenance projects; (3) attend the Mandatory Pre-Proposal Meeting; and (4) submit total price along with an option for two (2) one (1) year renewals with price.

**SECTION 7. SUBMISSION OF ONLY ONE PROPOSAL.** Proposers shall be disqualified, and their proposals rejected if the District has reason to believe that collusion may exist among the

Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

**SECTION 8. INTERPRETATIONS AND ADDENDA.** All questions about the meaning or intent of the Project Manual are to be directed in writing, via e-mail only, to Jason Liggett at [jliggett@rizzetta.com](mailto:jliggett@rizzetta.com). Interpretations or clarifications considered necessary in response to such questions will be issued by Addenda to all parties recorded as having received the Project Manual. The deadline for questions is Tuesday, June 13, 2023, by 4:00 p.m. (EST). Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. No inquiries will be accepted from subcontractors; the Proposer shall be responsible for all queries.

**SECTION 9. SUBMISSION OF PROPOSAL.** Submit one (1) original, five (5) hard copies and one (1) digital copy in the form of a flash drive of the proposal forms, along with other requested attachments, at the time and place indicated herein. Submission shall be enclosed in an opaque sealed envelope, marked with the project title and name and address of the Proposer, and accompanied by the required documents. If the proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with a notation “RESPONSE TO REQUEST FOR PROPOSALS (Concord Station Community Development District – Landscape & Irrigation Maintenance)” on the face of it.

**SECTION 10. MODIFICATION AND WITHDRAWAL.** Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

**SECTION 11. PROJECT MANUAL DRIVE.** The Project Manual will be available beginning Monday, May 29, 2023, at 12:00 p.m. (EST) at the office of Rizzetta & Company, Inc., 5844 Old Pasco Road Suite 100, Wesley Chapel, Florida. The cost for the Project Manual is **\$100.00**; please make checks payable to Rizzetta & Company, Inc. NO CASH OR CC ACCEPTED.

**SECTION 12. PROPOSAL FORMS.** All blanks on the proposal forms must be completed in ink or typewritten. The proposal shall contain an acknowledgment of receipt of all Addenda. In making its proposal, each Proposer represents that it has read and understands the Project Manual and that the proposal is made in accordance therewith, including verification of the contents of the Project Manual against the Table of Contents.

**SECTION 13. BASIS OF AWARD/RIGHT TO REJECT.** The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

**SECTION 14. CONTRACT AWARD.** Within fourteen (14) days of receipt of the Notice of Award or Notice of Intent to Award from the District, the Proposer shall enter into and execute the Contract in substantially the form included in the Project Manual, unless requested otherwise by the District.

**SECTION 15. INSURANCE.** All Proposers shall include as part of their proposal a current Certificate of Insurance demonstrating that the company's ability to meet the insurance coverage requirements set forth in the attached Contract form provided herein. In the event the Proposer is notified of award, it shall provide proof of the Insurance Coverage identifying the District, its supervisors, staff, and consultants as additional insureds, as stated in the Contract form provided herein, within fourteen (14) calendar days after notification, or within such approved extended period as the District may grant. Failure to provide proof of insurance coverage shall constitute a default.

**SECTION 16. INDEMNIFICATION.** The successful Proposer shall fully indemnify, defend, and hold harmless the District and its officers, agents, and employees from and against all claims, damages, costs, and losses arising, in whole or in part, from Contractor's negligence or breach of contract, as more fully set forth in the Contract form, provided herein.

**SECTION 17. LIMITATION OF LIABILITY.** Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in section 768.28, Florida Statutes, or other statute or law.

**SECTION 18. MISCELLANEOUS.** All proposals shall include the following information in addition to any other requirements of the Proposal Documents:

- A. A narrative description of the Proposer's approach to providing the services as described in the scope of services provided herein.
- B. Completed Proposal Forms (forms included with Project Manual).
- C. List position or title and corporate responsibilities of key management or supervisory personnel (forms attached as part of Contractor's Qualification Statement). Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- D. Describe proposed staffing levels. Include information on current operations, administrative, maintenance and management staffing of both a professional and technical nature, including resumes for staff at or above the Project Manager level.
- E. At least three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address, and phone number of a contact person. Highlight previous or currently contracted work with other community development districts. (Forms attached as part of Contractor's Qualification Statement).
- F. A copy of its insurance certificate indicating the types of coverage and limits for general, property, automobile liability insurance, and worker's compensation insurance.
- G. Completed copies of all other forms included within the project manual.

**SECTION 19. PROTESTS.** A Notice of Protest regarding the Proposal Documents/Project Manual (including the Evaluation Criteria, specifications or other requirements contained in the Request for Proposals), a Proposal rejection, or an award under the Request for Proposals, must be filed in writing, within seventy-two (72) hours after the receipt of the Project Manual or receipt of the notice of the District's decision as applicable, and must be filed at the offices of Rizzetta & Company, Inc., located at 3434 Colwell Avenue Suite 200, Tampa, FL 33614. Attention: District Manager. The formal protest, setting forth with particularity the facts and law upon which the protest is based, shall be filed within seven (7) calendar days after the initial Notice of Protest was filed. Failure to timely file a Notice of Protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to any document included in the Project Manual, including the Evaluation Criteria, plans, specifications, and Project Documents. Any entity who files a Notice of Protest protesting the Project Manual, a Proposal rejection, or an award under the RFP shall post with the District at the time of filing, a protest bond payable to the District. The protest bond for any protest shall be in an amount equal to ten percent (10%) of the value of the solicitation, but in no case less than five thousand dollars (\$5,000.00). Bonds shall be by a U.S. postal service money order, certified cashier's check, or such other form of surety as the District's counsel may approve. All bonds shall be made payable to the District. Failure to post such bond within the requested time period shall result in the protest being dismissed by the District with prejudice with the Proposer afforded no relief. If the entity protesting the award prevails, the bond shall return to the protester; however, if, after completion of a formal protest hearing in which the District prevails, the bond shall be applied to payment of the costs and fees incurred by the District relative to the protest. The entire amount of the bond shall be forfeited if the District determines that a protest was filed for a frivolous or improper purpose, including, but not limited to, the purpose of harassing, causing unnecessary delay, or causing needless cost for the District or other parties.

**SECTION 20. EVALUATION OF PROPOSALS.** The proposals shall be ranked based on criteria presented in the Evaluation Criteria sheet, contained within the Project Manual. **The Proposals shall be ranked based on the District's evaluation of the Proposer's ability to perform the services for the Project. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly and clearly reserves the right to make such award to other than the lowest priced proposal.**

1. Proposer: \_\_\_\_\_ /\_\_\_\_\_/ A Partnership  
  [Company Name]                 /\_\_\_\_\_/ A Corporation  
  /\_\_\_\_\_/ A Subsidiary Corporation
2. Parent Company Name: \_\_\_\_\_
3. Parent Company Address:

Street Address \_\_\_\_\_

P.O. Box (if any) \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone \_\_\_\_\_ Fax no. \_\_\_\_\_

1st Contact Name \_\_\_\_\_ Title \_\_\_\_\_

2nd Contact Name \_\_\_\_\_ Title \_\_\_\_\_
4. Proposer Company Address (if different):

Street Address \_\_\_\_\_

P. O. Box (if any) \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone \_\_\_\_\_ Fax no. \_\_\_\_\_

1st Contact Name \_\_\_\_\_ Title \_\_\_\_\_

2nd Contact Name \_\_\_\_\_ Title \_\_\_\_\_
5. List the location of the office from which the proposer would provide services to Concord Station CDD.

Street Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone \_\_\_\_\_ Fax No. \_\_\_\_\_

1st Contract Name \_\_\_\_\_ Title \_\_\_\_\_

6. Is the Proposer incorporated in the State of Florida? Yes \_\_\_\_ No \_\_\_\_

6.1 If yes, provide the following:

- Is the Company in good standing with the Florida Department of State, Division of Corporations? Yes \_\_\_\_ No \_\_\_\_

If no, please explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- Date incorporated \_\_\_\_\_ Charter No. \_\_\_\_\_

6.2 If no, provide the following:

- The State with whom the Proposer's company is incorporated. \_\_\_\_\_

- Is the company in good standing with the State? Yes \_\_\_\_ No \_\_\_\_

If no, please explain: \_\_\_\_\_  
\_\_\_\_\_

- Date incorporated \_\_\_\_\_ Charter No. \_\_\_\_\_

- Is the Proposer's company authorized to do business in the State of Florida?  
Yes \_\_\_\_ No \_\_\_\_

6.3 If Proposer is not incorporated, please identify the type of business entity, (i.e.: Limited Liability Company, Partnership, etc.) and the number of years Proposer has been in the business of providing landscape services.

7. Has the Proposer's company provided services for a community development district or similar community previously? Yes \_\_\_\_ No \_\_\_\_

7.1 If yes, provide the following:

- Number of contracts Proposer has executed with community development districts and/or similar communities during the past five (5) years and the names of the entities as well as the length of the contract and whether each such community is still a current client.

8. List the Proposer's total annual dollar value of comparable contracts for each of the last three (3) years starting with the latest year and ending with the most current year

(21) \_\_\_\_\_, (22) \_\_\_\_\_, (23) \_\_\_\_\_.

9. What are the Proposer's current insurance limits?

General Liability \$ \_\_\_\_\_  
Automobile Liability \$ \_\_\_\_\_  
Umbrella Coverage \$ \_\_\_\_\_  
Workers Compensation \$ \_\_\_\_\_  
Expiration Date \_\_\_\_\_

10. Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts in any state(s)? Yes \_\_\_ No \_\_\_ If so, state the name(s) of the company(ies) \_\_\_\_\_

\_\_\_\_\_

The state(s) where barred or suspended: \_\_\_\_\_  
State the period(s) of debarment or suspension: \_\_\_\_\_

11. Has the Proposer ever failed to fulfill its obligations under any contract awarded to it? Yes \_\_\_ No \_\_\_ If so, where, and why? \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

12. Has any officer or partner of the Proposer ever been an officer, partner, or owner of some other organization that has failed to fulfill job duties or otherwise complete a contract? Yes \_\_\_ No \_\_\_ If so, state name of individual, other organization, and reason, therefore.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

13. List any and all litigation to which the Proposer, any personnel to work at Concord Station CDD, any officer and/or employee of the Proposer has been a party in the last five (5) years. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

14. Has the Proposer or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity? Yes \_\_\_ No \_\_\_ If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof.

\_\_\_\_\_  
\_\_\_\_\_

15. List five (5) current clients including contact persons and telephone numbers as well as their contract value and length of service: \_\_\_\_\_
16. List three (3) jobs (including company, contact person, and telephone number) lost in the previous twelve (12) months and the reason(s) why: \_\_\_\_\_
17. Attach current financial statements, prepared within the last one hundred eighty (180) days, showing current financial resources, liabilities, capital equipment and historical financial performance for the past one year.
18. Attach any certifications or documentation regarding educational experience of key personnel that would assist the District(s) in evaluating the quality and experience of such personnel.
19. Key Personnel: Describe any experience of the principal individuals (Foremen, Superintendents, etc.) who are responsible for the actual landscape maintenance work of your organization and who will be assigned to this contract if awarded to contractor.

Name	Position
------	----------

Type of Work	Yrs. Exp.	Yrs. With Firm
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Name	Position
------	----------

Type of Work	Yrs. Exp.	Yrs. With Firm
--------------	-----------	----------------

Name	Position
------	----------

Type of Work	Yrs. Exp.	Yrs. With Firm
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Name	Position
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Type of Work	Yrs. Exp.	Yrs. With Firm
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Name	Position
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Type of Work	Yrs. Exp.	Yrs. With Firm
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The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Concord Station CDD in this document or documents attached hereto, or necessary to determine whether the Concord Station CDD should consider the Proposer for bidding on the landscape services request for proposals, including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

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Name of Proposer	By: _____
------------------	-----------

---

[Type Name and Title of Person Signing]

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Corporate Seal)

Sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

---

(Seal)	Notary Public/Expiration Date
--------	-------------------------------

## CORPORATE OFFICERS

Company Name: \_\_\_\_\_

Date: \_\_\_\_\_

Provide the following information for Officers of the Proposer and parent company, if any:

NAME FOR PROPOSER	POSITION OR TITLE	CORPORATE RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY/STATE
FOR PARENT COMPANY (if applicable)			

## AFFIDAVIT FOR INDIVIDUAL

State of \_\_\_\_\_ ss: \_\_\_\_\_

County of \_\_\_\_\_

\_\_\_\_\_, being duly sworn, deposes and says that the statements and answers to the questions concerning the qualification statement and corporate officers contained herein are correct and true as of this date; and that he/she understands that intentional inclusion of false, deceptive, or fraudulent statements on this statement constitutes fraud; and will be considered such action on the part of the Proposer to constitute good cause for rejecting Proposer's proposal.

\_\_\_\_\_  
(Proposer must also sign here)

Sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public/Expiration Date:

(SEAL)

## AFFIDAVIT FOR PARTNERSHIP

State of \_\_\_\_\_ ss: \_\_\_\_\_

County of \_\_\_\_\_

\_\_\_\_\_, is a member of the firm of \_\_\_\_\_, being duly sworn, deposes and says that the statements and answers to the questions concerning the qualification statement and corporate officers are correct and true as of the date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive or fraudulent statements on this statement constitutes fraud; and such action on the part of the Proposer will be considered to constitute good cause for rejecting Proposer's proposal.

\_\_\_\_\_  
(Signature of a General Partner is Required)

Sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public/Expiration Date:

(SEAL)

## AFFIDAVIT FOR CORPORATION

State of \_\_\_\_\_ ss: \_\_\_\_\_

County of \_\_\_\_\_

\_\_\_\_\_  
(title) \_\_\_\_\_ of  
the \_\_\_\_\_

(a corporation described herein) being duly sworn, deposes and says that the statements and answers to the questions in the foregoing concerning the qualification statement and corporate officers are correct and true as of the date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive or fraudulent statements in this statement constitutes fraud; and such action on the part of the Proposer will be considered good cause for rejection of Proposer's proposal.

\_\_\_\_\_  
(Officer must also sign here)

CORPORATE SEAL

Sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public/Expiration Date:

(SEAL)

**CONCORD STATION  
COMMUNITY DEVELOPMENT DISTRICT**

**REQUEST FOR PROPOSAL  
LANDSCAPING MAINTENANCE SERVICES**

**EVALUATION CRITERIA**

**1. Personnel (20 Points Possible) (\_\_\_\_\_ Points Awarded)**

(E.g., skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels, etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc. with bid.)

**Management and Supervisory Personnel**

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____

**Proposed Staffing Levels**

Landscape Maintenance staff will include \_\_\_\_\_ laborers, \_\_\_\_\_ Supervisors, and \_\_\_\_\_ Technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as pesticide, herbicide application, arborists, turf specialist, horticulturist, etc.)

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____

## Travel

Distance from bidder's branch office to the District - \_\_\_\_\_miles

Drive time one way from bidder's branch office to the District - \_\_\_\_\_hours/minutes

## **2. Experience and Available Equipment (20 Points Possible) (\_\_\_\_\_ Points Awarded)**

(E.g., past & current record and experience of the respondent in similar projects, volume of work previously awarded to the firm; past performance in any other contracts; subcontractor listing, inventory of all equipment, and available equipment, number of trained operators, etc.)

1. Project Name/Location: \_\_\_\_\_

Contact: \_\_\_\_\_ Contact Phone: \_\_\_\_\_

Project Type/Description: \_\_\_\_\_

Dollar Amount of Contract: \_\_\_\_\_

Your Company's Detailed Scope of Services for Project: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Duration of Contract: START DATE: \_\_\_\_\_ END DATE: \_\_\_\_\_

2. Project Name/Location: \_\_\_\_\_

Contact: \_\_\_\_\_ Contact Phone: \_\_\_\_\_

Project Type/Description: \_\_\_\_\_

Dollar Amount of Contract: \_\_\_\_\_

Your Company's Detailed Scope of Services for Project: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Duration of Contract: START DATE: \_\_\_\_\_ END DATE: \_\_\_\_\_

3. Project Name/Location: \_\_\_\_\_

Contact:\_\_\_\_\_ Contact Phone: \_\_\_\_\_

Project Type/Description: \_\_\_\_\_

Dollar Amount of Contract: \_\_\_\_\_

Your Company's Detailed Scope of Services for Project: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Duration of Contract: START DATE: \_\_\_\_\_ END DATE: \_\_\_\_\_

4. Project Name/Location:\_\_\_\_\_

Contact:\_\_\_\_\_ Contact Phone: \_\_\_\_\_

Project Type/Description: \_\_\_\_\_

Dollar Amount of Contract: \_\_\_\_\_

Your Company's Detailed Scope of Services for Project: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Duration of Contract: START DATE: \_\_\_\_\_ END DATE: \_\_\_\_\_

5. Project Name/Location:\_\_\_\_\_

Contact:\_\_\_\_\_ Contact Phone: \_\_\_\_\_

Project Type/Description: \_\_\_\_\_

Dollar Amount of Contract: \_\_\_\_\_

Your Company's Detailed Scope of Services for Project: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Duration of Contract: START DATE: \_\_\_\_\_ END DATE: \_\_\_\_\_



**3.      Understanding Scope of Work                      (25 Points Possible) (\_\_\_\_ Points Awarded)**

Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including product specifications, pricing, scheduling, staffing, qualifications, etc.? Have all documents been completed as directed and information requested been provided? Does it clearly demonstrate the ability to perform these services?

**4.      Price    (20 Points Possible) (\_\_\_\_ Points Awarded)**

Twenty (20) points will be awarded to the Proposer submitting the lowest proposal for Parts 1 - 4 – the Contract Amount. AN AVERAGE OF ALL THREE (3) YEARS OF THE CONTRACT WILL BE FACTORED WHEN AWARDING POINTS FOR PRICING. All other proposers will receive a percentage of this amount based upon a formula which divides the low proposal by the Proposer's proposal and is then multiplied by the number of points possible in this part of the Price evaluation. \*

\* Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 20 points. Contractor "B" turns in a bid of \$265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (20).  $(210,000/265,000) \times 20 = 15.85$ , therefore, Contractor "B" will receive 15.85 of 20 possible points. Contractor "C" turns in a bid of \$425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (20).  $(210,000/425,000) \times 20 = 9.88$ , therefore, Contractor "C" will receive 12.35 of 20 points.

**5.      Reasonableness of quantities and costs.      (15 Points Possible) (\_\_\_\_ Points Awarded)**

Up to fifteen (15) points will be awarded as to the reasonableness of ALL costs, numbers, and quantities (i.e., fertilizer quantities, mulch quantities based on Contractor's field measurements) provided in Parts 1,2,3,4 & 5.

**Proposer's Total Score    (100 Points Possible) (\_\_\_\_ Points Awarded)**

**END**

**COMPANY OWNED MAJOR EQUIPMENT  
TO BE USED IN CONNECTION WITH THE WORK**

PROPOSER: \_\_\_\_\_

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS

**AGREEMENT BETWEEN \_\_\_\_\_, AND  
CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT  
FOR LANDSCAPING MAINTENANCE SERVICES**

This agreement (the “Agreement”) is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2023, by and between:

Concord Station Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Pasco County, Florida, whose address is 3434 Colwell Avenue Suite 200, Tampa, FL 33614 (“District”), and

\_\_\_\_\_, a \_\_\_\_\_, with a mailing address  
at \_\_\_\_\_ (“Contractor”).

**RECITALS**

**WHEREAS**, the District was established by ordinance of the Board of County Commissioners of Hillsborough County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including surface water management systems, roadways, landscaping, irrigation, and other infrastructure; and

**WHEREAS**, the District desires to enter into an agreement with an independent contractor to provide landscaping maintenance services for certain lands within and around the District; and

**WHEREAS**, Contractor, who submitted the proposal attached hereto as **Exhibit A** (“Scope of Services”) and incorporated by reference herein, represents that it has the skills, knowledge, and ability to provide such operation and management services to the District in accordance with the terms of this Agreement; and

**WHEREAS**, the District and Contractor warrant and agree that they have all right, power, and authority to enter into and be bound by this Agreement.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the District and Contractor (collectively, referred to as the “Parties”), the receipt of which and sufficiency of which is hereby acknowledged, the Parties agree as follows:

**Section 1. Recitals.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

**Section 2. Contractor’s Obligation.** The Contractor will provide landscape maintenance services for certain lands within and around the District. Specifically, Contractor shall provide the services identified in Maintenance Exhibit. Contractor shall perform such work for a minimum of \$\_\_\_\_\_ per year to include Parts 1-4 of the Scope of Services, up to a maximum of \$\_\_\_\_\_ per year if both mulch top-dressings (Part 5) are performed and awarded to Contractor, and if all Annual Flower installations (Part 6) are performed and awarded to Contractor. Contractor shall provide all labor and equipment necessary for such service unless otherwise identified in Maintenance Exhibit.

**Section 3. Billing and Payment.** Contractor shall bill the District for Services based on invoice with appropriate support documentation for the Fee and Reimbursements. Provided Contractor has submitted invoices for the fees and reimbursements with the appropriate support documentation by the fifteenth (15<sup>th</sup>) of the month, Contractor shall be paid by the thirtieth (30<sup>th</sup>) of the following month unless such invoice is disputed as described below. The format of the invoice and backup documentation shall strictly adhere to the requirements established by District. If the District disputes or questions any part or all of an invoice, the District shall advise Contractor in writing of such questions or disputes within thirty (30) days of the District's receipt of such invoice. In the event of any dispute regarding the Services performed to date, Contractor, including any of Contractor's subcontractor(s) or agent(s) responsible for the Services, in District's sole and absolute discretion, shall, so long as District is pursuing resolution of such dispute in an expeditious manner, continue to carry on performance of the Services and maintain their progress during any such dispute, lawsuit or other proceeding to resolve the dispute, and District shall continue to make payments of undisputed amounts to Contractor in accordance with this Agreement. As compensation for the Work, the District agrees to pay Contractor \_\_\_\_\_ (\$\_\_\_\_\_) per year, in standard monthly amounts of \_\_\_\_\_ (\$\_\_\_\_\_). Such compensation covers only the items specified in Parts 1 & 4 of the Contractor's Bid Form. Additionally, for the services specified in Parts 2, 3, 5 & 6 of the Contractor's Bid Form, the District agrees to pay Contractor for such actual services rendered using the pricing specified in the Contractor's Bid Form the month following services being performed and after required documentations (if any) have been provided.

**Section 4. Care of the Property.** Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair or replace, to the District's satisfaction, any damage resulting from Contractor's activities and work within twenty-four (24) hours. In the event Contractor does not repair or replace the damage to District's satisfaction, Contractor shall be responsible for reimbursing District for such damages.

**Section 5. Insurance.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

- (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million and No/100 Dollars (\$1,000,000.00) combined single limit bodily injury and property damage liability, and covering at least the following hazards:
  - Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
- (3) Employer's Liability Coverage with limits of at least One Million and No/100 Dollars (\$1,000,000.00) per accident or disease.
- (4) Automobile Liability Insurance for bodily injuries in limits of not less than One Million and No/100 Dollars (\$1,000,000.00) combined single limit bodily injury

and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants, and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District obtaining the required insurance.

**Section 6. Independent Contractor.** The District and Contractor agree and acknowledge that Contractor shall serve as an independent contractor of the District. Contractor and District agree that Contractor is and shall remain at all times an independent contractor and shall not in any way claim or be considered an employee of the District.

**Section 7. Indemnification.** Contractor agrees to defend, indemnify and hold harmless the District and its officers, agents and employees and their respective successors and assigns (the "District Parties") from any and all Claims occurring incident to or resulting in whole or in part from the activities of the Contractor, the Contractor's agents, employees, subcontractors, advisors, and other parties (the "Contractor Parties") employed or engaged by Contractor or any of the foregoing, in connection with this Agreement; provided, however, that this indemnity shall not apply to the extent of the District's gross negligence or willful misconduct. This indemnity shall survive the expiration or termination of this Agreement as to any such Claims arising out of this Agreement. Contractor shall, upon receipt of notice of any Claim, promptly take all action necessary to make a claim under any applicable insurance policy or policies Contractor is carrying and maintaining. In any and all Claims against one or more of the District Parties by any employee of any of the Contractor Parties, the indemnification obligation under this Section shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts. "Claims" shall mean any and all direct or indirect claims, demands, actions, causes of action, suits, rights or recovery for any relief or damages, debts, accounts, damages, taxes, assessments, fees, fines, penalties, costs, losses, liabilities, mechanic's liens or stop notices and expenses (including, without limitation, court or arbitration costs, and attorneys' fees and expenses, and other costs of defense), of any kind or nature, including, without limitation, whether based on contract in tort, in law or equity, or pursuant to any violation of any and all state laws, rules, ordinances, regulation, by-laws, orders decrees, permits, licenses and certificates of any federal, state or other governmental agency or body having jurisdiction, and whether foreseeable or unforeseeable.

**Section 8. Recovery of Costs and Fees.** In the event the District is required to enforce this Agreement or any provision hereof by court proceedings or otherwise, then if prevailing, the District shall be entitled to recover from Contractor all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.

**Section 9. Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

**Section 10. Labor, Materials and Equipment Claims.** The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it, to perform under this Agreement. In the event that the Contractor does not pay or satisfy any claim or attempted lien within three (3) business days after the filing of a notice thereof, the District, in addition to any or all remedies available under this Agreement, may terminate this Agreement effective upon the giving of notice.

**Section 11. Negotiation at Arm's Length.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any Party.

**Section 12. Enforcement.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief, and specific performance.

**Section 13. Termination** The District may terminate this Agreement without cause upon thirty (30) days written notice. The District shall also have the right to terminate this Agreement at any time due to Contractor's failure to perform in accordance with the terms of this Agreement or for any reason, including but not limited as set forth in Section 14. of this Agreement. Contractor shall have the right to terminate this Agreement upon sixty (60) days written notice to the District stating a failure of the District to perform in accordance with the terms of this Agreement. In the event either party terminates this Agreement, Contractor agrees to accept the balance due and owing to them at the effective date of termination for the work performed up to that date.

**Section 14. Inspections.** The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

(1) The District hereby designates the District Manager, Landscape Specialist, or a representative of the District Manager, to act as its representative.

(2) The Contractor agrees to meet with a District representative, when requested, to walk the property to discuss conditions, schedules, and items of concern regarding this Contract. At that time, the District will compile a list of landscape related items (Landscape Inspection Report) that should be performed before the next walk through or other designated time. The Contractor shall be required to provide, in writing, (typically within seven (7) calendar days) what actions shall be taken to remedy those findings within the Landscape Inspection Report. Response shall include a timeline as to when items shall be completed as well as diagnosis and treatment plans for those items requiring such. If the Contractor does not respond within the specified time, the first offense will result in a written warning; the second offense will result in a second written warning and the Board of Supervisors for the District will be notified; the third offense may terminate this contract for cause at the District's discretion. If the deficient items have not been rectified to the District's satisfaction within the stated time provided in the response to the Landscape Inspection Report, (but in no circumstance no longer than a 1-month period), the District reserves the right to subcontract out such work and withhold the cost of such work from the Contractor's next monthly invoice. The District will be responsible for scheduling the inspections. The District must have no less than five (5) days' notice if there is a need to reschedule. Inspections will proceed with or without the attendance of the Contractor. Notwithstanding, Contractor is responsible for a weekly inspection of the entire property subject to the Contract Work. Contractor shall provide to management a written summary of work performed for each week with notification of any problem areas.

**Section 15. Entire Agreement.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. To the extent that anything contained within **Exhibit A** conflicts with anything contained within this Agreement, this Agreement shall control.

**Section 16. Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

**Section 17. Authority to Contract.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

**Section 18. Notices.** All notices, requests, consents, and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by Federal Express or First-Class Mail, postage prepaid, to the parties, as follows:

a. If to Contractor: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Attn: \_\_\_\_\_

b. If to District: Concord Station Community Development District  
Rizzetta & Co., Inc.  
3434 Colwell Avenue  
Suite 200  
Tampa, FL 33614

With a copy to: Straley Robin Vericker  
1510 W Cleveland Street  
Tampa, FL 33606  
Attn: John Vericker

**Section 19. Third Party Beneficiaries.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants, and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

**Section 20. Assignment.** Contractor may not assign this Agreement or any monies to become due hereunder without the prior written approval of the District. Any assignment entered into without the written approval of the District shall be invalid and unenforceable.

**Section 21. Applicable Law.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida.

**Section 22. Public Records.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law.

**Section 23. Effective Date and Term.** This Agreement shall become effective as of \_\_\_\_\_, 20\_\_, and remain in effect until \_\_\_\_\_, 20\_\_\_\_. At the end of the Initial Term, this Agreement includes the option for two (2) one (1) year annual renewals with discretion of the Board of Supervisors' approval.

**Section 24. Conflict.** To the extent that the terms described in **Exhibit A** conflict with the terms of this Agreement, the terms herein shall control.

**Section 25. Compliance with Governmental Regulation.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor 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 any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, 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 or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

**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.**

**Section 26. E-Verify Requirements.** The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Company shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. If the Contractor anticipates entering into agreements with a subcontractor, the Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

*[Signature Page to Follow]*

**IN WITNESS WHEREOF**, the parties hereto have signed and sealed this Agreement on the day and year first written above.

ATTEST:

**CONCORD STATION COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman, Board of Supervisors

ATTEST:

\_\_\_\_\_  
[Contractor]

\_\_\_\_\_  
Title:

\_\_\_\_\_  
Title:

STATE OF FLORIDA  
COUNTY OF PASCO

The foregoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_, a \_\_\_\_\_. He or she is ( ) personally known to me; or ( ) has produced \_\_\_\_\_, as identification.

SWORN to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Printed name of Notary Public

**EXHIBIT “A”**  
**SCOPE OF SERVICES**

## SCOPE OF SERVICES

### PART 1

#### **GENERAL LANDSCAPE MAINTENANCE**

**1) MOWING** – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week

NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 visits (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the grass (or weeds within turf) be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the St. Augustine & Bahia grass at a height of three and one half (3 1/2). Rotary Mowers are preferred for heights above one (1) inch for all other turf types. Do not remove more than 1/3 of the height of the leaf blade at anyone mowing. All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching-type deck. Clippings may be left on the lawn if no readily visible clumps remain on the grass after mowing. Otherwise, large clumps of clippings **MUST** either be collected and removed by the CONTRACTOR **OR** be left to dry out on the lawn for no more than one day and then re-distributed across the lawn. This is to re-introduce nutrients in the clippings back into the soil system. And the mulching kit must be left in the “closed” position at all times, specifically when mowing pond banks and all parks. Additionally, when mowing pond banks, mowers must be used in a counter clock direction. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. Where low-lying, swale areas are present and standing water will prevent mowers accessibility for several weeks throughout the year, contractor will be responsible for line-trimming these areas during each and every mow event. Contractor is to include in his proposal, any and all necessary equipment, protective clothing or any other gear necessary for crews to perform this work. No “extras” will be billed to the District. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR’S mowing equipment within twenty-four hours from the time the damage is caused at his sole cost and expense. Contractor shall be responsible for training all its personnel in the technical aspects of the District’s Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing, etc. Weekend work is permitted, when necessary, upon prior approval.

**1A) POND MOWING** - All ponds identified as such on the overall Concord Station CDD Maintenance Exhibit shall be mowed incorporating the same mowing schedule as the common areas stated above. Line trimming at water’s edge, control structures, mitered end sections and any other storm water structures shall occur each and every time the pond is mowed. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. This is slightly higher than the mow height in common area Bahia plantings in flatter areas to minimize pond bank erosion. Pond banks will be mowed and trimmed to water’s edge. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and

increase the chances for pond bank erosion. Also, when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. Mowers must blow all clippings away from pond banks. It is understood that trash debris of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event.

**2) EDGING AND TRIMMING** – All hard-edged areas (curbs, sidewalks, bike paths, trails, etc.) shall be vertically edged at each and every mowing event and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. **Chemical edging shall not be permitted anywhere on property.**

**AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. PARK SITES, CLUBHOUSES, PARKING LOTS AND ALL OTHER HIGH TRAFFIC AMENITIES ON THE PROPERTY SHALL BE CLEANED UP IMMEDIATELY AFTER MOWING AND EDGING TAKES PLACE. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.**

**2) TREE AND SHRUB CARE** – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Contractor is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent street lights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars. (This is to include maintaining at all times a minimum clearance of ten feet (10') over sidewalks and other pedestrian walkways to fifteen feet (15') over roadways and ROW's. All moss hanging from trees (as well as all ball moss) shall be removed up to a height of 15' from all trees on an as-needed basis. However, during the dormant season, ALL Crape Myrtles (and other small trees) shall have ALL mosses removed from the entire tree regardless of height. Crape Myrtles are not to be "hat raked" at any time. Pencil pruning and seed pod removal are the preferred methods of Crape Myrtle

pruning and should be performed after threat of frost has passed, but prior to new leaf development.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of Concord Station CDD. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants pruned into rounded balls or unnatural shapes will not be allowed. Contractor shall sterilize all pruning equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place. It is of utmost importance that all plant material within clear site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the Contractor's responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District's representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance, perhaps due to permanent existing grades, then another solution will need to be proposed and executed. Contractor will also be responsible to keep mulch pulled away from the base of ALL landscape lights at ALL times, not just after a mulching event.

AREAS WHERE WETLANDS ARE ADJACENT TO TURF AREAS (WHETHER ALONG ROADWAYS OR LAKE BANKS) CONTRACTOR IS RESPONSIBLE TO KEEP ALL WETLAND MATERIAL CUT BACK AT ALL TIMES AND NOT LET THIS MATERIAL REDUCE THE SIZE OF THE TURF AREA.

Palms: All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times. This includes the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning palms above the nine o'clock – three o'clock line is prohibited. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. Contractor shall be responsible for the removal of all palm fruit stains. Contractor shall sterilize all pruning equipment prior to pruning the next palm, paying careful attention when pruning Medjool, Sylvester, Reclinata and Canary Palms.

**4) WEEDS AND GRASSES** – All groundcover, turf areas, shrub beds & tree rings shall be kept reasonably free of weeds and grasses and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre- & post emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris (leaf and other) to keep the area neat and tidy. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE**

**PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED. NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION. CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE REPLACEMENT OF ALL TURF DAMAGED BY THE APPLICATION OR OVERSPRAY OF HERBICIDES (SELECTIVE OR NON-SELECTIVE).**

The CONTRACTOR shall be responsible for the replacement of ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines, and overhanging limbs.

**5) MAINTENANCE OF PAVED AREAS** – All paved areas (including, but not limited to, pool deck pavers, other paver surfaces, sidewalk expansion joints, curb and gutters, curb and gutter expansion joints, bike lane edges along roadways) shall be kept weed & debris free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. Contractor is not to use non-selective herbicides to eradicate weeds in curb line expansion joints where the chemical can travel back into the turf causing regularly spaced dead patches behind the curbs and sidewalks.

**6) CLEAN UP** – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two hours, unless otherwise noted above. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

**7) REPLACEMENT OF PLANT MATERIAL** – Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance.

## PART 2

### **FERTILIZATION**

Any fertilizer ordinance in place for Hillsborough County specifically banning fertilizers during a specific season(s), will be followed. It is required that those practices outlined in the GIBMP guidelines be followed.

For purposes of bidding and until a soil test is provided to indicate otherwise, all turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: per GIBMP guidelines and University of Florida IFAS Extension. Adjustments and additions have been implemented to allow for the Hillsborough County new fertilizer ordinance.

#### **All Bahia Areas:**

February	A complete fertilizer based on soil tests + Pre-M
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
May	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF)
July	IFAS approved summer blends with potassium
October	A complete fertilizer based on soil tests + Pre-M

#### **All St. Augustine Sod:**

February	A complete fertilizer based on soil tests + Pre-M
March	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
April	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF)
May	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF)
July	IFAS approved summer blends with potassium
October	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF)
November	A complete fertilizer based on soil tests + Pre-M

Prior to final fertilization selection, a complete soil test should be performed to test for soil pH as well as N, P & K levels. Should change be of merit, the Contractor shall notify the District in writing prior to the implementation of such change. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed. Fertilizers containing iron shall be immediately removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required immediately at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR MISHANDLING OF FERTILIZER.** Fertilizer shall not be applied within ten (10) feet



of the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

**SHRUB, TREE & GROUNDCOVER FERTILIZATION:**

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, May, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft. /year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS MISHANDLING OF PRODUCT.**

**PALM FERTILIZATION:**

All Palms shall receive 1 ½ pounds of 8N-0P2O5-12K2O+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, May, October & November). 100% of the N, K & Mg **MUST** be in slow-release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

**Fertilizer shall not be billed equally on a monthly basis but invoiced the month after application.**

**CONTRACTOR shall provide the DISTRICT with all fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity. Payment will not be made until correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.**

## PART 3

### **PEST CONTROL**

**Insects and Disease in Turf:** Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections, the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for “formula” under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

**Insects and Disease Control for Trees, Palms and Plants:** The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. Contractor will be fully responsible in the treatment of such afflictions. At the District’s discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Lethal Bronzing, aka Texas Phoenix Palm Decline. The cost of these inoculations should be included as a separate line item in your Pest Control price. Contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The District reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.**

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary, they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor’s full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor’s responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor’s responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems, it will be the Contractor’s responsibility to treat pest within five (5) working days of the date of notification.

**Fire Ant Control:** Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved

by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait. Contractor shall be responsible to knock down and spread the soil out, once mounds are dead.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all finished landscape areas at the Community Center grounds. UNLESS OTHERWISE DIRECTED, ONLY THOSE AREAS COVERED BY AUTOMATIC IRRIGATION ARE TO BE INCLUDED IN THIS NUMBER. This is not to include lake banks behind the residential properties or between ponds and conservation areas.

**Pest Control will not be included as a standard line item in each monthly billing but shall be invoiced as a separate line item the month after service is rendered.**

**Pest Control shall be included in the Contract Amount.**

## PART 4

### **IRRIGATION SYSTEM MONITORING AND MAINTENANCE**

**Irrigation System.** The Contractor shall inspect and test the irrigation system components one (1) time per month. Areas shall include all the existing irrigation systems.

#### A. Irrigation Controllers

1. Semi-automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions
4. Lubricate and adjust mechanical components
5. Test back up programming support devices

#### B. Water Sources

1. Visual inspection of water source
2. Clean above ground strainers and filters
3. Test each pump at design capacities **weekly**; inform District Manager of any problems immediately. Contractor shall also confirm weekly that all backflow preventers are on and operating properly.
4. Test automatic protection devices

#### C. Irrigation Systems

1. Manual test and inspection of each irrigation zone
2. Clean and raise heads as necessary
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes

#### D. Report

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components, locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle, and strainer are to be inspected for adjustment and shall be aligned, packed, cleaned, and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from Management, Contractor shall proceed. In the

event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management, or their assign prior to making such repair.

**Upon being awarded contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion.**

**After the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads (includes spray heads), nozzles, drip, main and delivery lines and any associated fittings.** Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigations reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Lee County or any other governmental agencies. It is the responsibility of the Contractor to ensure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

Emergency service shall be available after normal working hours and an emergency telephone/pager number will be provided to Management or their assign.

Freeze Protection. The Contractor shall describe ability and cost per man-hour to provide freeze protection for both landscape material and pumps/wells.

## PART 5

### **INSTALLATION OF MULCH**

After prior approval by the Board of Supervisors, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds, tree rings) with Medium Pine Bark Mulch twice per year during the month of April & October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches after compaction.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. In addition to the aesthetics of this, it is also done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bed lines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3" & beveled to reduce mulch washout. This procedure has not been practiced in the past and Contractor is to include any additional labor in the cost of the mulch for all trenching. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to Owner.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required total depth of 3", sufficient mulch shall be supplied by Contractor at no additional cost to District.

**This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.**

**The District reserves the right to subcontract out any and all mulching events.**

## **PART 6**

### **ANNUAL INSTALLATION**

**Planting of Annuals.** After prior approval by the Board of Supervisors, Contractor shall replace approximately three hundred (0) annuals in 4" pots up to four (4) times per year in designated areas and maintain annuals to ensure a healthy appearance. Prior to replacement, selection and approval from the Board is required. An Annual Options Presentation for the entire year stipulating plant options and timing for each rotation shall be submitted to the District shortly after execution of contract in order for the CDD or its representative to select annual choice(s). Annuals shall be hand watered at the time of installation. The Contractor will remove dead or dying annuals before the appearance of such annuals could be reasonably described as an eyesore. If the beds are left bare prior to the next planting, the Contractor will keep such beds free of weeds at all times until the next planting rotation occurs. Timing shall be centered around a holiday rotation being planted no later than the end of the first week of December and rotate accordingly every three months. (Dec, Mar, Jun, Sep)

Annual installation price shall include the removal of all dead annuals prior to placing new plants, regular deadheading, necessary soil adjustments, soil additives, fungicides and **monthly slow-release** nutritional requirements **at no additional cost to District.** Contractor shall replace at his expense any annual that dies, fails to thrive or is damaged by insects/disease. Contractor shall also include in the summer rotation (June) **at no additional cost to District,** a major renovation of all annual beds. A potting mix specifically blended for annuals shall be used at this time and shall be replenished as necessary prior to each changeout throughout the year. All annual beds shall be raised at least eight inches and covered with a layer of Pine Fines 1" thick. **All this shall be provided at no additional cost to the District.**

**This item will not be included in the contract amount. Contractor shall provide a price per 4" plant as requested and shall submit with bid. This work shall be invoiced separately in the month after service is rendered.**

**The CDD reserves the right to subcontract out any and all annual installation events.**

[END OF SECTION]

**CONCORD STATION  
COMMUNITY DEVELOPMENT DISTRICT**

**EXHIBIT "B"  
EXTERIOR LANDSCAPE MAINTENANCE SERVICES PROPOSAL FORM**

IF THE PRICE FOR BOTH RENEWAL YEARS IS THE SAME AS THE INITIAL YEAR, THEN ONLY COMPLETE THE FIRST SET OF PRICING FORMS. IF NOT, THEN FILL OUT EACH OF THE THREE COPIES OF THE PRICING FORMS, ONE FOR EACH YEAR.

SEE ATTACHED ITEMIZED PROPOSAL FORM



**CONCORD STATION  
COMMUNITY DEVELOPMENT DISTRICT  
LANDSCAPE MAINTENANCE  
REQUEST FOR PROPOSALS-INITIAL TERM**

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials, and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

**PART 1**

**General Landscape Maintenance**

**\$ \_\_\_\_\_ Yr.**

- Storm Cleanup \$\_\_\_\_/hr **(do not include in General Landscape Maintenance total or Grand Total)**
- Freeze Protection (description of ability) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- \$\_\_\_\_\_/application **(do not include in General Landscape Maintenance total or Grand Total)**
- Hand Watering **(do not include in General Landscape Maintenance total or Grand Total)**  
\$\_\_\_\_/hr for employee with hand-held hose  
\$\_\_\_\_/hr for water truck/tanker

**PART 2**

**Fertilization (All labor and materials)**

**\$ \_\_\_\_\_ Yr.**

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS “Crape Myrtles, Roses, Loropetalum etc.				
MONTH	PLANT TYPE/FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

**The totals in the “Cost per application” column should equal your Total Fertilization Cost for the year.**

### **PART 3**

**Pest Control** (All labor and materials)  
(if all pesticide allowance is required) \*

\$ \_\_\_\_\_ Yr

\* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

**OTC Injections will be performed at the discretion of the District's BOS's**  
*(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)*

**OTC Injections** (All labor and materials)

\$ \_\_\_\_\_ / Yr (based on quantities below)

**(OTC injections per specs - do not include in Grand Total)**

<b>Palm Type</b>	<b>Palm Qty</b>	<b># of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm, etc.)</b>	<b>Cost per Individual Inoculation</b>	<b>Total Cost per Year (4x per year)</b>

**The CDD reserves the right to subcontract out any and all OTC Injection events.**

#### **Application of Top Choice for an annual treatment for Fire Ants**

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Common Area Landscaped Areas (as described in the Scope of Services).

\$ \_\_\_\_\_ / Yr

**Top Choice application will be performed at the discretion of the District's BOS**  
*(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)*

#### **PART 4**

**Irrigation** (All labor and materials)

\$ \_\_\_\_\_/Yr.

Freeze Protection (description of ability) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\$ \_\_\_\_\_/application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ \_\_\_\_\_ /hr. (i.e., broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

\_\_\_\_\_  
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#### **PART 5**

**Installation of Medium Pine Bark Mulch** (All labor and materials) \$ \_\_\_\_\_/ Yr.  
**(If both topdressings are performed)**

**(Do not include in Grand Total)**

**The DISTRICT reserves the right to subcontract any mulching event to an outside vendor**

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

\_\_\_\_\_ CY Medium Pine Bark Mulch per specs for the first top-dressing at  
\$ \_\_\_\_\_/CY (app. April)

And

\_\_\_\_\_ CY Medium Pine Bark Mulch per specs for the second top-dressing at  
\$ \_\_\_\_\_/CY (app. October)

**Each top-dressing shall leave all beds with a depth of 3"**

**PART 6**

**Annual Installation** (All labor and materials)

Contractor shall install (0) (4") annuals up to four (4) times per year per specs at the direction of the District at \$\_\_\_\_\_/annual plant

\$ \_\_\_\_\_/rotation

\$ \_\_\_\_\_/Yr. (if all rotations are performed)

**(Do not include in Grand Total)**

**The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor**

**GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)**

\$ \_\_\_\_\_/Yr. (initial term)

FIRST ANNUAL RENEWAL \$ \_\_\_\_\_/Yr.

SECOND ANNUAL RENEWAL \$ \_\_\_\_\_/Yr.

Contractor/Firm Name\_\_\_\_\_

Firm Address\_\_\_\_\_

City/State/Zip\_\_\_\_\_

Phone Number\_\_\_\_\_ Fax Number\_\_\_\_\_

Name and Title of Representative \_\_\_\_\_

(Please Print)

Representative's Signature\_\_\_\_\_

Date\_\_\_\_\_

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

1. \_\_\_\_\_ 2. \_\_\_\_\_ 3. \_\_\_\_\_ 4. \_\_\_\_\_ 5. \_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

**CONCORD STATION  
COMMUNITY DEVELOPMENT DISTRICT  
LANDSCAPE MAINTENANCE  
REQUEST FOR PROPOSALS-FIRST ANNUAL RENEWAL**

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials, and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

**PART 1**

**General Landscape Maintenance**

**\$ \_\_\_\_\_ Yr.**

- Storm Cleanup \$\_\_\_\_/hr **(do not include in General Landscape Maintenance total or Grand Total)**
- Freeze Protection (description of ability) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- \$\_\_\_\_\_/application **(do not include in General Landscape Maintenance total or Grand Total)**
- Hand Watering **(do not include in General Landscape Maintenance total or Grand Total)**
- \$\_\_\_\_/hr for employee with hand-held hose
- \$\_\_\_\_/hr for water truck/tanker

**PART 2**

**Fertilization (All labor and materials)**

**\$ \_\_\_\_\_ Yr.**

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS “Crape Myrtles, Roses, Loropetalum etc.				
MONTH	PLANT TYPE/FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

**The totals in the “Cost per application” column should equal your Total Fertilization Cost for the year.**



### **PART 3**

**Pest Control** (All labor and materials)  
(if all pesticide allowance is required) \*

\$ \_\_\_\_\_ Yr

\* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

**OTC Injections will be performed at the discretion of the District's BOS's**  
*(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)*

**OTC Injections** (All labor and materials)

\$ \_\_\_\_\_ / Yr (based on quantities below)

**(OTC injections per specs - do not include in Grand Total)**

<b>Palm Type</b>	<b>Palm Qty</b>	<b># of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm, etc.)</b>	<b>Cost per Individual Inoculation</b>	<b>Total Cost per Year (4x per year)</b>

**The CDD reserves the right to subcontract out any and all OTC Injection events.**

#### **Application of Top Choice for an annual treatment for Fire Ants**

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Common Area Landscaped Areas (as described in the Scope of Services).

\$ \_\_\_\_\_ / Yr

**Top Choice application will be performed at the discretion of the District's BOS**  
*(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)*

#### **PART 4**

**Irrigation** (All labor and materials)

\$ \_\_\_\_\_/Yr.

Freeze Protection (description of ability) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\$ \_\_\_\_\_/application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ \_\_\_\_\_ /hr. (i.e., broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_

#### **PART 5**

**Installation of Medium Pine Bark Mulch** (All labor and materials) \$ \_\_\_\_\_/ Yr.  
**(If both topdressings are performed)**

**(Do not include in Grand Total)**

**The DISTRICT reserves the right to subcontract any mulching event to an outside vendor**

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

\_\_\_\_\_ CY Medium Pine Bark Mulch per specs for the first top-dressing at  
\$ \_\_\_\_\_/CY (app. April)

And

\_\_\_\_\_ CY Medium Pine Bark Mulch per specs for the second top-dressing at  
\$ \_\_\_\_\_/CY (app. October)

**Each top-dressing shall leave all beds with a depth of 3"**

**PART 6**

**Annual Installation** (All labor and materials)

Contractor shall install (0) (4") annuals up to four (4) times per year per specs at the direction of the District at \$\_\_\_\_\_/annual plant

\$ \_\_\_\_\_/rotation

\$ \_\_\_\_\_/Yr. (if all rotations are performed)

**(Do not include in Grand Total)**

**The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor**

**GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)**

\$ \_\_\_\_\_/Yr. (initial term)

FIRST ANNUAL RENEWAL \$ \_\_\_\_\_/Yr.

SECOND ANNUAL RENEWAL \$ \_\_\_\_\_/Yr.

Contractor/Firm Name\_\_\_\_\_

Firm Address\_\_\_\_\_

City/State/Zip\_\_\_\_\_

Phone Number\_\_\_\_\_ Fax Number\_\_\_\_\_

Name and Title of Representative \_\_\_\_\_

(Please Print)

Representative's Signature\_\_\_\_\_

Date\_\_\_\_\_

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

2. \_\_\_\_\_ 2. \_\_\_\_\_ 3. \_\_\_\_\_ 4. \_\_\_\_\_ 5. \_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

**CONCORD STATION  
COMMUNITY DEVELOPMENT DISTRICT  
LANDSCAPE MAINTENANCE  
REQUEST FOR PROPOSALS- SECOND ANNUAL RENEWAL**

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials, and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

**PART 1**

**General Landscape Maintenance** \$ \_\_\_\_\_ Yr.

- Storm Cleanup \$\_\_\_\_/hr **(do not include in General Landscape Maintenance total or Grand Total)**
- Freeze Protection (description of ability) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- \$\_\_\_\_\_/application **(do not include in General Landscape Maintenance total or Grand Total)**
- Hand Watering **(do not include in General Landscape Maintenance total or Grand Total)**  
 \$\_\_\_\_/hr for employee with hand-held hose  
 \$\_\_\_\_/hr for water truck/tanker

**PART 2**

**Fertilization (All labor and materials)** \$ \_\_\_\_\_ Yr.  
 (Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS “Crape Myrtles, Roses, Loropetalum etc.				
MONTH	PLANT TYPE/FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

**The totals in the “Cost per application” column should equal your Total Fertilization Cost for the year.**

### **PART 3**

**Pest Control** (All labor and materials)  
(if all pesticide allowance is required) \*

\$ \_\_\_\_\_ Yr

\* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

**OTC Injections will be performed at the discretion of the District's BOS's**  
*(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)*

**OTC Injections** (All labor and materials)

\$ \_\_\_\_\_ / Yr (based on quantities below)

**(OTC injections per specs - do not include in Grand Total)**

<b>Palm Type</b>	<b>Palm Qty</b>	<b># of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm, etc.)</b>	<b>Cost per Individual Inoculation</b>	<b>Total Cost per Year (4x per year)</b>

**The CDD reserves the right to subcontract out any and all OTC Injection events.**

#### **Application of Top Choice for an annual treatment for Fire Ants**

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Common Area Landscaped Areas (as described in the Scope of Services).

\$ \_\_\_\_\_ / Yr

**Top Choice application will be performed at the discretion of the District's BOS**

*(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)*

**PART 4**

**Irrigation** (All labor and materials) \$ \_\_\_\_\_/Yr.

Freeze Protection (description of ability) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\$ \_\_\_\_\_/application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ \_\_\_\_\_ /hr. (i.e., broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PART 5**

**Installation of Medium Pine Bark Mulch** (All labor and materials) \$ \_\_\_\_\_/ Yr.  
**(If both topdressings are performed)**

**(Do not include in Grand Total)**

**The DISTRICT reserves the right to subcontract any mulching event to an outside vendor**

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

\_\_\_\_\_ CY Medium Pine Bark Mulch per specs for the first top-dressing at  
\$ \_\_\_\_\_/CY (app. April)

And



\_\_\_\_\_ CY Medium Pine Bark Mulch per specs for the second top-dressing at  
\$ \_\_\_\_\_/CY (app. October)

**Each top-dressing shall leave all beds with a depth of 3"**

**PART 6**

**Annual Installation** (All labor and materials)

Contractor shall install 4550 (4") annuals up to four (4) times per year per specs at the direction of the District at \$\_\_\_\_\_/annual plant

\$ \_\_\_\_\_/rotation

\$ \_\_\_\_\_/Yr. (if all rotations are performed)

**(Do not include in Grand Total)**

**The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor**

**GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)**

\$ \_\_\_\_\_/Yr. (initial term)

FIRST ANNUAL RENEWAL \$ \_\_\_\_\_/Yr.

SECOND ANNUAL RENEWAL \$ \_\_\_\_\_/Yr.

Contractor/Firm Name\_\_\_\_\_

Firm Address\_\_\_\_\_

City/State/Zip\_\_\_\_\_

Phone Number\_\_\_\_\_ Fax Number\_\_\_\_\_

Name and Title of Representative \_\_\_\_\_

(Please Print)

Representative's Signature\_\_\_\_\_

Date\_\_\_\_\_

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

3. \_\_\_\_\_ 2. \_\_\_\_\_ 3. \_\_\_\_\_ 4. \_\_\_\_\_ 5. \_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

**WEEKLY  
REPORT FORMS**

**CONCORD STATION CDD**

**WEEKLY WORK JOURNAL**

*(this form must be filled out at the end of each daily visit and turned in to the clubhouse office)*

**DATE:** \_\_\_\_\_

**DESCRIPTION OF WORK PERFORMED TODAY:** \_\_\_\_\_

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**LOCATIONS:** \_\_\_\_\_

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**ISSUES REQUIRING ATTENTION:** \_\_\_\_\_

*(Please notify District Rep. if any)*

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**END**

**CONCORD STATION CDD**  
**PEST MANAGEMENT REPORT**

**DATE:** \_\_\_\_\_

**SYMPTOMS:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**LOCATION:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**PROBABLE CAUSE OF DAMAGE:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**ESTIMATED MATERIALS REQUIRED FOR TREATMENT:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**CERTIFIED PESTICIDE APPLICATOR'S NAME:** \_\_\_\_\_

**RaP REPRESENTATIVE NAME:** \_\_\_\_\_

**(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE**

**REQUEST)**

**END**

**CONCORD STATION**

**COMMUNITY DEVELOPMENT DISTRICT**

**MAINTENANCE EXHIBIT**

**See extra files under separate cover**



## Tab 6



**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

DATE: April 17, 2023

RE: WEEKLY ACTIVIEY REPORT

**ACTIVITY REPORT FOR WEEK OF APRIL 3<sup>RD</sup> TO APRIL 8<sup>TH</sup> 2023**

**MONDAY: MOWED MENTMORE ROADSIDES AND MEDIANS.**

**TUESDAY: MOWED SUNLAKE AND LAKE PATIENCE.**

**WEDNESDAY: MOWED PONDS AND PARKS.**

4/3/2023: 1. TRIMMED THE SHRUBS AT THE CLUBHOUSE. 2. MANUALLY RAN IRRIGATION ON DRY AREAS.

4/4/2023: 1. TRIMMED SHRUBS ON MENTMORE. 2. MANUALLY RAN IRRIGATION ON DRY AREAS.

4/5/2023: 1. TRIMMED SHRUBS AT NEIGHBORHOOD SIGNS. 2. MANUALLY RAN IRRIGATION ON DRY AREAS.

4/6/2023: 1. SPRAYED ROUND UP HERBICIDE ON PAVEMENT CRACKS.

**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

DATE: April 25, 2023

RE: WEEKLY ACTIVIEY REPORT

**ACTIVITY REPORT FOR WEEK OF APRIL 10<sup>th</sup> to APRIL 14<sup>TH</sup> 2023**

**MONDAY: MOWED MENTMORE ROADSIDES AND MEDIANS.**

**TUESDAY: MOWED SUNLAKE AND LAKE PATIENCE.**

**WEDNESDAY: MOWED PONDS AND PARKS.**

4/10/2023: 1. REPLACED LEAKNG TWO INCH IRRIGATION VALVE ON CORNER OF MENTMORE AND MANASSAS. 2. RAN WATER MANUALLY ON DRY AREAS. 3. PICKED UP AND REMOVED WIND-BLOWN DEBRIS.

4/11/2023: 1. REPLACED FOUR IRRIGATION ROTOR HEADS THAT WERE NOT ROTATING. TWO ON SUNLAKE AND TWO ON MENTMORE. 2. RAN WATER MANUALLY ON DRY AREAS.

4/12/2023: 1. REPLACED SIX PARTIALLY CLOGGED SPRAY HEADS ON MENTMORE EASTSIDE BETWEEN SUNLAKE AND CLUBHOUSE. 2. REPAIRED DRIP LINE LEAK IN

PLANTER BEDS ON SUNLAKE MEDIAN. 3. MANUALLY RAN WATER ON DRY AREAS.

4/13/2023: 1. INSTALLED 640 FOUR INCH VINCA SEASONAL FLOWERS IN THE NEIGHBORHOOD ENTRANCE FLOWER BEDS.

**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

DATE: May 2, 2023

RE: WEEKLY ACTIVIEY REPORT

**ACTIVITY REPORT FOR WEEK OF APRIL 17<sup>TH</sup> TO APRIL 21<sup>ST</sup> 2023**

**MONDAY: MOWED MENTMORE ROADSIDES AND MEDIANS.**

**TUESDAY: MOWED SUNLAKE AND LAKE PATIENCE.**

**WEDNESDAY: MOWED PONDS AND PARKS.**

4/17/2023: 1. PICKED UP AND REMOVED WIND-BLOWN DEBRIS. 2. MANUALLY RAN WATER ON NEW SEASONAL FLOWRS. 3. REPLACED LEAKING DRIP LINE VALVE THAT WOULD NOT CLOSE ALONG CHESSINGTON VINYL FENCE.

4/18/2023: 1. TRIMMED THE PODACARPUS HEDTES ALONG WHITE VINYL FENCES.

4/19/2023: 1. REPAIRED IRRIGATION DRIP LINE LEAK AT THE CLUBHOUSE. 2. REPAIRED IRRIGATION DRIP LINE LEAK IN THE LAKE PATIENCE PLANTER BED.

## **Tab 7**

## Concord Station Clubhouse Manager Report



### Concord Station Clubhouse

18636 Mentmore Blvd. Land O Lakes, FL 34638

Phone: 813-909-4569 • Email: [manager@concordstationclubhouse.com](mailto:manager@concordstationclubhouse.com)

#### Operations/Maintenance Updates April 2023

- Changed fountain timer and color schemes.
- Tennis Court and Basketball Cameras replaced (were nonfunctioning).
- Scheduling Grand Opening of Playground (soft opening will be first)
- Painted remaining Pillars on Pool Deck and pavilions.
- Repaired Basketball gate frame. (Damaged by after school crowd)
- Set frame and pouring slab for fitness station in Wellington Community on 5/6 (weather permitting)
- Clubhouse Pool Table was resurfaced, new pool cues, balls and supplies provided.
- Splash.
- Mattress and Bedroom mirror were found on Sunlake Blvd. This was disposed in the material dumpster with permission from the Playground Crew.
- Installed new SDS book for facility for Chemical safety in the clubhouse.
- Purchased new road signs to advertise food truck night.

#### April Events:

- Family Game Night, Adult Social and Food Truck night were all successes this month.



Rizzetta & Company

## Tab 8



Rizzetta & Company

## UPCOMING DATES TO REMEMBER

- **Next Meeting:** June 8, 2023 at 6:30 PM

# District Manager's Report

May 11

# 2023

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### FINANCIAL SUMMARY

3/31/2023

General Fund Cash & Investment Balance:	\$1,488,074
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Reserve Fund Cash & Investment Balance:	\$617,088
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Debt Service Fund Investment Balance:	\$2,812,286
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<b>Total Cash and Investment Balances:</b>	<b>\$4,917,448</b>
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<b>General Fund Expense Variance:</b>	<b>\$72,014</b>	<b>Over Budget</b>
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## Tab 9

**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**  
**April 13, 2023 Minutes of Meeting**  
**Page 1**

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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 audit committee meeting of the Concord Station Community Development District was held on **Thursday, April 13, 2023, at 6:37 p.m.** at Concord Station Clubhouse located at 18636 Mentmore Boulevard, Land O' Lakes, Florida 34638.

Present and constituting a quorum:

Fred Berdeguez	<b>Board Supervisor, Committee Member</b>
Jim Steele	<b>Board Supervisor, Committee Member</b>
Donna Matthias-Gorman	<b>Board Supervisor, Committee Member</b>
Jerica Ramirez	<b>Board Supervisor, Committee Member</b>

Also present were:

Debby Wallace	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
John Vericker	<b>District Counsel, Straley Robin Vericker</b>

Audience	<b>Present</b>
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**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Consideration of Audit Proposals**

The Board reviewed the two proposals and directed staff to ask the current auditor if they were going to provide a proposal and would like a total of three proposals.

**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**  
**April 13, 2023 Minutes of Meeting**  
**Page 2**

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**THIRD ORDER OF BUSINESS**

**Continued**

On a Motion by Mr. Berdeguez, seconded by Ms. Ramirez, the Audit Committee continued the meeting at 6:39 p.m., to May 11, 2023, at 10:00 a.m. at the Concord Station Clubhouse located at 18636 Mentmore Boulevard, Land O' Lakes, Florida 34638, for the Concord Station Community Development District.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## **Tab 10**

**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**  
**April 13, 2023 Minutes of Meeting**  
**Page 1**

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**MINUTES OF MEETING**

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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, April 13, 2023, at 6:40 p.m.** at Concord Station Clubhouse located at 18636 Mentmore Boulevard, Land O' Lakes, Florida 34638.

Present and constituting a quorum:

Fred Berdeguez	<b>Board Supervisor, Vice Chairman</b>
Jim Steele	<b>Board Supervisor, Assistant Secretary</b>
Donna Matthias-Gorman	<b>Board Supervisor, Assistant Secretary</b>
Jerica Ramirez	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Debby Wallace	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
John Vericker	<b>District Counsel, Straley Robin Vericker</b>
Stephen Brletic	<b>District Engineer, BDI</b>
Deputy Brown	<b>Pasco County Sheriff's Department</b>

Audience	<b>Present</b>
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**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments**

An audience member requested approval for Blood Drive on May 2, 2023, from 2:00 p.m. to 7:00 p.m.

On a Motion by Mr. Berdeguez, seconded by Ms. Matthias-Gorman, with all in favor, the Board of Supervisors approved Blood Drive for May 2, 2023, from 2:00 p.m. to 7:00 p.m., for the Concord Station Community Development District.
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Audience members addressed the Board regarding CDD-related matters. (See attached sign-in sheet)

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Deputy Brown**

Deputy Brown provided an update to the Board.

**B. District Engineer**

Mr. Brletic provided an update on the playground.

On a Motion by Ms. Ramirez, seconded by Mr. Steele, with all in favor, the Board of Supervisors authorized Mr. Berdeguez to work with Staff and contact GameTime regarding the option of making changes to the site plan to include installing all of the equipment, if that option causes no more than a one (1) week delay from April 17, 2023, then move forward, otherwise nix the Seesaw and keep the Monkey Bars (Health Ladder), for the Concord Station Community Development District.

The Board further discussed the playground.

On a Motion by Ms. Ramirez, seconded by Mr. Steele, with all in favor, the Board of Supervisors revised the above motion to no more than three (3) weeks delay from April 17, 2023, instead of one (1) week, for the Concord Station Community Development District.

**i. Discussion on Pond W16**

No formal discussion.

**ii. Ratification of Pergola Column Proposal**

On a Motion by Ms. Ramirez, seconded by Ms. Matthias-Gorman, with all in favor, the Board of Supervisors ratified the Tampa Bay Contracting Improvement of Pergola Columns proposal in the amount of \$5,000.00, for the Concord Station Community Development District.

**C. District Counsel**

No report.

**D. Aquatics Report**

Ms. Wallace presented the aquatics report to the Board.

**E. Field Inspection Report**

The Board reviewed the field inspection report.

**i. Discussion Regarding Landscape Maintenance Services**

On a Motion by Mr. Berdeguez, seconded by Ms. Matthias-Gorman, with all in favor, the Board of Supervisors requested a RFP for Landscape & Irrigation Maintenance Services, for the Concord Station Community Development District.

Mr. Liggett will come to the next CDD meeting along with Larry from Greenview.

**ii. Review of Greenview Weekly Reports**

The Board reviewed Greenview's weekly reports.

**iii. Ratification of Irrigation Proposal**

On a Motion by Mr. Berdeguez, seconded by Mr. Steele, with all in favor, the Board of Supervisors ratified Greenview irrigation repair proposal in the amount of \$1,800.00, for the Concord Station Community Development District.

**iv. Consideration of Landscape Proposals**

Ms. Wallace stated that the sod had frost damage, but Greenview felt it would come back in the summer. The Board did not approve the sod proposal.

**F. Clubhouse Manager**

**i. Review of Monthly Clubhouse Report**

Mr. Speidel presented the monthly Clubhouse Report to the Board.

**ii. Consideration of Marquee Proposals**

The Board tabled this item.

**G. District Manager**

Ms. Wallace reminded the Board that the next meeting is scheduled for May 11, 2023, at 10:00 a.m.

**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**  
**April 13, 2023 Minutes of Meeting**  
**Page 4**

**FOURTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Audit Committee Meeting held on  
February 9, 2023**

On a Motion by Mr. Steele, seconded by Ms. Matthias-Gorman, with all in favor, the Board of Supervisors approved the Minutes of the Audit Committee Meeting held on February 9, 2023, for the Concord Station Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors' Regular Meeting  
held on February 9, 2023**

On a Motion by Mr. Steele, seconded by Ms. Matthias-Gorman, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Regular Meeting held on February 9, 2023, for the Concord Station Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors' Regular Meeting  
held on March 9, 2023**

On a Motion by Mr. Berdeguez, seconded by Mr. Steele, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Regular Meeting held on March 9, 2023, for the Concord Station Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for  
December 2022 and January 2023 &  
February 2023**

The Board directed Ms. Wallace to add invoices to O&M Expenditures on the agenda and to post a full agenda to the website.

On a Motion by Mr. Berdeguez, seconded by Mr. Steele, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for December 2022 (\$121,815.74), January 2023 (\$125,369.65) and February 2023 (\$99,210.13), for the Concord Station Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Acceptance of Audit Committee  
Recommendation for Auding Services**

This item was tabled.



**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**  
**April 13, 2023 Minutes of Meeting**  
**Page 5**

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**NINTH ORDER OF BUSINESS**

**Consideration of Letter to Pasco  
County Traffic Manager**

Ms. Matthias-Gorman to send an updated draft to Ms. Wallace for next month's agenda.

**TENTH ORDER OF BUSINESS**

**Consideration of Playground  
Inspection Proposal**

On a Motion by Ms. Ramirez, seconded by Mr. Berdeguez, with all in favor, the Board of Supervisors approved Playground Guardian proposal in the amount of \$750.00, for the Concord Station Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Suncoast Rust  
Control Agreement**

On a Motion by Mr. Berdeguez, seconded by Ms. Ramirez, with all in favor, the Board of Supervisors approved the Suncoast Rust Control Agreement for \$1,135.00/per month, for the Concord Station Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Discussion to Open Pool 365 Days**

On a Motion by Ms. Ramirez, seconded by Ms. Matthias-Gorman, with all in favor, the Board of Supervisors ratified to open the pool 365 days, for the Concord Station Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Ratification of First Pinoy Quarterly  
Maintenance Invoice**

On a Motion by Mr. Berdeguez, seconded by Mr. Steele, with all in favor, the Board of Supervisors ratified First Pinoy Quarterly Maintenance Invoice in the amount of \$1,177.00 for A/C Maintenance and Repairs, for the Concord Station Community Development District.

**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**  
**April 13, 2023 Minutes of Meeting**  
**Page 6**

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**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Easement Request  
for 4415 Mount Bandon Drive (under  
separate cover)**

On a Motion by Mr. Steele, seconded by Ms. Ramirez, with all in favor, the Board of Supervisors approved Easement for 4415 Mount Bandon Drive to be prepared by District Counsel, for the Concord Station Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Matthias-Gorman asked about the installation of the outdoor fitness equipment. Mr. Speidel stated that he is working on it.

Mr. Steele requested that Audience Comments be added to the end of the agenda.

Mr. Steele read Steve Christie's letter of resignation that was provided to the Board under separate cover.

On a Motion by Mr. Berdeguez, seconded by Ms. Ramirez, with all in favor, the Board of Supervisors accepted Steve Christie's resignation, for the Concord Station Community Development District.

Mr. Vericker stated Consideration of Candidates for Vacant Seat will be added to the next agenda.

On a Motion by Ms. Ramirez, seconded by Mr. Berdeguez, with all in favor, the Board of Supervisors approved to post the full agenda on the Concord Station CDD website, for the Concord Station Community Development District.

**SIXTEENTH ORDER OF BUSINESS**

**Continued**

On a Motion by Mr. Berdeguez, seconded by Ms. Matthias-Gorman, the meeting will be continued to May 20, 2023, at 10:00 a.m. at the Concord Station Clubhouse located at 18636 Mentmore Boulevard, Land O' Lakes, Florida 34638, for the Concord Station Community Development District. The time is now 10:08 p.m.

**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**  
**April 13, 2023 Minutes of Meeting**  
**Page 7**

189

190

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

DRAFT

## **Tab 11**

# Concord Station Community Development District

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District Office · Wesley Chapel, Florida · (813)-994-1001

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

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

## **Operations and Maintenance Expenditures**

**March 2023**

**For Board Approval**

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

The total items being presented:       **\$168,946.77**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## Concord Station Community Development District

### Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
ADT Security Services, Inc.	100228	96100102	Clubhouse Security Services 03/23	\$ 56.38
Arrow Exterminators	100251	50778771	Pest Control Service 03/23	\$ 51.00
Brletic Dvorak, Inc.	100242	1015	Engineering Services 01/23	\$ 1,000.00
Brletic Dvorak, Inc.	100258	1041	Engineering Services 02/23	\$ 2,293.75
City Wide Facility Solutions	100209	32019015095	Monthly Cleaning Service 02/23	\$ 800.00
City Wide Facility Solutions	100252	32019015702	Monthly Cleaning Service 03/23	\$ 800.00
Concord Station CDD			Debit Card Replenishment 03/07/23	\$ 901.18
Concord Station CDD			Debit Card Replenishment 03/15/23	\$ 1,235.59
Concord Station CDD			Debit Card Replenishment 03/24/23	\$ 1,447.52
Donna Matthias-Gorman	100233	DM030923	Board of Supervisors Meeting 03/09/23	\$ 200.00
Duke Energy	ACH	9100 8845 0087 01/23 ACH	0000 Trinity Cottage Drive Light 01/23	\$ 1,202.38
Duke Energy	ACH	Summary Bill 02/23	Summary Bill 02/23	\$ 10,748.03
First Pinoy, Inc.	100247	2496	Diagnostic Service Call 02/23	\$ 269.00
First Pinoy, Inc.	100247	2538	A/C Maintenance for 3 Units 02/23	\$ 867.00
Fitness Logic, Inc.	100214	109218	Quarterly General Maintenance & Cleaning Labor 09/22	\$ 165.00
Florida Department of Revenue	100229	61-8017248652-6 02/23	Sales & Use Tax 02/23	\$ 103.36
Fred Berdeguez	100234	FB030923	Board of Supervisors Meeting 03/09/23	\$ 200.00
Frontier Florida, LLC	ACH	813-909-4569-121718-5 03/23	Account #813-909-4569-121718-5 03/23	\$ 655.48

## Concord Station Community Development District

### Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Greenview Landscaping, Inc.	100220	2CCSMU323	Extra Charges for Pine Bark Mulch 02/23 -2nd	\$ 4,950.00
Greenview Landscaping, Inc.	100235	3CCSIRR23	Irrigation Repairs 03/23	\$ 690.00
Greenview Landscaping, Inc.	100236	3CCSMU423	4th Load of Pine Bark Mulch 03/23	\$ 4,950.00
Greenview Landscaping, Inc.	100243	3CCLUB23	Monthly Maintenance for Clubhouse 03/23	\$ 1,210.00
Greenview Landscaping, Inc.	100245	3CCSMO23	Monthly Landscape Maintenance 03/23	\$ 20,900.00
Greenview Landscaping, Inc.	100249	3CCSACC23	Extra Charges for Conservation Cutback 03/23	\$ 400.00
Greenview Landscaping, Inc.	100253	2CCSIRR23	Irrigation Repairs 03/23	\$ 1,800.00
James C Steele	100237	JS030923	Board of Supervisors Meeting 03/09/23	\$ 200.00
Jayman Enterprises, LLC	100250	2469	Entrance Monument Lighting Troubleshooting 03/23	\$ 225.00
Jerica Ramirez	100238	JR030923	Board of Supervisors Meeting 03/09/23	\$ 200.00
JNS Pressure Washing and Paver Sealing, Inc.	100244	1138	Pressure Washing Services 02/23	\$ 4,750.00
Johnson Mirmiran & Thompson, Inc.	100239	41 207123	Engineer Services 01/23	\$ 800.00
Let's Plan A Party	100246	030723 Let's Plan	Entertainment for Easter Family Event 04/23	\$ 1,275.00
Pasco Sheriff's Office	100254	AR001859	Law Enforcement Services 03/23	\$ 9,834.58
Pasco County Utilities	100217	16538133	3662 Buckinghamshire Dr 05/22	\$ 29.28
Pasco County Utilities	100218	16396726	3662 Buckinghamshire Dr 04/22	\$ 5.75
Pasco County Utilities	100221	18047004	3662 Buckinghamshire Dr 02/23	\$ 11.32

## Concord Station Community Development District

### Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Pasco County Utilities	100225	18044403	18636 Mentmore Blvd 02/23	\$ 327.67
Pasco County Sheriff's Office	100224	AR001829	Law Enforcement Services #5 02/23	\$ 9,834.58
PC Consultants	100215	108046	Toner for Clubhouse Large Laserjet Printer 02/23	\$ 869.00
Piper Fire Protection, Inc.	100227	126089	Extinguish Inspection 02/23	\$ 263.00
Rizzetta & Company, Inc.	100213	INV000078034	District Management Fees 03/23	\$ 6,518.34
Rizzetta & Company, Inc.	100223	INV0000078131	Personnel Reimbursement 03/03/23	\$ 10,739.63
Rizzetta & Company, Inc.	100231	INV0000078191	Excess Meeting Time 03/23	\$ 87.50
Rizzetta & Company, Inc.	100232	INV0000078189	Out of Pocket Expenses 02/23	\$ 94.65
Rizzetta & Company, Inc.	100241	INV0000078623	Personnel Reimbursement 03/17/23	\$ 9,628.73
Solitude Lake Management, LLC	100210	PSI-50665	Wetland Management Services 02/23	\$ 2,595.00
Solitude Lake Management, LLC	100211	PSI-49925	Lake & Pond Management Services 02/23	\$ 6,247.00
Solitude Lake Management, LLC	100212	PSI-46182	Wetland Management Services 02/23	\$ 513.00
Solitude Lake Management, LLC	100255	PSI-54895	Lake & Pond Management Services 03/23	\$ 6,247.00
Solitude Lake Management, LLC	100256	PSI-52716	Wetland Management Services 03/23	\$ 2,595.00
Solitude Lake Management, LLC	100257	PSI-52965	Wetland Management Services 03/23	\$ 513.00
SplashPads USA, Inc.	100230	3184	Nozzles & Trigger for Playground 03/23	\$ 1,464.00



## Concord Station Community Development District

### Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Steven A. Christie	100240	SC030923	Board of Supervisors Meeting 03/09/23	\$ 200.00
Straley Robin Vericker	100226	22735	Legal Services 02/23	\$ 3,544.00
Suncoast Pool Service, Inc.	100219	9009	Monthly Pool Maintenance 02/23	\$ 2,300.00
Suncoast Pool Service, Inc.	100259	9092	Monthly Pool Maintenance 03/23	\$ 2,300.00
Tampa Bay Contracting Co., LLC	100248	030223 Tampa	Pergola Pool Repair 03/23	\$ 26,650.00
Times Publishing Company	100222	0000273363 02/22/23	Legal Advertising Acct# 121715 02/22/23	\$ 107.20
Waste Management Inc. of Florida	ACH	0832513-1568-1 Autopay	Waste Disposal Services 03/23	<u>\$ 81.87</u>
Report Total				<u>\$ 168,946.77</u>

**Concord Station CDD**  
**Meeting Date: March 9, 2023**

**SUPERVISOR PAY REQUEST**

Name of Board Supervisor	Check if Paid	
Jerica Ramirez	<input checked="" type="checkbox"/>	JR030923
Jim Steele	<input checked="" type="checkbox"/>	JS030923
Donna Matthias-Gorman	<input checked="" type="checkbox"/>	DM030923
Steven Christie	<input checked="" type="checkbox"/>	SC030923
Fred Berdeguez	<input checked="" type="checkbox"/>	FB030923

(\*) Does not get paid

*NOTE: Supervisors are only paid if checked present.*

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	10:11am
Meeting End Time:	1:30pm
Total Meeting Time:	3hrs 19min

Time Over <u>19</u> ( 3 ) Hours:	87.50
----------------------------------	-------

Total at \$175 per Hour:	<del>\$0.00</del>
--------------------------	-------------------

*\$175 = Bill*

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

*\$ 87.50*

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

Business Mileage Round Trip	
IRS Rate per Mile	\$0.655
Mileage to Charge	\$0.00

DM Signature: *D. Wallace*

**RECEIVED**  
03/13/23

Your account number: **312728592** Security provided for: **Concord Station Club House** Your ADT system is located at: **18636 Mentmore Blvd Land O Lakes FL 34638-7978**

Page 1/2



RECEIVED  
MAR - 6 2023

Invoice date: **Feb 25, 2023** Service period: **Mar 13 - Apr 12, 2023**

Your total due is: **\$56.38** Due by: **Mar 17, 2023**

Your Bill at-a-glance

Previous Balance	\$112.76
Payments and Adjustments	-\$112.76
Current Charges	\$56.38
Taxes and Fees	\$0.00

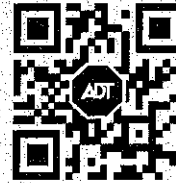
**Total Due \$56.38**

Would you like more detail? See the back of the bill for your account activity and charges.

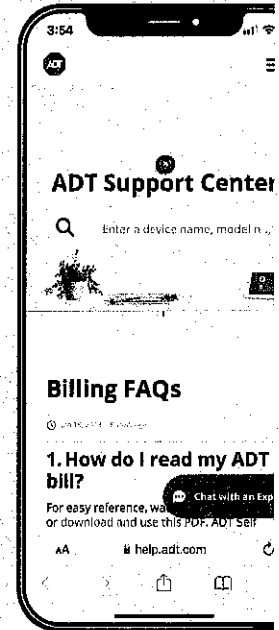
Message from ADT

ADT's Support Center has your answers and more.

Just scan the QR code below to go to [i.adt.com/stmnt](https://i.adt.com/stmnt)



Need additional help? Quickly connect to an ADT agent with the "Chat with an agent" option.



Brilliantly Safe™



ADT  
3190 S Vaughn Way  
Aurora, CO 80014

6230 0020 NO RP 25 02252023 NNNNNNNY 01 008362 0023

CONCORD STATION CLUB HOUSE  
3434 COLWELL AVE  
STE 200  
TAMPA FL 33614-8390

Account Number	<b>312728592</b>
Due Date	<b>Mar 17, 2023</b>
Amount Due	<b>\$56.38</b>

Amount Enclosed \$ \_\_\_\_\_

Please send payment to:

ADT SECURITY SERVICES  
PO BOX 371878  
PITTSBURGH, PA 15250-7878

Please detach and submit this slip with your payment. Do not send cash. Please write your customer Account Number on your check or money order and make payable to: ADT.



0031272859200000000000002423000000000000056386

Your account number: **312728592** Security provided for: Concord Station Club House Your ADT system is located at: 18636 Mentmore Blvd Land O Lakes FL 34638-7978

Page 2/2

Is your billing information incorrect? You can change it on [MyADT.com](https://myadt.com) or in the MyADT mobile app.

## Your Account Activity

Previous Balance	\$112.76
------------------	----------

Any balance left from previous billing periods

Payments and Adjustments		
Payment Received - Thank You!	Feb 8, 2023	-\$56.38
Payment Received - Thank You!	Feb 21, 2023	-\$56.38

All payments and adjustments received from you during billing period

Current Charges		
RECURRING CHARGES		
Services		
Invoice Number 976100102	Mar 13 - Apr 12, 2023	\$56.38
Total Non-taxable Charges		\$56.38

About your Services: Security Services

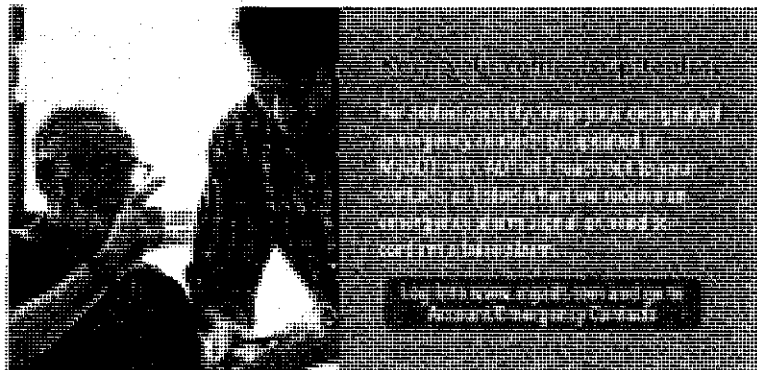


Total Due to be paid by Mar 17, 2023	\$56.38
--------------------------------------	---------

Have questions? Chat with us through MyADT mobile app.

Pay your bill online at [MyADT.com](https://myadt.com) or download MyADT mobile app.

\* Taxable charges



**Don't forget to test your system**  
Did you know? You should test your alarm system every 30 days to confirm it's sending signals to ADT. It's easier than you think!

- 1 Log into [www.myadt.com](https://www.myadt.com).
- 2 Click on **Alarm System** from the left menu.
- 3 Click on the **System Test** tab.
- 4 Select the test duration from the dropdown.
- 5 Click **Start Test Mode**.

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment and you will not receive your check back from your financial institution.

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Arrow Exterminators Inc  
417 Market St, Suite A  
Bushnell, FL 33513  
352-399-8408

## Service Slip/Invoice

INVOICE: 50778771  
DATE: 3/8/2023  
ORDER: 50778771

Bill To: [2490890]  
Concord Station Community  
Development District  
5844 Old Pasco Rd  
Suite 100  
Wesley Chapel, FL 33544-4010

Work Location: [2490890] 813-949-4569  
Concord Station Clubhouse  
18636 Mentmore Blvd  
Land O' Lakes, FL 34638-7978

Work Date	Time	Target Pest	Technician	Time In
3/8/2023	12:57 PM		ZTHISSELL	
Purchase Order	Terms	Last Service	Map Code	Time Out
		3/8/2023		

Service	Description	Price
CPC-MONTHLY	Pest Control Service	\$51.00
Int/Ext Clubhouse, playground & Shed (maint bldg) & wasp nest *Red key ring for Int Contact Treated Areas - Do not allow unprotected persons, children, or pets to touch, enter, or replace items or bedding, to contact or enter treated area(s) until dry.  Exterior Applications (baits) - Do not allow grazing of feed, lawn, or sod clippings by livestock after bait applications.		
		<b>SUBTOTAL</b> \$51.00
		<b>TAX</b> \$0.00
		<b>AMT. PAID</b> \$0.00
		<b>TOTAL</b> \$51.00
		<b>AMOUNT DUE</b> \$51.00
		<b>RECEIVED</b> 03/09/23
		TECHNICIAN SIGNATURE
		Kelsi CUSTOMER SIGNATURE

\* Balances outstanding over 30 days from the date of service may be subject to a late fee  
of the lesser of 1.5% per month (18% per year) or the maximum allowed by law.  
Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered,  
and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

Brletic Dvorak Inc

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



INVOICE

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

INVOICE 1015  
DATE 02/06/2023  
TERMS Net 30  
DUE DATE 03/08/2023

PROJECT NAME  
Concord Station CDD - Gen Tasks

DESCRIPTION		QTY	RATE	AMOUNT
Project Manager	[Jan 17 – Jan 25]	5:00	200.00	1,000.00

BALANCE DUE \$1,000.00



**Concord Station COMMUNITY DEVELOPMENT DISTRICT**  
**Jan-23**

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<b><u>CDD Activities</u></b>				
Board Meeting Prep, Attendance, Follow up Engineer's Reports/Invoicing	0.00	\$200	S. Brletic	\$0.00
Pool Pavilion Permitting and Construction Coordination	1.00	\$200	S. Brletic	\$200.00
Tennis and Basketball Court Inspection and Report	4.00	\$200	S. Brletic	\$800.00
<hr/>				
<b>INVOICE TOTAL</b>	<b>5.00</b>			<b>\$1,000.00</b>

**Brletic Dvorak Inc**

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

**INVOICE****BILL TO**

Concord Station CDD  
c/o Rizzetta & Company  
3434 Colwell Avenue  
Suite 200 Tampa, FL 33614  
Tampa,, Florida 33614  
United States

**INVOICE**

DATE  
TERMS  
DUE DATE

1041  
03/03/2023  
Net 30  
04/02/2023

**PROJECT NAME**

Concord Station CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[Feb 9 – Feb 10]	5:00	200.00	1,000.00
Senior Inspector	[Feb 14 – Mar 3]	11:15	115.00	1,293.75

BALANCE DUE

**\$2,293.75**

**RECEIVED**  
03/08/23





**Concord Station COMMUNITY DEVELOPMENT DISTRICT**  
**Feb-23**

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<u>CDD Activities</u>				
Board Meeting Prep, Attendance, Follow up Engineer's Reports/Invoicing	5.00	\$200	S. Brletic	\$1,000.00
Sand Volleyball Inspection / Coordinate		\$200	S. Brletic	\$0.00
Warranty Work	3.00	\$115	J. Whited	\$345.00
Marquee Sign - SV, County Permitting		\$200	S. Brletic	\$0.00
Coordination	3.25	\$115	J. Whited	\$373.75
Pool Pavilion Permitting and Construction		\$200	S. Brletic	\$0.00
Coordination	5.00	\$115	J. Whited	\$575.00
INVOICE TOTAL	16.25			\$2,293.75



City Wide Facility Solutions  
8950 9th St N Ste 103  
Saint Petersburg, FL 33702-3001

# INVOICE

**Total Due: \$800.00**

Invoice Number: 32019015095

Invoice Date: 2/1/2023

Due Date: 3/3/2023

Phone: 727-940-5873 ext 0

Email: tbaccounting@gocitywide.com

**Bill**

To: Concord Station Community Development District  
18636 Mentmore Blvd.  
Land 'O Lakes, FL 34638  
USA

**Ship**

To: Concord Station Community Development Distr  
18636 Mentmore Blvd.  
Land 'O Lakes, FL 34638  
USA

PO #	Customer ID	FSM	Payment Terms		Service Dates	
	01019101554	Karma Jeremie	Net 30 days		02/01/23 to 02/28/23	
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price
	Managed Janitorial Services		31019100825	1	800.00	800.00

PAY YOUR BILL ONLINE!  
CLICK THE LINK BELOW  
<https://www.e-billexpress.com/ebpp/gocitywide/>

**Subtotal: 800.00**  
**Sales Tax: 0.00**

**Total Due: \$800.00**

**RECEIVED**  
01/30/23



City Wide Facility Solutions  
8950 9th St N Ste 103  
Saint Petersburg, FL 33702-3001

## INVOICE

**Total Due: \$800.00**

Invoice Number: 32019015702

Invoice Date: 3/1/2023

Due Date: 3/31/2023

Phone: 727-940-5873 ext 0

Email: tbaccounting@gocitywide.com

**Bill**

To: Concord Station Community Development District  
18636 Mentmore Blvd.  
Land 'O Lakes, FL 34638  
USA

**Ship**

To: Concord Station Community Development Distr  
18636 Mentmore Blvd.  
Land 'O Lakes, FL 34638  
USA

PO #	Customer ID	FSM	Payment Terms		Service Dates	
	01019101554	Karma Jeremie	Net 30 days		03/01/23 to 03/31/23	
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price
	Managed Janitorial Services		31019100825	1	800.00	800.00

PAY YOUR BILL ONLINE!  
CLICK THE LINK BELOW  
<https://www.e-billexpress.com/ebpp/gocitywide/>

**Subtotal: 800.00**  
**Sales Tax: 0.00**

**Total Due: \$800.00**

**RECEIVED**  
02/26/23

**Concord Station CDD  
Debit Card  
For the Month**

March-23

3/7/2023

*All Expenditures must be supported by receipts in order to be eligible for reimbursement.  
Attach all receipts to this form.*

				Parks & Rec	Parks & Rec	Admin
				Operations Main & Repair	Special Events	Bank Fees
				57200-4705	57400-4775	51300-4901
Date	Vendor Name	Description	Amount			
2/10/2023	Amazon	Prime renewel fee	(139.00)	(139.00)		
2/21/2023	Truist Bank	Overdraft Fee	(36.00)			(36.00)
2/23/2023	Commercial Energy	Splash pad repairs	(317.50)	(317.50)		
2/27/2023	Walmart	Social Night Supplies and Kitchen Supplies	(337.37)		(337.37)	
2/27/2023	Publix	Movie Night Snacks and Drinks	(41.44)		(41.44)	
2/27/2023	Lumo PlayGround	Game Software	(29.00)	(29.00)		
2/27/2023	Lumo PlayGround	Game Software - International Fee	(0.87)	(0.87)		
	<b>TOTAL</b>	001-10201	<b>(901.18)</b>	<b>(486.37)</b>	<b>(378.81)</b>	<b>(36.00)</b>

DM Approval:

*Debby Wallace*


Date: 3/7/2023



Details for Order # D01-1386447-5344216  
[Print this page for your records.](#)

Amazon.com order number: D01-1386447-5344216  
Order Total: \$139.00

Digital Order: February 9, 2023	
Items Ordered	Price
Prime Membership Fee	\$139.00
Quantity: 1	
Sold By: Amazon.com Services LLC	
	Item(s) Subtotal: \$139.00
	----
	Total Before Tax: \$139.00
	Tax Collected: \$0.00
	----
	Total for this Order: \$139.00

Payment Information	
Payment method	Item(s) Subtotal: \$139.00
 ending in 6880	
Billing address	Total Before Tax: \$139.00
Michael Speidel	Tax Collected: \$0.00
5844 Old Pasco Road	
Suite 100	
Wesley Chapel, FL 33544	Grand Total: \$139.00
United States	
8139916102	

[Return to the Order Summary.](#)

Please note: This is not a VAT invoice.



# INVOICE

**Concord Station Community Development Dist (Vesta)**  
*Service: Concord Station Community Development Dist (Vesta) - Pool*

**Invoice #** 192178  
**Date** 02/21/23  
**Billing Terms** Credit Card  
**Date Due** 02/21/23  
**Order #** SO-222316  
**Ordered By** Michael Speidel

## Bill To

Concord Station Community Development Dist (Vesta)  
5844 Old Pasco Road #100  
Wesley, FL 33544

## Ship To

Concord Station Community Clubhouse  
Michael Speidel  
18636 Mentmore Blvd  
Land O Lakes, FL 34638-7978

## Service Requested

Please replace the UV Lamps as approved on order 220360. Parts have already been delivered to site

## Invoice Items

Line Item Code	Description	Qty	Unit Price	Total
General Service	General Service Call	1	0.00	0.00
SERVICE-HOUR	Service Hourly	1	175.00	175.00
SERVICE-TRAV	Service Travel Time	1.5	95.00	142.50

**Subtotal** 317.50  
**Adjustment** 0.00  
**Total** 317.50  
**Shipping** 0.00  
**Tax** 0.00  
**Grand Total** 317.50  
**Balance** 0.00

## Receipts

2/21/2023 Visa ...6880 (11/25) 089707 317.50







Give us feedback @ survey.walmart.com  
Thank you! ID #: SH78NBP5JR

**Walmart**

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

SN 00988	DPH 000342	TEH 21 TRN 04404	1.00 0
BALL 10 2002	081005213000		1.00 0
BALL 10 2002	081005213000		7.26 0
COKE	004900002890 F		7.26 0
SPRITE	004900002892 F		5.12 0
FOOD BAG	001370082466		5.12 0
FOOD BAG	001370025964		1.00 0
BALL 10 2002	081005213000		1.00 0
BALL 10 2002	081005213000		1.00 0
BALL 10 2002	081005213000		1.00 0
BALL 10 2002	081005213000		1.00 0
BALL 10 2002	081005213000		1.00 0
UHT 1HN PS	004400006918 F		5.98 0
NZ 1R SK PTY	004400006377 F		5.98 0
18CT CLASSIC	002040069291 F		10.98 0
GREAT VALUE	007874201493 F		1.48 0
ZH 16.9-35PK	007343000484 F		6.28 0
GV 91W300CT	007874212075		19.72 0
DELUXE HAM	026290200479 F		4.79 0
WHITE AMERICA	026202700428 F		4.28 0
CLBYJKCHEESE	026232900407 F		4.07 0
PEPPER TRKY	026233650587 F		5.87 0
TURKEY DELI	026233410599 F		5.99 0
HML SPRH39.0Z	003760052381 F		18.48 0
KNIFE SET	084897421385		12.88 0
SILICONE SET	019655700357		4.88 0
SILICONE SET	019655700275		4.88 0
REDUCED TO CLEAR		UAS 9.98	
FRUIT BOWL	068113118023 F		7.98 0
REDUCED TO CLEAR		UAS 11.97	
ORG VEG TRAY	019434602060 F		7.18 0
16Z RS CHK	004470003159 F		6.57 0
CH PETITFOUR	068113110201 F		5.98 0
DOR CR DIP	002840068107 F		4.42 0
LAYS NY REG	002840031046 F		4.98 0
TOST MEX 3CH	002840071326 F		4.38 0
CIABATTA ROL	068113110224 F		3.98 0
CIABATTA ROL	068113110224 F		3.98 0
LIPTON	001200001276 F		6.78 0
SLTD BUTTER	007874202592 F		7.58 0
GV UOW CHED	007874201469 F		2.57 0
DUKES MAYOSQ	005250005009 F		4.22 0
KFT GAR AIOL	002100006498 F		4.68 0
KFT GAR AIOL	002100006498 F		4.68 0
SPICY BROWN	007874237433 F		1.50 0
HONEY MUSTRD	007874209507 F		1.50 0
DIJON MSTRD	007874210066 F		1.50 0
DM BAN PUD	085003187902 F		6.98 0
CHIFLES STRP	007102600230 F		7.48 0
HF BF PLSKA	004450033904 F		3.98 0
HF BF PLSKA	004450033904 F		3.98 0
VAN CK POP	019434605264 F		2.97 0
VAN CK POP	019434605264 F		2.97 0
PREP PROD C	007874237466 F		6.70 0
MAE SHRD CHK	007874236312 F		9.97 0
BUTTER BOWL	003450015195 F		6.28 0
SUB DRESSING	009734200004 F		2.43 0
SHARP CHED	007874203978 F		7.48 0
HKT PT WINE	007630618077 F		4.96 0
32OZ CKN SAL	007874222951 F		12.94 0
EGG SALAD	007874222380 F		4.47 0
CANDY	003400011470 F		1.24 0
CANDY	003400011470 F		1.24 0
THEATER BOX	004000049752 F		1.24 0
THEATER BOX	004000049752 F		1.24 0
THEATER BOX	004000049752 F		1.24 0
THEATER BOX	004000049752 F		1.24 0
GUN	007339001405 F		3.48 0
GV UOW AMER	007874201461 F		2.57 0
BUTR LF CK	007874236789 F		3.48 0
SR CH CK DNT	029906250397 F		3.97 0

SUBTOTAL 337.37  
TOTAL 337.37  
DEBIT TEND 337.37  
CHANGE DUE 0.00

EFT DEBIT  
337.37 TOTAL PURCHASE  
US DEBIT \*\*\*\* \* 6080 1 0  
REF # 305500534826  
NETWORK ID. 0076 APPR CODE 000295  
US DEBIT  
ATD A0000000908040  
TC FF9CD6C004F39662  
\*Pin Verified  
TERMINAL # NX338931

02/24/23 15:24:02  
# ITEMS SOLD 68

TCN 2010 2481 0804 9259 2685 7



**Walmart**

Become a member  
Scan for free 30-day trial

02/24/23

15:25:01



# Publix

The Shoppes at Sunlake Centre  
18901 State Road 54  
Lutz, FL 33558  
Store Manager: David Jones  
813-948-1275



1219 2QN 076 510

NAB VARIETY PACK		9.99	F
NAB MINI VAR PACK		7.99	F
CAPRI SN PACE 10PK		3.99	T F
CAPRI ROARIN FRT P		3.99	T F
CAPRI WTR STR KIWI		3.99	T F
PUBLIX MILK WHOLE		4.95	F
PUBLIX MILK WHOLE		3.54	F
PUB MARSHMALLOWS			
1 @ 2 FOR	3.00	1.50	F
PUB MARSHMALLOWS			
1 @ 2 FOR	3.00	1.50	F
TAX EXEMPT			

Order Total	41.44	
Grand Total	41.44	
Debit	Payment	41.44
Change	0.00	

TAX FORGIVEN 0.84

Receipt ID: 1219 2QN 076 510

PRESTO!

Trace #: 079644

Reference #: 0492517695

Acct #: XXXXXXXXXXXX6880

Debit Purchase FROM CHECKING

Amount: \$41.44

Auth #: 070067

DEBIT CARD	PURCHASE
A0000000980840	US DEBIT
Entry Method:	Chip Read
Mode:	Issuer PIN Verified

Your cashier was Steven L.

02/25/2023 17:21 S1219 R107 6510 00345

Join the Publix family!  
Apply today at [apply.publix.jobs](https://apply.publix.jobs).  
We're an equal opportunity employer.

Publix Super Markets, Inc.

# Receipt



Invoice number 9ED5AF0F-0014  
Receipt number 2626-1695  
Date paid February 25, 2023  
Payment method Visa - 6880

**Lumo Interactive Inc.**  
354 Marion Street  
Winnipeg Manitoba R2H 0V3  
Canada  
+1 833-438-5866  
info@lumoplay.com

**Bill to**  
Michael Speidel  
5844 Old Pasco Road  
Wesley Chapel, Florida 33544  
United States  
manager@concordstationclubhouse.com

## \$29.00 paid on February 25, 2023

Refunds and Change Requests: <https://help.lumoplay.com/hc/en-us/articles/360002751494>

Legal (Terms of Service, Support Policy, Privacy, EULA etc): <https://help.lumoplay.com/hc/en-us/sections/360000927034-The-Fine-Print>

Description	Qty	Unit price	Amount
<b>LUMO Playground (per seat)</b> Feb 25 – Mar 25, 2023	1	\$29.00	\$29.00
Subtotal			\$29.00
Customer is tax exempt			
Total			\$29.00
<b>Amount paid</b>			<b>\$29.00</b>

Thank you for your payment! Here are some common resources for LUMOplay customers:

Modify your subscription: <https://help.lumoplay.com/hc/en-us/articles/360043620973-Changing-your-subscription>

Make custom apps: <https://help.lumoplay.com/hc/en-us/categories/360002063354-Making-Apps-Games>

Request new apps or features: <https://help.lumoplay.com/hc/en-us/categories/360002063354-Making-Apps-Games>

**Concord Station CDD  
Debit Card  
For the Month**

3/14/2023

March-23

*All Expenditures must be supported by receipts in order to be eligible for reimbursement.  
Attach all receipts to this form.*

				Parks & Rec	Clubhouse	Parks & Rec	Parks & Rec	Parks & Rec
				Vehicle Maintenance	Facility Janitorial Supplies	Operations Main & Repair	Special Events	Office Supplies
				57200-4660	57200-4707	57200-4705	57400-4775	57200-5101
Date	Vendor Name	Description	Amount					
3/1/2023	Lowe's	Paint tools, Backup Umbrella, outdoor	(335.70)			(335.70)		
3/1/2023	Amazon	Craft Organizer, First Aid Ointment	(39.49)			(39.49)		
3/1/2023	Amazon	First Aid Bug Bite Cream	(8.08)			(8.08)		
3/1/2023	Amazon	Heat Gun for Paint Removal	(31.99)			(31.99)		
3/1/2023	Amazon	PlasticLabels for Bins	(12.79)			(12.79)		
3/1/2023	Amazon	Dead Bolt Replacement for Maintenance Building	(79.98)			(79.98)		
3/5/2023	Amazon	Rust Cleaner Concentrate	(105.95)		(105.95)			
3/5/2023	Amazon	Dry Eraser magnetic calender message center	(29.99)					(29.99)
3/6/2023	Amazon	Keypad for Maintenance Door, Deadbolt assembly kit, pill ows	(99.97)			(99.97)		
3/7/2023	Lowe's	Door Handle kit, Seat Cusions, gas can, 2 cycle oil for gas tools	(182.92)			(182.92)		
3/8/2023	7-eleven	Gas for Mule	(45.00)	(45.00)				
3/9/2023	Amazon	Flags for Clubhouse	(57.89)			(57.89)		
3/9/2023	Amazon	Gym Etiquette Sign	(15.99)			(15.99)		
3/9/2023	Amazon	Movie Nights SB, Game Night Prizes, movie and supplies.	(189.85)				(189.85)	
	<b>TOTAL</b>	001-10201	<b>(1,235.59)</b>	<b>(45.00)</b>	<b>(105.95)</b>	<b>(864.80)</b>	<b>(189.85)</b>	<b>(29.99)</b>

DM Approval:


*Debby Wallace*

Date: 3/14/2023

## Mar-23

[illegible]

Receipts Attached.

  
\_\_\_\_\_

3/10/23

Signature / Date

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

- SALE -

SALES#: S2238TAZ 4785971 TRANS#: 8202435 03-07-23

188579 PS 16 FL OZ EZ-POUR PRM 2	9.98
1051375 16AL GAS CAN SCEPTOR CARB	17.98
1798639 BELLEVUE X BALBOA SN	105.00
4096523 SS TEAL WAVES SEAT CUSHIO	49.96
2 @ 24.98	

SUBTOTAL:	182.92
TAX:	0.00
INVOICE 08104 TOTAL:	182.92
DEBIT:	182.92

DEBIT: XXXXXXXXXXXX6800 AMOUNT:182.92 AUTHCD: 082526  
CHIP REFID:223808161304 03/07/23 10:19:42

\*PIN Verified

TRACE: 00259481

PURCHASE	CASH BACK	TOTAL DEBIT
182.92	0.00	182.92

APL: US DEBIT TUR: 8080048000

AID: A0000000980840 TSI: 6800

STORE: 2238 TERMINAL: 08 03/07/23 10:20:35

# OF ITEMS PURCHASED: 5

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOVE'S.  
FOR DETAILS ON OUR RETURN POLICY, VISIT  
LOVES.COM/RETURNS

A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE  
AT OUR CUSTOMER SERVICE DESK

STORE MANAGER: JEFF BEESING

LOVE'S PRICE PROMISE  
FOR MORE DETAILS, VISIT LOVES.COM/PRICEPROMISE

\*\*\*\*\*

SHARE YOUR FEEDBACK!  
ENTER FOR A CHANCE TO BE  
ONE OF FIVE \$500 WINNERS DRAWN MONTHLY!  
ENTRE EN EL SORTEO MENSUAL  
PARA SER UNO DE LOS CINCO GANADORES DE \$500!  
ENTER BY COMPLETING A SHORT SURVEY  
WITHIN ONE WEEK AT: [www.loves.com/survey](http://www.loves.com/survey)  
YOUR ID #081046 223800 666632  
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: 08 03/07/23 10:20:35

Phonda

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

- SALE -

SALES#: S2238FU3 4266102 TRANS#: 8687431 03-01-23

49273 9-CUBE ORGANIZER - ESP (+	44.96
5103058 A+R 9-FT BLUE WHITE STRI	89.00
606276 A+R TAPERED WATER HYACINT	24.98
904711 5L SQUARE SOLAR PATH LIGH	29.00
6 @ 4.98	

1060575 12=24 BOUNTY ESSENTIALS D	18.98
4914860 22-OZ DAUN ULT EZ ORIG (-	4.48
1857683 VARNISH STRIPPER 32OZ SPR	9.98
324738 WARNER GLASS SCRAPER	2.48
2423271 SCOUR DADDY 3-CT	3.98

148646 CLOSETMAID FABRIC BIN-FUS 12.54  
\*MINIMUM RETAIL PRICE APPLIED TO THIS ITEM\*

2 @ 6.27

2560273 CLOSETMAID FABRIC BIN-CUR 12.54

\*MINIMUM RETAIL PRICE APPLIED TO THIS ITEM\*

2 @ 6.27

5130301 SS 11-IN FABRIC BIN PNK 11.96

2 @ 5.98

122852 100-FT 16/2 LANDSCAPE COR 24.98

667496 3X80 LYSOL WIPES (-728557 14.98

876996 4-PACK 56-CT PUFFS PLUS L 6.48

5192917 ORTHO HD CORE RTU 1.33G (- 18.48

SUBTOTAL: 335.70

TAX: 0.00

INVOICE 08638 TOTAL: 335.70

DEBIT: 335.70

DEBIT: XXXXXXXXXXXX6800 AMOUNT:335.70 AUTHCD: 057406

CHIP REFID:223808159420 03/01/23 11:10:18

\*PIN Verified

TRACE: 00023684

PURCHASE	CASH BACK	TOTAL DEBIT
335.70	0.00	335.70

APL: US DEBIT TUR: 8080048000

AID: A0000000980840 TSI: 6800

STORE: 2238 TERMINAL: 08 03/01/23 11:17:11

# OF ITEMS PURCHASED: 24

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOVE'S.  
FOR DETAILS ON OUR RETURN POLICY, VISIT  
LOVES.COM/RETURNS

A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE  
AT OUR CUSTOMER SERVICE DESK

STORE MANAGER: JEFF BEESING

LOVE'S PRICE PROMISE  
FOR MORE DETAILS, VISIT LOVES.COM/PRICEPROMISE

\*\*\*\*\*

SHARE YOUR FEEDBACK!  
ENTER FOR A CHANCE TO BE  
ONE OF FIVE \$500 WINNERS DRAWN MONTHLY!  
ENTRE EN EL SORTEO MENSUAL

**Final Details for Order #114-4857818-7268251**[Print this page for your records.](#)

Order Placed: March 1, 2023

Amazon.com order number: 114-4857818-7268251

Order Total: \$39.49

**Shipped on March 1, 2023****Items Ordered**1 of: *Hanging Closet Organizers with 4 Shelves - Closet Storage Organizer - Grey with Black Metal Rod - 24" W x 12" D x 29-1/2" H*Sold by: HOLDANDSTORAGE ([seller profile](#))

Condition: New

**Price**  
\$22.99**Shipping Address:**Michael Speidel  
18636 MENTMORE BLVD.  
LAND O LAKES, FL 34638  
United States**Shipping Speed:**

Rush Shipping

**Shipped on March 1, 2023****Items Ordered**1 of: *Basic Brands Vitamin E Ointment, 2 oz, First-Aid - Original*  
(Pack of 2)Sold by: Pure Essence Health ([seller profile](#))

Condition: New

**Price**  
\$16.50**Shipping Address:**Michael Speidel  
18636 MENTMORE  
LAND O LAKES, FL 34638  
United States**Shipping Speed:**

Rush Shipping

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

Visa | Last digits: 6880

**Billing address**Michael Speidel  
5844 Old Pasco Road  
Suite 100  
Wesley Chapel, FL 33544  
United States**Credit Card transactions**

Item(s) Subtotal:	\$39.49
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
-----	
Total before tax:	\$39.49
Estimated tax to be collected:	\$0.00
-----	
<b>Grand Total:</b>	<b>\$39.49</b>

Visa ending in 6880: March 1, 2023: \$16.50

Visa ending in 6880: March 1, 2023: \$22.99

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



Final Details for Order #114-7573525-6661040

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

Order Placed: March 1, 2023  
Amazon.com order number: 114-7573525-6661040  
Order Total: \$8.08

Shipped on March 1, 2023

Items Ordered

1 of: *After-Bite Itch Relief Ointment - 0.7 oz, After Bite*  
Sold by: epharmstore ([seller profile](#))  
FSA or HSA eligible

Condition: New

Price  
\$8.08

Shipping Address:

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

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa | Last digits: 6880

Billing address

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

FSA or HSA eligible

Credit Card transactions

Item(s) Subtotal: \$8.08  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$8.08  
Estimated tax to be collected: \$0.00  
-----  
**Grand Total: \$8.08**

FSA or HSA eligible amount (includes taxes & shipping): \$8.08  
Visa ending in 6880: March 1, 2023: \$8.08

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

**Final Details for Order #114-7614382-0913052**[Print this page for your records.](#)

Order Placed: March 1, 2023

Amazon.com order number: 114-7614382-0913052

Order Total: \$31.99

**Shipped on March 1, 2023****Items Ordered**

	Price
1 of: SEEKONE Heat Gun 1800W 122°F~1202°F (50°C- 650°C) Fast Heating Heavy Duty Hot Air Gun Kit Variable Temperature Control Overload Protection with 4 Nozzles for Crafts, Shrinking PVC, Stripping Paint(5.2FT)	\$31.99

Sold by: KEBO-USA ([seller profile](#))

Condition: New

**Shipping Address:**Michael Speidel  
18636 MENTMORE BLVD  
LAND O LAKES, FL 34638-7978  
United States**Shipping Speed:**

Rush Shipping

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

Visa | Last digits: 6880

**Billing address**Michael Speidel  
5844 Old Pasco Road  
Suite 100  
Wesley Chapel, FL 33544  
United States**Credit Card transactions**

Item(s) Subtotal:	\$31.99
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
	-----
Total before tax:	\$31.99
Estimated tax to be collected:	\$0.00
	-----
<b>Grand Total:</b>	<b>\$31.99</b>

Visa ending in 6880: March 1, 2023: \$31.99

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



Final Details for Order #114-2823049-1898658

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

Order Placed: March 1, 2023  
Amazon.com order number: 114-2823049-1898658  
Order Total: \$12.79

Shipped on March 1, 2023

Items Ordered

	Price
1 of: 20PCS Plastic Basket Labels Clip On Removable Basket Bin Labels Clips for Storage Bins, Pantry Organization and Storage Labels for Basket Hanging	\$15.99
Cube Box Bin Clip Label	
Sold by: E-Hunting ( <a href="#">seller profile</a> )	

Condition: New

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa | Last digits: 6880

Billing address

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

Credit Card transactions

Item(s) Subtotal:	\$15.99
Shipping & Handling:	\$0.00
Your Coupon Savings:	-\$3.20
-----	
Total before tax:	\$12.79
Estimated tax to be collected:	\$0.00
-----	
<b>Grand Total:</b>	<b>\$12.79</b>

Visa ending in 6880: March 1, 2023: \$12.79

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

**Final Details for Order #114-3038090-7025047**

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

**Order Placed:** March 1, 2023  
**Amazon.com order number:** 114-3038090-7025047  
**Order Total:** \$79.98

**Shipped on March 1, 2023**

**Items Ordered**

1 of: Lock Bolt, Keyless Entry Door Lock, Smart Deadbolt Replacement, Backlit Keypad, 1PX5 Weatherproof, in-App History and Scheduled Access, Auto-Lock, BHMA, UL 20-Min Fire Rated

Sold by: Amazon.com Services LLC

Condition: New

**Price**  
\$79.98

**Shipping Address:**

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

**Shipping Speed:**

Rush Shipping

**Payment information**

**Payment Method:**

Visa | Last digits: 6880

**Billing address**

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

**Credit Card transactions**

Item(s) Subtotal: \$79.98  
Shipping & Handling: \$2.99  
Free Shipping: -\$2.99  
-----  
Total before tax: \$79.98  
Estimated tax to be collected: \$0.00  
-----  
**Grand Total: \$79.98**

Visa ending in 6880: March 1, 2023: \$79.98

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

Final Details for Order #112-3017101-1760260

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

Order Placed: March 5, 2023

Amazon.com order number: 112-3017101-1760260

Order Total: \$105.95

Shipped on March 5, 2023

Items Ordered

1 of: JENOLITE Original Rust Remover Naval Jelly | Concentrated Rust Destroying Treatment | Removes Rust Back to Bare Metal | 1.32 Gallon (5 Litre)

Sold by: Amazon, Inc. ([seller profile](#))

Condition: New

Price  
\$95.95

Shipping Address:

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

Shipping Speed:

Rush Shipping

Payment information

Payment Method:

Visa | Last digits: 6880

Billing address

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

Credit Card transactions

Item(s) Subtotal:	\$95.95
Shipping & Handling:	\$10.00
	-----
Total before tax:	\$105.95
Estimated tax to be collected:	\$0.00
	-----
<b>Grand Total:</b>	<b>\$105.95</b>

Visa ending in 6880: March 5, 2023: \$105.95

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

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**Final Details for Order #112-7514653-3209811**

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

Order Placed: March 5, 2023

Amazon.com order number: 112-7514653-3209811

Order Total: \$29.99

**Shipped on March 5, 2023**

**Items Ordered**

1 of: *MIAMI Acrylic Magnetic Dry Erase Board Calendar & Memo Board Monthly with 4 Markers & 1 Magnetic Eraser, Clear Set of 2 Wall Calendar, Reusable Planner 16x12"*

Sold by: Fernando Zou ([seller profile](#))

Condition: New

**Price**

\$29.99

**Shipping Address:**

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

**Shipping Speed:**

FREE Prime Delivery

**Payment information**

**Payment Method:**

Visa | Last digits: 6880

**Billing address**

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

**Credit Card transactions**

Item(s) Subtotal: \$29.99

Shipping & Handling: \$0.00

-----

Total before tax: \$29.99

Estimated tax to be collected: \$0.00

-----

**Grand Total: \$29.99**

Visa ending in 6880: March 5, 2023: \$29.99

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

## Final Details for Order #114-5276748-8133834

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

Order Placed: March 6, 2023

Amazon.com order number: 114-5276748-8133834

Order Total: \$99.97

## Shipped on March 7, 2023

## Items Ordered

1 of: *Lock Keypad Completely Wireless keypad That Allows You to Create, Share, and use Unique Codes to Unlock Your Wyze Lock | Wyze Lock Sold Separately, Silver* **Price**  
\$29.98

Sold by: Amazon.com Services LLC

Condition: New

## Shipping Address:

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

## Shipping Speed:

FREE Prime Delivery

## Shipped on March 6, 2023

## Items Ordered

1 of: *Wyze Lock Deadbolt Door Lock & Keyless Entry, works with existing lock and key, A Certified for Humans Device* **Price**  
\$50.00

Sold by: Amazon.com Services LLC

Condition: New

1 of: *OTOSTAR Pack of 4 Throw Pillow Inserts, 18 x 18 Square Cushion Inner Soft Fluffy Plump Stuffer Cushion Pads White Decorative Pillow Inserts*

Sold by: OTOSTAR US ([seller profile](#)) | Product question? [Ask Seller](#)

Condition: New

\$19.99

## Shipping Address:

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

## Shipping Speed:

FREE Prime Delivery

## Payment information

## Payment Method:

Visa | Last digits: 6880  
Gift Card

## Billing address

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

## Credit Card transactions

Item(s) Subtotal: \$99.97  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$99.97  
Estimated tax to be collected: \$0.00  
-----  
**Grand Total: \$99.97**

Visa ending in 6880: March 7, 2023: \$99.97

To view the status of your order, return to [Order Summary](#).Have an issue with your gift card? Read about [common issues](#) or [contact us](#).

7-ELEVEN  
22826 STATE ROAD 54  
LUTZ FL 33549  
8139092830  
STORE#: 37665  
THANKS FOR SHOPPING  
AT YOUR LOCAL 7Eleven

1 Gasoline	45.00
SUBTOTAL	45.00
TOTAL DUE	45.00
DEBIT	45.00

ACCT#: \*\*\*\*\*6880  
ACCT TYPE: DDA  
APPROVAL#: 082884 AUTH CODE: 0  
APPROVAL TIME: 115513  
PULSE  
STORE#: 37665  
TERM# :00073766501 08  
TERM SEQ#: 971881  
REF# : 97000 30 020 9  
AID: A0000000980840  
ENTRY: INSERT  
US DEBIT  
ARQC 5741519BA67F6816  
PIN VERIFIED  
APPROVED

CUSTOMER AGREES TO PAY THE ABOVE  
TOTAL AMOUNT ACCORDING TO THE CARD  
HOLDERS AGREEMENT

TRY OUR FRESH SANDWICHES, CUT FRUIT  
AND DELICIOUS ENTREES!  
T#02 OP62 TRN2343 03/08/2023 11:55 AM

Details for Order #114-1839754-7557831  
[Print this page for your records.](#)

Order Placed: March 9, 2023  
Amazon.com order number: 114-1839754-7557831  
Order Total: \$57.89

Not Yet Shipped

Items Ordered		Price
1 of: Annin Flagmakers Florida State Flag USA-Made to Official State Design Specifications, 2 x 3 Feet (Model 140950) <small>Sold by: Amazon.com Services LLC</small>		\$31.91
Condition: New		
<b>Shipping Address:</b> Michael Speidel 18636 MENTMORE BLVD LAND O LAKES, FL 34638-7978 United States		
<b>Shipping Speed:</b> FREE Prime Delivery		

Shipping now

Items Ordered		Price
2 of: Jetlife American Flag 3x5 Outdoor, 3x5 Flags Outside, All Weather US Flags with Embroidered Stars Sewn Stripes Brass Grommets, Vivid Color, Polyester USA Flag for Outdoor Indoor (3 by5 Foot) <small>Sold by: JULI LLC (<a href="#">seller profile</a>)</small>		\$12.99
Condition: New		
<b>Shipping Address:</b> Michael Speidel 18636 MENTMORE BLVD LAND O LAKES, FL 34638-7978 United States		
<b>Shipping Speed:</b> FREE Prime Delivery		

Payment information

**Payment Method:**  
Visa | Last digits: 6880

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

Item(s) Subtotal: \$57.89  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$57.89  
Estimated tax to be collected: \$0.00  
-----  
**Grand Total: \$57.89**

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

Details for Order #114-7304081-7767439

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

Order Placed: March 9, 2023

Amazon.com order number: 114-7304081-7767439

Order Total: \$15.99

Preparing for Shipment

Items Ordered

1 of: Gym Etiquettes Sign, 10x14 Inches, Rust Free .040 Aluminum, Fade Resistant, Made in USA by Sigo Signs  
Sold by: SIGO SIGNS ([seller profile](#))

Condition: New

Price  
\$15.99

Shipping Address:

Michael Speidel  
18636 MENTMORE BLVD  
LAND O LAKES, FL 34638-7978  
United States

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa | Last digits: 6880

Billing address

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

Item(s) Subtotal: \$15.99  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$15.99  
Estimated tax to be collected: \$0.00  
-----  
**Grand Total: \$15.99**

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



## Final Details for Order #114-9770399-5892268

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

Order Placed: March 9, 2023

Amazon.com order number: 114-9770399-5892268

Order Total: \$189.85

Shipped on March 9, 2023

## Items Ordered

1 of: *Apple Gift Card - App Store, iTunes, iPhone, iPad, AirPods, MacBook, Movies*Sold by: Amazon, Inc. ([seller profile](#))

Price

\$25.00

Condition: New

2 of: *Happy Game & Grub gift Card*Sold by: Amazon, Inc. ([seller profile](#))

\$25.00

Condition: New

2 of: *AMC Theatre Gift Cards, Multipack of 5*Sold by: Amazon, Inc. ([seller profile](#))

\$50.00

Condition: New

## Shipping Address:

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

## Shipping Speed:

Rush Shipping

## Payment information

## Payment Method:

Visa | Last digits: 6880

## Billing address

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

## Credit Card transactions

Item(s) Subtotal:	\$175.00
Shipping & Handling:	\$14.85
-----	
Total before tax:	\$189.85
Estimated tax to be collected:	\$0.00
-----	
<b>Grand Total:</b>	<b>\$189.85</b>

Visa ending in 6880: March 9, 2023: \$189.85

To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2023, Amazon.com, Inc. or its affiliates

**Concord Station CDD  
Debit Card  
For the Month**

March-23

*All Expenditures must be supported by receipts in order to be eligible for reimbursement.  
Attach all receipts to this form.*

				Parks & Rec	Parks & Rec	Parks & Rec	Parks & Rec
				Vehicle Maintenance	Operations Main & Repair	Special Events	Playground Equipment & Maintenance
				57200-4660	57200-4705	57400-4775	57200-4638
Date	Vendor Name	Description	Amount				
3/10/2023	Publix	Game Night food and Supplies	(151.92)			(151.92)	
3/13/2023	7-eleven	Gas for containers in Maintenance, for mule and	(65.00)	(65.00)			
3/13/2023	Vudu	Clubhouse Movie Night	(16.99)			(16.99)	
3/14/2023	Amazon	Storage tubs for Clubhouse	(77.70)		(77.70)		
3/15/2023	Amazon	Coffee machine, pods, supplies for coffee Bar	(221.71)		(221.71)		
3/15/2023	Amazon	Coffee Jug, pods, supplies for coffee Bar	(106.95)		(106.95)		
3/15/2023	Amazon	12v battery for lightning system backup	(35.99)		(35.99)		
3/16/2023	Amazon	Paper Towel Holder + kitchen storage containers	(59.98)		(59.98)		
3/16/2023	Amazon	Fridge Food Bins for events	(31.99)			(31.99)	
3/16/2023	Amazon	Lithium Batteries for Security System motion	(9.99)		(9.99)		
3/16/2023	Amazon	Large Banner for Playground Advertising	(49.99)				(49.99)
3/17/2023	Amazon	Easter Decorations, Kobalt Battery replacements	(163.85)			(163.85)	
3/17/2023	Lowe's	18 Gallon Waterproof containers for Maintenance	(51.92)		(51.92)		
3/17/2023	Apple, Inc.	Movie Collection for Movie Night at Clubhouse	(14.99)			(14.99)	
3/17/2023	Amazon	Tear Proof Kitchen Garbage Bags	(12.91)		(12.91)		
3/20/2023	Amazon	A/C Adapter for Small Vacuum	(19.96)		(19.96)		
3/20/2023	Amazon	Charger Cable for Wireless Party Speaker	(15.88)		(15.88)		
3/20/2023	Amazon	4 Stackable Storage Bins for Seasonal Items	(69.99)		(69.99)		
3/20/2023	Lowe's	Paint for Gazebo	(79.96)		(79.96)		
3/21/2023	Amazon	Gift cards and Tins for Easter Event April 2023	(134.90)			(134.90)	
3/21/2023	Amazon	Gifts and Give-aways bundle for Easter Event	(54.95)			(54.95)	
	<b>TOTAL</b>	001-10201	<b>(1,447.52)</b>	<b>(65.00)</b>	<b>(762.94)</b>	<b>(569.59)</b>	<b>(49.99)</b>

DM Approval: Debby Wallace

Date: 3/24/2023

**Concord Station**  
**Petty Cash/Debit Card Reimbursement**  
**Mar-23**

Date	Payee	Amount	Description
3/10/2023	Publix	151.92	Game Night food and Supplies
3/13/2023	7-eleven	65.00	Gas for containers in Maintenance, for mule and gas tools
3/13/2023	Vudu	16.99	Clubhouse Movie Night
3/14/2023	Amazon	77.70	Storage tubs for Clubhouse
3/15/2023	Amazon	221.71	Coffee machine, pods, supplies for coffee Bar
3/15/2023	Amazon	106.95	Coffee Jug, pods, supplies for coffee Bar
3/15/2023	Amazon	35.99	12v battery for lightning system backup
3/16/2023	Amazon	59.98	Paper Towel Holder + kitchen storage containers
3/16/2023	Amazon	31.99	Fridge Food Bins for events
3/16/2023	Amazon	9.99	Lithium Batteries for Security System motion sensors
3/16/2023	Amazon	49.99	Large Banner for Playground Advertising
3/17/2023	Amazon	163.85	Easter Decorations, Kobalt Battery replacements (tools)
3/17/2023	Lowe's	51.92	18 Gallon Waterproof containers for Maintenance
3/17/2023	Apple, Inc.	14.99	Movie Collection for Movie Night at Clubhouse
3/17/2023	Amazon	12.91	Tear Proof Kitchen Garbage Bags
3/20/2023	Amazon	19.96	A/C Adapter for Small Vacuum
3/20/2023	Amazon	15.88	Charger Cable for Wireless Party Speaker
3/20/2023	Amazon	69.99	4 Stackable Storage Bins for Seasonal Items
3/20/2023	Lowe's	79.96	Paint for Gazebo
3/21/2023	Amazon	134.90	Gift cards and Tins for Easter Event April 2023
3/21/2023	Amazon	54.95	Gifts and Give-aways bundle for Easter Event 2023
		\$1,447.52	

Receipts Attached.



3/23/23

Signature / Date

\*\*\*\*\*  
Receipt ID: 1219 3AN 052 831

PRESTO!

Trace #: 059226

Reference #: 0502998665

Acct #: XXXXXXXXXXXXX6880

Debit Purchase FROM CHECKING

Amount: \$151.92

Auth #: 074881

DEBIT CARD  
A0000000980840

Entry Method:  
Mode:

PURCHASE  
US DEBIT  
Chip Read  
Issuer-PIN Verified

Your cashier was Zoey

03/10/2023 13:08 ST219 R105 2831 C0321

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Publix Super Markets, Inc.

# Publix

The Shoppes at Sunlake Centre

18901 State Road 54

Lutz, FL 33558

Store Manager: David Jones

813-948-1275



1219 3AN 052 831

FRUIT SALAD TROP	19.57	F
PBX MACARONI SALAD	5.29	F
PF PARM CHZ GLDFSH	2.87	F
PF COLOR GOLDFISH	2.87	F
PBX PLTR CBNTD M	15.99	F
ZEPHYR SPRNG WATER	6.99	F
BH CLAS ITALIAN	6.99	I F
COCA-COLA CLASSIC	8.59	I F
SPRITE 12 PK 12 OZ	8.59	I F
DIET COCA-COLA	8.59	I F
Promotion	8.59	I F
PEPPERONI CHED CUP	4.99	I F
SPRITE	2.29	I F
COCA-COLA ZERO	2.29	I F
CHOC ESPRESS BITS	4.29	F
FRSTD SCR CKIES 10	4.99	F
CHIF PLNT CHIP	1.19	F
CHIF PLNT CHIP	1.19	F
TOSITOS CREAMY DIP		
1 @ 2 FOR 8.00	4.00	F
You Saved	0.99	
CHOC CHIP COOKIES	4.39	F
S/PORT VEGGIE STRW	7.99	F
VARIETY PACK 18CT	10.99	F
You Saved	2.00	
LAYS RANCH DIP	5.09	F
LANCE NEKOT CKIES	8.49	F
PF CHZ GLDFSH 20CT	11.99	F

TAX EXEMPT

Order Total	151.92
Grand Total	151.92
Debit	151.92
Payment	
Change	0.00

TAX FORGIVEN 2.36

Savings Summary

Special Price Savings 11.58

\*\*\*\*\*  
\* Your Savings at Publix \*  
\* 11.58 \*  
\*\*\*\*\*

7-ELEVEN  
19677 STATE RD 54  
LUTZ FL 33558  
8134828488  
STORE#: 38299

D# 1 PREPAY 65.00

SUBTOTAL 65.00  
TOTAL DUE 65.00

DEBIT 65.00

ACCT#: \*\*\*\*\*6880

ACCT TYPE: DDA

APPROVAL#: 096260

AUTH CODE: 0

APPROVAL TIME: 150221

PULSE

STORE#: 38299

TERM# :00073829901 08

TERM SEQ#: 969246

REF# : 97000 00 000 7

AID: A0000000980840

ENTRY: INSERT

US DEBIT

ARQC OF12BB32734FC626

PIN VERIFIED

APPROVED

THIS SALE HAS INCLUDED A FUEL PREPAY.  
CUSTOMER AGREES TO PAY THE ABOVE  
TOTAL AMOUNT ACCORDING TO THE CARD  
HOLDERS AGREEMENT  
LESS THE AMOUNT OF FUEL NOT PUMPED.  
IF THE FULL AMOUNT OF THE PREPAY WAS  
NOT PUMPED, OUR SALES ASSOCIATE WILL  
PRINT THE CORRECTED RECEIPT. PLEASE  
BEGIN PUMPING WITHIN 3 MINUTES OR SALE  
WILL CANCEL AND YOUR CARD WILL NOT BE  
CHARGED. IF YOU STILL DESIRE TO PUMP GAS  
YOUR CARD MUST BE RE-SWIPED.

T#01 OP03 TRN6555 03/13/2023 03:02 PM

Account

My Info

Payment Methods

My Credits & Discounts

Purchase History

Communication Preferences

Privacy

Settings

Movies Anywhere

Closed Captions

Playback Quality

Devices



03/13/2023

Spy Kids [HDX]

Purchased

Price

\$16.99

Tax

\$0.00

Total

\$16.99



Credit Card (...6880)

**Final Details for Order #114-2202907-4145812**[Print this page for your records.](#)

Order Placed: March 14, 2023

Amazon.com order number: 114-2202907-4145812

Order Total: \$77.70

**Shipped on March 14, 2023****Items Ordered**1 of: Rubbermaid Commercial Products Brute Tote Storage Container With Lid, 20- Gallon, Gray (FG9S3100GRAY)  
Sold by: Amazon.com Services LLC

Condition: New

**Price**  
\$38.85**Shipping Address:**MICHAEL SPEIDEL  
18636 MENTMORE BLVD.  
LAND O LAKES, FL 34638  
United States**Shipping Speed:**

FREE Delivery

**Shipped on March 14, 2023****Items Ordered**1 of: Rubbermaid Commercial Products Brute Tote Storage Container With Lid, 20- Gallon, Gray (FG9S3100GRAY)  
Sold by: Amazon.com Services LLC

Condition: New

**Price**  
\$38.85**Shipping Address:**MICHAEL SPEIDEL  
18636 MENTMORE BLVD.  
LAND O LAKES, FL 34638  
United States**Shipping Speed:**

FREE Delivery

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

Visa | Last digits: 6880

**Billing address**Michael Speidel  
5844 Old Pasco Road  
Suite 100  
Wesley Chapel, FL 33544  
United States**Credit Card transactions**

Item(s) Subtotal:	\$77.70
Shipping & Handling:	\$0.00
-----	
Total before tax:	\$77.70
Estimated tax to be collected:	\$0.00
-----	
<b>Grand Total:</b>	<b>\$77.70</b>

Visa ending in 6880: March 14, 2023: \$77.70

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**Final Details for Order #114-2768857-8300261**[Print this page for your records.](#)

**Order Placed:** March 14, 2023  
**Amazon.com order number:** 114-2768857-8300261  
**Order Total: \$221.71**

**Shipped on March 15, 2023****Items Ordered**

1 of: *Nespresso Vertuo Coffee and Espresso Machine by De'Longhi with Milk Frother, 1000 Milliliters, Graphite Metal*  
Sold by: Amazon.com Services LLC

Condition: New

**Price**  
\$201.72

**Shipping Address:**

Michael Speidel  
18636 MENTMORE BLVD  
LAND O LAKES, FL 34638-7978  
United States

**Shipping Speed:**

FREE Prime Delivery

**Shipped on March 14, 2023****Items Ordered**

1 of: *EVERIE Rotary Coffee Pod Capsules Carousel Holder Organizer Compatible with 40 Nespresso Vertuoline Capsules (Black)*  
Sold by: EVERIE ([seller profile](#))

Condition: New

**Price**  
\$19.99

**Shipping Address:**

Michael Speidel  
18636 MENTMORE BLVD  
LAND O LAKES, FL 34638-7978  
United States

**Shipping Speed:**

FREE Prime Delivery

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

Visa | Last digits: 6880

**Billing address**

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

**Credit Card transactions**

Item(s) Subtotal:	\$221.71
Shipping & Handling:	\$0.00
-----	
Total before tax:	\$221.71
Estimated tax to be collected:	\$0.00
-----	
<b>Grand Total:</b>	<b>\$221.71</b>

Visa ending in 6880: March 15, 2023: \$221.71

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## Final Details for Order #114-8814749-0345822

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

Order Placed: March 14, 2023

Amazon.com order number: 114-8814749-0345822

Order Total: \$106.95

## Shipped on March 15, 2023

## Items Ordered

1 of: *Primula Burke Deluxe Cold Brew Iced Coffee Maker, Comfort Grip Handle, Durable Glass Carafe, Removable Mesh Filter, Perfect 6 Cup Size, Dishwasher Safe, 1.6 qt, Black* **Price**  
Sold by: Amazon.com Services LLC \$23.99

Condition: New

## Shipping Address:

Michael Speidel  
18636 MENTMORE BLVD  
LAND O LAKES, FL 34638-7978  
United States

## Shipping Speed:

Rush Shipping

## Shipped on March 14, 2023

## Items Ordered

1 of: *Nespresso Capsules VertuoLine, Medium and Dark Roast Coffee, Variety Pack, Stormio, Odacio, Melozio, 30 Count, Brews 7.77 Fl Oz (Pack of 3)* **Price**  
Sold by: Amazon.com Services LLC \$37.50

Condition: New

## Shipping Address:

Michael Speidel  
18636 MENTMORE BLVD  
LAND O LAKES, FL 34638-7978  
United States

## Shipping Speed:

Rush Shipping

## Shipped on March 14, 2023

## Items Ordered

1 of: *Dunkin' Original Blend Medium Roast Ground Coffee, 12 Ounces* **Price**  
Sold by: Amazon.com Services LLC \$7.96

Condition: New

1 of: *Nespresso Capsules VertuoLine, Barista Flavored Pack, Mild Roast, 30 Count Coffee Pods, Brews 7.77 Ounce (VERTUOLINE ONLY)* **Price**  
Sold by: Amazon.com Services LLC \$37.50

Condition: New

## Shipping Address:

Michael Speidel  
18636 MENTMORE BLVD  
LAND O LAKES, FL 34638-7978  
United States

## Shipping Speed:

Rush Shipping

## Payment information

## Payment Method:

Visa | Last digits: 6880

## Billing address

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

## Credit Card transactions

Item(s) Subtotal:	\$106.95
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
-----	
Total before tax:	\$106.95
Estimated tax to be collected:	\$0.00
-----	
<b>Grand Total:</b>	<b>\$106.95</b>

Visa ending in 6880: March 15, 2023: \$106.95

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

**Final Details for Order #112-1094283-6775419**

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

Order Placed: March 15, 2023

Amazon.com order number: 112-1094283-6775419

Order Total: \$35.99

**Shipped on March 15, 2023**

**Items Ordered**

1 of: SEFEPODER 12V 8Ah LiFePO4 Lithium Deep Cycle Rechargeable Battery, 2000+ Cycles Maintenance-Free Battery for Solar/Wind Power, ITO, Lighting, **Price**  
Fish Finder and More with Built-in 8A BMS \$35.99

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

Condition: New

**Shipping Address:**

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

**Shipping Speed:**

FREE Prime Delivery

**Payment information**

**Payment Method:**

Visa | Last digits: 6880

**Billing address**

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

**Credit Card transactions**

Item(s) Subtotal: \$35.99

Shipping & Handling: \$0.00

-----

Total before tax: \$35.99

Estimated tax to be collected: \$0.00

-----

**Grand Total: \$35.99**

Visa ending in 6880: March 15, 2023: \$35.99

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

**Final Details for Order #114-2420332-3717007**[Print this page for your records.](#)

Order Placed: March 16, 2023

Amazon.com order number: 114-2420332-3717007

Order Total: \$59.98

**Shipped on March 16, 2023****Items Ordered**1 of: *simplehuman Wall Mount Paper Towel Holder, Stainless Steel*

Sold by: Amazon.com Services LLC

**Price**

\$29.99

Condition: New

1 of: *52 PCS Food Storage Containers with Lids By ME.FAN, Airtight Plastic Food Containers for Pantry & Kitchen Storage Organization(26 Containers + 26 Lids) Lunch Containers, Meal Prep containers with Labels & Marker*Sold by: ME.FAN Direct US Online ([seller profile](#))

Condition: New

**Shipping Address:**Michael Speidel  
18636 MENTMORE BLVD.  
LAND O LAKES, FL 34638  
United States**Shipping Speed:**

Rush Shipping

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

Visa | Last digits: 6880

**Billing address**Michael Speidel  
5844 Old Pasco Road  
Suite 100  
Wesley Chapel, FL 33544  
United States**Credit Card transactions**

Item(s) Subtotal:	\$59.98
Shipping & Handling:	\$2.99
Free Shipping:	-----
Total before tax:	\$59.98
Estimated tax to be collected:	\$0.00
	-----
<b>Grand Total:</b>	<b>\$59.98</b>

Visa ending in 6880: March 16, 2023: \$59.98

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

**Final Details for Order #114-4014451-1329863**

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

**Order Placed:** March 16, 2023

**Amazon.com order number:** 114-4014451-1329863

**Order Total:** \$31.99

**Shipped on March 17, 2023**

**Items Ordered**

	Price
1 of: Set Of 12 Refrigerator Organizer Bins with Lids - Plastic Pantry Organization and Storage Baskets - Stackable Food Fridge Organizers with Cutout Handles for Freezer, Kitchen, Countertops, Cabinets	\$31.99

Sold by: Home & Party ([seller profile](#)) | Product question? [Ask Seller](#)

Condition: New

**Shipping Address:**

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

**Shipping Speed:**

FREE Prime Delivery

**Payment information**

**Payment Method:**

Visa | Last digits: 6880

**Billing address**

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

**Credit Card transactions**

Item(s) Subtotal:	\$31.99
Shipping & Handling:	\$0.00
-----	
Total before tax:	\$31.99
Estimated tax to be collected:	\$0.00
-----	
<b>Grand Total:</b>	<b>\$31.99</b>

Visa ending in 6880: March 17, 2023: \$31.99

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

**Final Details for Order #114-8970953-1443409**

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

**Order Placed:** March 16, 2023

**Amazon.com order number:** 114-8970953-1443409

**Order Total:** \$9.99

**Shipped on March 17, 2023**

**Items Ordered**

1 of: *Voniko CR123A Lithium Batteries (6-Pack) - Photo Lithium Battery -3 Volt 123 Battery Lithium 10 Years Shelf Life - UL&RoHS Certified for Security and* **Price**  
*Medical Equipment* **\$9.99**  
Sold by: VONIKO ([seller profile](#))

Condition: New

**Shipping Address:**

Michael Speidel  
18636 MENTMORE BLVD  
LAND O LAKES, FL 34638-7978  
United States

**Shipping Speed:**

FREE Prime Delivery

**Payment information**

**Payment Method:**

Visa | Last digits: 6880

**Billing address**

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

**Credit Card transactions**

Item(s) Subtotal: \$9.99  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$9.99  
Estimated tax to be collected: \$0.00  
-----  
**Grand Total: \$9.99**

Visa ending in 6880: March 17, 2023: \$9.99

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

**Final Details for Order #114-5361721-9427443**[Print this page for your records.](#)

Order Placed: March 16, 2023

Amazon.com order number: 114-5361721-9427443

Order Total: \$49.99

**Shipped on March 20, 2023****Items Ordered**

1 of: *Factory of Stickers Custom Banner Printing, Vinyl Banners, any Size any color banners, Outdoor/Indoor, banner Printed Background, Backdrop Event Business Party (3'x5')* **Price**  
Sold by: Factory of Stickers ([seller profile](#)) \$49.99

Condition: New

**Shipping Address:**

Michael Speidel  
18636 MENTMORE BLVD  
LAND O LAKES, FL 34638-7978  
United States

**Shipping Speed:**

Standard Shipping

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

Visa | Last digits: 6880

**Billing address**

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

**Credit Card transactions**

Item(s) Subtotal: \$49.99  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$49.99  
Estimated tax to be collected: \$0.00  
-----

**Grand Total: \$49.99**

Visa ending in 6880: March 20, 2023: \$49.99

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**Final Details for Order #332-9927734-4963454**[Print this page for your records.](#)

Order Placed: March 17, 2023

Amazon.com order number: 332-9927734-4963454

Order Total: \$163.85

**Shipped on March 17, 2023****Items Ordered**

2 of: 3 Pieces Easter Decorations for the Home Wooden Bunny Decor Sign Farmhouse Rabbit Tiered Tray Decor Easter Rabbit Table Decorations for Easter Party Desk Office Farmhouse Home, 5.91 Inch **Price**  
Sold by: Amazon, Inc. ([seller profile](#)) \$28.95

Condition: New

1 of: 2Pack 6.0Ah Replace Battery for Kobalt 24V Battery Max KB624-03 KB524-03 KB424-03 KB224-03 KB124-03 Lithium Ion Cordless Tools High Capacity Battery **Price**  
Sold by: Amazon, Inc. ([seller profile](#)) \$99.59

Condition: New

**Shipping Address:**

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

**Shipping Speed:**

Rush Shipping

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

Visa | Last digits: 6880

**Billing address**

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

**Credit Card transactions**

Item(s) Subtotal: \$157.49  
Shipping & Handling: 6.36

-----  
Total before tax: \$163.85  
Estimated tax to be collected: \$0.00  
-----

**Grand Total:\$163.85**

Visa ending in 6880: March 17, 2023: \$163.85

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

- SALE -

SALES#: S2238HVG 4279730 TRANSH: 9075581 03-17-23

831516 SS 18-GAL TOTE (-129072) 51.92  
4 @ 12.98

SUBTOTAL: 51.92  
TAX: 0.00  
INVOICE 09642 TOTAL: 51.92  
DEBIT: 51.92

DEBIT: XXXXXXXXXXXX6880 AMOUNT: 51.92 AUTHCD: 021188  
CHIP REFID: 223809139379 03/17/23 13:52:51

\*PIN Verified

TRACE: 00632583

PURCHASE	CASH BACK	TOTAL DEBIT
51.92	0.00	51.92

APL: US DEBIT TUR: 8080048000

AID: A0000000980840 TSI: 6800

STORE: 2238 TERMINAL: 09 03/17/23 13:53:01

# OF ITEMS PURCHASED: 4  
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.  
FOR DETAILS ON OUR RETURN POLICY, VISIT  
[LOWES.COM/RETURNS](http://LOWES.COM/RETURNS)  
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE  
AT OUR CUSTOMER SERVICE DESK

STORE MANAGER: JEFF BEESING

LOWE'S PRICE PROMISE  
FOR MORE DETAILS, VISIT [LOWES.COM/PRICEPROMISE](http://LOWES.COM/PRICEPROMISE)

\*\*\*\*\*

SHARE YOUR FEEDBACK!  
ENTER FOR A CHANCE TO BE  
ONE OF FIVE \$500 WINNERS DRAWN MONTHLY!  
ENTRE EN EL SORTEO MENSUAL  
PARA SER UNO DE LOS CINCO GANADORES DE \$500!

ENTER BY COMPLETING A SHORT SURVEY  
WITHIN ONE WEEK AT: [www.lowes.com/survey](http://www.lowes.com/survey)  
YOUR ID #096425 223860 763278

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: 09



**MAR 17, 2023**

ORDER ID [ML7T7B76WJ](#)

ORDER ID  
ML7T7B76WJ

DOCUMENT NO.  
140643930155

DATE  
MAR 17, 2023

TOTAL  
\$14.99

BILLED TO  
Michael Speidel  
5844 Old Pasco Road  
Wesley Chapel FL 33544-4010 US

[Resend](#)



Spy Kids 3-Movie Collection  
Paramount Home Entertainment Inc.  
Movie Bundle (HD)

\$14.99

Purchase Date: **Mar 17, 2023**  
Purchased From: **MPS-LEGION**  
Seller: **Paramount**

[Report a Problem](#)

Billed to Visa ... 6880 **\$14.99**

**Final Details for Order #114-2589873-3615442**

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

Order Placed: March 17, 2023  
Amazon.com order number: 114-2589873-3615442  
Order Total: \$12.91

**Shipped on March 18, 2023**

**Items Ordered**

1 of: GLAD ForceFlex Tall Kitchen Drawstring Trash Bags, 13 Gallon White Trash Bag for Kitchen Trash Can, Gain Original Scent, Odor Shield, Odor Eliminator, Leak Protection, 110 Count

Sold by: Amazon.com Services LLC

Condition: New

**Price**  
\$23.90

**Shipping Address:**

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

**Shipping Speed:**

FREE Prime Delivery

**Payment information**

**Payment Method:**

Visa | Last digits: 6880  
Gift Card

**Billing address**

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

**Credit Card transactions**

Item(s) Subtotal: \$23.90  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$23.90  
Estimated tax to be collected: \$0.00  
Gift Card Amount: -\$10.99  
-----  
**Grand Total: \$12.91**

Visa ending in 6880: March 18, 2023: \$12.91

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

Have an issue with your gift card? Read about [common issues](#) or [contact us](#).

**Final Details for Order #114-0695935-9809849**

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

**Order Placed:** March 20, 2023

**Amazon.com order number:** 114-0695935-9809849

**Order Total:** \$19.96

**Shipped on March 20, 2023**

**Items Ordered**

	<b>Price</b>
1 of: [Upgraded Version] SoulBay 30W Universal AC/DC Adapter Switching Power Supply with 8 Selectable Adapter Tips, Including Micro USB Plug, for 3V to 12V Household Electronics and LED Strip - 2000mA Max	\$16.97
<small>Sold by: SoulBay Direct (<a href="#">seller profile</a>)</small>	

Condition: New

**Shipping Address:**

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

**Shipping Speed:**

Rush Shipping

**Payment information**

**Payment Method:**

Visa | Last digits: 6880

**Billing address**

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

**Credit Card transactions**

Item(s) Subtotal:	\$16.97
Shipping & Handling:	\$2.99
-----	
Total before tax:	\$19.96
Estimated tax to be collected:	\$0.00
-----	
<b>Grand Total:</b>	<b>\$19.96</b>

Visa ending in 6880: March 20, 2023: \$19.96

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

Final Details for Order #114-5786641-3098613

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

Order Placed: March 20, 2023  
Amazon.com order number: 114-5786641-3098613  
Order Total: \$15.88

Shipped on March 20, 2023

Items Ordered

1 of: UpBright 12V AC/DC Adapter Compatible with Western Digital WD1200B015-RNN 3405U WDH2Q60000N WDH2Q10000A WD60000H2Q-00  
WDH2Q60000 WDH2U10000E WDH2Q10000S WDH2Q20000S WD2000H2Q-00 WD1600B014-RNU Charger

Price  
\$9.99

Condition: New

Shipping Address:

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

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa | Last digits: 6880

Billing address

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

Credit Card transactions

Item(s) Subtotal:	\$9.99
Shipping & Handling:	\$5.89
-----	
Total before tax:	\$15.88
Estimated tax to be collected:	\$0.00
-----	
<b>Grand Total:</b>	<b>\$15.88</b>

Visa ending in 6880: March 20, 2023: \$15.88

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

**Final Details for Order #112-3648709-0531457**

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

**Order Placed:** March 20, 2023

**Amazon.com order number:** 112-3648709-0531457

**Order Total:** \$69.99

**Shipped on March 21, 2023**

**Items Ordered**

1 of: *SIMPLYKLEEN 18-Gallon (72-Quart) Reusable Stacking Plastic Storage Containers with Lids, Blue (Pack of 4), Stackable Bins, Nestable Organizer, Plastic Storage Containers Made in the USA*

Sold by: Hensmart Home ([seller profile](#))

Condition: New

**Price**

\$69.99

**Shipping Address:**

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

**Shipping Speed:**

Standard Shipping

**Payment information**

**Payment Method:**

Visa | Last digits: 6880

**Billing address**

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

**Credit Card transactions**

Item(s) Subtotal: \$69.99

Shipping & Handling: \$0.00

-----

Total before tax: \$69.99

Estimated tax to be collected: \$0.00

-----

**Grand Total:\$69.99**

Visa ending in 6880: March 21, 2023:\$69.99

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

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

-- SALE --

SALES#: S2238MU2 1059781 TRANS#: 9347520 03/20/23

936253 1G SEASONFLEX SATIN BASE 44.98  
88148 MIRROR WD FILM GILA 3-FT 34.98

SUBTOTAL: 79.96  
TAX: 0.00  
INVOICE 09400 TOTAL: 79.96  
DEBIT: 79.96

DEBIT: XXXXXXXXXXXX6880 AMOUNT: 79.96 AUTHCD: 094255  
CHIP REFID: 223809140305 03/20/23 17:25:14

\*PIN Verified

TRACE: 00044739

PURCHASE CASH BACK TOTAL DEBIT  
79.96 0.00 79.96

APL: US DEBIT TVR: 8080048000

AID: A0000000980840 TSI: 6800

STORE: 2238 TERMINAL: 09 03/20/23 17:25:20

# OF ITEMS PURCHASED: 2

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.  
FOR DETAILS ON OUR RETURN POLICY, VISIT  
LOWES.COM/RETURNS

A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE  
AT OUR CUSTOMER SERVICE DESK

STORE MANAGER: JEFF BEESING

LOWE'S PRICE PROMISE  
FOR MORE DETAILS, VISIT LOWES.COM/PRICEPROMISE

\*\*\*\*\*

\* SHARE YOUR FEEDBACK! \*

\* ENTER FOR A CHANCE TO BE \*

\* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! \*

\* ENTRE EN EL SORTEO MENSUAL \*

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

\* ENTER BY COMPLETING A SHORT SURVEY \*

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

\* YOUR ID #094001 223820 797868 \*

\* 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) \*



**Final Details for Order #114-7392559-1322647**

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

**Order Placed:** March 21, 2023

**Amazon.com order number:** 114-7392559-1322647

**Order Total:** \$54.95

**Shipped on March 21, 2023**

**Items Ordered**

	Price
1 of: 200PCS Prefilled Easter Eggs with Toys for Easter Eggs Hunt, Easter Theme Party Favor Supplies for kids, Easter Basket Stuffers Fillers, Easter Eggs Bulk for School Easter Activities, Classroom Prizes, Gift Cards, Easter Give-aways	\$54.95

Sold by: Amazon, Inc. ([seller profile](#))

Condition: New

**Shipping Address:**

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

**Shipping Speed:**

Rush Shipping

**Payment information**

**Payment Method:**

Visa | Last digits: 6880

**Billing address**

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

**Credit Card transactions**

Item(s) Subtotal:	\$54.95
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
-----	
Total before tax:	\$54.95
Estimated tax to be collected:	\$0.00
-----	

**Grand Total: \$54.95**

Visa ending in 6880: March 21, 2023: \$54.95

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

**Final Details for Order #114-552334-3525008**[Print this page for your records.](#)**Order Placed:** March 21, 2023**Amazon.com order number:** 114-552334-3525008**Order Total:** \$134.90**Shipped on March 21, 2023****Items Ordered**

1 of: *Premium Gift Card Holders Tins for Christmas - 10 Rustic Metal Tin Boxes Holder with Lids for Gift Cards & Money - Box Perfect for Birthday Valentine's Easter Any Holiday - Custom Boxed for Easy Gift Giving* **Price**  
Sold by: Amazon, Inc. ([seller profile](#)) **\$28.95**

Condition: New

2 of: *Starbucks Gift Cards, Multipack of 10* **\$105.95**  
Sold by: Amazon, Inc. ([seller profile](#))

Condition: New

**Shipping Address:**

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

**Shipping Speed:**

Std Shipping

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

Visa | Last digits: 6880

**Billing address**

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

**Credit Card transactions**

Item(s) Subtotal: \$134.90  
Shipping & Handling: \$2.99  
Free Shipping: -\$2.99  
-----  
Total before tax: \$134.90  
Estimated tax to be collected: \$0.00  
-----  
**Grand Total: \$134.90**

Visa ending in 6880: March 21, 2023: \$134.90

To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2023, Amazon.com, Inc. or its affiliates





## We're here for you

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### Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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### Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

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### Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

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### General questions or concerns

Online	duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

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### Call before you dig

Call	800.432.4770 or 811
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### Check utility rates

Check rates and charges	duke-energy.com/rates
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### Correspond with Duke Energy (not for payment)

P.O. Box 14042  
St Petersburg, FL 33733

## Important to know

### Your next meter reading on or after: Mar 10

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

### Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$13 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$14 after 7 p.m. or on the weekends.

### Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

### When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

### Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

### Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

### Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

### Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.

## Your usage snapshot - Continued

<b>Outdoor Lighting</b>		
<b>Billing period Jan 12 - Feb 09</b>		
<b>Description</b>	<b>Quantity</b>	<b>Usage</b>
50 MICRO II 3K UG	1	17 kWh
HPS UG RDWAY 9500L	60	2,520 kWh
<b>Total</b>	<b>61</b>	<b>2,537 kWh</b>

## Billing details - Lighting

<b>Billing Period - Jan 12 to Feb 09</b>	
Customer Charge	\$1.65
Energy Charge	
2,537.000 kWh @ 3.629c	92.07
Fuel Charge	
2,537.000 kWh @ 5.865c	148.80
Asset Securitization Charge	
2,537.000 kWh @ 0.069c	1.75
Fixture Charge	
50 MICRO II 3K UG	3.69
HPS UG RDWAY 9500L	340.80
Maintenance Charge	
50 MICRO II 3K UG	1.39
HPS UG RDWAY 9500L	110.40
Pole Charge	
CONCRETE, 30/35	
61 Pole(s) @ \$8.110	494.71
<b>Total Current Charges</b>	<b>\$1,195.26</b>

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

## Billing details - Taxes

Regulatory Assessment Fee	\$0.86
Gross Receipts Tax	6.26
<b>Total Taxes</b>	<b>\$7.12</b>

Concord Station						
Duke Energy						
02/02/23-03/02/23						
Account #	Bill Date	Amount	Due Date	Service Address	GL Code	Object Code
9100 8844 8413	3/6/2023	\$67.32	3/27/2023	3882 Sunlake Blvd. - Sign, Irrigation	53100	4301
9100 8844 8629	3/6/2023	\$30.79	3/27/2023	3444 Tuckerton Rd Sign - Entry	53100	4301
9100 8844 8851	3/6/2023	\$302.43	3/27/2023	18636 Mentmore Blvd- Splash	53100	4304
9100 8844 9084	3/6/2023	\$30.79	3/27/2023	3869 Sunlake Blvd. Sign	53100	4301
9100 8844 9266	3/6/2023	\$80.00	3/27/2023	18636 Mentmore Blvd - CH Maint Build	53100	4301
9100 8844 9448	3/6/2023	\$1,336.11	3/27/2023	18933 Mentmore Blvd - Sign Lights	53100	4307
9100 8844 9654	3/6/2023	\$30.79	3/27/2023	18661 State Road 54	53100	4301
9100 8844 9852	3/6/2023	\$70.51	3/27/2023	3936 Buckinghamshire Drive- Irrigation	53100	4301
9100 8845 0087		\$0.00	3/27/2023	0000 Trinity Cottage Drive Lites	53100	4307
9100 8845 0300	3/6/2023	\$30.79	3/27/2023	19135 Manassas Dr-Lighting	53100	4307
9100 8845 0532	3/6/2023	\$87.60	3/27/2023	18933 Chislehurst Dr - Irrigation	53100	4301
9100 8845 0780	3/6/2023	\$30.79	3/27/2023	3753 Tuckerton Dr- Irrigation	53100	4301
9100 8847 9022	3/7/2023	\$6,155.20	3/28/2023	10920 State Road 54 - Lights	53100	4307
9100 8847 9220	3/6/2023	\$30.79	3/27/2023	18552 Mentmore Blvd - Entry Lights	53100	4301
9100 8847 9395	3/6/2023	\$30.79	3/27/2023	19109 Mentmore Blvd - Entry Wall Light	53100	4301
9100 8847 9600	3/6/2023	\$56.38	3/27/2023	18433 Mentmore Blvd- Irrigation	53100	4301
9100 8847 9824	3/6/2023	\$232.67	3/27/2023	19069 Lake Patience Rd - Light	53100	4301
9100 8848 0265	3/6/2023	\$30.79	3/27/2023	18108 Mentmore Blvd - Entry Lights	53100	4301
9100 8848 0463	3/6/2023	\$246.95	3/27/2023	3332 Sun Lake Blvd - Fountain	53100	4301
9100 8848 0661	3/6/2023	\$30.79	3/27/2023	18230 Snowdonia Drive -Entry Lights	53100	4301
9100 8848 0877	3/6/2023	\$1,804.96	3/27/2023	18636 Mentmore Blvd, Clubhouse/Pool	53100	4304
9100 8848 1125	3/6/2023	\$30.79	3/27/2023	3440 Buckinghamshire Blvd. - Entry Sign	53100	4301
Total		<b>\$10,748.03</b>				

<b>53100</b>	4301	<b>\$1,118.54</b>	Entry Lights & Irrigation
<b>53100</b>	4307	<b>\$7,522.10</b>	Street Lights
<b>53100</b>	4304	<b>\$2,107.39</b>	Utilities Recreational Facilities
<b>Grand Total</b>		<b>\$10,748.03</b>	

**RECEIVED**  
03/10/2023

**Service address**  
CONCORD STATION CDD  
3882 SUNLAKE BLVD SIGN  
SIGN IRRIG

**Bill date** Mar 6, 2023  
**For service** Feb 2 - Mar 2  
29 days

**Account number** 9100 8844 8413

**Billing summary**

Previous Amount Due	\$30.57
Payment Received Feb 22	-30.57
Current Electric Charges	65.59
Taxes	1.73
<b>Total Amount Due Mar 27</b>	<b>\$67.32</b>



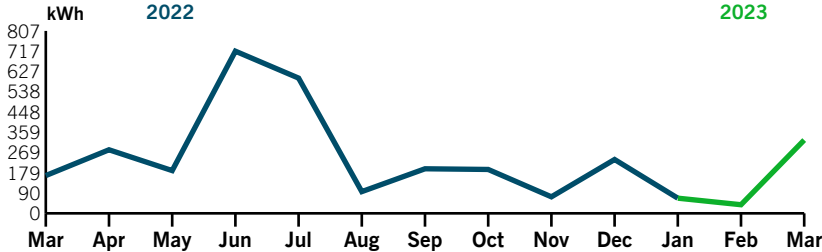
Thank you for your payment.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 800-228-8485.

We apologize for the delay in your bill. Due to an error, some meter or lighting charges were not included in your bill last month resulting in the addition of these charges to your current bill. The error causing this mistake has been fixed, and all services on your account will bill correctly each month going forward. We apologize for this inconvenience.

**Your usage snapshot**

**Electric usage history**



**Average temperature in degrees**

71° 74° 79° 82° 83° 83° 80° 73° 70° 63° 63° 68° 74°

	Current Month	Mar 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	324	167	3,012	251
Avg. Daily (kWh)	11	6	8	
12-month usage based on most recent history				

**Mail your payment at least 7 days before the due date** or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

**Account number**  
9100 8844 8413

**Amount due**

**\$67.32**  
by Mar 27

After 90 days from bill date, a late charge will apply.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light **Amount enclosed**

**CONCORD STATION CDD**  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

88910088448413000660000000000000000673200000067328

## We're here for you

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### Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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### Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

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### Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

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### General questions or concerns

Online	duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

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### Call before you dig

Call	800.432.4770 or 811
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### Check utility rates

Check rates and charges	duke-energy.com/rates
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### Correspond with Duke Energy (not for payment)

P.O. Box 14042  
St Petersburg, FL 33733

## Important to know

### Your next meter reading on or after: Apr 1

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

### Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$13 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$14 after 7 p.m. or on the weekends.

### Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

### When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

### Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

### Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

### Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

### Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.

## Your usage snapshot - Continued

<b>Current electric usage for meter number 4456641</b>	
Actual reading on Mar 2	7343
Previous reading on Feb 2	- 7019
<hr/>	
Energy Used	324 kWh
Billed kWh	324.000 kWh

## Billing details - Electric

<b>Billing Period - Feb 02 to Mar 02</b>	
<b>Meter - 4456641</b>	
Customer Charge	\$15.55
Energy Charge	
324.000 kWh @ 9.001c	29.16
Fuel Charge	
324.000 kWh @ 6.266c	20.30
Asset Securitization Charge	
324.000 kWh @ 0.179c	0.58
<hr/>	
<b>Total Current Charges</b>	<b>\$65.59</b>

Your current rate is General Service Non-Demand Sec (GS-1).

## Billing details - Taxes

Regulatory Assessment Fee	\$0.05
Gross Receipts Tax	1.68
<hr/>	
<b>Total Taxes</b>	<b>\$1.73</b>

**Service address**  
 CONCORD STATION CDD  
 3444 TUCKERTON DR  
 SIGN ENTRY

**Bill date** Mar 6, 2023  
**For service** Feb 2 - Mar 2  
 29 days

**Account number** 9100 8844 8629

Billing summary

Previous Amount Due	\$30.71
<i>Payment Received Feb 22</i>	-30.71
Current Electric Charges	30.00
Taxes	0.79
<b>Total Amount Due Mar 27</b>	<b>\$30.79</b>

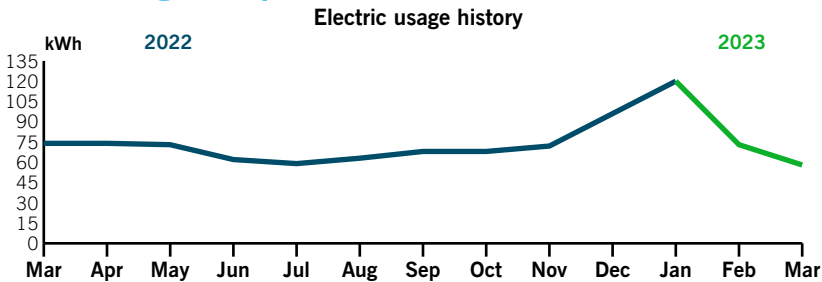


Thank you for your payment.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 800-228-8485.

We apologize for the delay in your bill. Due to an error, some meter or lighting charges were not included in your bill last month resulting in the addition of these charges to your current bill. The error causing this mistake has been fixed, and all services on your account will bill correctly each month going forward. We apologize for this inconvenience.

Your usage snapshot



Average temperature in degrees

71°	74°	79°	82°	83°	83°	80°	73°	70°	63°	63°	68°	74°
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

	Current Month	Mar 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	58	74	886	74
Avg. Daily (kWh)	2	3	2	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
 PO Box 1090  
 Charlotte, NC 28201-1090

Account number  
 9100 8844 8629

Amount due

<b>\$30.79</b> by Mar 27	After 90 days from bill date, a late charge will apply.
-----------------------------	---

\$ \_\_\_\_\_

Add here, to help others with a contribution to Share the Light

\$ \_\_\_\_\_

**Amount enclosed**

**CONCORD STATION CDD**  
 3434 COLWELL AVE STE 200  
 TAMPA FL 33614-8390

Duke Energy Payment Processing  
 PO Box 1094  
 Charlotte, NC 28201-1094



## We're here for you

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### Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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### Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

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### Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

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### General questions or concerns

Online	duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

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### Call before you dig

Call	800.432.4770 or 811
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### Check utility rates

Check rates and charges	duke-energy.com/rates
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### Correspond with Duke Energy (not for payment)

P.O. Box 14042  
St Petersburg, FL 33733

## Important to know

### Your next meter reading on or after: Apr 1

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

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### Para nuestros clientes que hablan Español

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## Your usage snapshot - Continued

<b>Current electric usage for meter number 4455659</b>	
Actual reading on Mar 2	1855
Previous reading on Feb 2	- 1797
<hr/>	
Energy Used	58 kWh
Billed kWh	58.000 kWh

## Billing details - Electric

<b>Billing Period - Feb 02 to Mar 02</b>	
<b>Meter - 4455659</b>	
Customer Charge	\$15.55
Energy Charge	
58.000 kWh @ 9.001c	5.22
Fuel Charge	
58.000 kWh @ 6.266c	3.63
Asset Securitization Charge	
58.000 kWh @ 0.179c	0.10
Minimum Bill Adjustment	5.50
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

## Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.79</b>



duke-energy.com  
877.372.8477

## Your Energy Bill

Page 1 of 3

### Service address

CONCORD STATION CDD  
18636 MENTMORE BLVD  
SPLASH

Bill date Mar 6, 2023

For service Feb 2 - Mar 2  
29 days

Account number **9100 8844 8851**

## Billing summary

Previous Amount Due	\$203.80
Payment Received Feb 22	-203.80
Current Electric Charges	294.66
Taxes	7.77
<b>Total Amount Due Mar 27</b>	<b>\$302.43</b>

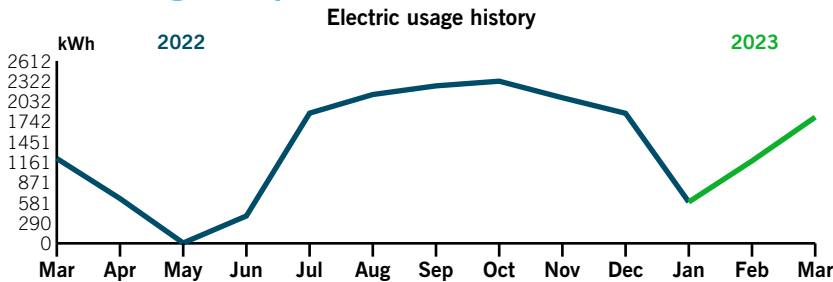


Thank you for your payment.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 800-228-8485.

We apologize for the delay in your bill. Due to an error, some meter or lighting charges were not included in your bill last month resulting in the addition of these charges to your current bill. The error causing this mistake has been fixed, and all services on your account will bill correctly each month going forward. We apologize for this inconvenience.

## Your usage snapshot



### Average temperature in degrees

71° 74° 79° 82° 83° 83° 80° 73° 70° 63° 63° 68° 74°

	Current Month	Mar 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,807	1,215	17,136	1,428
Avg. Daily (kWh)	62	42	47	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at [duke-energy.com/billing](https://duke-energy.com/billing). Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.

### Amount due

**\$302.43**  
by Mar 27

After 90 days from bill date, a late charge will apply.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light **Amount enclosed**



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
**9100 8844 8851**

**CONCORD STATION CDD**  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

8891008844885100066000000000000000003024300000302432

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Electric outage  
duke-energy.com/outages  
800.228.8485

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duke-energy.com/location

### Help managing your account (not applicable for all customers)

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Home  
duke-energy.com/manage-home

Business  
duke-energy.com/manage-bus

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duke-energy.com

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800.700.8744

Business: Mon - Fri (7 a.m. to 6 p.m.)  
877.372.8477

For hearing impaired TDD/TTY  
711

International  
1.407.629.1010

### Call before you dig

Call  
800.432.4770 or 811

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duke-energy.com/rates

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P.O. Box 14042  
St Petersburg, FL 33733

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## Your usage snapshot - Continued

<b>Current electric usage for meter number 1260698</b>	
Actual reading on Mar 2	57654
Previous reading on Feb 2	- 55847
<hr/>	
Energy Used	1,807 kWh
Billed kWh	1,807.000 kWh

## Billing details - Electric

<b>Billing Period - Feb 02 to Mar 02</b>	
<b>Meter - 1260698</b>	
Customer Charge	\$15.55
Energy Charge	
1,807.000 kWh @ 9.001c	162.65
Fuel Charge	
1,807.000 kWh @ 6.266c	113.23
Asset Securitization Charge	
1,807.000 kWh @ 0.179c	3.23
<hr/>	
<b>Total Current Charges</b>	<b>\$294.66</b>

Your current rate is General Service Non-Demand Sec (GS-1).

## Billing details - Taxes

Regulatory Assessment Fee	\$0.21
Gross Receipts Tax	7.56
<hr/>	
<b>Total Taxes</b>	<b>\$7.77</b>



## We're here for you

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### Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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### Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

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### Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

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### General questions or concerns

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Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

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### Call before you dig

Call	800.432.4770 or 811
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### Check utility rates

Check rates and charges	duke-energy.com/rates
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P.O. Box 14042  
St Petersburg, FL 33733

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## Your usage snapshot - Continued

<b>Current electric usage for meter number 4454486</b>	
Actual reading on Mar 2	696
Previous reading on Feb 2	- 677
<hr/>	
Energy Used	19 kWh
Billed kWh	19.000 kWh

## Billing details - Electric

<b>Billing Period - Feb 02 to Mar 02</b>	
<b>Meter - 4454486</b>	
Customer Charge	\$15.55
Energy Charge	
19.000 kWh @ 9.001c	1.70
Fuel Charge	
19.000 kWh @ 6.266c	1.19
Asset Securitization Charge	
19.000 kWh @ 0.179c	0.03
Minimum Bill Adjustment	11.53
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

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Your current rate is General Service Non-Demand Sec (GS-1).

## Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.79</b>





## We're here for you

### Report an emergency

Electric outage  
duke-energy.com/outages  
800.228.8485

### Convenient ways to pay your bill

Online  
duke-energy.com/billing

Automatically from your bank account  
duke-energy.com/automatic-draft

Speedpay (fee applies)  
duke-energy.com/pay-now  
800.700.8744

By mail payable to Duke Energy  
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Charlotte, NC 28201-1094

In person  
duke-energy.com/location

### Help managing your account (not applicable for all customers)

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Home  
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For hearing impaired TDD/TTY  
711

International  
1.407.629.1010

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Call  
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## Your usage snapshot - Continued

<b>Current electric usage for meter number 1249918</b>	
Actual reading on Mar 2	29487
Previous reading on Feb 2	- 29083
<hr/>	
Energy Used	404 kWh
Billed kWh	404.000 kWh

## Billing details - Electric

<b>Billing Period - Feb 02 to Mar 02</b>	
<b>Meter - 1249918</b>	
Customer Charge	\$15.55
Energy Charge	
404.000 kWh @ 9.001c	36.36
Fuel Charge	
404.000 kWh @ 6.266c	25.31
Asset Securitization Charge	
404.000 kWh @ 0.179c	0.72
<hr/>	
<b>Total Current Charges</b>	<b>\$77.94</b>

Your current rate is General Service Non-Demand Sec (GS-1).

## Billing details - Taxes

Regulatory Assessment Fee	\$0.06
Gross Receipts Tax	2.00
<hr/>	
<b>Total Taxes</b>	<b>\$2.06</b>



## We're here for you

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### Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Online	duke-energy.com/billing
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Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
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## Your usage snapshot - Continued

<b>Current electric usage for meter number 4475386</b>	
Actual reading on Mar 2	1378
Previous reading on Feb 2	- 1368
<hr/>	
Energy Used	10 kWh
Billed kWh	10.000 kWh

<b>Outdoor Lighting</b>		
<b>Billing period Feb 02 - Mar 02</b>		
<b>Description</b>	<b>Quantity</b>	<b>Usage</b>
SV RW 50000	24	4,056 kWh
SV RW 9500	30	1,260 kWh
SV MONTICELLO 9500L	6	294 kWh
<hr/>		
<b>Total</b>	<b>60</b>	<b>5,610 kWh</b>

## Billing details - Lighting

<b>Billing Period - Feb 02 to Mar 02</b>	
Customer Charge	\$1.65
Energy Charge	
5,610.000 kWh @ 3.629c	203.60
Fuel Charge	
5,610.000 kWh @ 5.865c	329.03
Asset Securitization Charge	
5,610.000 kWh @ 0.051c	2.86
Fixture Charge	
SV RW 50000	138.96
SV MONTICELLO 9500L	75.54
SV RW 9500	121.20
Maintenance Charge	
SV RW 9500	55.20
SV MONTICELLO 9500L	11.04
SV RW 50000	44.88
Pole Charge	
CONCRETE, 30/35	
30 Pole(s) @ \$8.110	243.30
16 SMOOTH DEC CNCRT/COLONIAL	
6 Pole(s) @ \$10.560	63.36
<hr/>	
<b>Total Current Charges</b>	<b>\$1,290.62</b>

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

## Billing details - Electric

<b>Billing Period - Feb 02 to Mar 02</b>	
<b>Meter - 4475386</b>	
Customer Charge	\$15.55
Energy Charge	

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. [Learn](#)

## Billing details - Electric continued

10.000 kWh @ 9.001c	\$0.90
Fuel Charge	
10.000 kWh @ 6.266c	0.63
Asset Securitization Charge	
10.000 kWh @ 0.179c	0.02
Minimum Bill Adjustment	12.90
<b>Total Current Charges</b>	<b>\$30.00</b>

more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

## Billing details - Taxes

Regulatory Assessment Fee	\$0.95
Gross Receipts Tax	14.54
<b>Total Taxes</b>	<b>\$15.49</b>





## We're here for you

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### Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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For hearing impaired TDD/TTY	711
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### Call before you dig

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### Correspond with Duke Energy (not for payment)

P.O. Box 14042  
St Petersburg, FL 33733

## Important to know

### Your next meter reading on or after: Apr 1

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

### Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$13 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$14 after 7 p.m. or on the weekends.

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### When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

### Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

### Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

### Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

### Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.

## Your usage snapshot - Continued

<b>Current electric usage for meter number 4451659</b>	
Actual reading on Mar 2	1929
Previous reading on Feb 2	- 1912
<hr/>	
Energy Used	17 kWh
Billed kWh	17.000 kWh

## Billing details - Electric

<b>Billing Period - Feb 02 to Mar 02</b>	
<b>Meter - 4451659</b>	
Customer Charge	\$15.55
Energy Charge	
17.000 kWh @ 9.001c	1.53
Fuel Charge	
17.000 kWh @ 6.266c	1.07
Asset Securitization Charge	
17.000 kWh @ 0.179c	0.03
Minimum Bill Adjustment	11.82
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

## Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.79</b>



## We're here for you

### Report an emergency

Electric outage  
duke-energy.com/outages  
800.228.8485

### Convenient ways to pay your bill

Online  
duke-energy.com/billing

Automatically from your bank account  
duke-energy.com/automatic-draft

Speedpay (fee applies)  
duke-energy.com/pay-now  
800.700.8744

By mail payable to Duke Energy  
P.O. Box 1094  
Charlotte, NC 28201-1094

In person  
duke-energy.com/location

### Help managing your account (not applicable for all customers)

Register for free paperless billing  
duke-energy.com/paperless

Home  
duke-energy.com/manage-home

Business  
duke-energy.com/manage-bus

### General questions or concerns

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duke-energy.com

Home: Mon - Fri (7 a.m. to 7 p.m.)  
800.700.8744

Business: Mon - Fri (7 a.m. to 6 p.m.)  
877.372.8477

For hearing impaired TDD/TTY  
711

International  
1.407.629.1010

### Call before you dig

Call  
800.432.4770 or 811

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## Your usage snapshot - Continued

<b>Current electric usage for meter number 3391915</b>	
Actual reading on Mar 2	5115
Previous reading on Feb 2	- 4771
<hr/>	
Energy Used	344 kWh
Billed kWh	344.000 kWh

## Billing details - Electric

<b>Billing Period - Feb 02 to Mar 02</b>	
<b>Meter - 3391915</b>	
Customer Charge	\$15.55
Energy Charge	
344.000 kWh @ 9.001c	30.97
Fuel Charge	
344.000 kWh @ 6.266c	21.56
Asset Securitization Charge	
344.000 kWh @ 0.179c	0.62
<hr/>	
<b>Total Current Charges</b>	<b>\$68.70</b>

Your current rate is General Service Non-Demand Sec (GS-1).

## Billing details - Taxes

Regulatory Assessment Fee	\$0.05
Gross Receipts Tax	1.76
<hr/>	
<b>Total Taxes</b>	<b>\$1.81</b>

**Service address**  
CONCORD STATION CDD  
19135 MANASSAS DR LITE  
LITE LIGHTING

**Bill date** Mar 6, 2023  
**For service** Feb 2 - Mar 2  
29 days

**Account number** 9100 8845 0300

**Billing summary**

Previous Amount Due	\$30.56
Payment Received Feb 22	-30.56
Current Electric Charges	30.00
Taxes	0.79
<b>Total Amount Due Mar 27</b>	<b>\$30.79</b>

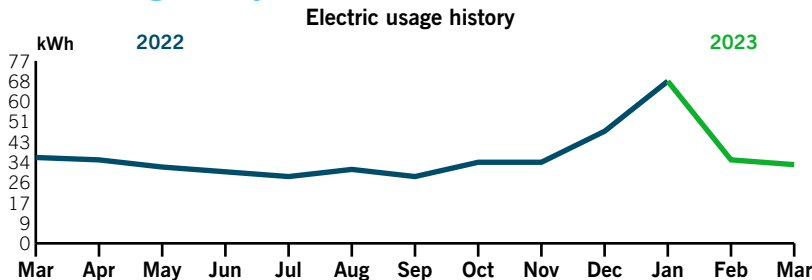


Thank you for your payment.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 800-228-8485.

We apologize for the delay in your bill. Due to an error, some meter or lighting charges were not included in your bill last month resulting in the addition of these charges to your current bill. The error causing this mistake has been fixed, and all services on your account will bill correctly each month going forward. We apologize for this inconvenience.

**Your usage snapshot**



**Average temperature in degrees**

71° 74° 79° 82° 83° 83° 80° 73° 70° 63° 63° 68° 74°

	Current Month	Mar 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	33	36	435	36
Avg. Daily (kWh)	1	1	1	
12-month usage based on most recent history				

**Mail your payment at least 7 days before the due date** or pay instantly at [duke-energy.com/billing](https://duke-energy.com/billing). Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

**Account number**  
9100 8845 0300

**Amount due**

**\$30.79**  
by Mar 27

After 90 days from bill date, a late charge will apply.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light **Amount enclosed**

**CONCORD STATION CDD**  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

8891008845030000066000000000000000000000307900000030797

## We're here for you

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Electric outage [duke-energy.com/outages](https://duke-energy.com/outages)  
800.228.8485

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Online [duke-energy.com/billing](https://duke-energy.com/billing)  
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Speedpay (fee applies) [duke-energy.com/pay-now](https://duke-energy.com/pay-now)  
800.700.8744  
By mail payable to Duke Energy P.O. Box 1094  
Charlotte, NC 28201-1094  
In person [duke-energy.com/location](https://duke-energy.com/location)

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Home [duke-energy.com/manage-home](https://duke-energy.com/manage-home)  
Business [duke-energy.com/manage-bus](https://duke-energy.com/manage-bus)

### General questions or concerns

Online [duke-energy.com](https://duke-energy.com)  
Home: Mon - Fri (7 a.m. to 7 p.m.) 800.700.8744  
Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477  
For hearing impaired TDD/TTY 711  
International 1.407.629.1010

### Call before you dig

Call 800.432.4770 or 811

### Check utility rates

Check rates and charges [duke-energy.com/rates](https://duke-energy.com/rates)

### Correspond with Duke Energy (not for payment)

P.O. Box 14042  
St Petersburg, FL 33733

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## Your usage snapshot - Continued

<b>Current electric usage for meter number 4456665</b>	
Actual reading on Mar 2	1176
Previous reading on Feb 2	- 1143
<hr/>	
Energy Used	33 kWh
Billed kWh	33.000 kWh

## Billing details - Electric

<b>Billing Period - Feb 02 to Mar 02</b>	
<b>Meter - 4456665</b>	
Customer Charge	\$15.55
Energy Charge	
33.000 kWh @ 9.001c	2.98
Fuel Charge	
33.000 kWh @ 6.266c	2.07
Asset Securitization Charge	
33.000 kWh @ 0.179c	0.06
Minimum Bill Adjustment	9.34
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

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Your current rate is General Service Non-Demand Sec (GS-1).

## Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.79</b>





## We're here for you

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### Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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### Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

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### Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

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### General questions or concerns

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Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

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### Call before you dig

Call	800.432.4770 or 811
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### Check utility rates

Check rates and charges	duke-energy.com/rates
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P.O. Box 14042  
St Petersburg, FL 33733

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## Your usage snapshot - Continued

<b>Current electric usage for meter number 222393</b>	
Actual reading on Mar 2	5712
Previous reading on Feb 2	- 5260
<hr/>	
Energy Used	452 kWh
Billed kWh	452.000 kWh

## Billing details - Electric

<b>Billing Period - Feb 02 to Mar 02</b>	
<b>Meter - 222393</b>	
Customer Charge	\$15.55
Energy Charge	
452.000 kWh @ 9.001c	40.67
Fuel Charge	
452.000 kWh @ 6.266c	28.32
Asset Securitization Charge	
452.000 kWh @ 0.179c	0.81
<hr/>	
<b>Total Current Charges</b>	<b>\$85.35</b>

Your current rate is General Service Non-Demand Sec (GS-1).

## Billing details - Taxes

Regulatory Assessment Fee	\$0.06
Gross Receipts Tax	2.19
<hr/>	
<b>Total Taxes</b>	<b>\$2.25</b>

**Service address**  
CONCORD STATION CDD  
3753 TUCKERTON DR  
IRRIGATION

**Bill date** Mar 6, 2023  
**For service** Feb 2 - Mar 2  
29 days

**Account number** 9100 8845 0780

**Billing summary**

Previous Amount Due	\$30.41
Payment Received Feb 22	-30.41
Current Electric Charges	30.00
Taxes	0.79
<b>Total Amount Due Mar 27</b>	<b>\$30.79</b>



Thank you for your payment.

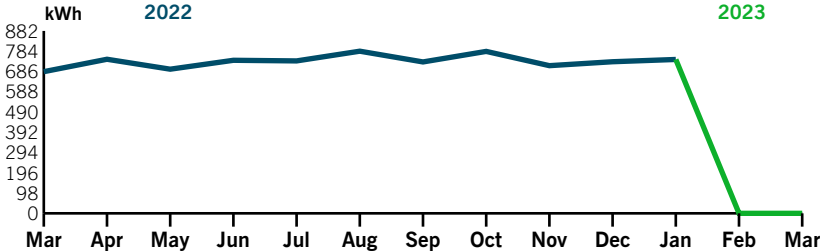
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Clean Energy Connection is the easy, affordable way to go solar - no equipment or upfront costs necessary. Support clean energy by enrolling at [duke-energy.com/CECSolarforBiz](http://duke-energy.com/CECSolarforBiz).

**Your usage snapshot**

**Electric usage history**



**Average temperature in degrees**

71° 74° 79° 82° 83° 83° 80° 73° 70° 63° 63° 68° 74°

	Current Month	Mar 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	0	685	7,409	617
Avg. Daily (kWh)	0	24	20	
12-month usage based on most recent history				

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Please return this portion with your payment. Thank you for your business.

**Amount due**



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

**Account number**  
9100 8845 0780

**\$30.79**  
by Mar 27

After 90 days from bill date, a late charge will apply.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light **Amount enclosed**

**CONCORD STATION CDD**  
3434 COLWELL AVE  
TAMPA FL 33614

Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

8891008845078000066000000000000000000000307900000030793

## We're here for you

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### Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Online	duke-energy.com/billing
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---

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---

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For hearing impaired TDD/TTY	711
International	1.407.629.1010

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### Call before you dig

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Check rates and charges	duke-energy.com/rates
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Your usage snapshot - Continued

<b>Current electric usage for meter number 7858177</b>	
Actual reading on Mar 2	8897
Previous reading on Feb 2	- 8897
<hr/>	
Energy Used	0 kWh
Billed kWh	0.000 kWh

Billing details - Electric

<b>Billing Period - Feb 02 to Mar 02</b>	
<b>Meter - 7858177</b>	
Customer Charge	\$15.55
Minimum Bill Adjustment	14.45
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

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Your current rate is General Service Non-Demand Sec (GS-1).

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.79</b>



## We're here for you

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800.228.8485

### Convenient ways to pay your bill

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Speedpay (fee applies) [duke-energy.com/pay-now](http://duke-energy.com/pay-now)  
800.700.8744  
By mail payable to Duke Energy P.O. Box 1094  
Charlotte, NC 28201-1094  
In person [duke-energy.com/location](http://duke-energy.com/location)

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P.O. Box 14042  
St Petersburg, FL 33733

## Important to know

### Your next meter reading on or after: Apr 3

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

### Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$13 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$14 after 7 p.m. or on the weekends.

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Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

### When you pay by check

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### Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

### Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit [duke-energy.com/home/billing/special-assistance/medically-essential](http://duke-energy.com/home/billing/special-assistance/medically-essential).

### Special Needs Customers

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Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



## Your usage snapshot - Continued

<b>Outdoor Lighting</b>		
<b>Billing period Feb 03 - Mar 03</b>		
<b>Description</b>	<b>Quantity</b>	<b>Usage</b>
40W RDWAY LED UG GRY	1	14 kWh
50 MICRO II 3K UG	1	17 kWh
70W RDWAY LED UG GRY	1	24 kWh
Underground Roadway	3	153 kWh
SV RW 27500	52	5,408 kWh
HPS UG RDWAY 9500L	230	9,660 kWh
SV RW 9500	4	168 kWh
HPS UG RDWAY 16000L	24	1,560 kWh
<b>Total</b>	<b>316</b>	<b>17,004 kWh</b>

## Billing details - Lighting

<b>Billing Period - Feb 03 to Mar 03</b>	
Customer Charge	\$1.65
Energy Charge	
17,004.000 kWh @ 3.629c	617.06
Fuel Charge	
17,004.000 kWh @ 5.865c	997.28
Asset Securitization Charge	
17,004.000 kWh @ 0.051c	8.67
Fixture Charge	
SV RW 9500	16.16
SV RW 27500	295.36
HPS UG RDWAY 9500L	1,306.40
HPS UG RDWAY 16000L	149.04
Underground Roadway	17.76
40W RDWAY LED UG GRY	3.62
70W RDWAY LED UG GRY	4.35
50 MICRO II 3K UG	3.69
Maintenance Charge	
SV RW 9500	7.36
SV RW 27500	96.20
HPS UG RDWAY 9500L	423.20
HPS UG RDWAY 16000L	44.40
Underground Roadway	4.17
40W RDWAY LED UG GRY	1.39
70W RDWAY LED UG GRY	1.39
50 MICRO II 3K UG	1.39
Pole Charge	
CONCRETE, 30/35	
260 Pole(s) @ \$8.110	2,108.60

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

## Billing details - Lighting continued

<b>Total Current Charges</b>	<b>\$6,109.14</b>
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## Billing details - Taxes

Regulatory Assessment Fee	\$4.40
Gross Receipts Tax	41.66
<b>Total Taxes</b>	<b>\$46.06</b>

**Service address**  
 CONCORD STATION CDD  
 18552 MENTMORE BLVD  
 LITE ENTRYWAY LITES

**Bill date** Mar 6, 2023  
**For service** Feb 2 - Mar 2  
 29 days

**Account number** 9100 8847 9220

Billing summary

Previous Amount Due	\$30.45
<i>Payment Received Feb 22</i>	-30.45
Current Electric Charges	30.00
Taxes	0.79
<b>Total Amount Due Mar 27</b>	<b>\$30.79</b>

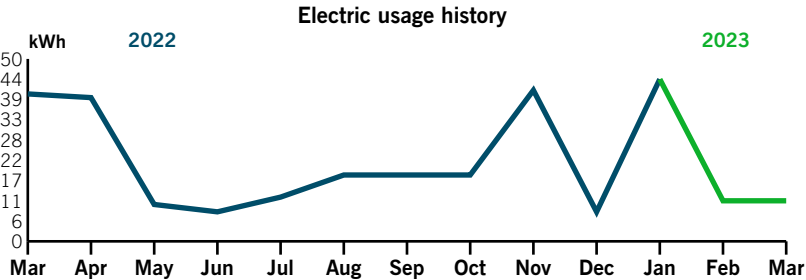


Thank you for your payment.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 800-228-8485.

We apologize for the delay in your bill. Due to an error, some meter or lighting charges were not included in your bill last month resulting in the addition of these charges to your current bill. The error causing this mistake has been fixed, and all services on your account will bill correctly each month going forward. We apologize for this inconvenience.

Your usage snapshot



Average temperature in degrees

71°	74°	79°	82°	83°	83°	80°	73°	70°	63°	63°	68°	74°
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

	Current Month	Mar 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	11	40	238	20
Avg. Daily (kWh)	0	1	1	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.



Duke Energy Return Mail

PO Box 1090

Charlotte, NC 28201-1090

Account number

9100 8847 9220

Amount due

<b>\$30.79</b> by Mar 27	After 90 days from bill date, a late charge will apply.
-----------------------------	---

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
 Add here, to help others with a contribution to Share the Light
 

Amount enclosed

CONCORD STATION CDD

3434 COLWELL AVE STE 200

TAMPA FL 33614-8390

Duke Energy Payment Processing

PO Box 1094

Charlotte, NC 28201-1094

## We're here for you

### Report an emergency

Electric outage  
duke-energy.com/outages  
800.228.8485

### Convenient ways to pay your bill

Online  
duke-energy.com/billing

Automatically from your bank account  
duke-energy.com/automatic-draft

Speedpay (fee applies)  
duke-energy.com/pay-now  
800.700.8744

By mail payable to Duke Energy  
P.O. Box 1094  
Charlotte, NC 28201-1094

In person  
duke-energy.com/location

### Help managing your account (not applicable for all customers)

Register for free paperless billing  
duke-energy.com/paperless

Home  
duke-energy.com/manage-home

Business  
duke-energy.com/manage-bus

### General questions or concerns

Online  
duke-energy.com

Home: Mon - Fri (7 a.m. to 7 p.m.)  
800.700.8744

Business: Mon - Fri (7 a.m. to 6 p.m.)  
877.372.8477

For hearing impaired TDD/TTY  
711

International  
1.407.629.1010

### Call before you dig

Call  
800.432.4770 or 811

### Check utility rates

Check rates and charges  
duke-energy.com/rates

### Correspond with Duke Energy (not for payment)

P.O. Box 14042  
St Petersburg, FL 33733

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## Your usage snapshot - Continued

<b>Current electric usage for meter number 4454508</b>	
Actual reading on Mar 2	1130
Previous reading on Feb 2	- 1119
<hr/>	
Energy Used	11 kWh
Billed kWh	11.000 kWh

## Billing details - Electric

<b>Billing Period - Feb 02 to Mar 02</b>	
<b>Meter - 4454508</b>	
Customer Charge	\$15.55
Energy Charge	
11.000 kWh @ 9.001c	0.98
Fuel Charge	
11.000 kWh @ 6.266c	0.69
Asset Securitization Charge	
11.000 kWh @ 0.179c	0.02
Minimum Bill Adjustment	12.76
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

## Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.79</b>



## We're here for you

### Report an emergency

Electric outage  
duke-energy.com/outages  
800.228.8485

### Convenient ways to pay your bill

Online  
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Speedpay (fee applies)  
duke-energy.com/pay-now  
800.700.8744

By mail payable to Duke Energy  
P.O. Box 1094  
Charlotte, NC 28201-1094

In person  
duke-energy.com/location

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Business  
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For hearing impaired TDD/TTY  
711

International  
1.407.629.1010

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P.O. Box 14042  
St Petersburg, FL 33733

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## Your usage snapshot - Continued

<b>Current electric usage for meter number 4445065</b>	
Actual reading on Mar 2	629
Previous reading on Feb 2	- 613
<hr/>	
Energy Used	16 kWh
Billed kWh	16.000 kWh

## Billing details - Electric

<b>Billing Period - Feb 02 to Mar 02</b>	
<b>Meter - 4445065</b>	
Customer Charge	\$15.55
Energy Charge	
16.000 kWh @ 9.001c	1.44
Fuel Charge	
16.000 kWh @ 6.266c	1.00
Asset Securitization Charge	
16.000 kWh @ 0.179c	0.03
Minimum Bill Adjustment	11.98
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

## Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.79</b>



**Service address**  
CONCORD STATION CDD  
18433 MENTMORE BLVD  
IRRIGATION

**Bill date** Mar 6, 2023  
**For service** Feb 2 - Mar 2  
29 days

**Account number** 9100 8847 9600

**Billing summary**

Previous Amount Due	\$84.89
Payment Received Feb 22	-84.89
Current Electric Charges	54.93
Taxes	1.45
<b>Total Amount Due Mar 27</b>	<b>\$56.38</b>



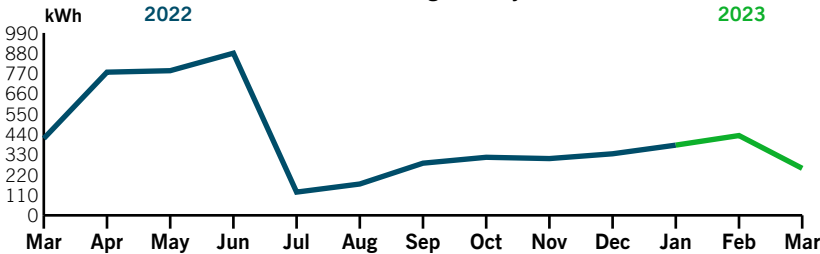
Thank you for your payment.

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**Your usage snapshot**

**Electric usage history**



**Average temperature in degrees**

71° 74° 79° 82° 83° 83° 80° 73° 70° 63° 63° 68° 74°

	Current Month	Mar 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	255	417	5,047	421
Avg. Daily (kWh)	9	14	14	
12-month usage based on most recent history				

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Please return this portion with your payment. Thank you for your business.

**Amount due**



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

**Account number**  
9100 8847 9600

**\$56.38**  
by Mar 27

After 90 days from bill date, a late charge will apply.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light **Amount enclosed**

**CONCORD STATION CDD**  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

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## We're here for you

### Report an emergency

Electric outage [duke-energy.com/outages](https://duke-energy.com/outages)  
800.228.8485

### Convenient ways to pay your bill

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Speedpay (fee applies) [duke-energy.com/pay-now](https://duke-energy.com/pay-now)  
800.700.8744  
By mail payable to Duke Energy P.O. Box 1094  
Charlotte, NC 28201-1094  
In person [duke-energy.com/location](https://duke-energy.com/location)

### Help managing your account (not applicable for all customers)

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Home [duke-energy.com/manage-home](https://duke-energy.com/manage-home)  
Business [duke-energy.com/manage-bus](https://duke-energy.com/manage-bus)

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Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477  
For hearing impaired TDD/TTY 711  
International 1.407.629.1010

### Call before you dig

Call 800.432.4770 or 811

### Check utility rates

Check rates and charges [duke-energy.com/rates](https://duke-energy.com/rates)

### Correspond with Duke Energy (not for payment)

P.O. Box 14042  
St Petersburg, FL 33733

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## Your usage snapshot - Continued

<b>Current electric usage for meter number 2773463</b>	
Actual reading on Mar 2	12432
Previous reading on Feb 2	- 12177
<hr/>	
Energy Used	255 kWh
Billed kWh	255.000 kWh

## Billing details - Electric

<b>Billing Period - Feb 02 to Mar 02</b>	
<b>Meter - 2773463</b>	
Customer Charge	\$15.55
Energy Charge	
255.000 kWh @ 9.001c	22.94
Fuel Charge	
255.000 kWh @ 6.266c	15.98
Asset Securitization Charge	
255.000 kWh @ 0.179c	0.46
<hr/>	
<b>Total Current Charges</b>	<b>\$54.93</b>

Your current rate is General Service Non-Demand Sec (GS-1).

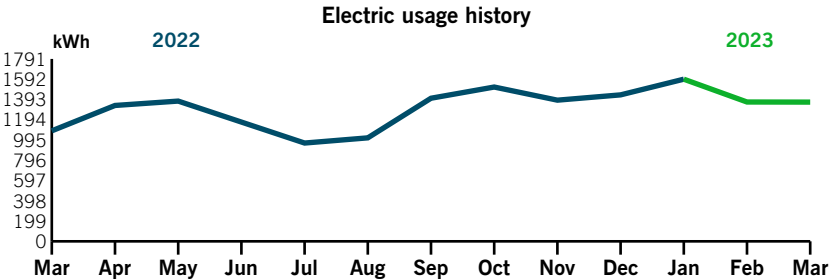
## Billing details - Taxes

Regulatory Assessment Fee	\$0.04
Gross Receipts Tax	1.41
<hr/>	
<b>Total Taxes</b>	<b>\$1.45</b>

Billing summary

Previous Amount Due	\$233.73
Payment Received Feb 22	-233.73
Current Electric Charges	226.70
Taxes	5.97
<b>Total Amount Due Mar 27</b>	<b>\$232.67</b>

Your usage snapshot



Average temperature in degrees


71° 74° 79° 82° 83° 83° 80° 73° 70° 63° 63° 68° 74°

	Current Month	Mar 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,367	1,085	15,934	1,328
Avg. Daily (kWh)	47	37	44	
12-month usage based on most recent history				

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Duke Energy Return Mail  
 PO Box 1090  
 Charlotte, NC 28201-1090

**CONCORD STATION CDD**  
 3434 COLWELL AVE STE 200  
 TAMPA FL 33614-8390

Account number  
 9100 8847 9824

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Amount due

\$232.67  
 by Mar 27

After 90 days from bill date, a late charge will apply.

\$ \_\_\_\_\_

Add here, to help others with a contribution to Share the Light

\$ \_\_\_\_\_

**Amount enclosed**

Duke Energy Payment Processing  
 PO Box 1094  
 Charlotte, NC 28201-1094

## We're here for you

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### Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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### Convenient ways to pay your bill

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Business	duke-energy.com/manage-bus

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Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

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### Call before you dig

Call	800.432.4770 or 811
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### Check utility rates

Check rates and charges	duke-energy.com/rates
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## Your usage snapshot - Continued

<b>Current electric usage for meter number 3511179</b>	
Actual reading on Mar 2	20232
Previous reading on Feb 2	- 18865
<hr/>	
Energy Used	1,367 kWh
Billed kWh	1,367.000 kWh

## Billing details - Electric

<b>Billing Period - Feb 02 to Mar 02</b>	
<b>Meter - 3511179</b>	
Customer Charge	\$15.55
Energy Charge	
1,367.000 kWh @ 9.001c	123.04
Fuel Charge	
1,367.000 kWh @ 6.266c	85.66
Asset Securitization Charge	
1,367.000 kWh @ 0.179c	2.45
<hr/>	
<b>Total Current Charges</b>	<b>\$226.70</b>

Your current rate is General Service Non-Demand Sec (GS-1).

## Billing details - Taxes

Regulatory Assessment Fee	\$0.16
Gross Receipts Tax	5.81
<hr/>	
<b>Total Taxes</b>	<b>\$5.97</b>



## We're here for you

### Report an emergency

Electric outage [duke-energy.com/outages](http://duke-energy.com/outages)  
800.228.8485

### Convenient ways to pay your bill

Online [duke-energy.com/billing](http://duke-energy.com/billing)  
Automatically from your bank account [duke-energy.com/automatic-draft](http://duke-energy.com/automatic-draft)  
Speedpay (fee applies) [duke-energy.com/pay-now](http://duke-energy.com/pay-now)  
800.700.8744  
By mail payable to Duke Energy P.O. Box 1094  
Charlotte, NC 28201-1094  
In person [duke-energy.com/location](http://duke-energy.com/location)

### Help managing your account (not applicable for all customers)

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Business [duke-energy.com/manage-bus](http://duke-energy.com/manage-bus)

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Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477  
For hearing impaired TDD/TTY 711  
International 1.407.629.1010

### Call before you dig

Call 800.432.4770 or 811

### Check utility rates

Check rates and charges [duke-energy.com/rates](http://duke-energy.com/rates)

### Correspond with Duke Energy (not for payment)

P.O. Box 14042  
St Petersburg, FL 33733

## Important to know

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Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

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## Your usage snapshot - Continued

<b>Current electric usage for meter number 4454487</b>	
Actual reading on Mar 2	1484
Previous reading on Feb 2	- 1446
<hr/>	
Energy Used	38 kWh
Billed kWh	38.000 kWh

## Billing details - Electric

<b>Billing Period - Feb 02 to Mar 02</b>	
<b>Meter - 4454487</b>	
Customer Charge	\$15.55
Energy Charge	
38.000 kWh @ 9.001c	3.42
Fuel Charge	
38.000 kWh @ 6.266c	2.38
Asset Securitization Charge	
38.000 kWh @ 0.179c	0.07
Minimum Bill Adjustment	8.58
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

## Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.79</b>

**Service address**  
CONCORD STATION CDD  
3332 SUN LAKE BLVD FOUNTAIN  
FOUNTAIN

**Bill date** Mar 6, 2023  
**For service** Feb 2 - Mar 2  
29 days

**Account number** 9100 8848 0463

**Billing summary**

Previous Amount Due	\$248.88
Payment Received Feb 22	-248.88
Current Electric Charges	240.61
Taxes	6.34
<b>Total Amount Due Mar 27</b>	<b>\$246.95</b>

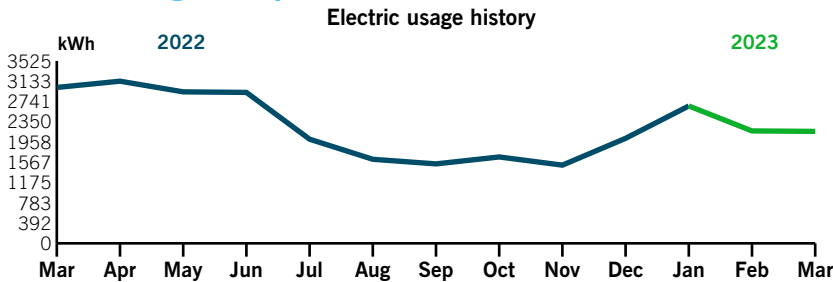


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**Your usage snapshot**



**Average temperature in degrees**

71° 74° 79° 82° 83° 83° 80° 73° 70° 63° 63° 68° 74°

	Current Month	Mar 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2,163	3,012	26,345	2,195
Avg. Daily (kWh)	75	104	72	
12-month usage based on most recent history				

**Mail your payment at least 7 days before the due date** or pay instantly at [duke-energy.com/billing](https://duke-energy.com/billing). Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

**Account number**  
9100 8848 0463

**Amount due**

**\$246.95**  
by Mar 27

After 90 days from bill date, a late charge will apply.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light **Amount enclosed**

**CONCORD STATION CDD**  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

889100884804630006600000000000000002469500000246958

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Speedpay (fee applies) [duke-energy.com/pay-now](https://duke-energy.com/pay-now)  
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For hearing impaired TDD/TTY 711  
International 1.407.629.1010

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P.O. Box 14042  
St Petersburg, FL 33733

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## Your usage snapshot - Continued

### Current electric usage for meter number 1030480

Actual reading on Mar 2	62768
Previous reading on Feb 2	- 60605
<hr/>	
Energy Used	2,163 kWh
Billed kWh	2,163.000 kWh

## Billing details - Electric

### Billing Period - Feb 02 to Mar 02

#### Meter - 1030480

Customer Charge	\$16.03
Energy Charge	
2,163.000 kWh @ 3.990c	86.30
Fuel Charge	
2,163.000 kWh @ 6.266c	135.53
Asset Securitization Charge	
2,163.000 kWh @ 0.127c	2.75
<hr/>	
<b>Total Current Charges</b>	<b>\$240.61</b>

Your current rate is Gen Service Non-Demand Municipal 100% Load Factor Mtr.

## Billing details - Taxes

Regulatory Assessment Fee	\$0.17
Gross Receipts Tax	6.17
<hr/>	
<b>Total Taxes</b>	<b>\$6.34</b>



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Speedpay (fee applies) [duke-energy.com/pay-now](http://duke-energy.com/pay-now)  
800.700.8744  
By mail payable to Duke Energy P.O. Box 1094  
Charlotte, NC 28201-1094  
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For hearing impaired TDD/TTY 711  
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## Your usage snapshot - Continued

<b>Current electric usage for meter number 915318</b>	
Actual reading on Mar 2	2243
Previous reading on Feb 2	- 2168
<hr/>	
Energy Used	75 kWh
Billed kWh	75.000 kWh

## Billing details - Electric

<b>Billing Period - Feb 02 to Mar 02</b>	
<b>Meter - 915318</b>	
Customer Charge	\$15.55
Energy Charge	
75.000 kWh @ 9.001c	6.76
Fuel Charge	
75.000 kWh @ 6.266c	4.70
Asset Securitization Charge	
75.000 kWh @ 0.179c	0.13
Minimum Bill Adjustment	2.86
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

## Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.79</b>

**Service address**  
CONCORD STATION CDD  
18636 MENTMORE BLVD  
CLUBHOUSE /POOL

Bill date Mar 6, 2023  
For service Feb 2 - Mar 2  
29 days

Account number **9100 8848 0877**

## Billing summary

Previous Amount Due	\$1,819.86
<i>Payment Received Feb 22</i>	-1,819.86
Current Electric Charges	1,583.61
Current Lighting Charges	178.33
Taxes	43.02
<b>Total Amount Due Mar 27</b>	<b>\$1,804.96</b>

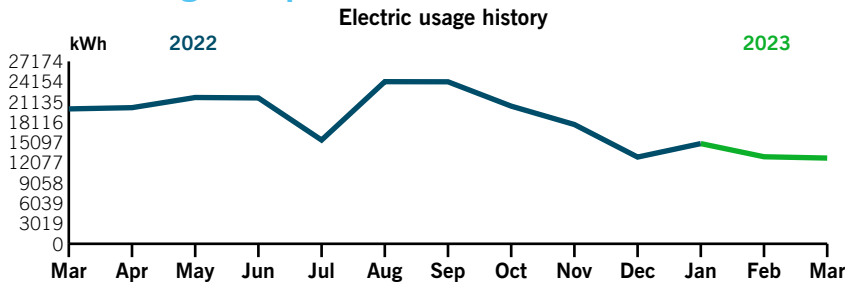


Thank you for your payment.

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## Your usage snapshot



**Average temperature in degrees**

71° 74° 79° 82° 83° 83° 80° 73° 70° 63° 63° 68° 74°

	Current Month	Mar 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	12,772	20,098	219,425	18,285
Avg. Daily (kWh)	440	693	601	
12-month usage based on most recent history				

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
**9100 8848 0877**

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**\$1,804.96**  
*by Mar 27*

After 90 days from bill date, a late charge will apply.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light **Amount enclosed**

**CONCORD STATION CDD**  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

889100884808770006600000000000000000018049600001804964



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duke-energy.com/manage-home

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For hearing impaired TDD/TTY  
711

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## Your usage snapshot - Continued

### Current Electric Usage

<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
222394	Actual	Feb 2 - Mar 2
<b>Usage Values</b>		
Billed kWh		12,321.786 kWh
Billed Demand kW		33.802 kW
Load Factor		52.37 %

### Outdoor Lighting

#### Billing period Feb 02 - Mar 02

Description	Quantity	Usage
213W LED SHBX BLK IV	6	450 kWh
<b>Total</b>	<b>6</b>	<b>450 kWh</b>

## Billing details - Lighting

### Billing Period - Feb 02 to Mar 02

Customer Charge	\$1.65
Energy Charge	
450.000 kWh @ 3.629c	16.32
Fuel Charge	
450.000 kWh @ 5.865c	26.39
Asset Securitization Charge	
450.000 kWh @ 0.051c	0.23
Fixture Charge	
213W LED SHBX BLK IV	92.52
Maintenance Charge	
213W LED SHBX BLK IV	8.34
Pole Charge	
35 TT CONCRETE1 FLOOD MOUNT	
4 Pole(s) @ \$8.220	32.88

**Total Current Charges** **\$178.33**

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

## Billing details - Electric

### Billing Period - Feb 02 to Mar 02

#### Meter - 222394

Customer Charge	\$16.03
Energy Charge	
12,321.786 kWh @ 2.991c	368.54
Fuel Charge	
12,321.786 kWh @ 6.266c	772.08
Demand Charge	
33.802 kW @ \$12.07	407.98

Your current rate is General Service Demand Sec (GSD-1).

## Billing details - Electric continued

Asset Securitization Charge	
12,321.786 kWh @ 0.154c	\$18.98
<b>Total Current Charges</b>	<b>\$1,583.61</b>

## Billing details - Taxes

Regulatory Assessment Fee	\$1.27
Gross Receipts Tax	41.75
<b>Total Taxes</b>	<b>\$43.02</b>

**Service address**      **Bill date**      Mar 6, 2023  
CONCORD STATION CDD      **For service**      Feb 2 - Mar 2  
3440 BUCKINGHAMSHIRE DR      29 days  
SIGN

**Account number**      9100 8848 1125

**Billing summary**

Previous Amount Due	\$30.78
<i>Payment Received Feb 22</i>	-30.78
Current Electric Charges	30.00
Taxes	0.79
<b>Total Amount Due Mar 27</b>	<b>\$30.79</b>

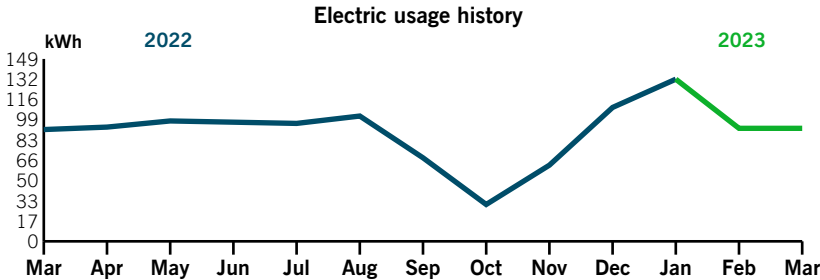


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**Your usage snapshot**



**Average temperature in degrees**

71°   74°   79°   82°   83°   83°   80°   73°   70°   63°   63°   68°   74°

	Current Month	Mar 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	92	91	1,071	89
Avg. Daily (kWh)	3	3	3	
12-month usage based on most recent history				

**Mail your payment at least 7 days before the due date** or pay instantly at [duke-energy.com/billing](https://duke-energy.com/billing). Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

**Account number**  
9100 8848 1125

**Amount due**

**\$30.79**  
by Mar 27

*After 90 days from bill date, a late charge will apply.*

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light      **Amount enclosed**

**CONCORD STATION CDD**  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

889100884811250006600000000000000000307900000030795

## We're here for you

### Report an emergency

Electric outage  
duke-energy.com/outages  
800.228.8485

### Convenient ways to pay your bill

Online  
duke-energy.com/billing  
Automatically from your bank account  
duke-energy.com/automatic-draft  
Speedpay (fee applies)  
duke-energy.com/pay-now  
800.700.8744  
By mail payable to Duke Energy  
P.O. Box 1094  
Charlotte, NC 28201-1094  
In person  
duke-energy.com/location

### Help managing your account (not applicable for all customers)

Register for free paperless billing  
duke-energy.com/paperless  
Home  
duke-energy.com/manage-home  
Business  
duke-energy.com/manage-bus

### General questions or concerns

Online  
duke-energy.com  
Home: Mon - Fri (7 a.m. to 7 p.m.)  
800.700.8744  
Business: Mon - Fri (7 a.m. to 6 p.m.)  
877.372.8477  
For hearing impaired TDD/TTY  
711  
International  
1.407.629.1010

### Call before you dig

Call  
800.432.4770 or 811

### Check utility rates

Check rates and charges  
duke-energy.com/rates

### Correspond with Duke Energy (not for payment)

P.O. Box 14042  
St Petersburg, FL 33733

## Important to know

### Your next meter reading on or after: Apr 1

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

### Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$13 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$14 after 7 p.m. or on the weekends.

### Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

### When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

### Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

### Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

### Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

### Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.

## Your usage snapshot - Continued

<b>Current electric usage for meter number 4442571</b>	
Actual reading on Mar 2	2518
Previous reading on Feb 2	- 2426
<hr/>	
Energy Used	92 kWh
Billed kWh	92.000 kWh

## Billing details - Electric

<b>Billing Period - Feb 02 to Mar 02</b>	
<b>Meter - 4442571</b>	
Customer Charge	\$15.55
Energy Charge	
92.000 kWh @ 9.001c	8.28
Fuel Charge	
92.000 kWh @ 6.266c	5.76
Asset Securitization Charge	
92.000 kWh @ 0.179c	0.16
Minimum Bill Adjustment	0.25
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

## Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.79</b>



## First Pinoy Inc

Concord Station CDD  
Concord Station CDD  
5844 Old Pasco Rd, SUITE 100  
Wesley Chapel, FL 33544

☎ (813) 909-4573  
✉ manager@concordstationclubhouse.com

INVOICE	#2496
SERVICE DATE	Feb 11, 2023
INVOICE DATE	Feb 11, 2023
DUE	Upon receipt

AMOUNT DUE	<b>\$269.00</b>
------------	-----------------

### SERVICE ADDRESS

18636 Mentmore Blvd  
Land O Lakes, FL 34638

### CONTACT US

8235 LEO KIDD AVE  
PORT RICHEY, FL 34668

☎ (727) 846-3322  
✉ info@firstpinoyairsystem.com

## INVOICE

Services	qty	unit price	amount
DIAGNOSTIC SERVICE CALL TO DIAGNOSE AND TROUBLE SHOOT THE PROBLEM OF THE UNIT.	1.0	\$80.00	\$80.00
Repair and re-level primary drain line	1.0	\$189.00	\$189.00
Subtotal			\$269.00
Total Tax			\$0.00
HILLSBOROUGH (9%)			\$0.00
<b>Total</b>			<b>\$269.00</b>

Thank you for choosing First Pinoy Inc and we appreciate your business.

Pls send payments to :

First Pinoy Inc  
P.O. Box 2780  
LAND O LAKES FL 34639

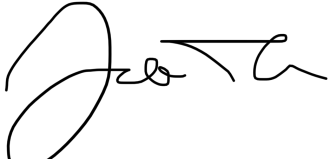
**RECEIVED**  
03/13/23  
Clubhouse repairs/  
maintenance

Please make sure to give us a like on Facebook ...FirstPinoyAirsystem.

Best Regards,

First Pinoy Inc

✓ Signed on 02/11/23 for \$269



A handwritten signature in black ink, appearing to be 'J. Smith' or similar, written in a cursive style.





First Pinoy Inc

Concord Station CDD  
Concord Station CDD  
5844 Old Pasco Rd, SUITE 100  
Wesley Chapel, FL 33544

 (813) 909-4573  
 manager@concordstationclubhouse.com



INVOICE	#2538
SERVICE DATE	Feb 21, 2023
INVOICE DATE	Feb 21, 2023
DUE	Upon receipt
AMOUNT DUE	<b>\$1,177.00</b>

SERVICE ADDRESS

18636 Mentmore Blvd  
Land O Lakes, FL 34638

CONTACT US

8235 LEO KIDD AVE  
PORT RICHEY, FL 34668

 (727) 846-3322  
 info@firstpinoyairsystem.com

INVOICE

Services	qty	unit price	amount
A/C MAINTENANCE OF 3 A/C UNITS 2023	3.0	\$289.00	\$867.00

- Check operating suction and discharge pressure on all compressors
- 2.Check and adjust operating refrigerant charge; refrigerant at additional charge
- 3.Check for refrigerant leaks on all exposed piping
- 4.Inspect and adjust all temperature controls as necessary
- 5.Inspect and adjust all safety controls as necessary.
- 6.Check air cooled condensers
- 7.Check condition of cooling coils, condensate pans and condensate drains
- 8.Clean condensate pans and drains
- 9.Inspection of all fans
- 10.Inspection of all fan drives and adjustments as necessary
- 11.Lubrication of all motor bearings as necessary
- 12.Inspection of all electrical connections and components
- 13.Change Air filters 4x/YEAR

Two capacitors were weak on small TRANE units. Replaced them both with new ones. See pictures	1.0	\$0.00	
---	-----	--------	--

Materials	qty	unit price	amount
CAPACITOR 5 TO 30 MFD	2.0	\$155.00	\$310.00
REPLACE AND INSTALL CAPACITOR, ELECTRICAL WIRING, INSTALL ELECTRICAL TERMINAL EYE, OBSERVATION OF OPERATION OK.			

Subtotal		\$1,177.00
Total Tax		\$0.00
HILLSBOROUGH (9%)		\$0.00
<b>Total</b>		<b>\$1,177.00</b>



Thank you for choosing First Pinoy Inc and we appreciate your business.

Pls send payments to :

First Pinoy Inc

P.O. Box 2780

LAND O LAKES FL 34639

Please make sure to give us a like on Facebook ...FirstPinoyAirsystem.

Best Regards,

First Pinoy Inc

✓ Signed on 02/21/23 for \$1177

A handwritten signature in black ink, appearing to be 'DAM' followed by a large checkmark or flourish.













# Fitness Logic

380 Scarlet Blvd.  
Oldsmar, FL 34677

Phone #

727-784-4964

Fax #

727-784-0223

E-mail

fitlogic@aol.com

## Invoice

Date	Invoice #
9/26/2022	109218

Bill To
Concord Station CDD 5844 Old Pasco Rd. Wesley Chapel, FL 33559 *MAIL INVOICES*

Location/Contact/Phone
Location: Concord Station CDD 18636 Mentmore Blvd. Land O Lakes, FL 34638 Contact: Michael Speidel Phone: 813-909-4569

P.O. Number	Terms	Rep	Work Order #	Completed
	Net 10	MAN	110002	9/23/2022

Item Code	Description	Quantity	Price Each	Amount
Maintenance	Quarterly General Maintenance and cleaning of all equipment - Labor Only Maintenance completion during September	1	165.00	165.00

Thank you for your business. Invoices over 30 Days will incur 1.5% Interest per month	<b>Subtotal</b>	\$165.00
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$165.00

**RECEIVED**  
02/20/23





# Sales and Use Tax Return

DR-15  
R. 01/20  
Rule 12A-1.097, F.A.C.  
Effective 01/20  
Page 1 of 2

APPLIED PERIOD - FEBRUARY

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

CONCORD STATION CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Please read the *Instructions for DR-15 Sales and Use Tax Returns* (Form DR-15N), incorporated by reference in Rule 12A-1.097, F.A.C., before you complete this return. Instructions are posted at [floridarevenue.com/forms](http://floridarevenue.com/forms).

Certificate Number: 61-8017248652-6 Sales and Use Tax Return		HD/PM Date: / /		DR-15 R. 01/20
Florida	1. Gross Sales	2. Exempt Sales	3. Taxable Amount	4. Tax Due
A. Sales/Services/Electricity	1,476.64	.	1,476.64	103.36
B. Taxable Purchases	Include use tax on Internet / out-of-state untaxed purchases →			.
C. Commercial Rentals	.	.	.	.
D. Transient Rentals	.	.	.	.
E. Food & Beverage Vending	.	.	.	.
Surtax Rate: .0100		Reporting Period 02/23	5. Total Amount of Tax Due	103.36
CONCORD STATION CDD 5844 OLD PASCO RD WESLEY CHAPEL FL 33544-4010			6. Less Lawful Deductions	.
			7. Net Tax Due	103.36
			8. Less Est Tax Pd / DOR Cr Memo	.
			9. Plus Est Tax Due Current Month	.
			10. Amount Due	103.36
			11. <del>Less Collection Allowance</del>	E-file/E-pay Only
			12. Plus Penalty	.
			13. Plus Interest	.
			14. Amount Due with Return	103.36

Due: 03/01/23  
Late After: 03/20/23

0600 0 20230228 0001003031 7 4000001724 8652 1

Certificate Number: 61-8017248652-6 Sales and Use Tax Return		HD/PM Date: / /		DR-15 R. 01/20
Florida	1. Gross Sales	2. Exempt Sales	3. Taxable Amount	4. Tax Due
A. Sales/Services/Electricity	1,476.64	.	1,476.64	103.36
B. Taxable Purchases	Include use tax on Internet / out-of-state untaxed purchases →			.
C. Commercial Rentals	.	.	.	.
D. Transient Rentals	.	.	.	.
E. Food & Beverage Vending	.	.	.	.
Surtax Rate: .0100		Reporting Period 02/23	5. Total Amount of Tax Due	103.36
CONCORD STATION CDD 5844 OLD PASCO RD WESLEY CHAPEL FL 33544-4010			6. Less Lawful Deductions	.
			7. Net Tax Due	103.36
			8. Less Est Tax Pd / DOR Cr Memo	.
			9. Plus Est Tax Due Current Month	.
			10. Amount Due	103.36
			11. <del>Less Collection Allowance</del>	E-file/E-pay Only
			12. Plus Penalty	.
			13. Plus Interest	.
			14. Amount Due with Return	103.36

Due: 03/01/23  
Late After: 03/20/23

0600 0 20230228 0001003031 7 4000001724 8652 1

**File and Pay Online to Receive a Collection Allowance.** When you electronically file your tax return and pay timely, you are entitled to deduct a collection allowance of 2.5% (.025) of the first \$1,200 of tax due, not to exceed \$30. To pay timely, you must initiate payment and receive a confirmation number, no later than 5:00 p.m. ET on the business day prior to the 20th. More information on filing and paying electronically, including a *Florida eServices Calendar of Electronic Payment Deadlines* (Form DR-659), is available at [floridarevenue.com](http://floridarevenue.com).

**Due Dates.** Returns and payments are **due on the 1st and late after the 20th day of the month** following each reporting period. **A return must be filed for each reporting period, even if no tax is due.** If the 20th falls on a Saturday, Sunday, or a state or federal holiday, returns are timely if postmarked or hand delivered on the first business day following the 20th.

**Penalty.** If you file your return or pay tax late, a late penalty of 10% of the amount of tax owed, but not less than \$50, may be charged. The \$50 minimum penalty applies even if no tax is due. A floating rate of interest also applies to late payments and underpayments of tax.

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

\_\_\_\_\_  
Signature of Taxpayer  
  
( ) \_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Date

Roxana Quiroz  
\_\_\_\_\_  
Signature of Preparer  
( 813 ) 994-1001  
\_\_\_\_\_  
Telephone Number

3/9/23  
\_\_\_\_\_  
Date

### 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 <b>NOT</b> 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). <b>Total Amount of Discretionary Sales Surtax Due</b> (included in Column 4) .....	15(d).	<u>14.77</u>
16. <b>Hope Scholarship Credits</b> (included in Line 6) .....	16.	_____
17. Taxable Sales/Untaxed Purchases or Uses of <b>Electricity</b> (included in Line A) .....	17.	_____
18. Taxable Sales/Untaxed Purchases of <b>Dyed Diesel Fuel</b> (included in Line A) .....	18.	_____
19. Taxable Sales from <b>Amusement Machines</b> (included in Line A) .....	19.	_____
20. Rural 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  
  
( ) \_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Date

Roxana Quiroz  
\_\_\_\_\_  
Signature of Preparer  
( 813 ) 994-1001  
\_\_\_\_\_  
Telephone Number

3/9/23  
\_\_\_\_\_  
Date

### 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 <b>NOT</b> 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). <b>Total Amount of Discretionary Sales Surtax Due</b> (included in Column 4) .....	15(d).	<u>14.77</u>
16. <b>Hope Scholarship Credits</b> (included in Line 6) .....	16.	_____
17. Taxable Sales/Untaxed Purchases or Uses of <b>Electricity</b> (included in Line A) .....	17.	_____
18. Taxable Sales/Untaxed Purchases of <b>Dyed Diesel Fuel</b> (included in Line A) .....	18.	_____
19. Taxable Sales from <b>Amusement Machines</b> (included in Line A) .....	19.	_____
20. Rural or Urban High Crime Area Job Tax Credits .....	20.	_____
21. Other Authorized Credits .....	21.	_____





CONCORD STATION CDD

Page 1 of 4

MAR - 2 2023

**Your Monthly Invoice****Account Summary**

<b>New Charges Due Date</b>	<b>3/21/23</b>
Billing Date	2/25/23
Account Number	813-909-4569-121718-5
PIN	
Previous Balance	655.47
Payments Received Thru 2/21/23	-655.47
Thank you for your payment!	
Balance Forward	.00
New Charges	655.48
<b>Total Amount Due</b>	<b>\$655.48</b>

**ANYTIME,  
ANYWHERE  
SUPPORT**

Our new MyFrontier® app makes it easy to manage your account, make a payment, track your orders and get support on the go.

[frontier.com/resources/myfrontier-mobile-app](http://frontier.com/resources/myfrontier-mobile-app)

**WAYS  
TO PAY  
YOUR  
BILL**

[frontier.com/  
signupforautopay](http://frontier.com/signupforautopay)



800-801-6652



MyFrontier app



P.O. Box 211579  
Eagan, MN 55121-2879

6790 0007 NO RP 25 02252023 NNNNNNNN 01 003732 0015

CONCORD STATION CDD  
SUITE 200  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390



**You are all set with Auto Pay! To review your account, go to [frontier.com](http://frontier.com) or MyFrontier mobile app.**



Date of Bill  
Account Number

2/25/23  
813-909-4569-121718-5

# LET FRONTIER® BE YOUR TECH SUPPORT

Tech issues won't wait until you have an IT team to fix them. Get the tech support you need—without the overhead—with Frontier Premium Tech Pro.

[business.frontier.com](https://business.frontier.com)

For help: Customer Service at [frontier.com/helpcenter](https://frontier.com/helpcenter) or chat at [frontier.com/chat](https://frontier.com/chat). Visually Impaired/TTY customers, call 711. For languages other than English or Spanish, call 1-833-557-1929.

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

You are responsible for all legitimate, undisputed charges on your bill. 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. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. 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.

## **IMPORTANT CONSUMER MESSAGES**

You must pay all basic local service charges to avoid basic 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. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at [frontier.com/internetdisclosures](https://frontier.com/internetdisclosures).

## **SERVICE TERMS**

Visit [frontier.com/terms](https://frontier.com/terms), [frontier.com/tariffs](https://frontier.com/tariffs) or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes ([frontier.com/terms/arbitration](https://frontier.com/terms/arbitration)). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at [frontier.com/privacy](https://frontier.com/privacy).

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



Date of Bill  
Account Number

2/25/23  
813-909-4569-121718-5

**CURRENT BILLING SUMMARY**

Local Service from 02/25/23 to 03/24/23

Qty Description	813/909-4569.0	Charge
<b>Basic Charges</b>		
3 OneVoice Nationwide		89.97
3 OneVoice Access Line		
4 Multi-Line Federal Subscriber Line Charge		33.60
4 Access Recovery Charge Multi-Line Business		14.32
Carrier Cost Recovery Surcharge		13.99
Frontier Roadwork Recovery Surcharge		1.75
Federal USF Recovery Charge		15.64
FCA Long Distance - Federal USF Surcharge		4.56
<b>Total Basic Charges</b>		<b>173.83</b>
<b>Non Basic Charges</b>		
FiberOptic Internet 500 Static IP w/ OneVoice		229.98
OneVoice Access Line		
Business FiberOptic 500/500M Static IP		
Wi-Fi Secure LT-VB		80.00
4 Federal Primary Carrier Multi Line Charge		47.96
Internet Access Surcharge		5.99
FCA Long Distance - Federal USF Surcharge		15.64
<b>Total Non Basic Charges</b>		<b>379.57</b>
<b>Video</b>		
4 TV Standard Set-Top Box		44.00
Local TV		34.99
Broadcast TV Fee		14.99
Sports Package		9.99
National News		5.99
Other Charges-Detailed Below		-7.98
FCC Regulatory Recovery Fee		.10
<b>Total Video</b>		<b>102.08</b>
<b>TOTAL</b>	<b>655.48</b>	

**\*\* ACCOUNT ACTIVITY \*\***

Qty Description	Order Number	Effective Dates	
FiberOptic Local Plus Credit	AUTOCH	2/25	-7.98
813/909-4569		Subtotal	-7.98
<b>Subtotal</b>			<b>-7.98</b>

**Detail of Frontier Com of America Charges**

Toll charged to 813/909-4569

**Legend Call Types:**

DD - Day

**Caller Summary Report**

	Calls	Minutes	Amount
Main Number	4	8	.00
***Customer Summary	4	8	.00

**Caller Summary Report**

	Calls	Minutes	Amount
Interstate	2	2	.00
Intrastate	2	6	.00
***Customer Summary	4	8	.00

**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 \$267.42 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.

Good News! Frontier is creating "all in" pricing to simplify your bill. Effective with your next billing statement, there will be one charge for your Internet service. There will be no change in the total price for your Internet service and your bill will reflect one simplified rate.

If you have a question or concern about Closed Captioning on any program, please call the Frontier Center for Customers with Disabilities at 1-877-462-6606 or email [Video.Closed.Captioning@ftr.com](mailto:Video.Closed.Captioning@ftr.com) Written correspondence can be faxed to 1-805-262-0728, or mailed to Frontier Communications, 2560 Teller Road, Thousand Oaks, CA 91320, Attn: Kate Card. DO NOT mail payment to this address.

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

If your unresolved complaint involves FiberOptic TV, an additional contact may be under Local Franchise Authority.

Local Franchise Authority - FiberOptic TV Your FCC Community ID is: FL1308





Greenview Landscaping Inc.

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

Invoice

Date	Invoice #
2/21/2023	2CCSMU323

Bill To
CONCORD STATION CDD 3434 COLWELL AVENUE STE 200 TAMPA, FL 33614

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
110	EXTRA CHARGES INSTALLED THE THIRD 100 YARDS OF PINE BARK MULCH  AS PER SIGNED PROPOSAL, ONCE PAYMENT IS RECEIVED FOR THE THREE LOADS OF MULCH ALREADY INSTALLED NEW MULCH WILL BE SCHEDULED FOR COMPLETION	0.00 45.00	0.00 4,950.00
THANK FOR YOUR BUSINESS. PAYMENT DUE AT TIME OF RECEIPT		<div>RECEIVED</div> <div>02/23/23</div>	
		Total	\$4,950.00

Greenview Landscaping Inc.

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

Invoice

Date	Invoice #
3/9/2023	3CCSIRR23

Bill To
CONCORD STATION CDD 3434 COLWELL AVENUE STE 200 TAMPA, FL 33614

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	EXTRA CHARGES	0.00	0.00
	REPLACED TWO LEAKING IRRIGATION VALVES ON SUNLAKE NEAR THE RETREAT. PARTS: TWO 2 INCH VALVES, 4 DRY WIRE SPLICES, 2 MALE ADAPTORS, 2 EXPANSION COUPLINGS. \$320.00. LABOR: 4 HOURS. \$160.00	480.00	480.00
	REPLACED THREE CRACKED VALVE BOXES ON BUCKINGHAMSHIRE. PARTS: \$90.00. LABOR: 3 HOURS. \$120.00.	210.00	210.00
THANK FOR YOUR BUSINESS. PAYMENT DUE AT TIME OF RECEIPT		Total \$690.00	

RECEIVED  
03/10/23



Greenview Landscaping Inc.

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

Invoice

Date	Invoice #
3/9/2023	3CCSMU423

Bill To
CONCORD STATION CDD 3434 COLWELL AVENUE STE 200 TAMPA, FL 33614

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
110	EXTRA CHARGES INSTALLED THE 4TH 100 YARDS OF PINE BARK MULCH	0.00 45.00	0.00 4,950.00
THANK FOR YOUR BUSINESS. PAYMENT DUE AT TIME OF RECEIPT		<div>RECEIVED</div> <div>03/10/23</div>	<b>Total</b> \$4,950.00

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

Date	Invoice #
2/10/2023	3CCLUB23

Bill To
CONCORD STATION CDD CONCORD STATION CLUBHOUSE 3434 COLWELL AVENUE STE 200 TAMPA, FL 33614

P.O. No.	Terms	Project

[illegible]

Greenview Landscaping Inc.

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

Invoice

Date	Invoice #
2/10/2023	3CCSMO23

Bill To
CONCORD STATION CDD 3434 COLWELL AVENUE STE 200 TAMPA, FL 33614

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	MARCH MONTHLY MAINTENANCE	20,900.00	20,900.00
		<b>Total</b>	\$20,900.00

RECEIVED  
02/10/23

Greenview Landscaping Inc.

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

Invoice

Date	Invoice #
3/16/2023	3CCSACC23

Bill To
CONCORD STATION CDD 3434 COLWELL AVENUE STE 200 TAMPA, FL 33614

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	EXTRA CHARGES	0.00	0.00
	BEHIND 3255 DUNSTABLE CUT BACK THE CONSERVATION AREA 6 FEET BY 50 FEET FOR AQUATIC SERVICE TO ACCESS THE POND	400.00	400.00
THANK FOR YOUR BUSINESS. PAYMENT DUE AT TIME OF RECEIPT		Total	\$400.00

RECEIVED  
03/17/23

Greenview Landscaping Inc.

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

Invoice

Date	Invoice #
3/7/2023	2CCSIRR23

Bill To
CONCORD STATION CDD 3434 COLWELL AVENUE STE 200 TAMPA, FL 33614

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	EXTRA CHARGES	0.00	0.00
	REPLACED LEAKING WILKINS 720A PRESSURE VACUUM BREAKER 2 INCH BRONZE BACK FLO VALVE AT THE PUMPING STATION AT CORNER OF SUNLAKE AND UMBERLAND	900.00	900.00
	REPLACED LEAKING WILKINS 720A PRESSURE VACUUM BREAK 2 INCH BROWNE BACK FLO STATION AT CORNER OF MENTMORE AND SUNLAKE	900.00	900.00
THANK FOR YOUR BUSINESS. PAYMENT DUE AT TIME OF RECEIPT		<div>RECEIVED03/07/23</div> <div>Total</div>	
		\$1,800.00	

# Jayman Enterprises, LLC

1020 HILL FLOWER DR  
 Brooksville, FL 34604

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

Date	Invoice #
3/21/2023	2469

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Troubleshoot entrance monument lighting: See below  Trilby Entrance Monument : The West side light fixture is not working  Longwood Entrance off Snowdonia: Working good  Wellington Entrance off Tuckerton: Working good  Longwood entrance off Dunstable: Neither side is working  Wellington Entrance: East side fixture not working and the sensor needs to be replaced  Enclave Entrance : Working good  Drexel Entrance: North side fixture not working  Retreat Entrance: Both fixtures are working but the sensor needs replaced  Waterford Entrance: Working good  The manors: Working Good  Main Entrance signs: All working good, but the bushes need to be cut back as the lights are underneath the brush	225.00	225.00
All work is complete!		<div>RECEIVED</div> <div>03/21/23</div>	Total \$225.00

**JNS Pressure Washing and Paver Sealing, Inc. and  
Tampa Roof Cleaning**

3128 W Powhatan Ave  
Tampa, FL 33614  
ryan\_jns@yahoo.com

## INVOICE

**BILL TO**

Concord Station CDD  
3434 Colewell Ave  
Suite 200  
Tampa, FL 33614 United  
States

**INVOICE #** 1138

**DATE** 02/10/2023

**DUE DATE** 02/10/2023

**TERMS** Due on receipt

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	<b>Services</b>	Soft washing of paver pool deck, kiddy pool/play area behind clubhouse to the left and soft washing of pavers in front of the club house going from curb to front door at Concord Station.	1	2,900.00	2,900.00
	<b>Services</b>	Chemical soft washing of tiles roof of clubhouse and maintenance building at Concord Station	1	1,850.00	1,850.00

BALANCE DUE

**\$4,750.00**

**RECEIVED**  
03/08/23



March 13, 2023

Rizzetta & Company, Inc.  
Concord Station Community Development District  
3434 Colwell Avenue  
Suite 200  
Tampa, FL 33614

**Please remit payment to:**

Johnson Mirmiran & Thompson, Inc.  
40 Wight Avenue  
Hunt Valley, MD 21030

Re: Concord Station CDD

Invoice Number: 41-207123  
Period Starting Date: 1/1/2023  
Period Ending Date: 2/10/2023  
JMT Project Number: 19-02877-002  
Prepared by: Michael milesky  
[mmilesky@jmt.com](mailto:mmilesky@jmt.com)

We are hereby submitting our invoice for professional services, as per our Contract.

<u>Name of Employee</u>	<u>Classification</u>	<u>Hourly Rate</u>	<u>Total Hours</u>	<u>Total</u>
<b>-001 Basic Services</b>				
Brletic, Stephen	Project Manager	\$ 200.00	4.00	\$ 800.00
<b>-002 Stormwater Analysis</b>				
<b>JMT Labor Total</b>			<b>4.00</b>	<b>\$ 800.00</b>
<b>TOTAL DUE THIS INVOICE</b>				<b>\$ 800.00</b>

"Certified that all invoicing is true and correct and payment has not yet been received."  
Johnson, Mirmiran & Thompson, Inc.

DocuSigned by:

Sergio Quevedo

Principal In Charge

Fed I.D. No. 52-0963531





Concord Station COMMUNITY DEVELOPMENT DISTRICT  
Jan-23

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<u>CDD Activities</u>				
Board Meeting Prep/Attendance/Follow Up, Engineer's Report, Invoicing	4.00	\$200	S. Brletic	\$800.00
INVOICE TOTAL				4.00
				\$800.00

# CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

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

## Check Request

<b>Amount:</b>	\$ 1,275.00
<b>Item:</b>	Entertainment for Easter Family Event
<b>Event Date:</b>	4/8/23
<b>Payable To:</b>	Let's Plan A Party, LLC 27152 Evergreen Chase Drive Wesley Chapel, FL 33544
<b>Reason:</b>	Event entertainment, games, petting zoo, etc.
<b>Requestor:</b>	Michael Speidel
<b>Directions for Check:</b>	Mail to Vendor
<b>Requested on:</b>	3/7/23

**RECEIVED**  
03/07/23



# Let's Plan A Party

Let us take the stress out of your next event.

27152 evergreen chase dr • Wesley Chapel, FL 33544 • <http://www.letsplanaparty.com>  
T: (813) 856-5727 • F: • E: Chonya@letsplanaparty.com

## PERFORMANCE AGREEMENT

(1) This is an Agreement between Let's Plan A Party ("LPAP"), and

**Name:** Concord station cdd Att kelsee ("Client")

**Company:**

**Address:** 5844 Old Pasco Road Suite 100 Wesley Chapel, FL 33544 **Telephone:** (813) 909-4569

**Email/Web:** KRatcliff@rizzetta.com

(2) LPAP will provide Client with services at the following date, time, and location ("Event"):

**Date & Time:** Apr 8, 2023 - Saturday, 12:00pm to 2:00pm

**Venue:** Concord station 18636 Mentmore Blvd Land O Lakes FL 34638

(3) At the above Event, LPAP will provide the following services:

Item	Qty/Hours	Rate	Subtotal
Face painter	2.00	\$150.00	\$300.00
Balloons	2.00	\$150.00	\$300.00
Zoo 2 hr monica	1.00	\$450.00	\$450.00
Easter bunny	1.00	\$225.00	\$225.00

March 6, 2023 Deposit Due Date

\$625.00 Deposit Amount

Notes:

**Total: \$1,275.00**

(4) Client agrees to pay LPAP a total of \$1,275.00. A booking fee \$625.00 is due by March 6, 2023 and the balance due upon arrival(holiday events are due in full 3 days prior to event. "Accounts not paid within terms are subject to a 10% daily finance charge."Apr 8, 2023. Please make all checks payable to "Let's Plan A Party, LLC". Check sent to 27152 Evergreen Chase Dr Wesley chapel, FI 33544 all checks must be received 3 days prior to event, cash only at the event.

(5) This Agreement is subject to the Terms and Conditions on the following page. Price and artists are only held for 48hrs, event is only considered booked upon receiving signed contract and deposit.



**Pasco Sheriff's Office**  
F.I.R.S.T.

# INVOICE

**Customer Number:** C00072  
**Invoice Number:** AR001859  
**Invoice Date:** 03/06/23  
**Terms:** DUE UPON RECEIPT

**To:** CONCORD STATION CDD  
CONCORD STATION CDD  
C/O RIZZETTA & COMPANY  
12750 CITRUS PARK LANE, SUITE 115  
TAMPA, FL 33625

Date	Description	Amount
03/06/23	MAR23 #6	9,834.58
Total Due		9,834.58

**RECEIVED**  
03/13/23

**PLEASE RETURN THIS PORTION WITH YOUR PAYMENT**

Please make checks payable to:



**Pasco Sheriff's Office**  
F.I.R.S.T.

20101 Central Blvd.  
Land O' Lakes, FL 34637

**Customer Number:** C00072  
**Invoice Number:** AR001859  
**Invoice Date:** 03/06/23  
**Total Amount Due \$** 9,834.58

- Please send your check payable remit to  
Pasco Sheriff's Office  
8700 Citizen Drive  
New Port Richey FL 34654  
Attn: Finance

**Total Payment \$** \_\_\_\_\_



PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
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@MyPasco.net](mailto:UtilCustServ@MyPasco.net)  
Pay By Phone: 1-855-786-5344



1 1 1  
32-52805

CONCORD STATION CDD

Service Address: **3662 BUCKINGHAMSHIRE DR**

Bill Number: 16538133

Billing Date: 5/3/2022

Billing Period: 3/17/2022 to 4/18/2022

**New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

Account #	Customer #
1180965	01436650
Please use the 15-digit number below when making a payment through your bank	
118096501436650	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	211072562	3/17/2022	0	4/18/2022	6	32	6

Usage History  
Water  
April 2022 6  
March 2022 0

Transactions	
Previous Bill	5.75
<b>Past Due</b>	<b>5.75</b>
Current Transactions	
Water	
Water Base Charge	10.14
Water Charges 6.0 Thousand Gals X \$3.19	19.14
<b>Total Current Transactions</b>	<b>29.28</b>
<b>TOTAL BALANCE DUE</b>	<b>\$35.03</b>

\*Past due balance is delinquent and subject to further fees and immediate disconnect.



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.

Account # 1180965  
Customer # 01436650  
Past Due 5.75  
Current Transactions 29.28

**Total Balance Due \$35.03**  
**Due Date 5/20/2022**

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

Round-Up Donations to Charity	<input type="checkbox"/>
Amount Enclosed	<input type="checkbox"/>

☐ Check this box to participate in Round-Up.

CONCORD STATION CDD  
3434 Colwell AVENUE Suite 200  
Tampa FL 33614

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

014366503118096541653813340000035039

014366503118096541639672620000005759



PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
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@MyPasco.net](mailto:UtilCustServ@MyPasco.net)  
Pay By Phone: 1-855-786-5344

1 1 1  
32-52805

CONCORD STATION CDD

Service Address: **3662 BUCKINGHAMSHIRE DR**

Bill Number: 18047004

Billing Date: 3/2/2023

Billing Period: 1/17/2023 to 2/15/2023

**New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2022.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

Account #	Customer #
1180965	01436650
Please use the 15-digit number below when making a payment through your bank	
118096501436650	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	211072562	1/17/2023	14	2/15/2023	14	29	0

Usage History

Water

Irrigation

February 2023	0
January 2023	0
December 2022	0
November 2022	0
October 2022	0
September 2022	0
August 2022	0
July 2022	0
June 2022	2
May 2022	6
April 2022	6
March 2022	0

Transactions

Previous Bill	158.53
Payment 02/22/23	-23.67 CR
<b>Past Due</b>	<b>134.86</b>
Current Transactions	
Water	
Water Base Charge	10.29
Adjustments	
Late Payment Charge	1.03
<b>Total Current Transactions</b>	<b>11.32</b>

**TOTAL BALANCE DUE \$146.18**

\*Past due balance is delinquent and subject to further fees and immediate disconnect.

Visit [PascoCountyUtilities.com](http://PascoCountyUtilities.com) to find answers to frequently asked questions about your Pasco County Utilities. New updates posted monthly including events, and conservation tips.

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.

Account # 1180965  
Customer # 01436650  
Past Due 134.86  
Current Transactions 11.32

<b>Total Balance Due</b>	<b>\$146.18</b>
<b>Due Date</b>	<b>3/20/2023</b>

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

Round-Up Donations to Charity	
Amount Enclosed	

☐ Check this box to participate in Round-Up.

CONCORD STATION CDD  
3434 COLDWELL STE 200 AVENUE  
TAMPA FL 33614

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





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

LAND O' LAKES  
NEW PORT RICHEY  
DADE CITY

(813) 235-6012  
(727) 847-8131  
(352) 521-4285

UtilCustServ@MyPasco.net  
Pay By Phone: 1-855-786-5344

RECEIVED

MAR 06 2023

67 1 1  
32-52805

# CONCORD STATION CDD

Service Address: **18636 MENTMORE BOULEVARD**

Bill Number: 18044403

Billing Date: 3/2/2023

Billing Period: 1/17/2023 to 2/15/2023

**New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

Account #	Customer #
0315035	01352379
Please use the 16-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	1/17/2023	5563	2/15/2023	5586	29	23

## Usage History

Water	
February 2023	23
January 2023	25
December 2022	33
November 2022	43
October 2022	32
September 2022	27
August 2022	32
July 2022	54
June 2022	69
May 2022	49
April 2022	41
March 2022	32

## Transactions

Previous Bill	344.71
Payment 02/22/23	-344.71 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Water	
Water Base Charge	38.63
Water Tier 1	23.0 Thousand Gals X \$2.04
	46.92
Sewer	
Sewer Base Charge	93.08
Sewer Charges	23.0 Thousand Gals X \$6.48
	149.04
<b>Total Current Transactions</b>	327.67
<b>TOTAL BALANCE DUE</b>	<b>\$327.67</b>

Visit [PascoCountyUtilities.com](http://PascoCountyUtilities.com) to find answers to frequently asked questions about your Pasco County Utilities. New updates posted monthly including events, and conservation tips.



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.

Account #	0315035
Customer #	01352379
Balance Forward	0.00
Current Transactions	327.67

<b>Total Balance Due</b>	<b>\$327.67</b>
<b>Due Date</b>	<b>3/20/2023</b>

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

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

CONCORD STATION CDD  
3434 COLWELL AVENUE STE 200  
TAMPA FL 33614

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

013523794031503571804440360000327675





Pasco Sheriff's Office

# INVOICE

Customer Number: C00072  
Invoice Number: AR001829  
Invoice Date: 02/07/23  
Terms: DUE UPON RECEIPT

To: CONCORD STATION CDD  
CONCORD STATION CDD  
C/O RIZZETTA & COMPANY  
12750 CITRUS PARK LANE, SUITE 115  
TAMPA, FL 33625

Date	Description	Amount
02/07/23	FEB23 #5	9,834.58
Total Due		9,834.58

**RECEIVED**  
02/22/23

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Please make checks payable to:



Pasco Sheriff's Office  
20101 Central Blvd.  
Land O' Lakes, FL 34637

Customer Number: C00072  
Invoice Number: AR001829  
Invoice Date: 02/07/23  
Total Amount Due \$ 9,834.58

Total Payment \$ \_\_\_\_\_

# CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

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

## Check Request

<b>Amount:</b>	\$869.00
<b>Reason:</b>	Toner for Clubhouse Large Laserjet Printer
<b>Date:</b>	2/28/23
<b>Payable To:</b>	PC Consultants 4853 Pennecott Way Wesley Chapel, FL 33544
<b>Invoice Date:</b>	2/17/23
<b>Requestor:</b>	Michael Speidel
<b>Directions for Check:</b>	Mail Check to Vendor
<b>Requested on:</b>	2/28/23

RECEIVED  
02/28/23

# PC Consultants

4853 Pennecott Way  
Wesley Chapel, FL 33544-1801  
(813)973-3330 Cell (813)390-6344

Invoice

108046

## Invoice

### Customer

Name *Concord Station c/o The Rizzetta Company*  
Address *5844 Old Pasco Road; Suite 100*  
City *Wesley Chapel* State *FL* ZIP *33544*  
Phone *(813)909-4569 Office (813)994-2100 Fax*

Date *2/17/2023*  
Order No. *Email - M. Speidel*  
Rep *Ken*  
FOB *DropShip*

Qty	Description	Unit Price	TOTAL
1	HP 414X High Yield Yellow Original LaserJet Toner Cartridge	\$233.00	\$233.00
1	HP 414X High Yield Magenta Original LaserJet Toner Cartridge	\$233.00	\$233.00
1	HP 414X High Yield Cyan Original LaserJet Toner Cartridge	\$233.00	\$233.00
1	HP 414X High Yield Black Original LaserJet Toner Cartridge	\$170.00	\$170.00
For HP LaserJet M479fdw			
Drop Shipped to: Concord Station Clubhouse 02/15/23 18636 Mentmore Blvd, Land O'Lakes, FL 34678			
FedEx: 394766598979; Drop Shipped 02/17/2023			
Concord Station CDD FL Tax Exempt # 85-8013229221C-3 Expires 01/31/2025			

### Payment Details

- ☐ Cash  
☐ Check  
☒ Net 10 #VALUE!

Taxes	SubTotal	\$869.00
	Free Shipping	\$0.00
	State	\$0.00
TOTAL		\$869.00

Office Use Only

Thank You For Your Order!

"Latest Technologies, Old Fashioned Service"



13075 US Highway 19 N  
Clearwater, FL 33764  
Phone: 727-581-9339

# Invoice

**Date:** 2/14/2023  
**Invoice No.:** 126089

**Bill to:** Concord Station CDD  
C/O Rizzetta & Company  
5844 Old Pasco Road, Ste 100  
Wesley Chapel, FL 38544

**Service at:** Concord Station Clubhouse  
18636 Mentmore Blvd  
Land O'Lakes, FL 34638

**Customer ID:** 14395

**Location ID:** I-12205 CONCORDSTATI

**Description:** Work Order 163906 CLW Extinguisher Inspe

**Reference:** Work Order 163906

**Terms:** NET30

**PO Number:**

Item	Description	Quantity	Unit Price	Amount
<b>Agreement</b>				
	CLW Extinguish Inspect Annual	1.00	0.00	0.00
<b>Agreement Subtotal</b>				<b>0.00</b>
<b>Labor</b>				
	Inspection	1.25	0.00	0.00
<b>Labor Subtotal</b>				<b>0.00</b>
<b>Parts</b>				
	3-ITAG1LFR AE1 Annual Exting Inspect Loc Flat F	1.00	125.00	125.00
	3-436500 10# ABC Extinguisher	1.00	138.00	138.00
<b>Parts Subtotal</b>				<b>263.00</b>

Pay online at [www.piperfire.com](http://www.piperfire.com)

RECEIVED  
02/23/23

<b>Subtotal:</b>	263.00
<b>Sales Tax:</b>	0.00
<b>TOTAL DUE:</b>	<b>263.00</b>



Lic.# EF0001219 • Lic.# [451523 0001-1999](#) •  
Lic.# [336071-0001-2003](#) • Lic.# [85377000012007](#)

Clearwater Office  
13075 US Highway 19 N.  
Clearwater, FL 33764  
Phone: [727-581-9339](#)

Sarasota Office  
1595 Barber Rd.  
Sarasota, FL 34240  
Phone: [941-377-2100](#)

Toll Free - [800-327-7604](#)  
<http://www.piperfire.com>

## SERVICE REPORT

WORK ORDER:

**163906**

DATE: 02/14/2023

# THIS IS NOT AN INVOICE

CUSTOMER: Concord Station Clubhouse (AR#:14395)  
SITE ALIAS: I-12205 CONCORDSTATI  
STREET: 18636 Mentmore Blvd  
CITY: Land O'Lakes, FL 34638  
CONTACT: Michael Speidel

SERIAL 2  
#:

CALL TYPE: Extinguisher Inspection  
TROUBLE REPORTED: CLW Extinguisher Inspection  
WORK PERFORMED: H15471437 N-10# /Ce444004 26h-5#  
As548963 24h-5# (Kane; Brance on Feb 14, 2023)  
H15471437 N-10# /Ce444004 26h-5#  
As548963 24h-5# (Kane; Brance on Feb 14, 2023)

PARTS			
QUANTITY	DESCRIPTION	UNIT	TOTAL
1	CLW Extinguish Inspect Annual	--	N/A
1	AE1 Annual Exting Inspect Loc Flat Rate	\$125.00	\$125.00
1	10# ABC Extinguisher	\$138.00	\$138.00

LABOR				
DATE	LABOR	TECHNICIAN/DESC	UNIT	TOTAL
Dec 2, 2022	1.25	Kane; Brance (Inspection)	\$0.00	\$0.00

**SALE AMOUNT** \$263.00  
**SALES TAX** \$0.00  
**BALANCE** \$263.00

IS JOB COMPLETE? **Yes**

### Customer

Name:  
Date: 02/14/2023 12:13 PM  
Comments:

### Email

manager@concordstationclubhouse.com,  
kclark@rizzetta.com,

### Employee

Name: Brance P Kane  
Date: 02/14/2023 12:13 PM  
Comments:



Lic.# EF0001219 • Lic.# [451523 0001-1999](#) •  
Lic.# [336071-0001-2003](#) • Lic.# [85377000012007](#)

Clearwater Office  
13075 US Highway 19 N.  
Clearwater, FL 33764  
Phone: [727-581-9339](#)

Sarasota Office  
1595 Barber Rd.  
Sarasota, FL 34240  
Phone: [941-377-2100](#)

Toll Free - [800-327-7604](#)  
<http://www.piperfire.com>

## SERVICE REPORT

WORK ORDER:

**163906**

DATE: 02/14/2023

# THIS IS NOT AN INVOICE

## TERMS AND CONDITIONS

**1. Scope of Work:** The Proposal, provided to the Customer by Piper Fire Protection, Inc. ("Piper"), along with these Standard Terms and Conditions is for the specific repairs as outlined in the attached Scope of Work and unless specifically included, does not include any additional labor, material, or work. Customer shall provide free and safe access to all locations as required by Piper.

**2. Existing System:** Where new work is connected to an existing system, any deficiencies detected in the existing system during testing or charging of the system are the responsibility of Customer and are not covered by any warranties that may be applicable to the Scope of Work. Customer releases Piper from any and all claims regarding the existing system and any damage or injury caused by or to the existing system. Further, Piper makes no warranty as to the quality of work performed by others or the functionality and design of the originally installed fire system.

**Warranty - Piper Fire warrants that its workmanship and materials shall be free from defects for a period of one year after completion of the Work or substantial completion of the Project,**

**3. . Reconditioned or Refurbished parts are warrantied for 90 days parts and labor. This Warranty does not apply to the following CONDITIONS: 1) Damage or extra service time resulting from accidents, acts of God, lightning strikes, riots, floods, terrorism, acts of war, presence of corrosion inducing matter in the water supply at any time, alteration, misuse, tampering or abuse, adjustments, repairs or maintenance not done by Piper Fire, or from parts, accessories, attachments or other devices not furnished by Piper Fire; 2) Customer's improper operation per instructions; 3) Trouble due to interruption of commercial power to any type of phone service; 4) battery failure; 5) Devices designed to fail in protecting the System such as, but not limited to , fuse and circuit breakers; 6) System changes requested by Customer. THE FOREGOING WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. THE CUSTOMER'S EXCLUSIVE REMEDY WITH RESPECT TO ANY AND ALL LOSSES OR DAMAGES RESULTING FROM ANY CAUSE WHATSOEVER, INCLUDING PIPER FIRE'S NEGLIGENCE, SHALL BE REPAIR OR REPLACEMENT AS SPECIFIED ABOVE. PIPER FIRE SHALL IN NO EVENT BE LIABLE FOR ANY CONSEQUENTIAL OR INDIRECT DAMAGES OF ANY NATURE, INCLUDING WITHOUT LIMITATION, DAMAGES FOR PERSONAL INJURY OR DAMAGES TO PROPERTY, AND HOWEVER OCCASIONED, WHETHER ALLEGED AS RESULTING FROM BREACH OF WARRANTY OR CONTRACT BY PIPER FIRE OR NEGLIGENCE OF PIPER FIRE OR OTHERWISE. which ever shall first occur, and that it will at its expense, repair or replace any defective materials or workmanship supplied or performed by Piper Fire during the one-year warranty period**

**4. Proposal:** This Proposal is firm for 30 days. Proposals older than 30 days will require price verification. Faxed or emailed copies will be fully binding and enforceable without the need for delivery of the original manually executed Proposal. Upon acceptance of the Proposal, Piper reserves the right to adjust pricing and terms accordingly as Scope of Work changes due to unforeseen circumstances. Unless otherwise agreed, work hours shall be from 8:00 a.m. to 4:30 p.m., Monday through Friday.

**5. Pricing:** The price excludes any applicable taxes, licenses or fees. Please provide tax exempt certificate when applicable. In the event an electric lift or any additional equipment is needed to properly access work area, there will be additional costs incurred. PAYMENT TERMS ARE NOTED ON PROPOSAL. An online payment option is available at [www.piperfire.com](http://www.piperfire.com). Visa / MasterCard / American Express accepted. Piper reserves the right to revoke or modify customer's credit at its sole discretion. Any amounts not paid when due shall bear interest at the rate of 1.5% per month until paid or the maximum rate permitted by law, whichever is less. Customer shall pay all reasonable costs and expenses incurred by Piper for collection of any past due amounts owed by Customer, including attorney's fees. If Customer fails to make payments when they are due to Piper, Piper may stop work, and remain idle until payments are made. If Customer delays or interrupts progress of the Work, then Customer shall compensate Piper for any additional expense.

**6. Hazardous Material(s):** In all cases except when the project involves new construction, Customer represents and warrants that to the best of Customer's knowledge the work site is free of any hazardous materials. The term "hazardous materials" shall include but not be limited to asbestos, asbestos-containing material, polychlorinated biphenyl ("PCB"), formaldehyde or other potentially toxic or otherwise hazardous material. If any such substance is discovered on the work site, Piper Fire will not be required to install or service the at such site unless and until Customer certifies the removal or safe containment of such hazardous materials. Customer shall indemnify, defend, and hold Piper Fire, its officers, directors and agents harmless from any damages, claims, injuries, liabilities resulting from the exposure of Piper Fire's employees, contractors, or subcontractors to hazardous materials at the work site; provided, however, that the foregoing provision will not apply when it has been determined that such hazardous materials were brought to the work site by Piper Fire.

**7. CUSTOMER ACKNOWLEDGMENTS & RESPONSIBILITIES: CUSTOMER ACKNOWLEDGES AND UNDERSTANDS THAT PIPER FIRE IS NOT AN INSURER. THE AMOUNTS PIPER FIRE CHARGES CUSTOMER ARE NOT INSURANCE PREMIUMS. SUCH CHARGES ARE BASED UPON THE VALUE OF THE SERVICES, SYSTEM AND EQUIPMENT PIPER FIRE PROVIDES AND ARE UNRELATED TO THE VALUE OF CUSTOMER'S PROPERTY, ANY PROPERTY OF OTHERS LOCATED IN CUSTOMER'S PREMISES, OR ANY RISK OF LOSS ON CUSTOMER'S PREMISES. PIPER FIRE'S SERVICES, SYSTEMS AND EQUIPMENT DO NOT CAUSE AND CANNOT ELIMINATE OCCURENCES OF THE EVENTS THEY ARE INTENDED TO DETECT OR AVERT. PIPER FIRE MAKES NO GUARANTY OR WARRANTY, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, THAT THE SERVICES, SYSTEM OR EQUIPMENT SUPPLIED WILL DETECT OR AVERT SUCH EVENTS OR THE CONSEQUENCES THEREFROM. ACCORDINGLY, PIPER FIRE DOES NOT UNDERTAKE ANY RISK THAT CUSTOMER'S PERSON OR PROPERTY, OR THE PERSON OR PROPERTY OF OTHERS, MAY BE SUBJECT TO INJURY OR LOSS IF SUCH AN EVENT OCCURS. THE ALLOCATION OF SUCH RISK REMAINS WITH CUSTOMER, NOT PIPER FIRE. INSURANCE, IF ANY, COVERING SUCH RISK SHALL BE OBTAINED BY CUSTOMER. PIPER FIRE SHALL HAVE NO LIABILITY FOR LOSS, DAMAGE OR INJURY DUE DIRECTLY OR INDIRECTLY TO EVENTS, OR THE CONSEQUENCES THEREFROM, WHICH THE SYSTEM OR SERVICES ARE INTENDED TO DETECT OR AVERT. CUSTOMER SHALL LOOK EXCLUSIVELY TO ITS INSURER AND NOT TO PIPER FIRE TO PAY CUSTOMER IN THE EVENT OF ANY SUCH LOSS, DAMAGE OR INJURY. CUSTOMER RELEASES AND WAIVES FOR ITSELF AND ITS INSURER ALL SUBROGATION AND OTHER RIGHTS TO RECOVER FROM PIPER FIRE ARISING AS A RESULT OF PAYING ANY CLAIM FOR LOSS, DAMAGE OR INJURY OF CUSTOMER OR ANOTHER PERSON. IF NOTWITHSTANDING THE PROVISIONS OF THESE SECTIONS PROVIDED, PIPER FIRE IS FOUND LIABLE FOR LOSS, DAMAGE OR INJURY UNDER ANY LEGAL THEORY DUE TO A FAILURE OF THE SERVICES, SYSTEM OR EQUIPMENT IN ANY RESPECT, ITS LIABILITY SHALL BE LIMITED TO A SUM EQUAL TO 10% OF THE ANNUAL SERVICE CHARGE OR \$1,000, WHICHEVER IS GREATER, AS AGREED UPON DAMAGES AND NOT AS A PENALTY, AS CUSTOMER'S SOLE REMEDY. THIS WILL BE THE SOLE REMEDY BECAUSE IT IS IMPRACTICAL AND EXTREMELY DIFFICULT TO DETERMINE THE ACTUAL DAMAGES, IF ANY, WHICH MAY RESULT FROM PIPER FIRE'S FAILURE TO PERFORM ANY OF ITS OBLIGATIONS UNDER THIS AGREEMENT. IF CUSTOMER REQUESTS, PIPER FIRE MAY ASSUME GREATER LIABILITY BY ATTACHING A RIDER TO THIS AGREEMENT STATING THE EXTENT OF PIPER FIRE'S ADDITIONAL LIABILITY AND THE ADDITIONAL CHARGES CUSTOMER WILL PAY FOR PIPER FIRE'S ASSUMPTION OF SUCH GREATER LIABILITY. HOWEVER, SUCH ADDITIONAL CHARGES ARE NOT INSURANCE PREMIUMS AND PIPER FIRE IS NOT AN INSURER EVEN IF IT ENTERS INTO SUCH A RIDER.**

THE PROVISIONS OF THESE SECTIONS SHALL APPLY NO MATTER HOW THE LOSS, DAMAGE OR INJURY OR OTHER CONSEQUENCE OCCURS, EVEN IF DUE TO PIPER FIRE'S PERFORMANCE OR NONPERFORMANCE OF ITS OBLIGATIONS UNDER THIS AGREEMENT OR FROM NEGLIGENCE, ACTIVE OR OTHERWISE, STRICT LIABILITY, VIOLATION OF ANY APPLICABLE CONSUMER PROTECTION LAW OR ANY OTHER ALLEGED FAULT ON THE PART OF PIPER FIRE, ITS AGENTS OR EMPLOYEES. IF ANY OTHER PERSON, INCLUDING CUSTOMER'S SUBROGATION INSURER, MAKES ANY CLAIM OR FILES ANY LAWSUIT AGAINST PIPER FIRE IN ANY WAY RELATING TO THE SERVICES, SYSTEM OR EQUIPMENT THAT ARE THE SUBJECTS OF THIS AGREEMENT, THEN CUSTOMER SHALL INDEMNIFY AND HOLD PIPER FIRE HARMLESS FROM ANY AND ALL SUCH CLAIMS AND LAWSUITS INCLUDING THE PAYMENT OF ALL DAMAGES, EXPENSES, COSTS AND ATTORNEYS' FEES. THE PROVISIONS OF THESE SECTIONS SHALL APPLY TO AND BENEFIT PIPER FIRE AND ITS AGENTS, EMPLOYEES, CONTRACTORS, SUBSIDIARIES, AFFILIATES, PARENTS (BOTH DIRECT AND INDIRECT). IF THIS AGREEMENT PROVIDES FOR A DIRECT CONNECTION TO A FIRE DEPARTMENT OR OTHER ORGANIZATION, THEN THAT DEPARTMENT OR OTHER ORGANIZATION MAY ALSO INVOKE THE PROVISIONS OF THESE SECTIONS AGAINST ANY CLAIMS DUE TO ANY FAILURE OF SUCH DEPARTMENT OR ORGANIZATION. PIPER FIRE ASSUMES NO LIABILITY FOR DELAYS IN INSTALLATION OF THE EQUIPMENT OR FOR THE CONSEQUENCES THEREFROM, HOWEVER CAUSED, OR FOR INTERRUPTIONS OF SERVICE OR FOR THE CONSEQUENCES THEREFROM DUE TO STRIKES, RIOTS, FLOODS, ACTS OF GOD OR ANY CAUSES BEYOND THE CONTROL OF PIPER FIRE, AND WILL NOT BE REQUIRED TO SUPPLY SERVICE TO THE CUSTOMER WHILE INTERRUPTION OF SERVICE DUE TO ANY SUCH CAUSE SHALL CONTINUE.

**8. Dispute Resolution:** In any action arising from this agreement, the prevailing party shall be entitled to recover from the non-prevailing party, all of its attorney's fees and costs incurred in such action, including any appeal. This agreement shall be governed by and construed under the laws of the State of Florida. Venue shall lie in Pinellas County, Florida.



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

# Invoice

Date	Invoice #
3/1/2023	INV0000078034

**Bill To:**

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

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
March	Upon Receipt	00460

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,906.67	\$1,906.67
Administrative Services	1.00	\$568.50	\$568.50
Email Accounts, Admin & Maintenance	5.00	\$15.00	\$75.00
Financial & Revenue Collections	1.00	\$468.67	\$468.67
Landscape Consulting Services	1.00	\$700.00	\$700.00
Management Services	1.00	\$2,699.50	\$2,699.50
Website Compliance & Management	1.00	\$100.00	\$100.00
<div> <div>RECEIVED</div> <div>02/24/23</div> </div>	Subtotal		\$6,518.34
	Total		\$6,518.34

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

## Invoice

Date	Invoice #
3/3/2023	INV0000078131

**Bill To:**

Concord Station CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
March	Upon Receipt	04004

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$1,100.00	\$1,100.00
Personnel Reimbursement	1.00	\$9,639.63	\$9,639.63
		<b>Subtotal</b>	\$10,739.63
		<b>Total</b>	\$10,739.63

**RECEIVED**  
03/06/23

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

# Invoice

Date	Invoice #
3/14/2023	INV0000078191

**Bill To:**

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

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

[illegible]

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

# Invoice

Date	Invoice #
2/28/2023	INV0000078189

**Bill To:**

Concord Station CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
February	Upon Receipt	04004

[illegible]

RECEIVED  
03/13/23

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

## Invoice

Date	Invoice #
3/17/2023	INV0000078623

**Bill To:**

Concord Station CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
March	Upon Receipt	04004

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$9,628.73	\$9,628.73
		<b>Subtotal</b>	\$9,628.73
		<b>Total</b>	\$9,628.73

**RECEIVED**  
03/17/23



# INVOICE

Page: 1

## Please Remit Payment to:

Solitude Lake Management, LLC  
1320 Brookwood Drive  
Suite H  
Little Rock, AR 72202  
Phone #: (888) 480-5253  
Fax #: (888) 358-0088

Invoice Number: PSI-50665  
Invoice Date: 2/1/2023

Bill

To: Concord Station CDD  
Rizzetta and Company  
3434 Colwell  
Suite 200  
Tampa, FL 33614

Ship

To: Concord Station CDD  
Rizzetta and Company  
3434 Colwell  
Suite 200  
Tampa, FL 33614  
United States

Ship Via  
Ship Date 2/1/2023  
Due Date 3/3/2023  
Terms Net 30

Customer ID 5466  
P.O. Number  
P.O. Date 2/1/2023  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance February Billing 2/1/2023 - 2/28/2023 Mt-ALL (4xMonth)		1	1	2,595.00	2,595.00

Amount Subject to Sales Tax 0.00  
Amount Exempt from Sales Tax 2,595.00

RECEIVED  
02/01/23

**Subtotal:** 2,595.00  
Invoice Discount: 0.00  
Total Sales Tax: 0.00  
Payment Amount: 0.00  
**Total:** 2,595.00



# INVOICE

Page: 1

**Please Remit Payment to:**

Solitude Lake Management, LLC  
1320 Brookwood Drive  
Suite H  
Little Rock, AR 72202  
Phone #: (888) 480-5253  
Fax #: (888) 358-0088

Invoice Number: PSI-49925  
Invoice Date: 2/1/2023

Bill  
To: Concord Station CDD  
Rizzetta and Company  
3434 Colwell  
Suite 200  
Tampa, FL 33614

Ship  
To: Concord Station CDD  
Rizzetta and Company  
3434 Colwell  
Suite 200  
Tampa, FL 33614  
United States

Ship Via  
Ship Date 2/1/2023  
Due Date 3/3/2023  
Terms Net 30

Customer ID 5466  
P.O. Number  
P.O. Date 2/1/2023  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance February Billing 2/1/2023 - 2/28/2023 Lake-All		1	1	6,247.00	6,247.00

Amount Subject to Sales Tax 0.00  
Amount Exempt from Sales Tax 6,247.00

**RECEIVED**  
02/01/23

**Subtotal:** 6,247.00  
Invoice Discount: 0.00  
Total Sales Tax 0.00  
Payment Amount: 0.00  
**Total:** 6,247.00



# INVOICE

Page: 1

**Please Remit Payment to:**

Solitude Lake Management, LLC  
1320 Brookwood Drive  
Suite H  
Little Rock, AR 72202  
Phone #: (888) 480-5253  
Fax #: (888) 358-0088

Invoice Number: PSI-46182  
Invoice Date: 2/1/2023

Bill  
To: Concord Station CDD  
Rizzetta and Company  
3434 Colwell  
Suite 200  
Tampa, FL 33614

Ship  
To: Concord Station CDD  
Rizzetta and Company  
3434 Colwell  
Suite 200  
Tampa, FL 33614  
United States

Ship Via  
Ship Date 2/1/2023  
Due Date 3/3/2023  
Terms Net 30

Customer ID 5466  
P.O. Number  
P.O. Date 2/1/2023  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance February Billing 2/1/2023 - 2/28/2023 Wetland-ALL		1	1	513.00	513.00

Amount Subject to Sales Tax 0.00  
Amount Exempt from Sales Tax 513.00

RECEIVED  
02/01/23

**Subtotal:** 513.00  
Invoice Discount: 0.00  
Total Sales Tax 0.00  
Payment Amount: 0.00  
**Total:** 513.00





# INVOICE

Page: 1

**Please Remit Payment to:**

Solitude Lake Management, LLC  
1320 Brookwood Drive  
Suite H  
Little Rock, AR 72202  
Phone #: (888) 480-5253  
Fax #: (888) 358-0088

Invoice Number: PSI-54895  
Invoice Date: 3/1/2023

Bill  
To: Concord Station CDD  
Rizzetta and Company  
3434 Colwell  
Suite 200  
Tampa, FL 33614

Ship  
To: Concord Station CDD  
Rizzetta and Company  
3434 Colwell  
Suite 200  
Tampa, FL 33614  
United States

Ship Via  
Ship Date 3/1/2023  
Due Date 3/31/2023  
Terms Net 30

Customer ID 5466  
P.O. Number  
P.O. Date 3/1/2023  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance March Billing 3/1/2023 - 3/31/2023 Lake-All		1	1	6,247.00	6,247.00

Amount Subject to Sales Tax 0.00  
Amount Exempt from Sales Tax 6,247.00

**RECEIVED**  
03/01/23

**Subtotal:** 6,247.00  
Invoice Discount: 0.00  
Total Sales Tax 0.00  
Payment Amount: 0.00  
**Total:** 6,247.00



# INVOICE

Page: 1

**Please Remit Payment to:**

Solitude Lake Management, LLC  
1320 Brookwood Drive  
Suite H  
Little Rock, AR 72202  
Phone #: (888) 480-5253  
Fax #: (888) 358-0088

Invoice Number: PSI-52716  
Invoice Date: 3/1/2023

Bill

To: Concord Station CDD  
Rizzetta and Company  
3434 Colwell  
Suite 200  
Tampa, FL 33614

Ship

To: Concord Station CDD  
Rizzetta and Company  
3434 Colwell  
Suite 200  
Tampa, FL 33614  
United States

Ship Via

Ship Date 3/1/2023  
Due Date 3/31/2023  
Terms Net 30

Customer ID 5466  
P.O. Number  
P.O. Date 3/1/2023  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance March Billing 3/1/2023 - 3/31/2023 Mt-ALL (4xMonth)		1	1	2,595.00	2,595.00

Amount Subject to Sales Tax 0.00  
Amount Exempt from Sales Tax 2,595.00

**RECEIVED**  
03/01/23

**Subtotal:** 2,595.00  
Invoice Discount: 0.00  
Total Sales Tax 0.00  
Payment Amount: 0.00  
**Total:** 2,595.00



# INVOICE

Page: 1

## Please Remit Payment to:

Solitude Lake Management, LLC  
1320 Brookwood Drive  
Suite H  
Little Rock, AR 72202  
Phone #: (888) 480-5253  
Fax #: (888) 358-0088

Invoice Number: PSI-52965  
Invoice Date: 3/1/2023

Bill

To: Concord Station CDD  
Rizzetta and Company  
3434 Colwell  
Suite 200  
Tampa, FL 33614

Ship

To: Concord Station CDD  
Rizzetta and Company  
3434 Colwell  
Suite 200  
Tampa, FL 33614  
United States

Ship Via

Ship Date 3/1/2023  
Due Date 3/31/2023  
Terms Net 30

Customer ID 5466  
P.O. Number  
P.O. Date 3/1/2023  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	513.00	513.00
March Billing					
3/1/2023 - 3/31/2023					
Wetland-ALL					

Amount Subject to Sales Tax 0.00  
Amount Exempt from Sales Tax 513.00

RECEIVED  
03/01/23

**Subtotal:** 513.00  
Invoice Discount: 0.00  
Total Sales Tax 0.00  
Payment Amount: 0.00  
**Total:** 513.00



**SplashPads**  
USA

## Bill To

Date \_\_\_\_\_

**Invoice #**

3/3/2023

3184

[illegible]

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

C/O RIZZETTA & COMPANY

3434 Colwell Ave., Suite 200

Tampa, FL 33614

March 01, 2023

Client: 001004

Matter: 000001

Invoice #: 22735

Page: 1

RE: General Matters

For Professional Services Rendered Through February 15, 2023

## SERVICES

Date	Person	Description of Services	Hours	Amount
1/17/2023	JMV	REVIEW PROPOSAL FROM BDI ENGINEERING; PREPARE DRAFT AGREEMENT; DRAFT EMAIL TO S. BRLETIC; REVIEW COMMUNICATION FROM K. CLARK; REVIEW CDD FINANCIAL STATEMENTS.	1.6	\$488.00
1/17/2023	LB	FINALIZE QUARTERLY REPORT; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT RE QUARTERLY REPORT FOR PERIOD ENDED DECEMBER 31, 2023.	0.2	\$33.00
1/19/2023	MS	REVIEW CLIENT FILE FOR AGREEMENT RE: TRAFFIC CONTROL JURISDICTION; REVIEW EMAILS FROM D. COLLIER AND COUNTY ATTORNEY RE: TRAFFIC CONTROL JURISDICTION; PROCESS THE SAME TO J. VERICKER WITH UPDATE ON PROGRESS.	1.5	\$247.50
1/23/2023	JMV	REVIEW FINN OUTDOOR PROPOSAL; PREPARE DRAFT AGREEMENT; DRAFT EMAIL TO D. KRONICK AND D. WALLACE; REVIEW PRESSURE WASHING PROPOSAL; PREPARE DRAFT AGREEMENT; DRAFT EMAIL TO S. BRLETIC AND D. WALLACE.	1.6	\$488.00
1/26/2023	JMV	REVIEW COMMUNICATION FROM V. RUTITSKAYA; REVIEW CDD FINANCIAL STATEMENTS.	0.3	\$91.50
2/8/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING; TELEPHONE CALL WITH D. WALLACE.	0.8	\$244.00
2/9/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	3.9	\$1,189.50
2/15/2023	WAS	DRAFT NEW CONTRACT FOR POOL MAINTENANCE SERVICES.	2.5	\$762.50
Total Professional Services			12.4	\$3,544.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
2/15/2023	Photocopies	\$0.75
Total Disbursements		\$0.75

Total Services	\$3,544.00
Total Disbursements	\$0.75
Total Current Charges	\$3,544.75
Previous Balance	\$3,693.00
Less Payments	(\$3,693.00)
PAY THIS AMOUNT	\$3,544.75

RECEIVED  
03/01/23

Please Include Invoice Number on all Correspondence

Suncoast Pool Service

P.O. Box 224  
Elfers, FL 34680

Invoice

Date	Invoice #
2/3/2023	9009

Bill To
Concord Station CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

P.O. No.	Terms	Project
Feb 2023	Net 30	

Quantity	Description	Rate	Amount
1	Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming.  Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included.	1,950.00	1,950.00
1	Splash Pad Service	350.00	350.00

Thank you for your business.

Phone #
(727) 271-1395

RECEIVED  
02/04/23

Total \$2,300.00

Suncoast Pool Service

P.O. Box 224  
Elfers, FL 34680

Invoice

Date	Invoice #
3/3/2023	9092

Bill To
Concord Station CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

P.O. No.	Terms	Project
March 2023	Net 30	

Quantity	Description	Rate	Amount
1	Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming.  Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included.	1,950.00	1,950.00
1	Splash Pad Service	350.00	350.00

Thank you for your business.

Phone #
(727) 271-1395

RECEIVED  
03/06/23

Total \$2,300.00



---

**Tampa Bay Contracting Co LLC**  
235 Apollo Beach Blvd  
Suite 325  
Apollo Beach, FL 33572  
813-569-7769  
[Contractorsteven@Gmail.com](mailto:Contractorsteven@Gmail.com)  
[www.Tampacontracting.com](http://www.Tampacontracting.com)  
State Certified Building Contractor  
CBC1262377

**March 2, 2023**

Concord Station CDD  
Deborah Wallace  
18636 Mentmore Blvd.  
Land O' Lakes, FL 34638

**INVOICE:      March 2, 2023**

**The following work has been completed:** Repair/Restoration of poolside Pergola

All work described in the Agreement dated September 12, 2022 between **Concord Station Community Development District and Tampa Bay Contracting Co LLC.**

Final building inspection performed and approved by Pasco County Building Department on March 1, 2023

Certificate of Completion issued by Pasco County Building Department attached hereto for your records.

Contractor's Final Release and Waiver of Lien attached hereto for your records

**Amount now due:      \$25,650.00**

Sincerely,

Steven T. Anthony

Tampa Bay Contracting Co LLC

 3/2/2023

## CONTRACTOR'S FINAL RELEASE AND WAIVER OF LIEN

### Project/ Owner

Project: Concord Station Community  
Community Pool Pergola Repair.  
Address: 18636 Mentmore Blvd.  
Land O' lakes, Florida 34638

Owner: Concord Station Community Development District  
3434 Colwell Ave. Suite 200, Tampa, FL 33614

### Contractor

Name: Tampa Bay Contracting Co LLC  
Address: 235 Apollo Beach Blvd.  
Suite 325, Apollo Beach, FL 33572

Contractor Licence: CBC1262377

Contract Date: 09 / 12 /2022

### TO ALL WHOM IT MAY CONCERN:

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Contractor hereby waives, discharges, and releases any and all liens, claims, and rights to liens against the above-mentioned project, and any and all other property owned by or the title to which is in the name of the above-referenced Owner and against any and all funds of the Owner appropriated or available for the construction of said project, and any and all warrants drawn upon or issued against any such funds or monies, which the undersigned Contractor may have or may hereafter acquire or possess as a result of the furnishing of labor, materials, and/or equipment, and the performance of Work by the Contractor on or in connection with said project, whether under and pursuant to the above-mentioned contract between the Contractor and the Owner pertaining to said project or otherwise, and which said liens, claims or rights of lien may arise and exist.

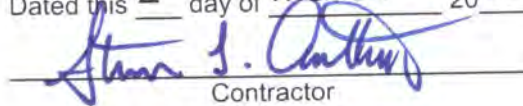
The undersigned further hereby acknowledges that the sum of  
Twenty-Five Thousand Six Hundred Fifty Dollars and 00/100

Dollars (\$25,650.00) constitutes the entire **unpaid** balance due the undersigned in connection with said project whether under said contract or otherwise and that the payment of said sum to the Contractor will constitute payment in full and will fully satisfy any and all liens, claims, and demands which the Contractor may have or assert against the Owner in connection with said contract or project.

Witness to Signature

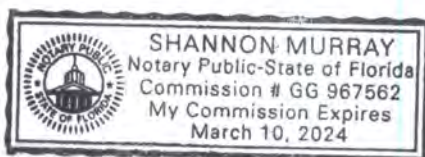


Dated this 2 day of March 2023

  
Contractor

By: Steven T. Anthony

Title: CEO



# Tampa Bay Times

tampabay.com

Times Publishing Company  
DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396  
Toll Free Phone: 1 (877) 321-7355  
Fed Tax ID 59-0482470

## ADVERTISING INVOICE

RECEIVED  
FEB 27 2023

Advertising Run Dates	Advertiser Name	
02/22/23	CONCORD STATION CDD BY: .....	
Billing Date	Sales Rep	Customer Account
02/22/2023	Deirdre Bonett	121715
Total Amount Due		Ad Number
\$107.20		0000273363

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
02/22/23	02/22/23	0000273363	Times	Legals CLS	RFP Audit Services	1	2x43 L	\$103.20
02/22/23	02/22/23	0000273363	Tampabay.com	Legals CLS	RFP Audit Services AffidavitMaterial	1	2x43 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396  
Toll Free Phone: 1 (877) 321-7355

### ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
02/22/23	CONCORD STATION CDD	
Billing Date	Sales Rep	Customer Account
02/22/2023	Deirdre Bonett	121715
Total Amount Due		Ad Number
\$107.20		0000273363

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

CONCORD STATION CDD  
C/O RIZZETTA & COMPANY  
3434 COLWELL AVE STE 200  
TAMPA, FL 33614

Times Publishing Company  
DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396

**Tampa Bay Times****Published Daily**STATE OF FLORIDA  
COUNTY OF Pasco**RECEIVED**  
FEB 27 2023

BY: .....

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: RFP Audit Services** was published in said newspaper by print in the issues of **2/22/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco County, Florida** and that the said newspaper has heretofore been continuously published in said **Pasco County, Florida** each day and has been entered as a second class mail matter at the post office in said **Pasco County, Florida** for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

DB

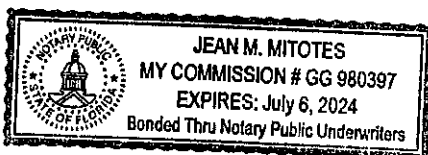
Signature Affiant

Sworn to and subscribed before me this **02/22/2023**

Signature of Notary Public

Personally known \_\_\_\_\_ **X** \_\_\_\_\_ or produced identification

Type of identification produced \_\_\_\_\_

**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Concord Station Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2023, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Pasco County, Florida and has an annual operating budget of approximately \$3,401,889.50 including debt service. The final contract will require that, among other things, the audit for Fiscal Year 2023 be completed no later than June 30, 2024.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards", as adopted by the Florida Board of Accountancy Audits and the audit(s) shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) electronic copy and (1) hard copy of their proposal to Debby Wallace, District Manager, Rizzetta & Company, 3434 Colwell Avenue Suite 200, Tampa, FL 33614, in an envelope marked on the outside "Auditing Services - Concord Station Community Development District." Proposals must be received by 12:00 PM on March 17, 2023 at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

CONCORD STATION CDD  
Debby Wallace, District Manager

Run date: 2/22/2023

0000273363

**Tampa Bay Times**

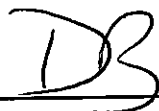
Published Daily

STATE OF FLORIDA  
COUNTY OF Pasco

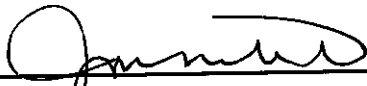
**RECEIVED**  
FEB 27 2023  
BY: ..... } ss

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Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco County, Florida** and that the said newspaper has heretofore been continuously published in said **Pasco County, Florida** each day and has been entered as a second class mail matter at the post office in said **Pasco County, Florida** for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



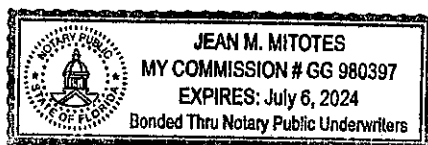
Signature Affiant

Sworn to and subscribed before me this **02/22/2023**


Signature of Notary Public

Personally known       X       or produced identification

Type of identification produced \_\_\_\_\_


**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

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CONCORD STATION CDD  
Debby Wallace, District Manager

Run date: 2/22/2023

0000273363



# INVOICE

**Customer ID:****17-45064-33006**

Customer Name:

CONCORD STATION COMMUNITY  
DEVELOPMENT DISTRICT

Service Period:

03/01/23-03/31/23

Invoice Date:

02/24/2023

Invoice Number:

0832513-1568-1

**How to Contact Us****Visit [wm.com/MyWM](http://wm.com/MyWM)**

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.

**Customer Service: (800) 255-7172****Your Payment is Due****Mar 26, 2023**

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****\$81.87**

If payment is received after  
03/26/2023: **\$ 86.87**

**Previous Balance**

81.87

+

**Payments**

(81.87)

+

**Adjustments**

0.00

+

**Current Invoice  
Charges**

81.87

=

**Total Account  
Balance Due****81.87****DETAILS OF SERVICE****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	03/01/23		1.00	81.87
<b>Total Current Charges</b>				<b>81.87</b>

**RECEIVED**  
03/01/23

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



WASTE MANAGEMENT INC. OF FLORIDA  
WM OF PASCO COUNTY  
PO BOX 42930  
PHOENIX, AZ 85080  
(800) 255-7172  
(813) 740-8408 FAX

Invoice Date	Invoice Number	Customer ID (Include with your payment)
02/24/2023	0832513-1568-1	<b>17-45064-33006</b>
Payment Terms	Total Due	Amount
Total Due by 03/26/2023	\$81.87	
If Received after 03/26/2023	\$86.87	

\*\*\* DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED \*\*\*

Your bank account will be drafted \$81.87.

1568000174506433006008325130000000818700000008187 3

10290C88

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Remit To: **WM CORPORATE SERVICES, INC.**  
**AS PAYMENT AGENT**  
**PO BOX 4648**  
**CAROL STREAM, IL 60197-4648**



WM

WM

EASY WAYS TO

Get More  
with My WM

Scan to enroll in AutoPay & Paperless Billing,  
manage your services, view your bill online,  
and see your pick up ETA, all in one place.

Scan the QR code  
to get started today!

Visit [wm.com/MyWM](http://wm.com/MyWM)



☐ **Check Here to Change Contact Info**

List your new billing information below. For a change of service address, please contact **WM**.

Address 1	
Address 2	
City	
State	
Zip	
Email	
Date Valid	

☐ **Check Here**

If I enroll in Automatic Payment, I agree to WM deducting money from my account on my bill due date. I understand that WM could take 1-2 billing cycles to complete payment until payment is received. I agree to this payment method.

Email	
Date	
Bank Account Holder Signature	

**NOTICE:** By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In 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.

Please send all bankruptcy correspondence to [RMCbankruptcy@wm.com](mailto:RMCbankruptcy@wm.com) or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)

## **Tab 12**



14 April, 2023

Concord Station CDD Board,

My name is Jessica LaBarbera. My address is 18520 Snowdonia Dr., and I have been a resident of Concord Station since 2012. The purpose of this letter is to advise you of my intent to run for a seat on the Concord Station Community Development District Board.

As a longtime resident of Concord Station, I have a vested interest in the continuous growth and development of our community. I believe that Concord Station is truly the ideal place for anyone to live, as the people who reside in this community are exceptional. However, I believe there are many areas of opportunity for improvement, and I believe I am the ideal person to help with said improvements.

I bring a strong background in leadership, operations, as well as banking. I have been employed by TCM Bank, NA since 2008. My current role within the organization is an Underwriter III, where I underwrite credit card applications for both consumer and business accounts. I also manage a team of 8 and specialize in conflict resolution. On May 5<sup>th</sup>, 2023, I will be graduating from Hillsborough Community College with my A.A. in Business Management and a 4.0 GPA.

While I don't have experience serving on a Board, I do have experience servicing the community. The organization I am employed with is a community bank, and therefore we are very active in the community. I partner with, and serve, several local charity organizations such as Meals on Wheels, Habitat for Humanity, and Joshua House, to name a few. My strong roots in community activism are what drive me to want to be a part of our community Board. There would be no greater honor than to serve my own community, the community in which I am raising my children.

I have a strong passion for people, and a desire to get things accomplished. I believe the voices in our community deserve to be heard and the decisions made by the Board should reflect those voices. I believe there should be total transparency between the Board, Management Company, and residents within the community. With these values in mind, I would like to formally notify you that I am declaring my candidacy for a position on the Board. I appreciate your time and attention to this matter.

Respectfully,

Jessica LaBarbera  
18520 Snowdonia Dr.  
Land O Lakes, FL 34638  
813-464-4443

# Blank Tab

**From:** [angel@flbedbugexperts.com](mailto:angel@flbedbugexperts.com) <[angel@flbedbugexperts.com](mailto:angel@flbedbugexperts.com)>

**Sent:** Saturday, April 15, 2023 3:06 PM

**To:** Debby Bayne-Wallace <[dbwallace@rizzetta.com](mailto:dbwallace@rizzetta.com)>

**Cc:** [christenmalley@gmail.com](mailto:christenmalley@gmail.com); Vimalpersad <[vimalpersad@gmail.com](mailto:vimalpersad@gmail.com)>; Jlabarbera2000 <[jlabarbera2000@gmail.com](mailto:jlabarbera2000@gmail.com)>

**Subject:** [EXTERNAL]Fwd: Declaration of Candidacy for Board membership of Concord Station CDD Board

**Importance:** High

Good afternoon Debby,

I Hope your day is going well despite last night's eventful meeting. I am reaching out to you to officially declare my intention of candidacy for the CDD Board.

My family and I have been residents of Concord Station since 2016 and we love it here. It is a wonderful community to raise our children (Reid, 8 yrs. and Alexandra 7yrs.) in.

My wife, Christene, and I own and operate a successful pest control company. I am confident, with my background, if given the opportunity, I could help inform our residents and communicate with them to make sure that their voices are heard and decisions are made together as a community.

Furthermore, I would like to move forward in a positive and respectful manner. I am very sorry that you are having to personally endure all of the negativity. I understand we are all human and make mistakes, things slip through the cracks, and so on. I am ready to salvage this relationship and take on the responsibility needed to help put the right people in place that have the time to dedicate to our community. We are in for a tough challenge correcting the course, but, I am sure we can do it together. I will need your assistance to make this happen. Please let me know of any further instructions I need to take in order to ensure an easy transition.

Sincerely,

Angel L. Rivera

18302 Holland House Loop

Land O' Lakes, FL 34638

813.770.5414

## **Tab 13**

**RESOLUTION 2023-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CONCORD  
STATION COMMUNITY DEVELOPMENT DISTRICT DESIGNATING  
THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN  
EFFECTIVE DATE**

WHEREAS, The Concord Station Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS  
OF CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. \_\_\_\_\_ is appointed Chairman.

Section 2. \_\_\_\_\_ is appointed Vice Chairman.

Section 3. \_\_\_\_\_ is appointed Assistant Secretary.  
\_\_\_\_\_ is appointed Assistant Secretary.  
\_\_\_\_\_ is appointed Assistant Secretary.  
Debby Wallace is appointed Assistant Secretary.  
Matthew Huber is appointed Assistant Secretary.

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

**PASSED AND ADOPTED THIS 11<sup>th</sup> DAY OF MAY 2023.**

**CONCORD STATION COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**CHAIRMAN/VICE CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY/ASST. SECRETARY**

## **Tab 14**



Concord Station CDD  
Monument Lighting Evaluation  
3/29/2023

Neighborhood	Cross Streets	Lighting	Results
Enclave	Mentmore Blvd. & Alexandria Lee Ct.	(1) LED light	functioning
Drexel	Manassas & Donnington Castle Ln.	(1) metal halide light	functioning
Drexel	Mentmore Blvd. & Chislehurst Dr.	(2) metal halide lights	1 broken & needs replacement; 1 functioning
Concord Station (East)	Mentmore Blvd. & Sunlake Blvd.	(1) LED light	functioning
Concord Station (West)	Mentmore Blvd. & Sunlake Blvd.	(1) LED light	functioning
The Retreat	Sunlake Blvd. & Umberland Place	(2) LED lights	functioning during day; replaced photo sensor;
Waterford	Shrewberry Pl. & Lake Patience Rd.	(1) LED light	functioning; replaced photo sensor
The Manors	Sunlake Blvd. & Umberland Place	(2) LED lights	functioning
Wellington	Mentmore Blvd. & Buckinghamshire Dr.	(2) metal halide lights	1 broken & needs replacement; 1 functioning;
Wellington	Mentmore Blvd. & Tuckerton Dr.	(2) metal halide lights	1 broken & needs replacement; 1 functioning
Trilby	Mentmore Blvd. & Trinity College Blvd.	(2) metal halide lights	1 broken & needs replacement; 1 functioning; broken conduit wires exposed at panel
Longwood	Mentmore Blvd. & Snowdonia Dr.	(2) metal halide lights	functioning
Longwood	Mentmore Blvd. & Dunstable Dr.	(2) metal halide lights	no light bulbs

Total count metal halide lights: 13

Total count metal halide lights that are not currently functioning: 6

Estimated time to replace per light & post: 2 - 3 hours

Estimated cost per light & post and associated materials: \$300

Cost per trip: \$160

Broken conduit replacement: 2 - 3 hours



CONTRACTOR:	
PROJECT:	DATE:
PREPARED BY:	MODEL#:

## DESCRIPTION



### CHRG SERIES

Electrify your flood application with the versatile field adjustable wattage/color selectable CHRG floods. With this knuckle/yoke flood going up to 80 watts as well as the option to field adjust wattage, color temp and a photocell you can charge into any job knowing you have what you need with the CHRG series.



## FEATURES & SPECIFICATIONS

### Application

Landscape, commercial area.

### Construction

Die Cast Aluminum

### Optics

Clear Tempered Glass

### Dimming

0-10v = 0-100%

### Operating Temperatures

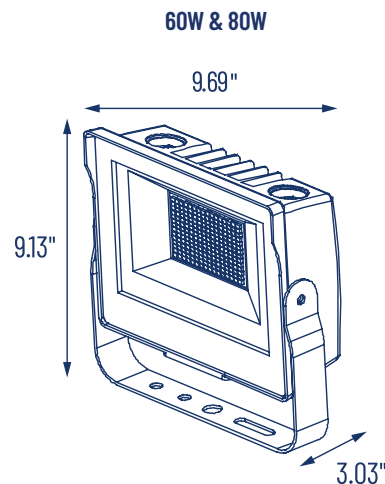
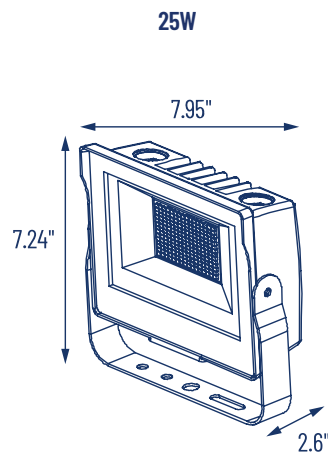
-22°F to 113°F

### Warranty:

5-year limited warranty.

## LINE DRAWINGS

### Yoke mount



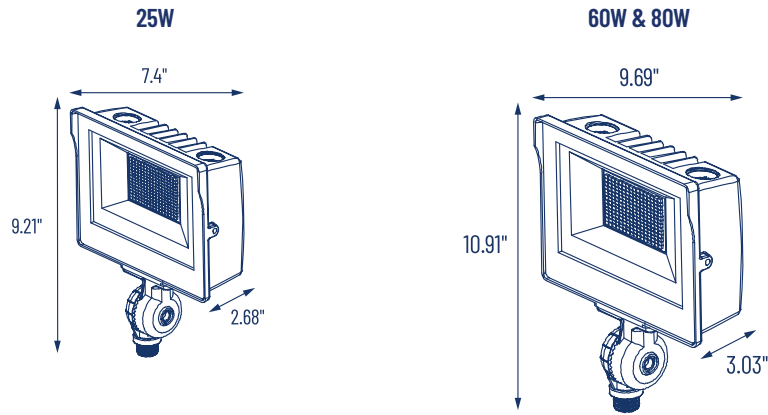




CONTRACTOR:	
PROJECT:	DATE:
PREPARED BY:	MODEL#:

## LINE DRAWINGS

### Knuckle mount



## LIGHTING SPECIFICATIONS

SERIES	3K		4K		5K		VOLTAGE	CRI
	LUMENS	LPW	LUMENS	LPW	LUMENS	LPW		
CHRG25 WSCSBZ	3375 LM	135 LPW	3625 LM	145 LPW	3500 LM	140 LPW	AC120-277	>80
CHRG25 WSCSBZK	3375 LM	135 LPW	3625 LM	145 LPW	3500 LM	140 LPW	AC120-277	>80
CHRG60 WSCSBZ	7800 LM	130 LPW	8700 LM	145 LPW	8400 LM	140 LPW	AC120-277	>80
CHRG60 WSCSBZK	7800 LM	130 LPW	8700 LM	145 LPW	8400 LM	140 LPW	AC120-277	>80
CHRG80 WSCSBZ	10400 LM	130 LPW	11600 LM	145 LPW	11200 LM	140 LPW	AC120-277	>80
CHRG80 WSCSBZK	10400 LM	130 LPW	11600 LM	145 LPW	11200 LM	140 LPW	AC120-277	>80

## DRIVER SPECIFICATIONS

### ELECTRICAL SPECIFICATIONS

Nominal W	25W	60W	80W
<b>Input</b>			
Input Voltage (VAC)	120V-277V (+/- 10%)	120V-277V (+/- 10%)	120V-277V (+/- 10%)
Frequency Range (Hz)	50-60 Hz (+/- 5%)	50-60 Hz (+/- 5%)	50-60 Hz (+/- 5%)
Power Factor @ Full Load	>0.9	>0.9	>0.9



CONTRACTOR:	
PROJECT:	DATE:
PREPARED BY:	MODEL#:

## ORDERING INFORMATION

Example: CHRG25WSCSBZ

SERIES	SIZE	WATTAGE	COLOR TEMP	BODY COLOR	MOUNTING
CHRG	[25]: 25w,15w,10w	[WS]: Wattage Selectable	[CS]: Color Selectable	[BZ]: Bronze	[Blank]: Yoke
	[60]: 60w,50w,30w				[K]: Knuckle
	[80]: 80w,60w,40w				

### Mounting Options

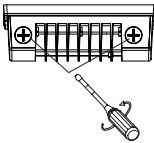
Product	1/2" Knuckle	Yoke Mount
CHRG25	✓	✓
CHRG60	✓	✓
CHRG80	✓	✓

## FUNCTION ADJUSTMENT

Step 1: Open the metal plug and plastic plug counterclockwise with a screwdriver. (figure 1.3), then slide the switch up and down to adjust the power controller, CCT controller or photocell controller in your demand. (figure 1.4)

Step 2: After adjusting the required control function (figure 1.3), tighten the metal plug and the plastic plug clockwise (figure 1.4).

Figure 1.3



Power Controller



Color Temperature Controller



Color & Power Controller

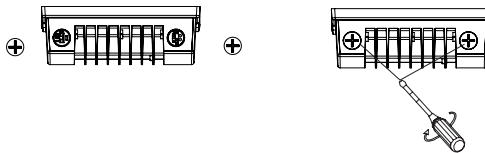


Photocell, Color Temp. Integrated Controller



Photocell Controller

Figure 1.4



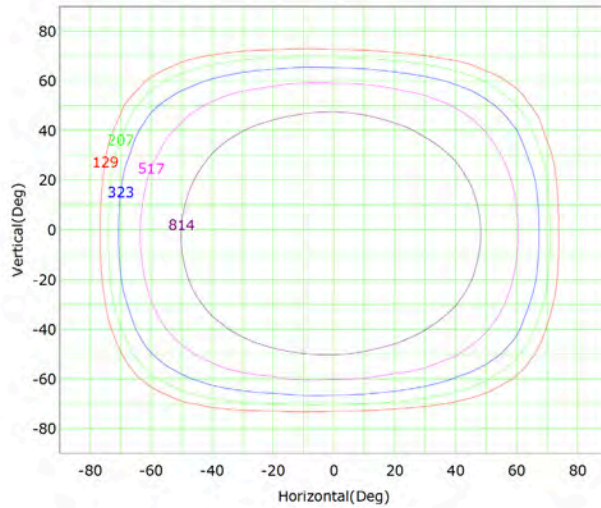


CONTRACTOR:	
PROJECT:	DATE:
PREPARED BY:	MODEL#:

## PHOTOMETRIC REPORTS

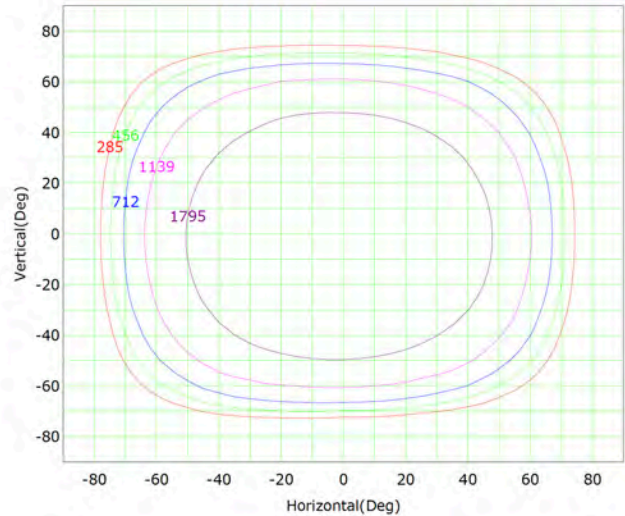
25W

### Isocandela (rectangle)



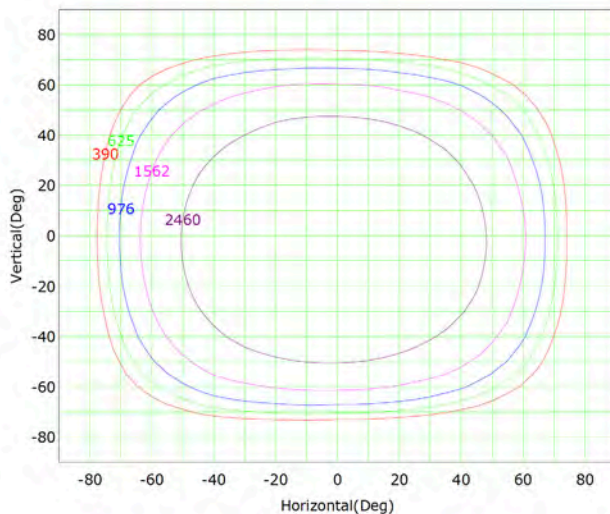
60W

### Isocandela (rectangle)



80W

### Isocandela (rectangle)



## **Tab 15**

**From:** Steven Anthony <[contractorsteven@gmail.com](mailto:contractorsteven@gmail.com)>

**Sent:** Friday, April 14, 2023 10:35 AM

**To:** Debby Bayne-Wallace <[dbwallace@rizzetta.com](mailto:dbwallace@rizzetta.com)>; Stephen Brletic <[sbrletic@bdiengineers.com](mailto:sbrletic@bdiengineers.com)>; Jerry Whited <[jwhited@bdiengineers.com](mailto:jwhited@bdiengineers.com)>; Diana Kronick <[DKronick@rizzetta.com](mailto:DKronick@rizzetta.com)>; Michael Speidel <[MSpeidel@rizzetta.com](mailto:MSpeidel@rizzetta.com)>

**Subject:** [EXTERNAL]Completion of Column caps @ Pool Pergola

Good Morning, The work finishing the column caps is complete as of yesterday.

Invoice attached for processing.

Thank you,

Steven T. Anthony

Tampa Bay Contracting Co., LLC.













**WARNING**  
NO LIFEGUARD  
ON DUTY  
DANGER OF INJURY  
AT ALL TIMES

## **Tab 16**



Gary Bradford  
Pasco County Commissioner  
District 4  
Board of County Commissioner's Office  
8731 Citizens Drive  
New Port Richey, FL 34654  
[gbradford@mypasco.net](mailto:gbradford@mypasco.net)

Subject: Traffic congestion on Mentmore Boulevard

Dear Mr. Bradford,

In an effort to protect our children who attend Sunlake High School, Rushe Middle School and Imagine Elementary school and to insure and promote vehicle safety, reducing congestion, we are proposing an additional roadway be constructed adjacent to Mentmore Boulevard from approximately Buckinghamshire East to the nearest entrance of Rusche Middle School which is approximately 575 feet.

It appears that there is more than ample room for this project as there is a turning lane started but no roadway attached. With all the above mentioned schools closing this spring, it would be an ideal time to start and complete construction before the start of the August, 2023 school year.

Many accidents with injuries have occurred at this location due to traffic and school children congestion.

We would appreciate your immediate attention and response to this very important proposal. We would be more that happy to meet with you to discuss the possibilities.

Sincerely yours,

Concord Station CDD

CC: Andrew Gray  
E1 FDOT 07 Traffic Safety  
813/975-6124  
[andrewgray@dot.state.fl.us](mailto:andrewgray@dot.state.fl.us)



## **Tab 17**

**Concord Station  
Law Enforcement Budget  
Fiscal Year 2023-2024**

**Personal Services:**

<i>Salary:</i>	<i>Rates</i>	<i># Hours</i>	<i>Line Item Total</i>	<i>Category Total</i>
Base Salary (Grade C01)	31.92	2,210.00	70,548	
Stipend	0.00		0	
OT as a % of Base Salary	0%		0	
<b>Total Salary:</b>			<b>70,548</b>	
<i>Benefits:</i>	<i>Rates</i>	<i># Hours</i>		
Holiday Pay	31.92	102.00	3,256	
FICA	7.65%		5,646	
Retirement	29.60%		21,846	
Group Health/Life Insurance	10,500.00		<u>10,500</u>	
<b>Total Benefits:</b>			<b>41,248</b>	

<b>Total Personal Services:</b>	<b>111,796</b>
---------------------------------	----------------

**Operating Expenses:**

Office Supply/furniture Estimate	0
Communication (cell/air card)	1,020
Software Maintenance	330
Vehicle Equipment incl. extra keys/remotes	0
Vehicle printer/inverter	0
Vehicle Expenses Estimate (gas/repairs/maint)	3,710
Radio Maintenance Estimate	180
Hiring Costs - Psyc/Poly/Drug/Credit	525
Vehicle Insurance	775
Professional Liability Insurance	1,165
Uniform and Equip replacement	500
Ammo Estimate	1,320
Sig/Shotgun/Carbine w/accessories	422
Axon License/Maintenance - BWC & Taser w/battery pack, cartridges, w	3,100
Laptop	385
Mobile Radio for Vehicle	741
Hand Held Radio/Enhanced Charger/Battery	673

<b>Total Operating Expenses:</b>	<b>14,846</b>
----------------------------------	---------------

**Capital:**

Patrol vehicle (\$32,801 less residual value of \$2,000/5 years) Year 4	6,160
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<b>Total Capital:</b>	<b>6,160</b>
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<b>Total Estimate Sheriff's Office Costs - CONTRACT TOTAL</b>	<b>132,802</b>
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## **Tab 18**

## RESOLUTION 2023-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2023/2024; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Concord Station Community Development District (“**District**”) prior to June 15, 2023 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Proposed Budget**”); and

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit “A”** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: July 13, 2023

HOOR: 10:00 a.m.

LOCATION: The Concord Station Clubhouse  
18636 Mentmore Blvd.  
Land O’ Lakes, FL 34638

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED ON MAY 11, 2023.**

Attest:

**Concord Station Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: Proposed Budget for Fiscal Year 2023/2024**





Rizzetta & Company

# **Concord Station Community Development District**

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

## **Proposed Budget for Fiscal Year 2023-2024**

## Table of Contents

	<u>Page</u>
<b>General Fund Budget for Fiscal Year 2023/2024</b>	<b>1</b>
<b>Reserve Fund Budget for Fiscal Year 2023/2024</b>	<b>4</b>
<b>Debt Service Fund Budget for Fiscal Year 2023/2024</b>	<b>5</b>
<b>Assessments Charts for Fiscal Year 2023/2024</b>	<b>6</b>
<b>General Fund Budget Account Category Descriptions</b>	<b>8</b>
<b>Reserve Fund Budget Account Category Descriptions</b>	<b>12</b>
<b>Debt Service Fund Budget Account Category Descriptions</b>	<b>13</b>



Rizzetta & Company

**Proposed Budget**  
**Concord Station Community Development District**  
**General Fund**  
**Fiscal Year 2023/2024**

Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
<b>REVENUES</b>							
Special Assessments							
Tax Roll*	\$ 1,553,178	\$ 1,553,178	\$ 1,547,240	\$ 5,938	\$ 1,790,961	\$ 243,721	
Other Miscellaneous Revenues							
Clubhouse Revenues	\$ 7,066	\$ 14,132	\$ -	\$ 14,132	\$ -	\$ -	
Fees for Fence Project	\$ 750	\$ 1,500	\$ -	\$ 1,500	\$ -	\$ -	
Access Revenue	\$ 2,439	\$ 4,878	\$ -	\$ 4,878	\$ -	\$ -	
Interest Earnings		\$ -	\$ -	\$ -		\$ -	
Interest Earnings	\$ 10,148	\$ 20,296	\$ -	\$ 20,296	\$ -	\$ -	
<b>TOTAL REVENUES</b>	<b>\$ 1,573,581</b>	<b>\$ 1,593,984</b>	<b>\$ 1,547,240</b>	<b>\$ 46,744</b>	<b>\$ 1,790,961</b>	<b>\$ 243,721</b>	
<b>EXPENDITURES - ADMINISTRATIVE</b>							
Legislative							
Supervisor Fees	\$ 4,800	\$ 12,000	\$ 13,000	\$ 1,000	\$ 13,000	\$ -	
Financial & Administrative							
Administrative Services	\$ 3,411	\$ 6,822	\$ 6,822	\$ -	\$ 7,164	\$ 342	
District Management	\$ 16,285	\$ 32,394	\$ 32,394	\$ -	\$ 34,014	\$ 1,620	
District Engineer	\$ 12,783	\$ 25,566	\$ 30,000	\$ 4,434	\$ 30,000	\$ -	Projected based on current f/y capital improvements
Disclosure Report	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
Trustees Fees	\$ 4,939	\$ 6,000	\$ 6,000	\$ -	\$ 6,000	\$ -	
Assessment Roll	\$ 5,624	\$ 5,624	\$ 5,624	\$ -	\$ 5,906	\$ 282	
Financial & Revenue Collections	\$ 2,812	\$ 5,624	\$ 5,624	\$ -	\$ 5,906	\$ 282	
Accounting Services	\$ 11,440	\$ 22,880	\$ 22,880	\$ -	\$ 24,024	\$ 1,144	
Auditing Services	\$ -	\$ 4,000	\$ 4,000	\$ -	\$ 5,000	\$ 1,000	Contract with McDermit Davis
Arbitrage Rebate Calculation	\$ -	\$ 500	\$ 500	\$ -	\$ 500	\$ -	
Miscellaneous Mailings	\$ -	\$ 500	\$ 500	\$ -	\$ 2,500	\$ 2,000	
Public Officials Liability Insurance	\$ 2,824	\$ 3,152	\$ 3,152	\$ -	\$ 3,700	\$ 548	Egis estimate
Bank Fees	\$ 356	\$ 712	\$ 550	\$ (162)	\$ 800	\$ 250	
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	
Legal Advertising	\$ 446	\$ 900	\$ 800	\$ (100)	\$ 1,000	\$ 200	
Tax Collector /Property Appraiser Fees	\$ -	\$ 150	\$ 150	\$ -	\$ 150	\$ -	
ADA Website Compliance	\$ 1,515	\$ 1,515	\$ 3,500	\$ 1,985	\$ 3,500	\$ -	
Website Fees & Maintenance	\$ 1,050	\$ 2,100	\$ 2,600	\$ 500	\$ 2,600	\$ -	
Legal Counsel							
District Counsel	\$ 14,325	\$ 28,650	\$ 22,500	\$ (6,150)	\$ 30,000	\$ 7,500	
<b>Administrative Subtotal</b>	<b>\$ 87,785</b>	<b>\$ 164,264</b>	<b>\$ 165,771</b>	<b>\$ 1,507</b>	<b>\$ 180,939</b>	<b>\$ 15,168</b>	
<b>EXPENDITURES - FIELD OPERATIONS</b>							
Law Enforcement							
Deputy	\$ 59,008	\$ 118,016	\$ 118,015	\$ (1)	\$ 132,802	\$ 14,787	As per FY23/24 proposal.

**Proposed Budget**  
**Concord Station Community Development District**  
**General Fund**  
**Fiscal Year 2023/2024**

Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
Electric Utility Services							
Utility Services	\$ 6,590	\$ 13,180	\$ 12,000	\$ (1,180)	\$ 14,000	\$ 2,000	
Street Lights	\$ 52,712	\$ 105,424	\$ 89,300	\$ (16,124)	\$ 106,000	\$ 16,700	
Utility - Recreation Facilities	\$ 12,634	\$ 25,268	\$ 27,000	\$ 1,732	\$ 27,000	\$ -	
Garbage/Solid Waste Control Services							
Garbage - Recreation Facility	\$ 520	\$ 1,040	\$ 650	\$ (390)	\$ 1,040	\$ 390	
Solid Waste Assessment	\$ -	\$ 850	\$ 850	\$ -	\$ 850	\$ -	
Water-Sewer Combination Services				\$ -			
Utility Services- Recreation Facilities	\$ 3,577	\$ 7,154	\$ 12,000	\$ 4,846	\$ 7,500	\$ (4,500)	
Stormwater Control							
Stormwater Assessment	\$ 1,852	\$ 1,852	\$ 2,207	\$ 355	\$ 2,000	\$ (207)	
Aquatic Maintenance	\$ 37,482	\$ 74,964	\$ 80,212	\$ 5,248	\$ 80,212	\$ -	Solitude \$6247/mos = \$74,964 + 7%
Fountain Service Repairs & Maintenance	\$ 750	\$ 1,500	\$ 4,500	\$ 3,000	\$ 4,500	\$ -	No cap improvements anticipated, just maintenance.
Lake/Pond Bank Maintenance	\$ -	\$ 5,000	\$ 15,000	\$ 10,000	\$ 15,000	\$ -	Pond bank repairs
Wetland Monitoring & Maintenance	\$ 18,648	\$ 40,775	\$ 43,630	\$ 2,855	\$ 43,630	\$ -	Solitude \$2595/mos + \$3479 ann + \$513/mos + 7%
Aquatic Plant Replacement	\$ -	\$ 10,000	\$ 10,000	\$ -	\$ 10,000	\$ -	
Stormwater System Maintenance	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
Aquatic Pest Control	\$ -	\$ 3,000	\$ 7,000	\$ 4,000	\$ 7,000	\$ -	Midge fly treatments
Wetland Invasive Areas Maintenance	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	Wetland Buffer Maintenance
Other Physical Environment							
General Liability Insurance	\$ 3,158	\$ 3,158	\$ 3,526	\$ 368	\$ 3,700	\$ 174	Per EGIS estimate
Property Insurance	\$ 18,888	\$ 18,888	\$ 19,326	\$ 438	\$ 28,332	\$ 9,006	Per EGIS estimate
Rust Prevention	\$ 5,525	\$ 13,020	\$ 15,000	\$ 1,980	\$ 15,000	\$ -	Suncoast Rust Control \$1085/monthly + add'l areas
Entry & Walls Maintenance	\$ 345	\$ 10,000	\$ 10,000	\$ -	\$ 10,000	\$ -	Entry signs/landscape lighting
Landscape- General Maintenance	\$ 142,650	\$ 250,000	\$ 252,000	\$ 2,000	\$ 276,000	\$ 24,000	Greenview \$20,900k /mos x 12=\$250,800 +10%
Landscape- Fertilization	\$ 12,700	\$ 25,400	\$ 31,900	\$ 6,500	\$ 35,200	\$ 3,300	Add 10%
Landscape- Pest Control	\$ -	\$ 5,000	\$ 10,000	\$ 5,000	\$ 10,000	\$ -	
Landscape- OTC Injections	\$ -	\$ 5,000	\$ 9,760	\$ 4,760	\$ 9,760	\$ -	
Landscape- Mulch	\$ 24,750	\$ 32,000	\$ 32,000	\$ -	\$ 32,000	\$ -	
Landscape - Annuals	\$ -	\$ -	\$ -	\$ -	\$ 8,500	\$ 8,500	\$1920/qtr as per Greenview proposal + 10%
Holiday Decorations	\$ 8,900	\$ 17,800	\$ 18,000	\$ 200	\$ 20,000	\$ 2,000	
Irrigation Repairs	\$ 3,447	\$ 6,894	\$ 5,000	\$ (1,894)	\$ 10,000	\$ 5,000	
Well Maintenance	\$ -	\$ 500	\$ 500	\$ -	\$ 500	\$ -	
Landscape Replacement Plants, Shrubs, Trees	\$ 686	\$ 1,372	\$ 15,000	\$ 13,628	\$ 15,000	\$ -	
Landscape Inspection Services	\$ 4,200	\$ 8,400	\$ 8,400	\$ -	\$ 10,200	\$ 1,800	
Fire Ant Treatment	\$ -	\$ 2,000	\$ 6,000	\$ 4,000	\$ 6,000	\$ -	
Road & Street Facilities							
Roadway/Sidewalk Repair & Maintenance	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ 5,000	\$ 4,000	Vehicle Use Areas - clubhouse and common areas
Parks & Recreation							
Employee Salaries	\$ 121,753	\$ 243,506	\$ 248,818	\$ 5,312	\$ 271,921	\$ 23,103	4 - 40hr Full Time, 1 -25 hr Part Time
Management Contract	\$ 6,714	\$ 13,200	\$ 13,200	\$ -	\$ 14,700	\$ 1,500	
Operations Maintenance & Repair	\$ 13,870	\$ 27,740	\$ 15,000	\$ (12,740)	\$ 27,000	\$ 12,000	
Gate Maintenance & Repairs	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ -	Pool/Amenity Gates
Computer Support, Maintenance & Repair	\$ -	\$ 2,000	\$ 2,000	\$ -	\$ 2,000	\$ -	
Fitness Equipment Maintenance & Repairs	\$ 560	\$ 1,120	\$ 2,000	\$ 880	\$ 2,000	\$ -	Qtly Fitness Maintenance \$165x4 = \$660 + repairs
Clubhouse - Facility Janitorial Service	\$ 4,800	\$ 9,600	\$ 9,600	\$ -	\$ 9,600	\$ -	City Wide \$800/month

**Proposed Budget**  
**Concord Station Community Development District**  
**General Fund**  
**Fiscal Year 2023/2024**

Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
Clubhouse - Facility Janitorial Supplies	\$ 4,061	\$ 8,122	\$ 10,000	\$ 1,878	\$ 10,000	\$ -	Clean Sweep Supply Co.
Pool Service Contract	\$ 12,900	\$ 25,800	\$ 24,000	\$ (1,800)	\$ 27,600	\$ 3,600	\$350/month (splashpad) + \$1950/month (pool)
Security System Monitoring & Maintenance	\$ 850	\$ 1,700	\$ 6,000	\$ 4,300	\$ 3,000	\$ (3,000)	ADT monthly plus maintenance.
Facility A/C & Heating Maintenance & Repair	\$ -	\$ 3,000	\$ 5,000	\$ 2,000	\$ 5,000	\$ -	
Clubhouse Landscape Maintenance	\$ 8,140	\$ 14,190	\$ 13,200	\$ (990)	\$ 16,000	\$ 2,800	Greenview - \$1210/month + 10%
Furniture Repair/Replacement	\$ 475	\$ 2,500	\$ 10,000	\$ 7,500	\$ 7,000	\$ (3,000)	Indoor and Outdoor Furniture
Pool Permits	\$ -	\$ 425	\$ 425	\$ -	\$ 425	\$ -	Pool \$280 + Splash Pad \$145
Playground Equipment and Maintenance	\$ 1,272	\$ 2,544	\$ 2,500	\$ (44)	\$ 2,500	\$ -	Includes annual inspections.
Vehicle Maintenance	\$ 289	\$ 578	\$ 750	\$ 172	\$ 750	\$ -	
Telephone, Fax, Internet	\$ 4,484	\$ 8,968	\$ 7,400	\$ (1,568)	\$ 9,000	\$ 1,600	
Athletic/Park Court/Field Repairs	\$ 20	\$ 2,000	\$ 6,500	\$ 4,500	\$ 2,500	\$ (4,000)	
Pool/Water Park/Fountain Maintenance	\$ 1,246	\$ 2,492	\$ 3,000	\$ 508	\$ 3,000	\$ -	
Pest Control & Termite Bond	\$ 301	\$ 1,300	\$ 1,300	\$ -	\$ 1,300	\$ -	
Office Supplies	\$ 3,434	\$ 4,500	\$ 3,500	\$ (1,000)	\$ 3,500	\$ -	
Wildlife Management Services	\$ -		\$ 2,500	\$ 2,500	\$ 2,500	\$ -	Swine Solutions
Dog Waste Station Supplies	\$ 5,447	\$ 5,447	\$ 6,000	\$ 553	\$ 6,000	\$ -	\$5447 plus additional bags.
Special Events							
Clubhouse- Special Events	\$ 16,490	\$ 25,000	\$ 18,000	\$ (7,000)	\$ 25,000	\$ 7,000	
Contingency							
Miscellaneous Contingency	\$ 40,851	\$ 81,702	\$ 50,000	\$ (31,702)	\$ 50,000	\$ -	Unanticipated increases/Incidentals
Capital Outlay	\$ 122,360	\$ 320,000	\$ 50,000	\$ (270,000)	\$ 150,000	\$ 100,000	List below plus + \$20k
<b>Field Operations Subtotal</b>	<b>\$ 789,339</b>	<b>\$ 1,626,889</b>	<b>\$ 1,381,469</b>	<b>\$ (245,420)</b>	<b>\$ 1,610,022</b>	<b>\$ 228,553</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 877,124</b>	<b>\$ 1,791,153</b>	<b>\$ 1,547,240</b>	<b>\$ (243,913)</b>	<b>\$ 1,790,961</b>	<b>\$ 243,721</b>	
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ 696,457</b>	<b>\$ (126,514)</b>	<b>\$ -</b>	<b>\$ (126,514)</b>	<b>\$ -</b>	<b>\$ -</b>	

**Capital Outlay FY23/24: \$130k**

Tennis Court Lights - \$35k

Outdoor Fitness Equipment - \$25k

Painting Clubhouse - \$30k

Redecorating Clubhouse - \$5k

Basketball Court Geotech and Resurfacing - \$35k

**Proposed Budget**  
**Concord Station Community Development District**  
**Reserve Fund**  
**Fiscal Year 2023/2024**

Chart of Accounts Classification	Annual Budget for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023
<b>REVENUES</b>			
Special Assessments			
Tax Roll	\$ 20,000	\$ 50,000	\$ 30,000
<b>TOTAL REVENUES</b>	<b>\$ 20,000</b>	<b>\$ 50,000</b>	<b>\$ 30,000</b>
<b>EXPENDITURES</b>			
Contingency			
Capital Reserves	\$ 20,000	\$ 50,000	\$ 30,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 20,000</b>	<b>\$ 50,000</b>	<b>\$ 30,000</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**Concord Station Community Development District**  
**Debt Service**  
**Fiscal Year 2023/2024**

<b>Chart of Accounts Classification</b>	<b>Series 2016</b>	<b>Budget for 2023/2024</b>
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments <sup>(1)</sup>	\$1,834,649.50	\$1,834,649.50
<b>TOTAL REVENUES</b>	<b>\$1,834,649.50</b>	<b>\$1,834,649.50</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Financial & Administrative		
Debt Service Obligation	\$1,834,649.50	\$1,834,649.50
<b>Administrative Subtotal</b>	<b>\$1,834,649.50</b>	<b>\$1,834,649.50</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,834,649.50</b>	<b>\$1,834,649.50</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>

Pasco County Collection Costs (2%) and Early Payment Discounts (4%): 6.0%

**Gross assessments** **\$1,950,095.13**

**Notes:**

Tax Roll Collection Costs and Early Payment Discounts are 6% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

<sup>(1)</sup> Maximum Annual Debt Service less any Prepaid Assessments Received.

**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE**

2023/2024 O&M Budget		\$1,840,961.00
Pasco County Collection Costs @	2%	\$39,169.38
Early Payment Discount @	4%	\$78,338.77
2023/2024 Total		<u>\$1,958,469.15</u>

2022/2023 O&M Budget	\$1,567,240.00
2023/2024 O&M Budget	\$1,840,961.00

Total Difference	<u><u>\$273,721.00</u></u>
------------------	----------------------------

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Debt Service - Single Family 40'	\$1,129.65	\$1,129.65	\$0.00	0.00%
Operations/Maintenance - Single Family 40'	\$1,099.79	\$1,291.87	\$192.08	17.47%
<b>Total</b>	<b>\$2,229.44</b>	<b>\$2,421.52</b>	<b>\$192.08</b>	<b>8.62%</b>
Debt Service - Single Family 50'	\$1,286.97	\$1,286.97	\$0.00	0.00%
Operations/Maintenance - Single Family 50'	\$1,099.79	\$1,291.87	\$192.08	17.47%
<b>Total</b>	<b>\$2,386.76</b>	<b>\$2,578.84</b>	<b>\$192.08</b>	<b>8.05%</b>
Debt Service - Single Family 50' Prepaid	\$501.23	\$501.23	\$0.00	0.00%
Operations/Maintenance - Single Family 50' Prepaid	\$1,099.79	\$1,291.87	\$192.08	17.47%
<b>Total</b>	<b>\$1,601.02</b>	<b>\$1,793.10</b>	<b>\$192.08</b>	<b>12.00%</b>
Debt Service - Single Family 65'	\$1,402.57	\$1,402.57	\$0.00	0.00%
Operations/Maintenance - Single Family 65'	\$1,099.79	\$1,291.87	\$192.08	17.47%
<b>Total</b>	<b>\$2,502.36</b>	<b>\$2,694.44</b>	<b>\$192.08</b>	<b>7.68%</b>



CONCORD STATION COMMUNITY DEVELOPMENT DISTRICTFISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$1,840,961.00
COLLECTION COSTS @	2.0%	\$39,169.38
EARLY PAYMENT DISCOUNT @	4.0%	\$78,338.77
TOTAL O&M ASSESSMENT		<u>\$1,958,469.15</u>

LOT SIZE	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT		
	O&M	SERIES 2016 DEBT SERVICE <sup>(1) (2)</sup>	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	SERIES 2016 DEBT SERVICE <sup>(3)</sup>	TOTAL <sup>(4)</sup>
<b><u>Platted Parcels</u></b>									
Single Family 40'	289	289	1.00	289.00	19.06%	\$373,349.33	\$1,291.87	\$1,129.65	\$2,421.52
Single Family 50'	822	822	1.00	822.00	54.22%	\$1,061,914.01	\$1,291.87	\$1,286.97	\$2,578.84
Single Family 50' Prepaid	1	1	1.00	1.00	0.07%	\$1,291.87	\$1,291.87	\$501.23	\$1,793.10
Single Family 65'	404	403	1.00	404.00	26.65%	\$521,913.94	\$1,291.87	\$1,402.57	\$2,694.44
<b>Total Community</b>	<b>1516</b>	<b>1515</b>		<b>1516.00</b>	<b>100.00%</b>	<b>\$1,958,469.15</b>			

LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%):

(\$117,508.15)

Net Revenue to be Collected:

\$1,840,961.00

Reflects the number of total lots with Series 2016 debt outstanding.

Reflects one Series 2016 prepayment and one lot that prepaid the previous Series 2005 bond debt and therefore has a reduced Series 2016 assessment.

Annual debt service assessment per lot adopted in connection with the Series 2016 bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discounts.

Annual assessment that will appear on November 2023 Pasco County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

## **GENERAL FUND BUDGET** **ACCOUNT CATEGORY DESCRIPTION**

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### **REVENUES:**

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

**Clubhouse Revenue:** The District may receive monies for event rentals and other clubhouse revenue.

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### **EXPENDITURES – ADMINISTRATIVE:**

**Supervisor Fees:** The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

**Administrative Services:** The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles, and phone calls.

**District Management:** The District as required by statute, will contract with a firm to provide for the management and administration of the District's day-to-day needs. These services include the conducting of board meetings, workshops, the overall administration of District functions, all required state, and local filings, preparation of the annual budget, purchasing, risk management, preparing various resolutions, and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

**District Engineer:** The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

**Disclosure Report:** The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

**Trustee's Fees:** The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

**Assessment Roll:** The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad Valorem assessment for operating and debt service expenses.

**Financial & Revenue Collections:** Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on the property after the full collection of bond debt levied on particular properties.

**Accounting Services:** Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

**Auditing Services:** The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

**Arbitrage Rebate Calculation:** The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

**Public Officials Liability Insurance:** The District will incur expenditures for public officials' liability insurance for the Board and Staff.

**Legal Advertising:** The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

**Bank Fees:** The District will incur bank service charges during the year.

**Dues, Licenses & Fees:** The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

**Miscellaneous Fees:** The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

**Website Hosting, Maintenance and Email:** The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

**District Counsel:** The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

## **EXPENDITURES - FIELD OPERATIONS:**

**Law Enforcement:** The District may wish to contract to provide security for the District.

**Security System Monitoring & Maintenance:** The District may wish to install a security system for the clubhouse

**Electric Utility Services:** The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

**Street Lights:** The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

**Utility - Recreation Facility:** The District may budget separately for its recreation and or amenity electric separately.

**Garbage - Recreation Facility:** The District will incur expenditures related to the removal of garbage and solid waste.

**Solid Waste Assessment Fee:** The District may have an assessment levied by another local government for solid waste, etc.

**Water-Sewer Utility Services:** The District will incur water/sewer utility expenditures related to district operations.

**Aquatic Maintenance:** Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

**Wetland Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

**Aquatic Plant Replacement:** The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

**General Liability Insurance:** The District will incur fees to insure items owned by the District for its general liability needs

**Property Insurance:** The District will incur fees to insure items owned by the District for its property needs

**Entry and Walls Maintenance:** The District will incur expenditures to maintain the entry monuments and the fencing.

**Landscape Maintenance:** The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

**Irrigation Maintenance:** The District will incur expenditures related to the maintenance of the irrigation systems.

**Irrigation Repairs:** The District will incur expenditures related to repairs of the irrigation systems.

**Landscape Replacement:** Expenditures related to replacement of turf, trees, shrubs etc.

**Management Contract:** The District may contract with a firm to provide for the oversight of its recreation facilities.

**Maintenance & Repair:** The District may incur expenses to maintain its recreation facilities.

**Facility Supplies:** The District may have facilities that required various supplies to operate.

**Telephone, Fax, Internet:** The District may incur telephone, fax and internet expenses related to the recreational facilities.

**Clubhouse - Facility Janitorial Service:** Expenses related to the cleaning of the facility and related supplies.

**Pool Service Contract:** Expenses related to the maintenance of swimming pools and other water features.

**Pool Repairs:** Expenses related to the repair of swimming pools and other water features.

**Clubhouse Miscellaneous Expense:** Expenses which may not fit into a defined category in this section of the budget

**Athletic/Park Court/Field Repairs:** Expense related to any facilities such as tennis, basketball etc.

**Special Events:** Expenses related to functions such as holiday events for the public enjoyment

**Miscellaneous Contingency:** Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

## RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

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### EXPENDITURES:

**Capital Reserve:** Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.

## **DEBT SERVICE FUND BUDGET** **ACCOUNT CATEGORY DESCRIPTION**

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### **REVENUES:**

**Special Assessments:** The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

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### **EXPENDITURES – ADMINISTRATIVE:**

**Bank Fees:** The District may incur bank service charges during the year.

**Debt Service Obligation:** This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.