



Rizzetta & Company

# **Concord Station Community Development District**

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## **Board of Supervisors' Meeting July 13, 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 Jessica LaBarbera Angel Rivera Vacant	Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Debby Wallace	Rizzetta & Company, Inc.
<b>District Counsel</b>	Vivek Babbar	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)

July 5, 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, July 13, 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. Consideration of RFQ for District Engineer ..... Tab 1
    - ii. Consideration of Easements ..... Tab 2
    - iii. Discussion of Sidewalk Repairs ..... Tab 3
  - C. District Counsel
  - D. Field Operations Manager
    - i. Aquatics Report ..... Tab 4
    - ii. Landscape Inspection Services Report  
(under separate cover)
    - iii. Consideration of Greenview Cancellation Notice ..... Tab 5
    - iv. Consideration of RFP Landscape Proposals..... Tab 6
    - v. Greenview Weekly Reports..... Tab 7
  - E. Clubhouse Manager
    - i. Review Monthly Clubhouse Report..... Tab 8
  - F. District Manager
- 4. BUSINESS ITEMS**
  - A. Public Hearing on Adopting FY 2023-2024 Budget
    - i. Consideration of Resolution 2023-05; Adopting  
Fiscal Year 2023-2024 Budget..... Tab 9
  - B. Public Hearing on Adopting Levying of Assessments for  
Fiscal Year 2023-2024
    - i. Consideration of Resolution 2023-06; Adopting Levy  
of Special Assessments ..... Tab 10
  - C. Consideration of Resolution 2023-07; Setting Fiscal Year  
2023-2024 Meeting Schedule..... Tab 11
  - D. Consideration of FY 2022 Audit ..... Tab 12
  - E. Consideration of Resolution 2023-08; Redesignating Secretary . Tab 13
  - F. Acceptance of Resignation of James Steele ..... Tab 14
  - G. Appointment of New Board Supervisor ..... Tab 15

H.	Consideration of Resolution 2023-03; Redesignating Officers of the District .....	Tab 16
I.	Certificate of Completion for Playground .....	Tab 17
J.	Discussion Regarding Extending Playground Fence	
K.	Consideration of Shower Tower .....	Tab 18
L.	Discussion of License Plate Readers	
5.	<b>BUSINESS ADMINISTRATION</b>	
A.	Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on June 8, 2023 .....	Tab 19
B.	Consideration of Operation and Maintenance Expenditure for May 2023 .....	Tab 20
6.	<b>AUDIENCE COMMENTS</b>	
7.	<b>SUPERVISOR REQUESTS</b>	
8.	<b>ADJOURNMENT</b>	

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





Qualifications to Provide  
**THE CONCORD STATION  
COMMUNITY DEVELOPMENT DISTRICT**

Professional Engineering Services

May 30, 2023



**JOHNSON**  
ENGINEERING



## Cover Letter

a.Ability & Adequacy of Professional Personnel	1
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Concord Station Community Development District  
District Engineer  
May 30, 2023



Johnson Engineering, Inc. is an Affirmative Action/Equal Opportunity Employer; a Drug-Free and Smoke-Free Workplace and participates in the federal E-Verify Program.





May 30, 2023

Concord Station Community Development District  
Ms. Debby Wallace, District Manager  
c/o Rizzetta & Company  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

**Re: The Concord Station Community Development District - Professional Engineering Services**

Dear Supervisors:

As a firm, Johnson Engineering has more than 47 years of experience working on independent districts including CDDs throughout Florida and has worked with staff from Rizzetta and Straley, Robin, Vericker at other Districts in the Pasco and Tampa Bay. As the District Engineer, we will partner with the District and keep safety and budget at the forefront of all that we do while listening and communicating with the Board and District Staff to achieve your goals.

In addition to the District Engineer, you will receive the support of a team of professionals with the knowledge of stormwater management, current environmental issues, transportation/roadway design, utility design, landscape design and construction management/observation along with current permitting requirements to efficiently maintain or expand the District's services that are being provided to its residents.

Our team is currently, or has worked in the past, on the following CDDs:

- |                           |                                       |                                       |
|---------------------------|---------------------------------------|---------------------------------------|
| → TSR CDD (Starkey Ranch) | → Spring Lake CDD                     | → Mediterra South CDD                 |
| → Watergrass CDD I & II   | → Highlands CDD                       | → Walnut Creek CDD                    |
| → Cypress Preserve CDD    | → Riverbend West CDD                  | → Pine Air Lakes CDD                  |
| → Suncoast CDD            | → Water's Edge CDD                    | → Pelican Marsh CDD                   |
| → Longleaf CDD            | → Wynnmere East CDD                   | → CFM CDD (Magnolia Landing)          |
| → Long Lake Ranch CDD     | → Verandah East CDD                   | → Wentworth Estates CDD (Treviso Bay) |
| → Terra Bella CDD         | → Bay Creek CDD (Pelican Landing)     | → Miromar CDD                         |
| → Park Place CDD          | → The Brooks II of Bonita Springs CDD | → Arbor Greene CDD                    |
| → Forest Creek CDD        | → Stonybrook CDD                      | → Gateway Services CDD                |
| → Oaks at Shady Creek CDD | → Verandah West CDD                   | → Portico CDD                         |
| → La Collina CDD          | → Mediterra North CDD                 | → Sail Harbour CDD                    |
| → Cory Lakes CDD          | → Bayside CDD (Pelican Landing)       | → River Ridge CDD                     |
|                           | → Bay Creek CDD (Pelican Landing)     |                                       |

Our team is known for providing outstanding service as well as always being mindful of our client's time and budgetary needs. Our clients find that our vast experience and dedication to professionalism bring success to their projects.

We appreciate the opportunity to submit our qualifications and look forward to building a strong relationship with Concord Station Community Development District. Please do not hesitate to contact me should you have any questions during your review of our proposal.

Sincerely,  
JOHNSON ENGINEERING, INC.

Phil Chang, PE  
Lutz Branch Manager  
(813) 751-2656, [pchang@johnsoneng.com](mailto:pchang@johnsoneng.com)

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a. Ability & Adequacy of Professional Personnel





### Depth of Experience

Centuries of combined experience has immersed our team of licensed professionals into Florida's geography, giving a rare perspective into development of the area and an appreciation of the changes.

### Full Range of Services

Specialized teams of licensed engineers, land planners, landscape architects, surveyors, ecologists, water resources experts, transportation and utility designers provide a variety of specialized services.

### Long Term Commitment

Our team's average tenure with Johnson Engineering is 13 years, 53% of our employees have been here for more than 10 years, and an unprecedented 21% have been with us for more than 20 years, showing our team's continuity and dedication to the area.

### Firm Overview

When Johnson Engineering was established in 1946, much of Florida was an undisturbed land. More than 77 years later we have seen booms in development and a tremendous population growth alter the landscape permanently. We have been assisting private companies, city, county, federal, and state government through these changes and challenges by offering expertise in a broad spectrum of disciplines.

Just as Florida has transformed dramatically over the years, so has Johnson Engineering. What started as one man surveying Southwest Florida, has developed into a cohesive team of more than 120 professional civil engineers, ecologists, scientists, geologists, surveyors and mappers, certified land planners and landscape architects, located throughout Florida.

**We have more than 77 years of professional experience and 47 years of District work throughout Florida.** Our extensive list of well-known residential communities, roads, schools, hospitals, airports, resorts, shopping centers, and commercial developments, show our experience and continued responsibility in developing Florida's communities.

Our team has worked closely together on the following CDD's.

- |                                       |                                       |
|---------------------------------------|---------------------------------------|
| ✧ TSR CDD (Starkey Ranch)             | ✧ Bay Creek CDD (Pelican Landing)     |
| ✧ Watergrass CDD I & II               | ✧ Stoneybrook CDD                     |
| ✧ Longleaf CDD                        | ✧ Verandah West CDD                   |
| ✧ Cory Lakes CDD                      | ✧ Bayside CDD (Pelican Landing)       |
| ✧ The Brooks II of Bonita Springs CDD | ✧ Bay Creek CDD (Pelican Landing)     |
| ✧ Verandah East CDD                   | ✧ Mediterra South CDD                 |
| ✧ Mediterra North CDD                 | ✧ Walnut Creek CDD                    |
| ✧ Suncoast CDD                        | ✧ Pine Air Lakes CDD                  |
| ✧ Long Lake Ranch CDD                 | ✧ Pelican Marsh CDD                   |
| ✧ Terra Bella CDD                     | ✧ CFM CDD (Magnolia Landing)          |
| ✧ Park Place CDD                      | ✧ Wentworth Estates CDD (Treviso Bay) |
| ✧ Spring Lake CDD                     | ✧ Miromar CDD                         |
| ✧ Highlands CDD                       | ✧ Arbor Greene CDD                    |
| ✧ La Collina CDD                      | ✧ Gateway Services CDD                |
| ✧ Riverbend West CDD                  | ✧ Portico CDD                         |
| ✧ Forest Creek CDD                    | ✧ Sail Harbour CDD                    |
| ✧ Water's Edge CDD                    | ✧ River Ridge CDD                     |
| ✧ Wynnmore East CDD                   |                                       |



Concord Station Community Development District  
District Engineer  
May 30, 2023



Johnson Engineering, Inc. is an Affirmative Action/Equal Opportunity Employer; a Drug-Free and Smoke-Free Workplace and participates in the federal E-Verify Program.



## CAPABILITIES SUMMARY

We have an experienced team of professionals located throughout Florida., many of whom have considerable CDD experience. Our extensive list of well-known Florida CDD's, residential communities, roads, schools, hospitals, airports, shopping centers, resorts and commercial developments show our continued responsibility in developing Florida's communities.

### LAND DEVELOPMENT

Project Management / Coordination • Due Diligence  
Site Design • Cost Estimation • Permitting  
Construction Observation & Administration  
Single Family Communities • Multi-Family Residential  
Assisted Living • Commercial • Industrial • Medical  
Institutional • Educational • Recreational

### PLANNING

Feasibility & Assessment Studies • Master Planning &  
Urban Design • Neighborhood & Sector Planning  
Comprehensive Planning & Zoning • Facility Planning  
Corridor Planning • Local Government Planning  
Public Engagement • GIS Services  
Code Writing Redevelopment Planning

### SURVEYING & MAPPING

Subsurface Utility Engineering & Mapping (SUE)  
Hydrographic Surveying • Transportation Surveying  
Bathymetric Surveying • ALTA Surveys  
Boundary Surveys • Construction Layout  
Platting • Record Surveys  
Sketches and Legal Descriptions

### ECOLOGICAL/ENVIRONMENTAL CONSULTING

Wetland Delineation, Assessments & Permitting  
Protected Species Surveys, Permitting & Relocations  
Mitigation Design & Monitoring  
Marine & Coastal Environmental Services  
Airport Wildlife Hazard Services  
Drone Services  
Geographic Information Systems

### STORMWATER MANAGEMENT

Surface Water Master Planning • Surface Water  
Retrofit • BMP Selection and Design  
Hydrologic, Hydraulic & Water Quality Modeling  
Federal, State and Local Surface Water Permitting  
Flow & Stage Monitoring • Water Quality Treatment  
Special Governments • Filter Marsh Design

### WATER QUALITY STUDIES

Stormwater/Surface Water Quality Studies  
Groundwater Quality Studies • Estuarine/Coastal  
Water Quality Studies • Subaqueous Sediment  
Characterization • TMDL Pollutant Loading  
Determination • EPA Section 319 and FDEP SWAG  
Assistance • Microbial Source Tracking • Quality  
Assurance Project Plan • Non-point Source Evaluation

### WATER SUPPLY

Hydrogeological Investigations  
Water Resource Assessments • Water Use, Water  
Supply System Permitting • Well & Wellfield Design  
Regional Water Supply Planning  
Groundwater Modeling • Deep Injection Wells  
Alternative Water Supplies Studies

### ENVIRONMENTAL ASSESSMENT

Phase I Environmental Site Assessments (ESAs)  
Phase II Environmental Site Assessments (ESAs)  
NPDES Compliance Monitoring  
Permit Compliance Monitoring and Reporting  
Filter Marsh Efficiency Evaluation  
Water Use Accounting Method Calibration  
BMAP Nutrient Removal Project Assessment

### GEOGRAPHICAL INFORMATION SYSTEMS

ESRI-based GIS Services • Mobile Online Map  
(ArcGIS Online) • Custom Client Online Map Services  
Geodatabase Development and Implementation  
CAD-GIS-DGN Conversions • High Accuracy GNSS  
(GPS) Data Collection • Advanced Modelbuilder  
& Python Scripting • LiDAR Derivative Products  
Cartographic Visualization • Aerial Photo Processing

### TRANSPORTATION DESIGN

Roadway Design • Signalization Design  
Resurfacing, Rehabilitation and Restoration  
Street Lighting Design • Traffic Analyses  
Roundabout Design • Signalization Design  
Corridor Planning • Bicycle, Transit,  
and Pedestrian Facilities

### CONSTRUCTION ENGINEERING & INSPECTION

Roadway Construction  
Bridge Construction  
Roadway Resurfacing Rehabilitation Restoration  
Major Drainage Structures Construction  
Private Development Construction Assistance  
Grant Funded Construction Oversight / Compliance

### LANDSCAPE ARCHITECTURE

Landscape/Hardscape/Irrigation Design • Conceptual  
Design • Commercial Design • Community  
Revitalization & Amenity Design • Streetscape Design  
Park Design • Visualization & Graphic Design  
Construction Documents & Observation  
Arboricultural Consulting Services • Plan Review  
Services • Community/Institutional/Hospitality Design

### UTILITIES

Utility Planning • Subsurface Utility Engineering (SUE)  
Data Collection & Analysis • Hydraulic Modeling  
Pipeline Design • Pump Station Design,  
Evaluation, and Operational Controls  
Utility Permitting • Project Management CEI

### ELECTRICAL ENGINEERING (E&C)

Switchgear, Motor Control Centers, and Generators  
Power Distribution Equipment • Lighting  
Process & Industrial Control  
Systems Integration and Commissioning  
Electrical Systems Analysis (Short Circuit and  
Protective Coordination)  
SCADA Architecture, Networking & Telemetry

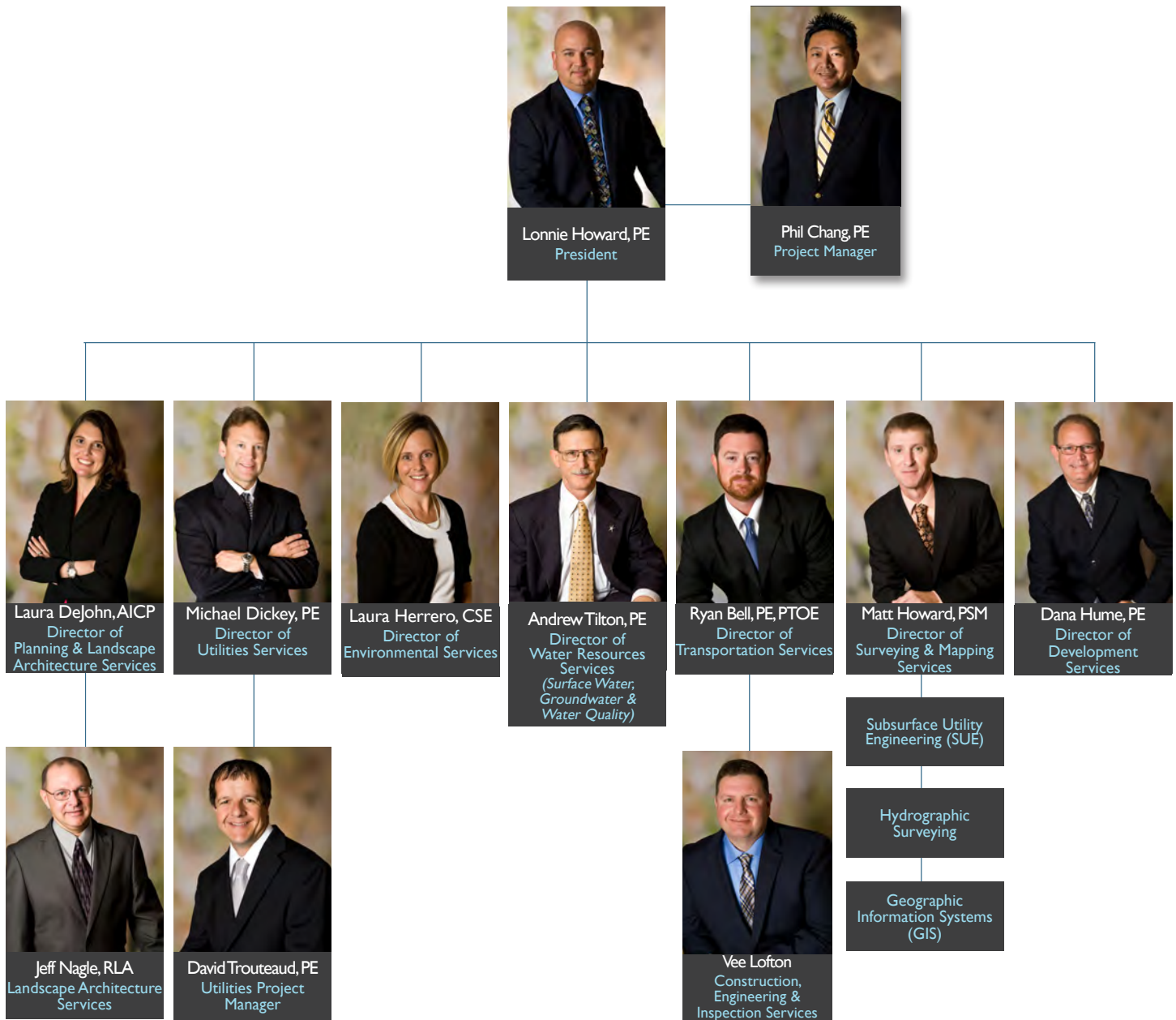
### SPECIAL DISTRICT ASSISTANCE

Stormwater Management • Water Use  
Environmental • Planning  
Landscape Architecture  
Surveying & Mapping • Utilities  
Roadway/Traffic Studies  
Geographic Information Systems (GIS)  
Construction Engineering & Inspection (CEI)



## ORGANIZATIONAL STRUCTURE

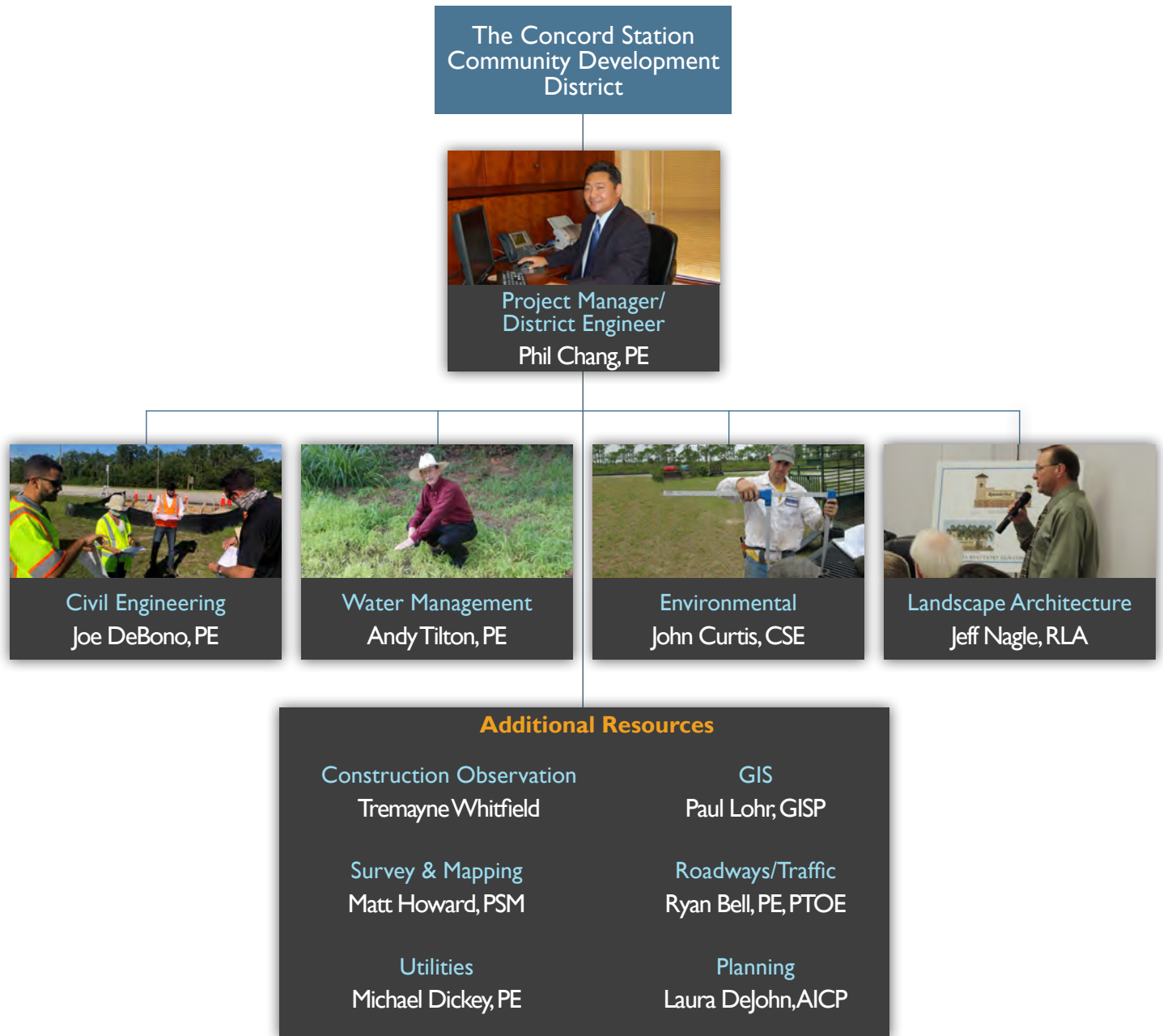
Johnson Engineering is a corporation led by seven Board of Directors and is comprised of seven specialized market groups. Each market group is led by a key officer whose job is to provide beneficial decision making for the company and integrate these decisions with the other market groups.





## ASSIGNED TEAM ORGANIZATIONAL CHART

Below is our proposed team we have hand selected to best serve the needs of the CDD. Our team is available and ready to start immediately.



## KEY TEAM MEMBER BIOS

**Phil Chang, PE****Project Manager/District Engineer**

Phil is the branch manager, overseeing all daily operations for our Lutz office. He has worked on various projects throughout Florida, and is the District Engineer for Community Development Districts. He is familiar with the design and permitting procedures of the local municipalities as well as the Southwest Florida Water Management District (SWFWMD) and the Florida Department of Transportation (FDOT). Phil's primary experience as a project manager includes peer review, design and permitting of transportation improvement projects along with other public sector projects. This range of experience results in creative solutions to atypical project challenges.

**Joe DeBono, PE****Civil Engineering**

Joe joined Johnson Engineering in 2019 after working in the public sector for several years, both internationally and domestically. He brings a wide range of skills to the project team with experience in transportation, development, public works, permitting, water resources, long range planning, and utilities. His experience includes managing and contributing to projects throughout Southwest Florida and is familiar with multiple facets of engineering disciplines. He also resides as the District Engineer for several Community Development Districts within the Lee and Collier County areas; of which, range is various size and unique/special conditions. His main work functions include contracted City Engineer; District Engineer for CDD clientele, community development design, traffic data analysis, roadway design, utility coordination, quantity take-offs, and plan production. Joseph is also familiar with the design and permitting procedures of the local municipalities as well as the Water Management District and Florida Department of Transportation.

**Andrew Tilton, PE****Water Management Principal-in-Charge**

Andy is the director of our water resources market group. He has been with Johnson Engineering since 1978 and is a shareholder of the company. Andy has completed the surface water management design and permitting for the expansion of the Southwest Florida International Airport, with total costs exceeding \$400 million. Andy is District Engineer for Telegraph Cypress Water Management District. The District covers about 28 square miles in Charlotte and Lee Counties. He is also the District Engineer for several Community Development Districts in Lee and Collier Counties. Andy has worked been an expert witness on a limited number of projects. Andy has served as the senior engineer for surface water on many of the firm's roadway projects for Lee County Department of Transportation, City of Cape Coral, City of Fort Myers, Collier County and the Florida Department of Transportation. He provides direction for monitoring, permitting, design and construction related issues.

**John Curtis, CSE****Environmental**

John is a certified senior ecologist on our environmental team. He has worked on all aspects of environmental projects for the firm, including environmental services for Longleaf and Suncoast CDDs. With 20 years experience at the firm, John has played an instrumental role in environmental permitting, critical habitat and protected species mapping and management, and environmental mitigation design for numerous public and private clients. He was the lead ecologist responsible for the wetland delineations, habitat mapping, mitigation design, and environmental resource permitting for Colonial Country Club. He also managed all aspects of environmental permitting for The Forum, a 700-acre mixed-use development in Fort Myers, and recently obtained the environmental resource permit for the environmental restoration of Gateway Wetlands 47 & 48 for Gateway Services Community Development District. In addition, John has designed and implemented wetland mitigation plans in the Six Mile Cypress Slough Preserve, totaling over 575 acres. He is currently responsible for the environmental permitting of a Florida panther conservation bank in Hendry County totaling more than 600 acres.



**Jeff Nagle, RLA****Landscape Architecture**

Jeff joined Johnson Engineering in 2012 as a principal landscape architect. Jeff brings a versatile skill set and a reputation built on providing the highest quality of service to both public and private sector clients, including Suncoast CDD, with on-time and on-budget deliverables. Having worked in both the public and private sector, Jeff brings a broad range of experience to apply in practice, using an innovative management approach to guide projects from the planning and design phase, through permitting, development and construction. Jeff's specialties include master planning, parks and recreation, streetscapes, roadway, environmental reclamation and mitigation, Low Impact Development, and lighting design. Jeff identifies cost-saving and state-of-the-art design solutions to serve his clients' needs to bring lasting value to every project.

**Matt Howard, PSM****Survey & Mapping**

Matt has been with Johnson Engineering since 2000 and has more than four decades of experience in the field of surveying and 22 years as a licensed Professional Surveyor and Mapper. Matt became a partner of Johnson Engineering in 2005 and is the firm's Director of Survey and Mapping. He has performed surveys for many public and private sectors, including performing surveys for large land owners such as Babcock, Kitson Partners, United States Sugar Corporation, Hilliard Brothers of Florida, ALICO, McDaniel Ranch, Bob Paul, Inc. and Bonita Bay Group.

**Paul Lohr, GISP****Geographic Information Systems (GIS)**

Paul began working for Johnson Engineering in 2000 as an engineering technician and now serves as a senior Geographic Information Systems (GIS) analyst. He is a certified GIS Professional, with a large portion of his work effort being devoted to GIS specialization including analysis, map production, data setup and management, integration of GIS and GPS hardware/software and development of web-based GIS mapping applications. Paul assisted Johnson Engineering in obtaining the ArcGIS Online Specialty certification. Paul is knowledgeable in a variety of GIS and CAD applications and is familiar with several scripting and programming languages.

**Ryan Bell, PE, PTOE****Roadways/Traffic**

Ryan serves as the director of our transportation group and is a shareholder of the company. With a degree in civil engineering from the University of Florida, Ryan was born and raised in Southwest Florida giving him a keen understanding and inherent appreciation for local transportation issues. Ryan has experience in both the design and construction of various transportation improvement projects. As project manager for various transportation design and CEI projects, such as the Blanton & Lake Iola intersection study, Sea Forest & Marine sidewalks, Chancey Road box culvert project, Elementary School "S" turn lane improvements, Little Road at DeCubellis Road and Massachusetts Avenue intersection study, Little Road and Jaguar Trail turn lanes in Pasco County, Six Mile Cypress widening design, S.R. 31 widening design and the Three Oaks Parkway/Imperial Street CEI, he brings comprehensive management and oversight to all of Johnson Engineering's transportation projects.

**Mike Dickey, PE****Utilities**

Mike is the director of our utilities market group and is a shareholder of the firm. He has 25 years of experience and has designed utilities for various developments, private utility companies, and municipalities. His utility experience includes master planning, hydraulic modeling, design of water distribution systems, wastewater collection systems, irrigation systems, and pumping facilities. Prior to joining Johnson Engineering, Mike worked for a local utility contractor which gave him a unique perspective of how the utilities he designs today come together in the field. With both utility design and construction experience, he has a comprehensive understanding of the entire utility development process from planning to design, to permitting through construction. Mike knows how to develop a design that works both in theory and in practice.



Concord Station Community Development District  
District Engineer  
May 30, 2023







### **Laura DeJohn, AICP**

#### **Planning**

A Certified Planner since 2001, Laura has 24 years of professional experience in both public and private sector planning, including five years as a planner for the City of Naples. As Johnson Engineering's Director of Planning & Landscape Architecture, Laura manages projects involving development feasibility studies and site assessments, monitoring reports, code writing, preparation and presentation of land use and zoning applications, site design, master planning, and community visioning. Her experience includes entitlement of new development and redevelopment projects; historic preservation; architectural design review; annexation; and incentive-based codes. She has presented for the American Institute of Architects of Southwest Florida, Florida Gulf Coast University, and the Florida Chapter of the American Planning Association, and is an appointed member of the Collier County Development Services Advisory Committee.



### **Tremayne Whitfield**

#### **Construction Observer**

With over a decade of transportation design knowledge, Tremayne is very familiar with many of the common issues affecting local communities. He has provided design and construction observation assistance on several local CDD and HOA projects that have involved pavement repairs, sidewalk replacement, storm structure outfall maintenance and replacement and pavement restriping projects. His experience also includes condition surveys for storm structures (inlets, outfalls, etc.), pavement and sidewalks.



Concord Station Community Development District  
District Engineer  
May 30, 2023



# BUSINESS & PROFESSIONAL LICENSES/CERTIFICATIONS

## State of Florida Department of State

I certify from the records of this office that JOHNSON ENGINEERING, INC. is a corporation organized under the laws of the State of Florida, filed on November 3, 1967.

The document number of this corporation is 322710.

I further certify that said corporation has paid all fees due this office through December 31, 2023, that its most recent annual report/uniform business report was filed on March 31, 2023, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

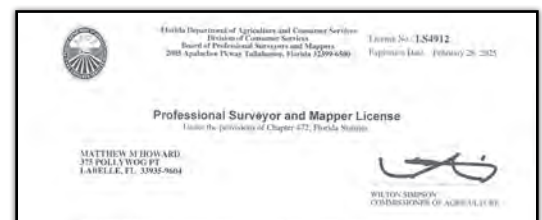
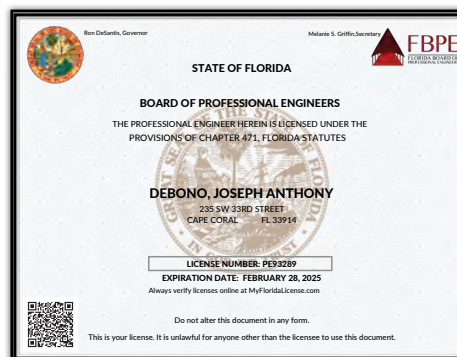
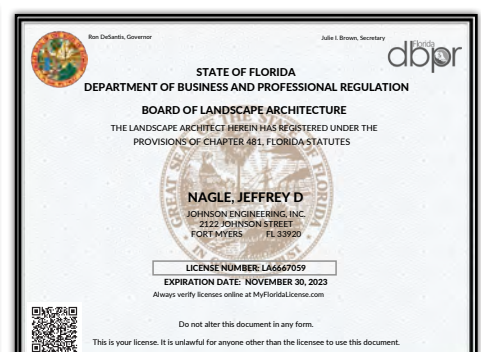
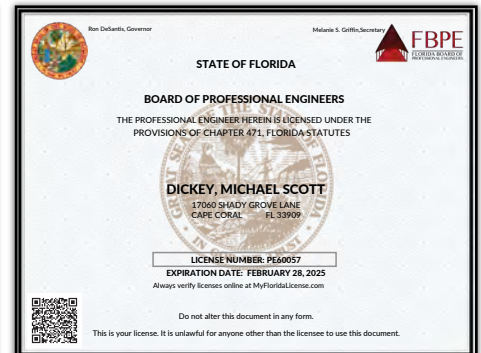
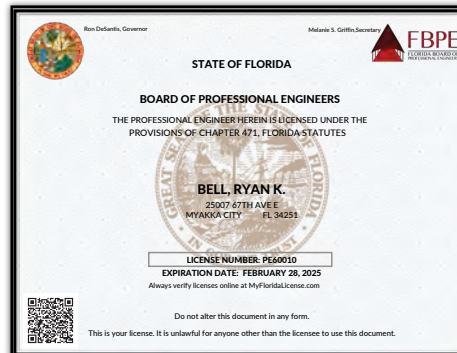
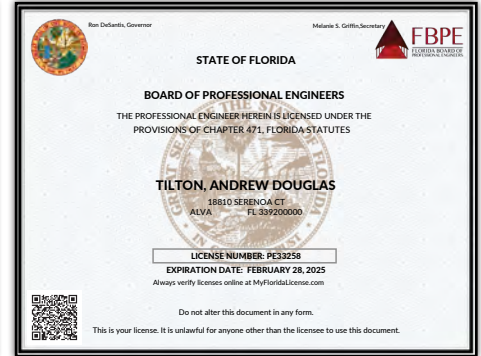
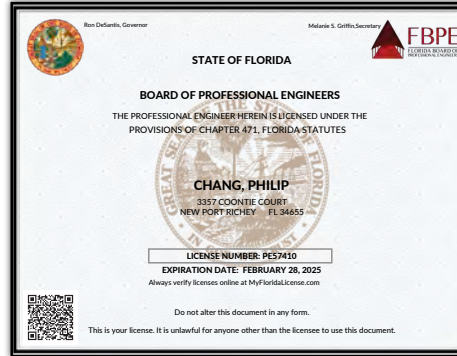
Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Thirty-first day of March, 2023



*[Signature]*  
Secretary of State

Tracking Number: 18032974XK

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.  
<https://services.usdoj.org/Filing/CertificateOfStateCertificateAuthentication>



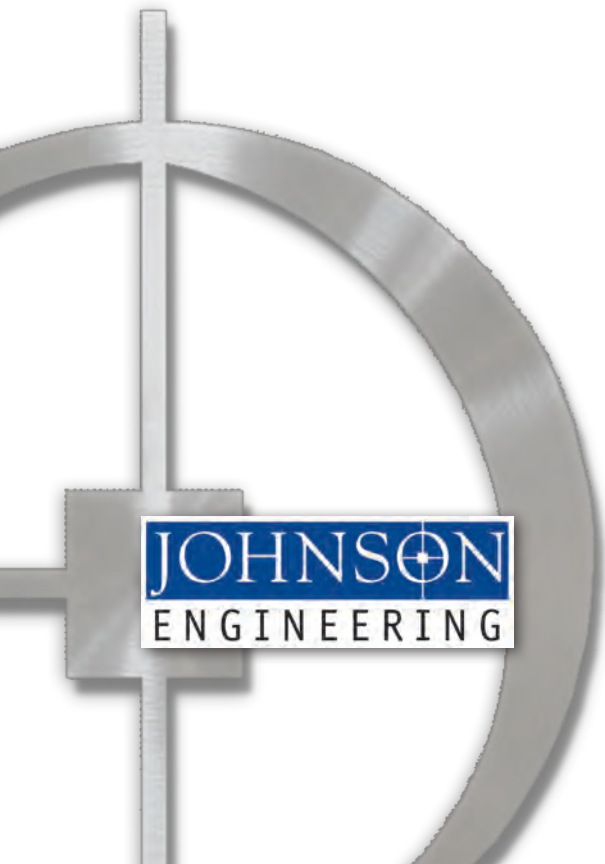
Concord Station Community Development District  
District Engineer  
May 30, 2023





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b. Willingness to Meet Time & Budget Requirements



### WILLINGNESS TO MEET TIME & BUDGET REQUIREMENTS

As noted in our organizational chart, Phil Chang, PE, will be the District Engineer for this CDD if Johnson Engineering is selected. Phil has been working with CDDs in the Tampa Bay area for over a decade and has grown his CDD practice steadily from a single CDD to 17 CDDs over that time with several in Pasco County including Lingleaf, Suncoast, Long Lake Ranch, Starkey Ranch, Cypress Preserve, and Terra Bella to mention a few.

Support will also be provided by Joe DeBono, PE, Andy Tilton, PE, John Curtis, CSE, Jeff Nagle, RLA and Tremayne Whitfield.

Joe DeBono is a former Public Works Director and is a District Engineer at several CDDs. Andy Tilton, our Director of Water Resources, who has been involved with CDDs for many decades and who has been at Johnson Engineering for over 40 years. John Curtis has helped many special districts navigate environmental issues and Jeff Nagle has assisted in landscape enhancements throughout Florida. Tremayne Whitfield has assisted Phil at many of the CDDs undertaking pond inspections, sidewalk assessments and construction observation whenever the need has arisen.

Additionally, we have a staff of over 120 to assist whenever needed.

The growth of Phil's CDD practice is a testament to his past performance as well as Johnson Engineering's. Many of the Districts are managed by the same management company as well as the same District Manager indicating a trust in our abilities to perform when needed.

Our longevity as District Engineer at the CDDs we work with also is an indication of our ability to perform. In Pasco County, we have been providing our District Engineering Services to the following Districts for the number of years noted below:

- ▢ **Lingleaf Community Development District - 14 years**
- ▢ **Suncoast Community Development District - 9 years**
- ▢ **Terra Bella Community Development District - 7 years**
- ▢ **Watergrass I Community Development District - 7 years**
- ▢ **Long Lake Ranch Community Development District - 4 years**

As you can see, we have an established track record of successfully providing district engineering services locally to multiple community development districts over the last decade and a half.

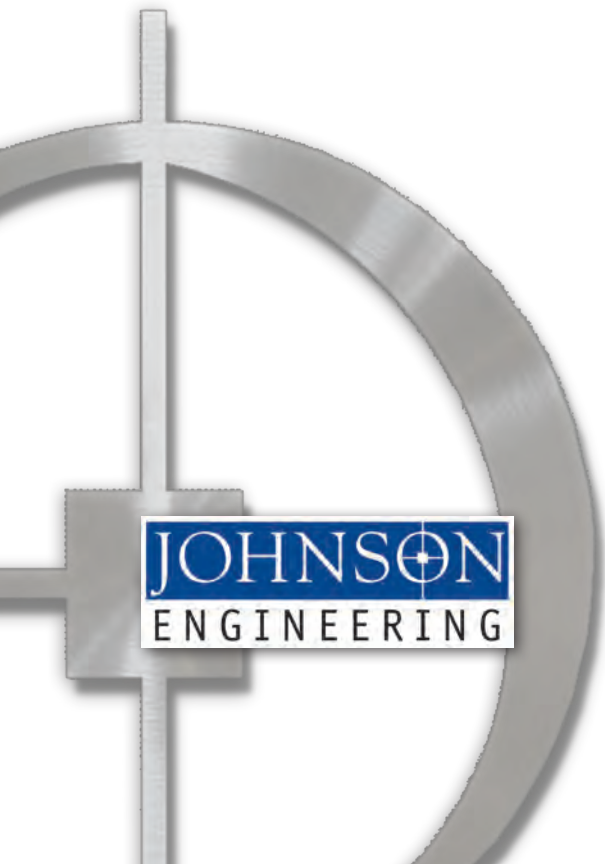


Concord Station Community Development District  
District Engineer  
May 30, 2023



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## c. Consultant's Past Performance

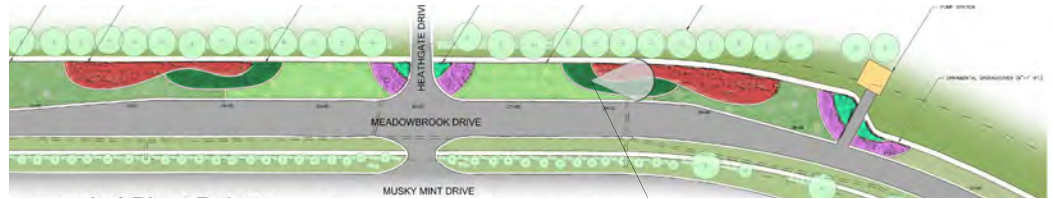


## PREVIOUS CDD DISTRICT ENGINEER EXPERIENCE & REFERENCES

### SUNCOAST CDD

#### District Engineer

Inframark  
Ms. Jayna Cooper  
2654 Cypress Ridge Blvd., Ste 101  
Wesley Chapel, FL 33544  
(813) 608-8242  
[jayna.cooper@inframark.com](mailto:jayna.cooper@inframark.com)



Johnson Engineering was selected to provide professional engineering services for the Suncoast Community Development District in Pasco County, Florida in August 2013. Our work has included inspection of stormwater detention ponds (for SWFWMD Certification), review of and recommendations pertaining to contractor proposals, facilitating discussions between the Board of Supervisors and County staff, identifying and reporting roadway structural issues and responding to resident inquiries. Our landscape team designed the replacement of existing turf grass within the County ROW along the community's main entry road with a Florida Friendly and aesthetically pleasing landscape treatment. The design required consideration of the roadway landscape restrictions which limited the plant selections to grasses and groundcover to avoid frangibility concerns of trees within the roadway corridor.

### LONGLEAF CDD

#### District Engineer

Inframark  
Ms. Jayna Cooper  
2654 Cypress Ridge Blvd., Ste 101  
Wesley Chapel, FL 33544  
(813) 608-8242  
[jayna.cooper@inframark.com](mailto:jayna.cooper@inframark.com)



Johnson Engineering has provided professional engineering services for the Longleaf Community Development District in Pasco County, Florida since 2009. The work includes establishment, reports for bonds, processing National Pollutant Discharge Elimination System (NPDES) permit compliance, assisting during the construction and development process, as well as during the operation and maintenance of the CDD. Additional services have included sidewalk/ADA surveys, resolution of trip hazards as a result of tree roots, solving drainage issues, pavement condition surveys, construction administration and observation, and regular communication with District Staff.

### FOREST CREEK CDD

#### District Engineer

Inframark  
Mr. Andrew Mendenhall  
2654 Cypress Ridge Blvd. Suite 101  
Wesley Chapel, FL 33544  
(813) 991-4014  
[andymendenhall@inframark.com](mailto:andymendenhall@inframark.com)



Johnson Engineering provides general engineering services to the Forest Creek Community Development District. As District Engineer, we have assisted the District with its needs in the areas of stormwater management, environmental issues, transportation/roadway issues, survey, project bidding and construction observation as well as any additional services on an as-needed basis. Projects have included, but were not limited to, sidewalk repairs, roadway repaving, review of vegetative growth in conservation/preservation areas and permit research.



Concord Station Community Development District  
District Engineer  
May 30, 2023

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**ENGINEERING**

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### PARK PLACE CDD

**District Engineer**

Inframark  
Mrs. Angie Grunwald  
2005 Pan Am Circle Ste 300  
Tampa, Florida 33607  
(813) 873-7300 ext 116  
[angie.grunwald@inframark.com](mailto:angie.grunwald@inframark.com)



As District Engineer for the Park Place CDD, Johnson Engineering has provided general engineering services related to traffic calming, roadway repairs and improvements (asphalt and brick pavers), ADA compliance, vendor/contractor selection and oversight, parking assessments and inspection of stormwater detention ponds as well as a other professional services on an as-needed basis. By closely coordinating with the District Manager and communicating effectively with the Board, we have been able to assist the District in maintaining its infrastructure at an acceptable level.

### MEDITERRA

**District Engineer**

Wrathell, Hunt & Associates  
Mr. Chuck Adams  
9220 Bonita Beach Road,  
Suite 214  
Bonita Springs, FL 34135  
(239) 498-9020  
[adamsc@whhassociates.com](mailto:adamsc@whhassociates.com)



Johnson Engineering has been the District Engineer at Meditterra since 2002. Work has included pay request review for release of bond funds, stormwater pond evaluations, fire safety related to naturally vegetated areas, and littoral vegetation maintenance.

### THE BROOKS OF BONITA SPRINGS CDD

**District Engineer**

Wrathell, Hunt & Associates  
Mr. Chuck Adams  
9220 Bonita Beach Road,  
Suite 214  
Bonita Springs, FL 34135  
(239) 498-9020  
[adamsc@whhassociates.com](mailto:adamsc@whhassociates.com)

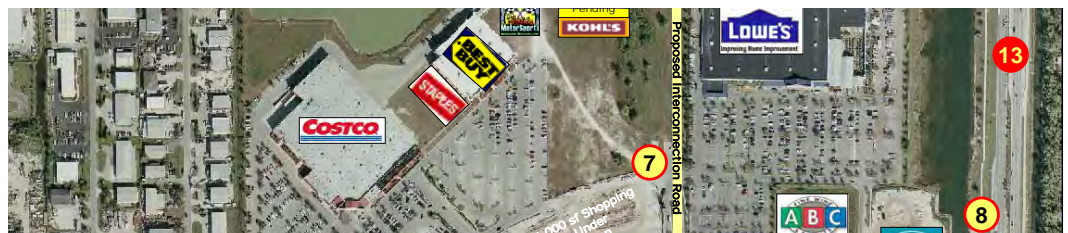


Johnson Engineering is the District Engineer for The Brooks of Bonita Springs CDD in South Lee County, Florida. Our team provides professional engineering services, including establishment, reports for bonds, assisting during the construction and development process, as well as during the operation and maintenance of the CDD.

### PINE AIR LAKES CDD

**District Engineer**

Governmental Mgmt. Services  
Mr. Rich Hans  
5701 North Pine Island Road,  
Suite 370  
Fort Lauderdale, FL 33321  
(954) 721-8681  
[rhans@govmgtsvc.com](mailto:rhans@govmgtsvc.com)



Johnson Engineering provides professional engineering services for Pine Air Lakes Community Development District located in Collier County, Florida. The work includes establishment, reports for bonds, assisting during the construction and development process, as well as during the operation and maintenance of the CDD. Our environmental team is currently providing preserve maintenance by overseeing exotic vegetation maintenance events.



Concord Station Community Development District  
District Engineer  
May 30, 2023

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**RIVERWOOD CDD****District Engineer**

Inframark

Mr. Robert Koncar

5911 Country Lakes Drive

Fort Myers, FL 33905

(904) 626-0593

[Bob.Koncar@inframark.com](mailto:Bob.Koncar@inframark.com)

Johnson Engineering is one of two firms providing engineering services for this district. Our focus is on water management, environmental, road, and landscape needs with the other firm focused on the utility plants operated by the District. The District has several water management permits, which we are assisting with budgeting to meet permit requirements.

**VERANDAH WEST CDD****District Engineer**

Wrathell, Hunt &amp; Associates

Mr. Chuck Adams

9220 Bonita Beach Road,

Suite 214

Bonita Springs, FL 34135

(239) 498-9020

[adamsc@whhassociates.com](mailto:adamsc@whhassociates.com)

Johnson Engineering prepared the original Engineer's Report and amendments along with the other items in the community. During construction, portions of the community assets were reviewed by our team prior to acquisition by the CDD. This included review of construction documents, onsite testing and certifications to the regulatory agencies. We also helped with delineation of conservation areas and private lands within the District for the division of maintenance responsibilities.

**PELICAN MARSH CDD****District Engineer**

Dorrill Management Group

Mr. W. Neil Dorrill

5672 Strand Court, Suite 1

Naples, FL 34110

(239) 592-9115

[nsdorrill@aol.com](mailto:nsdorrill@aol.com)

Johnson Engineering has provided general engineering services for the Pelican Marsh CDD in North Collier County, Florida since 2002. The services we have provided the District include reviewing the stormwater system when flooding has occurred throughout the community, reviewing offsite impacts of existing and proposed facilities affecting the stormwater system and assisting with improving the access control facilities, and reviewing roadway signage and sight distance issues. In 2017, the community began a multi-year roadway paving project of the main CDD roads. Our transportation group provided a pavement condition report and Construction, Engineering, and Inspection (CEI) services during the project to monitor contractor performance and verify invoicing quantities.

**CORY LAKES CDD****District Engineer**

Wrathell, Hunt &amp; Associates, LLC.

Mr. Chuck Adams

9220 Bonita Beach Road,

Suite 214

Bonita Springs, FL 34135

(239) 498-9020

[adamsc@whhassociates.com](mailto:adamsc@whhassociates.com)

Johnson Engineering is the District Engineer for the Cory Lakes Community Development District. This District has an extensive stormwater system consisting of several interconnected lakes and wetlands. Our work has included assisting the District to replace large concrete stormwater structures that were in desperate need of repair as well as assisting with general maintenance issues related to failing inlets, pipes and drainage ditches. Other services have included ADA surveys, new concrete sidewalks and assistance with concrete bridge repairs.



Concord Station Community Development District  
District Engineer  
May 30, 2023

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## LAKESIDE PLANTATION CDD

### District Engineer

Governmental Management  
Services - Central Florida, LLC  
Mr. George Flint  
135 West Central Blvd, Suite 320  
Orlando, FL 32801  
(407) 841-5524  
[gflint@gmscfl.com](mailto:gflint@gmscfl.com)



Johnson Engineering provides professional engineering services for Lakeside Plantation Community Development District. We service as District Engineer in the areas of stormwater management, environmental issues, transportation/roadway issues, utility design, landscape design, and construction management and observation, along with current permitting requirements in order to efficiently maintain or expand the District's services that are being provided to its residents.

## PELICAN LANDING

### Pelican Landing Entry Landscape Renovations

The Pelican Landing community was interested in updating the landscaping around the lake on the southwest corner of one of their entries along U.S. 41. Johnson Engineering prepared three landscape concepts and presented the concepts to the Community Board. The community is currently reviewing the concepts that we created and we anticipate continuing on with the project to formulate construction documents based on the concepts and community feedback.



## KEY MARCO CDD

### Key Marco Dog Park

The community of Key Marco invited us to create conceptual plans for a potential new dog park in the community. The dog park would be located in an area that was formerly used for landscape maintenance operations. The concept was presented to the community and we are currently awaiting feedback with the anticipation of creating final design plans and construction documents based on the community's comments.



Concord Station Community Development District  
District Engineer  
May 30, 2023

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## CDD CLIENT REFERENCES



5680 W. CYPRESS STREET T: 813-397-5120  
 SUITE A F: 813-873-7070  
 TAMPA, FL 33607 WWW.MERITUSDISTRICTS.COM

Subject: Johnson Engineering, Inc.

To Whom It May Concern:

We have worked with Johnson Engineering, Inc. in their capacity as District Engineer for nearly a decade. They are responsive to the needs of the community by working diligently with the Board of Supervisors through our management office and in conjunction with District Counsel. Their firm provides a broad spectrum of services which allows them to do most projects without outside assistance.

They assign a project manager to the Community Development District and then, through that person, bring in other team members as needed. Johnson Engineering has in-house expertise to accomplish groundwater management, surface water management, environmental, transportation, landscape architecture, planning, utilities, surveying and site civil work.

They are a firm that we continually look forward to working with.

Sincerely,  
 MERITUS DISTRICTS

Brian K. Lamb  
 Chief Executive Officer  
 5680 W. Cypress Street, Suite A  
 Tampa, Florida 33607  
 (813) 397-5120

"SYNONYMOUS WITH COMMUNITY SERVICE"



**Wratbell, Hart, Hunt and Associates, LLC**  
*Building client relationships one step at a time...*

Subject: Johnson Engineering, Inc.

To Whom It May Concern:

I have worked with Johnson Engineering, Inc. in their capacity as District Engineer for 17 years. They are responsive to the needs of the community by working diligently for the Board of Supervisors through our management office and in conjunction with the District Attorney. Their firm has a broad spectrum of services, which allow them to do most projects without the need for outside assistance.

They assign a project manager to the Community Development District and then, through that person, bring in other team members as needed. Johnsons Engineering has in-house expertise to accomplish ground water management, surface water management, environmental, transportation, landscape architecture, planning, utilities, surveying and site civil work.

We look forward to working with them on additional projects in the future.

Sincerely,

Chesley E. Adams Jr.  
 Director of Operations



Concord Station Community Development District  
 District Engineer  
 May 30, 2023

**JOHNSON  
 ENGINEERING**



## APPROACH & IMPROVEMENT RECOMMENDATIONS



### Community Development District Experience

Our team has extensive Community Development District (CDD) experience throughout Florida, as we are the District Engineer for many CDDs. The work includes establishment, reports for bonds, and assistance during the construction and development process as well as ongoing services during the operation and maintenance of the CDD. During the construction and development process, we prepare the Engineer's Reports and amendments when needed, and review and approve requisitions from bond proceeds. After the work is complete or largely complete by the original developer, we participate in the long-term operation and maintenance with the CDD through facilities modifications, GATSB 34, upgrades to irrigation and maintenance facilities, as well as modifications to the water management system. We have assisted, and are currently assisting, Districts with sidewalk/ADA assessments, traffic signage and pavement marking surveys, ownership mapping, pavement condition assessments, drainage issue resolution, pond and wetland inspections, road resurfacing, and other improvement projects. We have also developed a Permit Criteria Manual to be used for new phases of development within the District limits of one of our clients.

On a regular basis (sometimes monthly), we survey our existing CDD/HOA communities and provide a report to the District Manager identifying any safety or infrastructure concerns. Our reports have included photos and descriptions of lifted and/or cracked sidewalks (sometimes because of tree roots) related to ADA non-compliance, areas of ponding, slope erosion/failure, locations of faded traffic signs or pavement markings and locations of pavement failure. Solutions have included chemical grout injection to address sidewalk trip hazards, saving our clients time and money (we were able to address 10 times the number of trip hazard locations using this method verses the traditional sidewalk removal and replacement method for the same amount of money, freeing up funds for other projects). Root barriers have also been implemented in addressing the sidewalk locations being affected by tree roots. Our experience has shown that some issues can be resolved quickly and with minimal disruption to a community's residents by pursuing alternatives to construction.

### Stormwater Management Systems

Hundreds of stormwater management facilities in communities throughout Florida bear the professional seal of our staff. The members of our surface water management team of professionals have experience in everything from county-level surface water master planning to stormwater facility design for small businesses. Some of the most exciting projects come out of stormwater retrofits of existing communities, which can be some of the most challenging and complex. Many times, it is not physically or financially feasible to completely fix an existing problem. Our team of surface water professionals understand this and work with our clients and interested third parties to come up with the best financially-feasible solution. Water quality is now in the forefront of all retrofit projects. The flooding and water quality problems must be solved simultaneously even though their solutions often work at odds to each other. Our experience and understanding of the local hydraulics, hydrology, and surface water BMPs helps us solve both problems with one solution.



Concord Station Community Development District  
District Engineer  
May 30, 2023

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### Transportation

Our team transportation team has assisted other local CDDs/HOAs with their roadway maintenance issues by communicating solutions promptly as if they had their very own Public Works department. With more than 15 employees supporting him within our transportation market group, we are experienced in a wide of array of roadway design and construction inspection services. We are familiar with the requirements and operating procedures of many municipalities in Florida including the FDOT. We are also experienced in all manners of permitting associated with transportation improvements including FDOT pre-qualifications in the following areas: 3.1, 3.2, 6.1, 7.1, 7.2, 7.3, 8.1, 8.2, 8.4, 10.1, 10.4, 13.6, 15.

Our design services range from sidewalk ADA compliance reviews, corridor analyses, preliminary design studies, and intersection improvements to full scale major roadway design. Roadway design is intricately correlated with the adjacent development, drainage, utilities, and environment. With in-house expertise in these areas as well, we offer a comprehensive design and permitting service. We also have long standing relationships with proven consultants in the transportation sub-disciplines of traffic, lighting, and signalization. These relationships perfectly complement our core design, providing a complete and quality design product.



Our transportation group also offers construction engineering and inspection (CEI). With 10 FDOT certified roadway and utility construction inspectors, we have the means to make sure the design is constructed properly. Our inspection staff is also well versed in the construction and acceptance criteria of the local municipalities. On-site inspection is critical to ensure compliance not only with the plans, but with the specifications and contract documents. Inspection is often required in cases where improvements are to be turned over to a local municipality for maintenance. Our local experience and thorough expertise in all manners of transportation improvement projects will ensure a quality product is delivered in an efficient manner; from conception to completion.



### Environmental Monitoring Experience

Our team is adept at the preparation of all types of mitigation and environmental monitoring reports required by the South Florida Water Management District, Florida Department of Environmental Protection, U.S. Army Corps of Engineers, and any pertinent local agencies requiring this information. In addition, a mitigation monitoring protocol is established and designed as specified in the permits issued for development. We have implemented monitoring programs for a variety of mitigation areas ranging from under 10 acres to 13,000 acres. Components of typical monitoring programs include the establishment and analysis of vegetation monitoring transects, groundwater monitoring wells, mapping of invasive exotic vegetation, and identification and quantification of fish and macroinvertebrate species to assess wetland health and surface water quality within freshwater and estuarine wetland ecosystems.



### Utilities

Utilities play a fundamental part in our everyday lives, yet we take for granted the vast systems of water, irrigation and sewer lines that run beneath us, and the engineering it took to provide such consistent service. Our utilities market group is a highly motivated and energetic group of professionals dedicated to the water and wastewater industry. Our expertise has brought water to fire hydrants, homes, drinking fountains, and swimming pools throughout Florida and provided wastewater systems for entire communities.





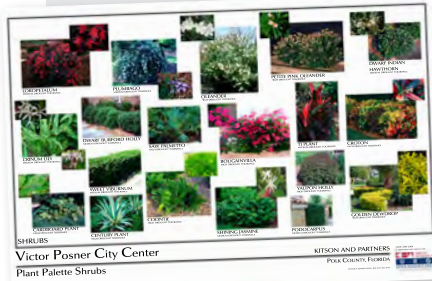


## Landscape Architecture

It has been said, "You only get one chance to make a first impression." This adage expresses the primary reasons for developing beautiful landscapes and streetscapes along the main corridors and neighborhood entries within your community. The main portal into this existing residential neighborhood will set the stage for impressions of the community by residents and visitors. The character of this roadway should stand out and reflect that certain level of treatment and attention to detail that represents the lifestyle within the community. At the same time, it must emphasize a gracious welcoming into this neighborhood and the variety of amenities it provides.

Our guide for developing a beautiful landscape renovation design is our focus on complying with the Landscape Committee's goals and "Vision". For this community, the landscape renovation design could include:

- ✧ Utilizing "Florida Friendly" and native landscaping,
- ✧ Incorporating native and drought tolerant plantings,
- ✧ Minimizing landscape maintenance,
- ✧ Implementing sustainability with the elimination of standard irrigation practices,
- ✧ Compliance with sight visibility requirements,
- ✧ Proposed landscape enhancements that provide continuity with existing landscaping surrounding the project area.



Landscape Architecture Services for CDDs often include:

### Design Review for Building Guideline Compliance

- ✧ New construction
- ✧ Remodeling / Additions
- ✧ Color & material change recommendations & approvals

### Horticultural Maintenance

- ✧ Site walkthrough evaluation & report: Are you paying for too much maintenance? Occasional pruning vs. continual trimming
- ✧ Maintenance guide: Excessive trimming...it all looks the same! Fertilization for healthy plants, pest control recommendations

### Arboricultural & Coordination Services

- ✧ Tree trimming overview & recommendations. Trees can create ongoing concerns if left unattended... insurance implications!
- ✧ Coordinate work with Certified Arborists

### Design Upgrades to Maintain Property Values:

- ✧ Community "Branding" and Master Planning
- ✧ Refurbish declining plantings
- ✧ Site enhancements with sustainability techniques and Low Impact Development (LID) design
- ✧ Landscape modifications, revised plant palette suggestions for better curb appeal, less maintenance, reduced water consumption - sustainability/Florida Friendly/native
- ✧ Hardscape refurbishment: fences and buffers, pavements, signs, water features, pools and spas, recreation elements, image & identity, outdoor furniture, etc.
- ✧ Landscape lighting design/area lighting design
- ✧ Community "Branding" and Master Planning
- ✧ Site lighting design

### Irrigation

- ✧ Perform a wet check to evaluate proper design & operation
- ✧ Design modifications, upgrades & water use improvements
- ✧ Water source design and connections (well, potable or reclaim)

### Permitting & Compliance

- ✧ ADA Compliance Audits
- ✧ Tree removal permits
- ✧ Landscape & Irrigation Certification
- ✧ Local government permitting
- ✧ Landscape Construction Phase Services
- ✧ Plans Preparation
- ✧ Bidding Assistance
- ✧ Construction Observation & Reporting



Concord Station Community Development District  
District Engineer  
May 30, 2023

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### Geographic Information Systems (GIS)

Our team uses ESRI's ArcGIS technology to provide an array of interactive digital mapping, data management and spatial analysis and 3D modeling solutions. Tailored web-based applications can be developed for secured, client-only access or for public presentation of maps and support analysis of spatial data. Using GPS, conventional surveying and subsurface utility engineering, our team can provide GIS utility mapping, including asset management, inventories, systems analysis tools and real time system conditions and monitoring. We locate and identify the elements, attributes and condition of these networks and offer a true working model to our clients. We also offer the support, update, and maintenance of our GIS deliverables to ensure that our clients have the most up-to-date and accurate mapping resources available.

Johnson Engineering's GIS team has developed Mobile Mapping applications for iPhone and iPad devices, as well as for some Android and Blackberry mobile devices. These applications allow you to access and view your project specific data layers on your mobile device and see your current position relative to those layers with an aerial background using your device's GPS location information. Mobile maps are also viewable using standard desktop web browsers. Data layers vary from point based features to linear or polygon features. Our team currently employs this technology to assist field operations for environmental/species mapping, well locations and stormwater facilities.



### Mobile Mapping Application Benefits - ArcGIS Application - Uses

- Navigate to field features like wells, structures, monitoring stations, etc.
- Illustrate for clients, proposed conditions on site.
- Visualize multiple projects with aerial backgrounds.
- Locate and visualize existing/proposed underground facilities.
- Follow onsite drainage patterns and interaction with regional drainage features.
- Track and navigate to project assets and amenities
- Depict and navigate to Boundary Survey and Control monumentation.
- Overlay and visualize a variety of agency polygon coverages with your project limits like Land Use/Land Cover; Wetlands, Soils, Water Body IDs, FEMA Flood Lines, Zoning, Future Land Use, etc.



Concord Station Community Development District  
District Engineer  
May 30, 2023

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d. Geographic Location





## OFFICE LOCATIONS

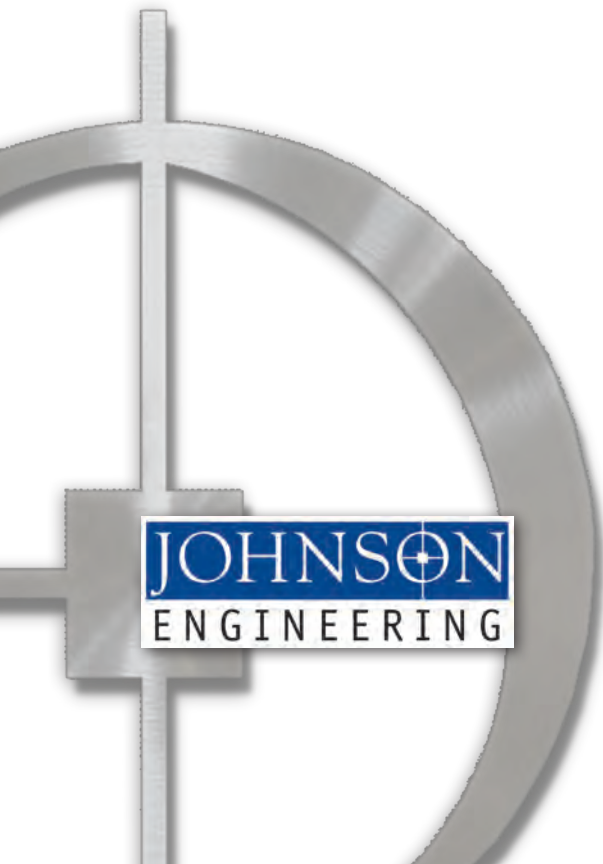
We have six offices located throughout Florida. Our Lutz office is located on the south side of State Road 54 just east of Ballantrae Boulevard and is literally around the corner from Concord Station.





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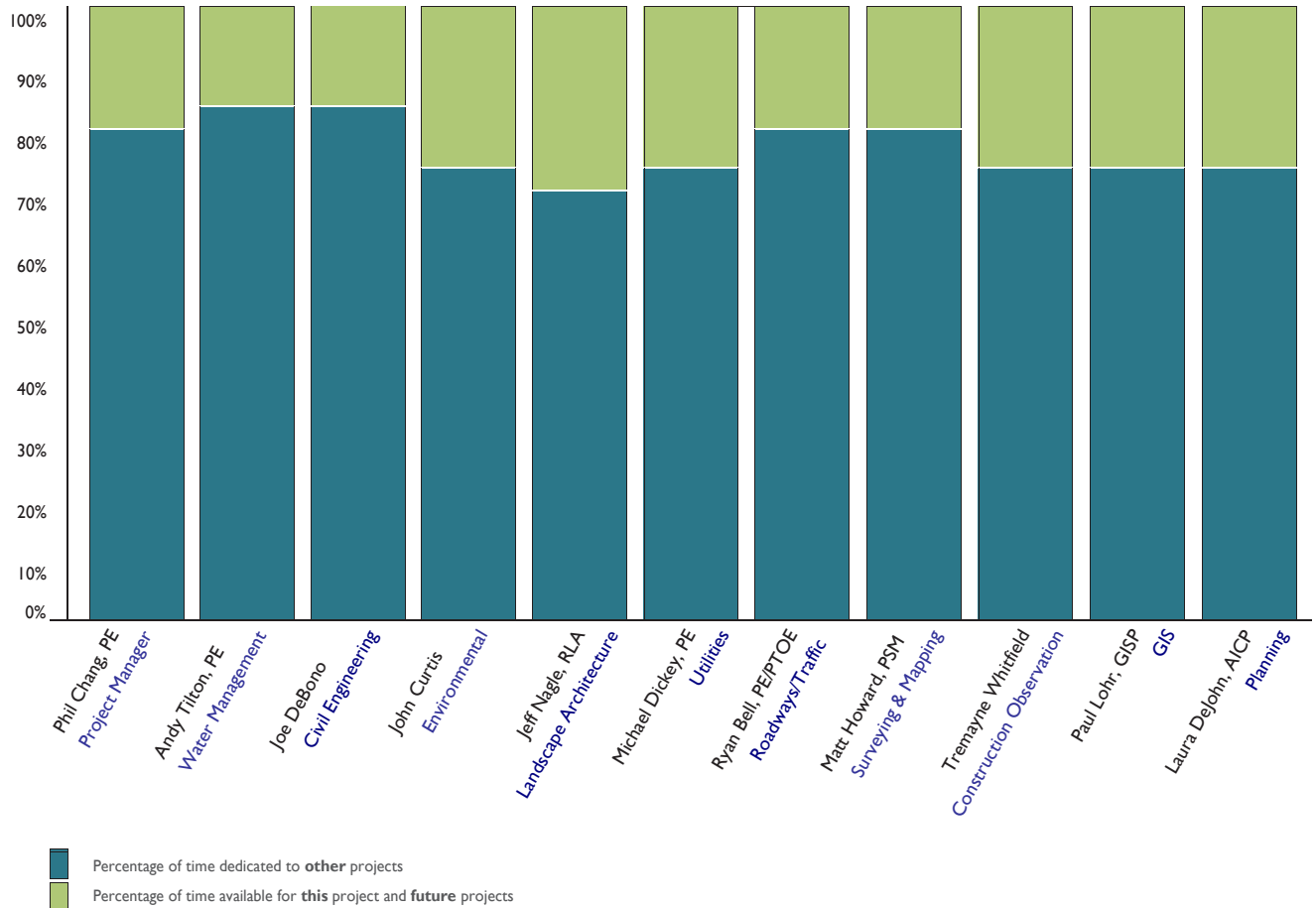
e. Recent, Current and Projected Workloads



## CURRENT & PROJECTED WORKLOAD

All key team members have sufficient availability and are excited to dedicate their efforts to help the CDD. With a company of over 120 experienced employees, we have the ability to accommodate your schedule.

Current Percentage of Available Time of Key Personnel



f. Volume of Work Previously Awarded to Consultant by District







As previously noted, we have been working with Community Development Districts for more than 47 years throughout the State of Florida. We have provided services related to drainage, survey, environmental issues, transportation/roadway issues, utility design, landscape design and construction management.

Although we have extensive experience acting as District Engineer, we have not previously been awarded any work by the Concord Station Community Development District. We have, however, successfully interacted with the District Manager and District Counsel in their capacity at other Districts.

If selected, we are ready to assist the Board to achieve its goals and to contribute to the efficient operation and maintenance of the District's infrastructure.



Concord Station Community Development District  
District Engineer  
May 30, 2023



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## g. Proposed Billing Structure





SINCE 1946



**PROFESSIONAL SERVICES  
HOURLY RATE SCHEDULE  
August 9, 2022**

**Professional**

9	\$300
8	\$245
7	\$225
6	\$200
5	\$175
4	\$160
3	\$150
2	\$125
1	\$115

**Technician**

6	\$165
5	\$140
4	\$120
3	\$100
2	\$80
1	\$70

**Administrative**

3	\$95
2	\$85
1	\$70

**Field Crew**

4-Person	\$245
3-Person	\$210
2-Person	\$165

**Field Equipment**

*Field Equipment on Separate Schedule*

**Expert Witness** \$400

**Reimbursable Expenses  
and Sub-Consultants** Cost + 10%

**Construction Engineering and Inspection  
(CEI Services)**

CEI Services Manager	\$185
CEI Senior Project Administrator	\$165
CEI Project Administrator	\$150
Contract Support Specialist	\$125
Senior Inspector	\$115
CEI Inspector III	\$105
CEI Inspector II	\$95
CEI Inspector I	\$85
Compliance Specialist	\$95
CEI Inspector's Aide	\$70



Concord Station Community Development District  
District Engineer  
May 30, 2023





## Tab 2

**Concord Station Community Association, Inc.  
c/o Condominium Associates  
2019 Osprey Lane STE B Lutz, FL 33549  
(813) 341-0943 pasco@condominiumassociates.com**

May 10, 2023

Dear Alexander L. Indest  
Jennifer L. Indest  
2944 Trinity Cottage Drive  
Land O Lakes, FL 34638,

Thank you for submitting your Architectural Request. Upon further review, the Board of Directors/Committee has **approved with conditions** your request for Fence

The condition(s) of the approval are as follows: CDD approval required.

Application approvals are valid for a period of six (6) months and a new Alteration Application must be submitted after that time has elapsed if the approved project has not been completed.

Thank you for your compliance with the Association's procedures.

Sincerely,

Concord Station Community Association, Inc.  
Architectural Control Committee

CONCORD STATION COMMUNITY ASSOCIATION, INC.

APPLICATION FOR PLAN APPROVAL

TO: Condominium Associates  
2019 Osprey Lane Suite B Lutz, FL 33549  
Fax: 813-949-6041 E-mail: pasco@condominiumassociates.com

As required by the Declaration of Covenants, Restrictions and Easements for Concord Station Community Association, Inc, as amended, the undersigned, as Owner of the property listed below, hereby applies for approval of improvements to the property and provides the following information in support of this application:

NOTE: Only 1 request per application form; do not include multiple requests on a single application form. If you wish to paint the exterior of your home, please use the Exterior Paint application form.

1. Description of Improvement:  
Installing 67 Linear Feet of 6' High White Privacy Vinyl Fencing (Hamilton) with 2 Gates, Transitioning Down To 63 Linear Feet of 4' High White Open Picket Vinyl Fencing (Irvine) with 1 Gate.
2. Architectural Plans: Please include your property survey, as well as a sketch indicating location, size and type of construction as well as any other pertinent information as may be necessary. (Please refer to the Concord Station Community Standards).
3. Site & Grading Plan: Submit whenever alterations of lot grade are anticipated.
4. Landscaping Plan and Plant List: To be submitted for all landscaping improvements.
5. Exterior Materials (for building or room addition): \_\_\_\_\_

*It is expressly understood that approval by the Architectural Review Committee of the foregoing improvement(s) shall in no way indicate compliance with any local, state or federal law, standard or regulation or any requirement of the Declaration of Covenants, Restrictions and Easements for Concord Station Community Association, Inc. Compliance is the sole responsibility of the Owner.*

Party Requesting Approval (Print Name): Jennifer & Alex Indest  
Contact Phone or Email: (352) 281-4384 Street Address: 2944 Trinity Cottage Dr Land O Lakes, FL 34638  
Concord Station Neighborhood: Trilby  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

\*\*\*\*\*

☒ APPROVED ☒ APPROVED-SUBJECT TO CONDITIONS ☐ NOT APPROVED

Explanation:

CDD Approval Required

Concord Station Community Association, Inc.

Architectural Review Committee

By: Steph Signature: [Signature] Date: 5/3/23

By: Maureen Signature: [Signature] Date: 5/3/2023





AE  
(MAY NOT S







White Hamilton





Irvine



Indest, Jennifer

Date 4/23/2023

Customer's Last Name, First Name

2944 Trinity Cottage Dr

Service Address

Land O Lakes FL, 34638

City, State, Zip

(352) 281-4384

jenniferindest24@gmail.com

Preferred Phone No.

Customer's E-mail Address

Municipality

☐ Yes Permit required?

☒ No

☐ Homeowner to obtain permit  
(Superior Fence & Rail requires copy  
of permit before installation)

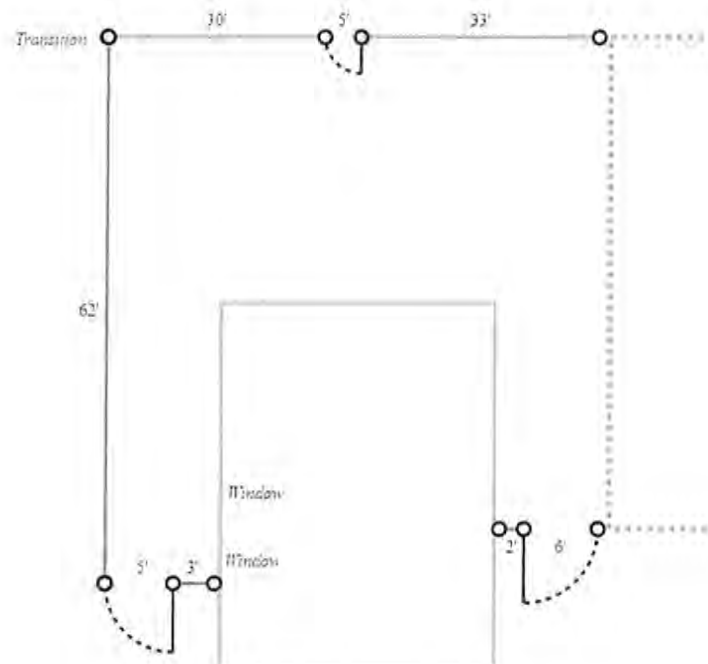
☐ Superior Fence & Rail to obtain permit

☐ Yes Plot plan or survey available?

☒ No

**APPROXIMATE LAYOUT**

FENCE FOOTAGE CONTAINED IN THIS PROPOSAL IS APPROXIMATE BASED ON THE FIELD MEASUREMENT, FINAL PRICE WILL BE ADJUSTED BASED ON ACTUAL FENCE FOOTAGE USED, AS SET FORTH IN TERMS AND CONDITIONS)



- ☒ 6'H White Hamilton
- ☒ 4'H White Irvine

Superior Fence & Rail Contact Information:

Florida USA innovation LLC  
6812 Industrial Ave, Unit 3  
Port Richey, FL 34668  
(727) 619-2741

FENCE TO FOLLOW GRADE OF PROPERTY: PLEASE INITIAL

ALJ

## TERMS AND CONDITIONS

A) Title: Authorized Party. Customer represents that they hold legal title to the subject real property or are authorized to act as an agent for the true owner. Customer agrees to pay

### Florida USA innovation LLC

(hereinafter, "Superior") the balance of the purchase price immediately upon substantial completion of the installation of the fence in accordance to the terms of this Agreement, and agrees that a permit final inspection of the fence is not a condition for final payment. A finance charge in the amount of 1.5% of the purchase price will be added every thirty days to any invoice seven days past due. If you fail to make payment when due, Superior reserves the right to file a security interest on your property which creates an encumbrance on your title and may cause you the loss of your property. Should legal action become necessary to enforce this Agreement, Customer shall be held liable for any attorney's fees and costs incurred whether a formal legal action has been filed or not. Customer shall also be held liable for any interest on the unpaid balance from the due date until payment is received by Superior at the highest rate of interest allowed by law.

B) Legal Encumbrances. Customer agrees to inform Superior in advance about any easements, covenants or other legal encumbrances that could affect the fence installation. Customer agrees to keep posted permits on display at all times and agrees not to remove permit from property. CUSTOMER ASSUMES THE RISK AND THE FULL LIABILITY OF ASSISTING SUPERIOR WITH DELIVERY OF MATERIALS OR WITH INSTALLATION.

C) Change Orders. If Customer requests Superior to do work additional to that described in this Agreement, Superior, at its option, may require Customer to sign a written change order ("Change Order") explaining the change in the scope of work and the additional charges that the Customer is obligated to pay. The Change Order will include a description of the additional work, additional payments that will be required and anticipated start and finish dates. The Change Order will become part of this Agreement. If Superior does not require a Change Order or if Customer fails to sign the Change Order, Customer agrees that it is still responsible to pay for any work performed by Superior that was outside the original scope of this Agreement.

D) Credit Card Transactions: If Customer chooses to pay for the fence with a credit card, the cardholder agreement (to which Superior is not a party) will determine the total cost of Customer's purchase, including all interest charges and fees. Customer will be further subject to Your cardholder agreement's terms and conditions.

E) Financed Transactions: If Customer chooses to finance the purchase of the fence in whole or in part, the loan agreement (to which Superior is not a party) will determine the total cost of Customer's purchase, including (i) the amount financed (the amount of credit provided to you); (ii) the associated finance charges (the dollar amount the loan will cost you); and (iii) the total payment (the amount you will have paid when you have made all scheduled payments). Customer will be further subject to Your loan agreement's terms and conditions.

F) CANCELLATION. CUSTOMER MAY CANCEL THIS AGREEMENT WITHOUT PENALTY OR OBLIGATION BY DELIVERING WRITTEN NOTICE TO SUPERIOR FENCE BY MIDNIGHT ON THE THIRD BUSINESS DAY AFTER SIGNING (THE "CANCELLATION PERIOD"). THE STATE SUPPLEMENT CONTAINS A FORM TO USE IF ONE IS SPECIFICALLY PRESCRIBED BY LAW IN YOUR STATE.

In the event of a cancellation, Customer's deposit will be returned within (10) business days after Superior's receipt of your notice.

G) Termination. If Customer terminates this Agreement after the Cancellation Period, Customer agrees to pay Superior Fence the greater of (1) twenty five (25%) of the total sale, or (2) the total costs of materials, labor and services provided by Superior Fence through the time of termination, plus any other amounts allowed under applicable law. If after the Cancellation Period, Superior discovers impediments to installation of the fence such as building or zoning code violations, hidden or unforeseen hazardous conditions on your property or easements or other legal encumbrances that you did not inform us of, Superior may immediately terminate the Agreement without further obligation to you. In such an event, Customer agrees to pay Superior the greater of twenty five (25%) of the total sale or the costs of materials, labor and services provided by Superior Fence through the time of termination, plus any other amounts allowed under applicable law.

H) Commencement of Job. Customer agrees that once the work is started, Superior will have the ability to complete the entire scope of work without any interruptions. Further, any changes made by the Customer to the layout of the proposed fence must be made prior to the installation date. If changes are made during the day of installation, Customer will be charged a trip charge of up to \$500.00 if such a change requires an additional trip to the property for completion of the fence. If Customer makes any changes to the fence layout on the date of installation resulting in reduced footage and extra materials, Customer agrees that these materials are non returnable and must be paid for as agreed.

I) Public Underground Utilities. Superior will call a utility locating service that will locate the public underground utilities on your property. Customer agrees to allow the locating service to your property for the purpose of conducting a utility locate.

J) Private Underground Utilities; Irrigation Lines. Customer agrees to be solely responsible for any damage to buried private utilities, underground lines, including water lines and irrigation lines that have not been properly marked by Customer, and Customer agrees to indemnify Superior from any liability which it might incur pursuant to the service involved in the performance of this Agreement.

K) Homeowner's Association. If Customer's home is part of a Homeowner's Association, (HOA), Customer understands and agrees that it is Customer's sole obligation to obtain and provide approvals from the HOA. Superior is not responsible if the fence that Customer contracted for does not comply with Customer's HOA's rules and regulations.

L) Pre-Installation Meeting. Customer agrees to meet with the installation crew on the day of installation before installation begins to indicate actual fence placement.

M) Fence to Follow Ground. Customer agrees that the fence will be installed to the contour of the existing ground unless agreed otherwise in writing on change order of installation overview agreement.

N) Property Lines. Customer agrees that it is responsible for locating property pins and staking terminals to establish its property lines prior to installation of the fence. Superior will assist the customer, upon request, in determining where the fence is to be erected, but under no circumstances will Superior assume responsibility concerning property lines or in any way guarantee their accuracy. If property pins cannot be located, Customer may have to hire a third party to survey the property. Superior is not responsible for identifying property lines, easements, covenants, or other legal encumbrances. Customer agrees to indemnify Superior and hold it harmless against and in respect to the claims of any persons aggrieved by the location of the subject fence when erected or by trespasses or damage which may have necessarily been committed or occasioned consciously or unconsciously by Superior in the course of installation.

O) Clearing of Proposed Fence Line. Customer agrees to clear the fence line of any and all obstructions, including but not limited to trees, brush, debris, fixtures and personal yard items. In the event that the fence line is not cleared upon our arrival, Customer understands and agrees that it will be charged a trip fee of up to \$500.00, which must be paid prior to the job being rescheduled. Further, Customer shall hold Superior harmless for any damage to items within the fence line.

P) Access Ways. Superior is not responsible for any damage to driveways, walkways, walls, gardens, fresh grading, sod, shrubbery, patios, pavers or other property features resulting from gaining access to the property or performing work in the proximity of the fence location.

Q) LIMITED WARRANTY. TO THE EXTENT PERMISSIBLE UNDER APPLICABLE LAW, SUPERIOR WARRANTS THE WORKMANSHIP OF THE INSTALLATION FOR THREE (3) YEARS FROM ITS COMPLETION DATE. PROVIDED CUSTOMER NOTIFIES SUPERIOR DURING THE WARRANTY PERIOD, SUPERIOR WILL ARRANGE FOR REPAIR AT NO CHARGE TO CUSTOMER FOR ANY FAULTY WORKMANSHIP. SUPERIOR'S WORKMANSHIP WARRANTY IS ONLY RELATED TO FAULTY WORKMANSHIP AND DOES NOT COVER PRODUCT DEFECTS OR DAMAGE CAUSED BY ACTS OF GOD, INSTALLATION OR REPAIRS MADE BY OTHERS, ABUSE, MISUSE, NEGLIGENCE, OR NORMAL WEAR AND TEAR. MERCHANDISE AND MATERIALS ARE COVERED EXCLUSIVELY BY THE MANUFACTURER'S WARRANTY, IF ANY. THIS LIMITED WARRANTY GIVES CUSTOMER SPECIFIC LEGAL RIGHTS AND CUSTOMER MAY ALSO HAVE OTHER RIGHTS THAT MAY VARY FROM STATE TO STATE. CUSTOMER ACKNOWLEDGES THAT WOOD FENCES HAVE A TENDENCY TO SHRINK, WARP, CRACK, AND CHIP AND THAT THESE FEATURES OF WOOD ARE NORMAL AND ACCEPTED OCCURRENCES AND ARE NOT WARRANTED.

R) Acts of God. Customer agrees that all workmanship warranties will be void in the event of significant wind events including but not limited to hurricanes, tropical storms, cyclones, and tornadoes.

S) Deposit. Upon signing the contract, 50% of the total contract amount is due unless state law governs otherwise. The remaining balance is due upon acceptance of completed installation.

T) Miscellaneous. If there is an unpaid balance, at its discretion, Superior Fence may temporarily void the warranty (workmanship) until the unpaid balance is resolved.

Installation dates are approximate due to various circumstances such as weather, workload, obtaining building permits and utility locates. Superior will strive to install fencing in a timely manner, however, Customer may not cancel this contract due to rescheduling for circumstances beyond Superior's control.

Customer Agrees to allow Superior to include a 4"x6" or 3"x10" sign on Customer's Fence.

The price included in this proposal is firm for 15 days unless the contract is executed.

U) Subcontractors. Superior may, at its discretion, subcontract all or part of the labor required to complete the project.

V) Delays. Superior is not responsible for delays resulting from events beyond its control including, but not limited to the following: delayed contract execution, delayed deposit payment, Acts of God, change orders, governmental actions, manufacturing delays, damage to merchandise caused by third parties, labor strikes, any incorrect information you provide, legal encumbrances on your property, your property's nonconformance with zoning or building code requirements, hidden or unforeseen hazardous conditions on your property or your noncompliance with this Agreement. Further, Superior reserves the right to terminate this Agreement and to discontinue installation of your fence for any of the aforementioned conditions.

Superior Fence & Rail Contact Information:

Florida USA innovation LLC  
6812 Industrial Ave, Unit 3  
Port Richey, FL 34668  
(727) 619-2741

I UNDERSTAND AND AGREE TO THE TERMS AND CONDITIONS:

ALI



## Proposal for Fencing Installation



### PRODUCT SPECIFICATIONS:

6'H White Hamilton: 67 LF & 2 Gates.  
Specifications: Post: 5" Sq., Rail: 1-3/4 x 5-1/2, Picket: 6" T&G  
4'H White Irvine: 63 LF & 1 Gate.  
Specifications: Post: 5" Sq., Rail: 2 x 3-1/2, Picket: 1-1/2" Sq.

### JOB OPTIONS:

2 5' Gates, 1 6' Gate

### JOB NOTES:

Approximate Start Date: 5/15/2023

Approximate Finish Date: 5/18/2023

**All dates are approximate and subject to change based on unforeseen events including inclement weather, permitting delays, change orders, and manufacturing delays. See terms and conditions for full details.**

Acceptance and Authorization: By signing below, you authorize Superior to perform the installation and/or order and arrange for the delivery of special order merchandise, including special order merchandise that may be custom made, as specified in this Agreement. You understand and agree that this Agreement constitutes the entire understanding between you and Superior and that there have been no oral or written representations or agreements made to you by Superior but that if there are you agree that this Agreement expressly supersedes them.

Do not sign if blank or incomplete. By signing, you acknowledge that you have read, understand, and accept this Agreement in its entirety. You further acknowledge receiving a complete copy. Keep it to protect your legal rights.

**It is very important for you to read and understand the Terms and Conditions included herein. By signing this proposal and providing a deposit you are creating a Contract between you and Superior for the selected products and services in accordance with those Terms and Conditions listed above.**

Payment Schedule: You agree that payments will be due as indicated below. If You are paying by credit or debit card, the account may be charged or debited (as applicable) on the same day that it is accepted by the Superior. Convenience fee may apply for credit card transactions.

Contract Amount	\$5,245.00	
Sales Tax	\$0.00	
Deposit Amount	\$2,622.50	DUE IN FULL IMMEDIATELY
Remaining Balance	\$2,622.50	Due upon completion

Accepted by: Ali D. Mehmet 4/23/2023

Customer's Signature Date

Deniz Aydin

Superior Authorized Representative Signature

Deniz Aydin

Superior Authorized Representative

4/23/2023

Date

Customer's Initials: ALI BY INITIALING, YOU AUTHORIZE DELIVERY OF MERCHANDISE TO SERVICE ADDRESS PROVIDED ABOVE WITHOUT OBTAINING DELIVERY AGENT'S SIGNATURE AND AGREE TO INDEMNIFY AND HOLD SUPERIOR HARMLESS FROM ANY RESULTING CLAIMS.

### Superior Fence & Rail Contact Information:

Florida USA innovation LLC  
6812 Industrial Ave, Unit 3  
Port Richey, FL 34668  
(727) 619-2741



## Installation Overview Agreement

As our valued customer, we want to be sure you have complete information about the installation of your fence. Our goal is to avoid problems and provide a quick, quality installation service and to provide information on keeping your new fence looking great for years to come. Please see the Terms and Conditions on the Agreement for other important information concerning your installation.

1. Public Utilities. Superior will call the major utilities to mark electrical, water, and cable locations if the utilities provide this service in your city.
2. Private Utilities. There are some underground items that are your responsibility to identify. The utility companies do not mark these. Therefore, prior to the Installation, it is important to conspicuously mark the ground for locations of all non public, underground utilities, including but not limited to the following:
  - a. Sprinkler heads and underground irrigation lines.
  - b. Underground water lines that feed a swimming pool or other structure.
  - c. Underground electric lines (other than local public utility lines) that supply power to lamp posts, walkway lighting, landscape lighting, and control wiring for pools, sheds, wells, etc.
  - d. French drains or related items.
  - e. Any electrical, water, or cable locations where the utilities in your city do not provide marking services.
  - f. Any private natural gas or propane lines that fuel private amenities on your property such as jacuzzis, grills, saunas or spas.
  - g. Any and all septic, leach or drain lines or fields.
  - h. Any sewer lines from the house to the clean-out is considered private and must be marked by the home owner.
  - i. Any other non-public utilities.

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Initial

You agree that that if you choose not to mark these underground utilities, Superior will not be responsible for any damage it may cause, including the cost of repair, monetary damages or any other damages.

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Initial

3. Fence Location. You are responsible for the location of the fence. If your fence is contracted to be installed along your property lines and you cannot find the property line markers, it is recommended that you have a survey done to ensure your new fence does not encroach onto your neighbor's property, and is in compliance with local building codes for setback requirements. Superior is not responsible for the costs associated with moving or removing fences, or damages associated with the fence installation, where the property lines have not been properly located before installation.
4. Required Clearance for Fence Installation. To provide room for a proper installation, all vegetation, including but not limited to brush, briars, tall grass, branches, limbs, trees etc. must be cleared to a distance of 2' on either side of the installation line for your new fence and cleared to a height of 6" taller than your new fence (e.g., for a 6 ft tall fence the fence line must be cleared to a height of 6'6"). If we show up to your location and the fence line is not clear according to the above instructions, Superior has the option to do the either of the following, at our sole discretion:
  - a. Charge you a trip charge of up to \$500, which must be paid immediately, and reschedule your job for a later date after you have cleared the fence line in accordance with the instructions above; or
  - b. Have our installation crew trim, clear and dispose of the vegetation at a cost of up to \$25 per linear ft. If we choose this option to clear the fence line for you, you agree that Superior is not responsible for any damage that we may do to any vegetation, including landscaping, in our efforts to clear your fence line. Moreover, Superior cannot grind or remove tree roots or stumps, and we cannot remove trees with a diameter greater than 3" caliper, measured one ft from the ground.
5. Hard Digs. On rare occasions, we encounter hard dig conditions that cannot be foreseen prior to the commencement of installation. When we encounter those conditions, you will be charged an additional \$50 for each hole that is deemed to constitute a hard dig. Prior to charging you, we will contact you (and if you are at the property, we will show you the hole that constitutes a hard dig) to explain the situation and give you the option, if it is practical, of relocating the fence line in order to avoid the extra costs associated with the hard dig.
6. Access to Power and Water. We will need access to an electric outlet and an outside water faucet. During the installation, you may hear nail guns, hammers, air compressors, augers, jackhammers and other loud tools that are required in the construction of your fence. Please be sure to inform your neighbors about your fence installation and make them aware of the possibility of hearing loud noises associated with it. Also, please be sure to properly secure pets on the day of the fence installation and if you share a common fence with your neighbors, please inform them to secure their pets as well.
7. Homeowner's Association Obligation. If your home is part of a Homeowner's Association (HOA), you will agree to obtain required approvals from the HOA before installation of your fence and agree that Superior is in no way responsible for getting HOA approval or for ensuring that your fence complies with your HOA requirements. **You agree that you are required to send to us your HOA approval as part of the necessary paperwork in order that we can obtain your fence permit.**
8. Pre-Installation Property Walk. You agree to be present at your property for at least 15-30 minutes on the day of the installation immediately prior to the beginning of the installation to confirm the details of the final layout of the fence with our installation crew. Because our crews arrive early in the morning and because the pre-installation walk-through is only 15-30 minutes long, there is no requirement that you take off from work on the day of installation. If you choose to take off from work, you do so at your own risk, including the risk that your job will be rescheduled for a different day for reasons beyond our control, such as inclement weather or difficult digging conditions on a prior job that prevented us from completing the job with the scheduled time frame.
9. Post Installation Property Walk and Final Payment. You agree to be present at your property at the completion of the installation in order to confirm that the fence installation is completed to your satisfaction (which is accomplished by you filling out and executing a Certificate of Completion) and to make final payment to our installation crew or by calling the office to pay electronically. By initialing below, you acknowledge that approval from your HOA or the local permitting authority is not a condition of payment.

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Initial

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Initial

ALI

Initial

X *Alex D. Mest*

Customer's Signature

X *Deniz Aydin*

4/23/2023

Date

4/23/2023

Date

Superior Fence & Rail Contact Information:

Florida USA innovation LLC  
6812 Industrial Ave, Unit 3  
Port Richey, FL 34668  
(727) 619-2741



## Proposal for Fencing Installation



### NOTICE OF CANCELLATION

Date of Transaction: Apr / 23 / 2023

You may CANCEL this transaction, without any Penalty or Obligation, within THREE (3) BUSINESS DAYS from above date.

If you cancel, any property traded in, and payments made by you under the contract or sales, and any negotiable instrument executed by you will be returned within TEN (10) BUSINESS DAYS following receipt by Superior of your cancellation notice, and any security interest arising out of the transaction will be canceled.

If you cancel, you must make available to Superior at your residence, in substantially as good condition as when received, any good delivered to you under this contract or sale, or you may, if you wish, comply with the instructions of Superior regarding the return shipment of the goods at Superior's expense and risk.

If you do make the goods available to Superior and Superior does not pick them up within (20) calendar days of the date of your Notice of Cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to Superior, or if you agree to return the goods to Superior and fail to do so, then you remain liable for any performance of the obligations under the contract.

To cancel this transaction, mail or deliver a signed and dated copy of this Cancellation Notice or any other written notice, or send a telegram, to

Deniz Aydin

(Print/type name of Superior or Superior's authorized representative)

**Superior Fence & Rail Contact Information:**

Florida USA innovation LLC  
6812 Industrial Ave, Unit 3  
Port Richey, FL 34668  
(727) 619-2741

I HEREBY CANCEL THIS TRANSACTION

Jennifer Indest

(Buyer's name)

(Buyer's signature)

Date

Concord Station Community Association, Inc.  
c/o Condominium Associates  
Lutz FL 33549  
(813) 341-0943

May 10, 2023

John P Sullivan  
3542 Gerrads Cross Court  
Land O Lakes, FL 34638

RE:

Dear John P Sullivan:

Thank you for submitting your Architectural Request. Upon further review, the Board of Directors/Committee has approved your request with conditions.

This letter will serve as written confirmation that you may proceed with the request of Fence as long as the following conditions are followed:

1. CDD Easement approval

Thank you for your continued support of your Concord Station Community Association, Inc. and for maintaining and enhancing our carefully designed community.

Thank you for your compliance with the Association's procedures.

Sincerely,  
Nicole Bellamy, LCAM  
Condominium Associates  
Community Association Manager for  
Concord Station Community Association, Inc.



25

CONCORD STATION COMMUNITY ASSOCIATION, INC.  
APPLICATION FOR PLAN APPROVAL

TO: Condominium Associates  
2019 Osprey Lane Suite B Lutz, FL 33549  
Fax: 813-949-6041 | E-mail: pasco@condominiumassociates.com

As required by the Declaration of Covenants, Restrictions and Easements for Concord Station Community Association, Inc., as amended, the undersigned, as Owner of the property listed below, hereby applies for approval of improvements to the property and provides the following information in support of this application:

NOTE: Only 1 request per application form; do not include multiple requests on a single application form. If you wish to paint the exterior of your home, please use the Exterior Paint application form.

1. Description of Improvement:

White vinyl fence

2. Architectural Plans: Please include your property survey, as well as a sketch indicating location, size and type of construction as well as any other pertinent information as may be necessary. (Please refer to the Concord Station Community Standards).
3. Site & Grading Plan: Submit whenever alterations of lot grade are anticipated.
4. Landscaping Plan and Plant List: To be submitted for all landscaping improvements.
5. Exterior Materials (for building or room addition):

It is expressly understood that approval by the Architectural Review Committee of the foregoing improvement(s) shall in no way indicate compliance with any local, state or federal law, standard or regulation or any requirement of the Declaration of Covenants, Restrictions and Easements for Concord Station Community Association, Inc. Compliance is the sole responsibility of the Owner.

Party Requesting Approval (Print Name): Kara Sullivan  
Contact Phone or Email: 813-531-3102 Street Address: 3542 Gerrards cross ct.  
Concord Station Neighborhood: Wellington  
Signature: Kara Sullivan Date: 3/20/23

.....  
☐ APPROVED ☒ APPROVED-SUBJECT TO CONDITIONS ☐ NOT APPROVED

Explanation:

COO easement

Concord Station Community Association, Inc.

Architectural Review Committee

By: Nicole

Signature:

Nicole

Date:

4/5/2023

By: Leslie

Signature:

Leslie

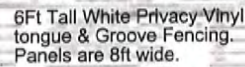
Date:

4/5/2023





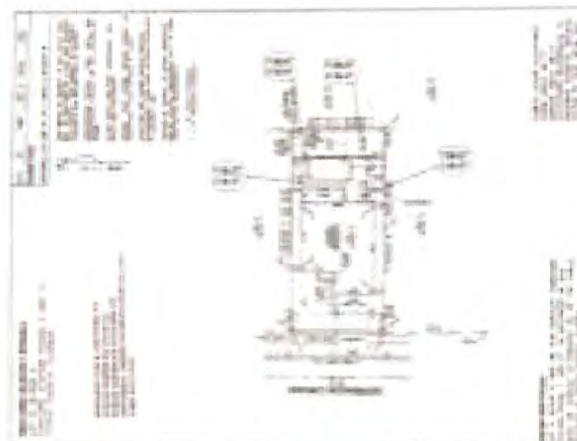
FILE\_2965



Back of the fence is 5ft Tall  
White Privacy Vinyl Tongue  
& Groove Fencing Panels  
are 8ft wide.

14 ft gate on the right side

Green Represents the 6ft Tall Fence and Blue represents the 5ft tall fence. All fencing is in the property lines

[illegible]



Concord Station Community Association, Inc.  
c/o Condominium Associates  
Lutz FL 33549  
(813) 341-0943

May 10, 2023

Diego F Becerra Marrero  
Wandaly Abraham Diaz  
4071 Mount Bandon Drive  
Land O Lakes, FL 34638

RE:

Dear Diego F Becerra Marrero & Wandaly Abraham Diaz:

Thank you for submitting your Architectural Request. Upon further review, the Board of Directors/Committee has approved your request with conditions.

This letter will serve as written confirmation that you may proceed with the request of **Fence** as long as the following conditions are followed:

1. CDD Easement approval

Thank you for your continued support of your Concord Station Community Association, Inc. and for maintaining and enhancing our carefully designed community.

Thank you for your compliance with the Association's procedures.

Sincerely,  
Nicole Bellamy, LCAM  
Condominium Associates  
Community Association Manager for  
Concord Station Community Association, Inc.

# ACC Request

<b>Association</b>	Concord Station Community Association, Inc.
<b>Date</b>	04/01/2023 03:38:04 PM
<b>Owner Name</b>	DIEGO BECERRA
<b>Account Number</b>	8064071MBD
<b>Zip</b>	34638
<b>Unit</b>	
<b>Address</b>	4071 Mount Bandon Drive, Land O Lakes, FL 34638
<b>Home Phone</b>	7872223021
<b>Work Phone</b>	
<b>Cell Phone</b>	7872223021
<b>Email Address</b>	becerradieof@gmail.com
<b>Date Work Is Expected to Begin</b>	4/20/2023 3:27:47 PM
<b>Date Work is Expected to be Complete</b>	4/27/2023 3:27:47 PM
<b>ACC Type</b>	Fence
<b>Provide a Detailed Description of the Work</b>	Patio White fence
<b>If Exterior is Being Painted Check Box</b>	False
<b>If Paint Box is Checked for Associations Drexel, Trilby, Longwood, Wellington - Please Provide Paint Codes and Colors by Area. Must Specify Body = *, Trim = *, Accent = *</b>	
<b>If Paint Box is Checked for Associations Enclave, The Manors, Waterford - Please Provide Paint Codes and Colors by Area. Must Specify Body = *, Secondary Body = *, Trim = *, Accent = *</b>	
<b>If Paint Box is Checked for Association The Retreat - Please Provide Paint Codes and Colors by Area. Must Specify Body = *, Secondary Body = *, Trim = *, Accent Color 1 = *, Accent Color 2 = *</b>	
<b>Landscaping Project Provide a Detailed List of Landscaping Materials (Lot Survey Attachment Required)</b>	
<b>Roofing Project Provide a Detailed List of Materials: Type of Material , Color, Drip Edge</b>	
<b>Owner Acknowledgment and Certification</b>	
I/We understand that the Architectural Committee/Board of Directors will act on this request as quickly as possible and will contact me in writing regarding the Approval or Disapproval of this request. I /We certify no work will begin until I am notified in writing of the Approval by the Architectural Committee/Board of Directors.	
I/We certify that this work will be in compliance with the Association Governing Documents and all applicable local code, permit and licensing regulations.	
I/We certify all vendors used on the project will have Workman's Compensation and a minimum of \$1,000,000 Liability insurance as evidenced by a copy of the Certificate of Insurance. I/We certify all vendors will have appropriate Licenses as needed based on the scope work and requirements of municipal code and statute. Additionally, I/We certify that we will be responsible for the conduct, actions, disturbance and/or damage of all project participants.	

**Concord Station Community Association, Inc.  
c/o Condominium Associates  
2019 Osprey Lane STE B Lutz, FL 33549  
(813) 341-0943 pasco@condominiumassociates.com**

May 10, 2023

Dear Jeremy Helm  
Angelica A Trejo  
4239 Shrewbury Place  
Land O Lakes, FL 34638,

Thank you for submitting your Architectural Request. Upon further review, the Board of Directors/Committee has **approved with conditions** your request for Fence.

The condition(s) of the approval are as follows: CDD easement approval.

Application approvals are valid for a period of six (6) months and a new Alteration Application must be submitted after that time has elapsed if the approved project has not been completed.

Thank you for your compliance with the Association's procedures.

Sincerely,

Concord Station Community Association, Inc.  
Architectural Control Committee



## Nicole Bellamy

---

**From:** Jeremy Helm <JH\_821010@outlook.com>  
**Sent:** Sunday, April 23, 2023 4:09 PM  
**To:** Nicole Bellamy  
**Subject:** Fence  
**Attachments:** Image.jpeg; Image.jpeg; Image.jpeg; Image.jpeg; Image.jpeg; Image.jpeg; Image.jpeg; Image.jpeg; Image.jpeg; Image.jpeg; Image.jpeg

**CAUTION:** This email originated from outside of the Condominium Associates and Precedent Organizations. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

can you pass this along to the HOA Bard members via email or whatever form of communication!

4239 Shrewbury Pl Land O Lakes, FL 34638  
Concord Station:Waterford Section

Our fence approval was not approved at the last HOA meeting that took place April 2023 due to our request for a 6 ft fence on the back line! Citing the HOA rules of if you face water it has to be 4 ft picketed fence. From a technical standpoint our exact geographical property line facing due west does not face water.

My issue is that we were not approved but our neighbors at 19172 Andrea Lynn LN whose backyard is adjacent to our backyard and faces the same amount of water as our backyard, was approved and built a 6 ft fence on their back property line.

How was their fence approved and ours not? This is not right and needs to be addressed. I have attached several photos for you and the HOA Board to view and see what I am stating!

We are still seeking a 6 ft fence on our back fence line.

Regards,

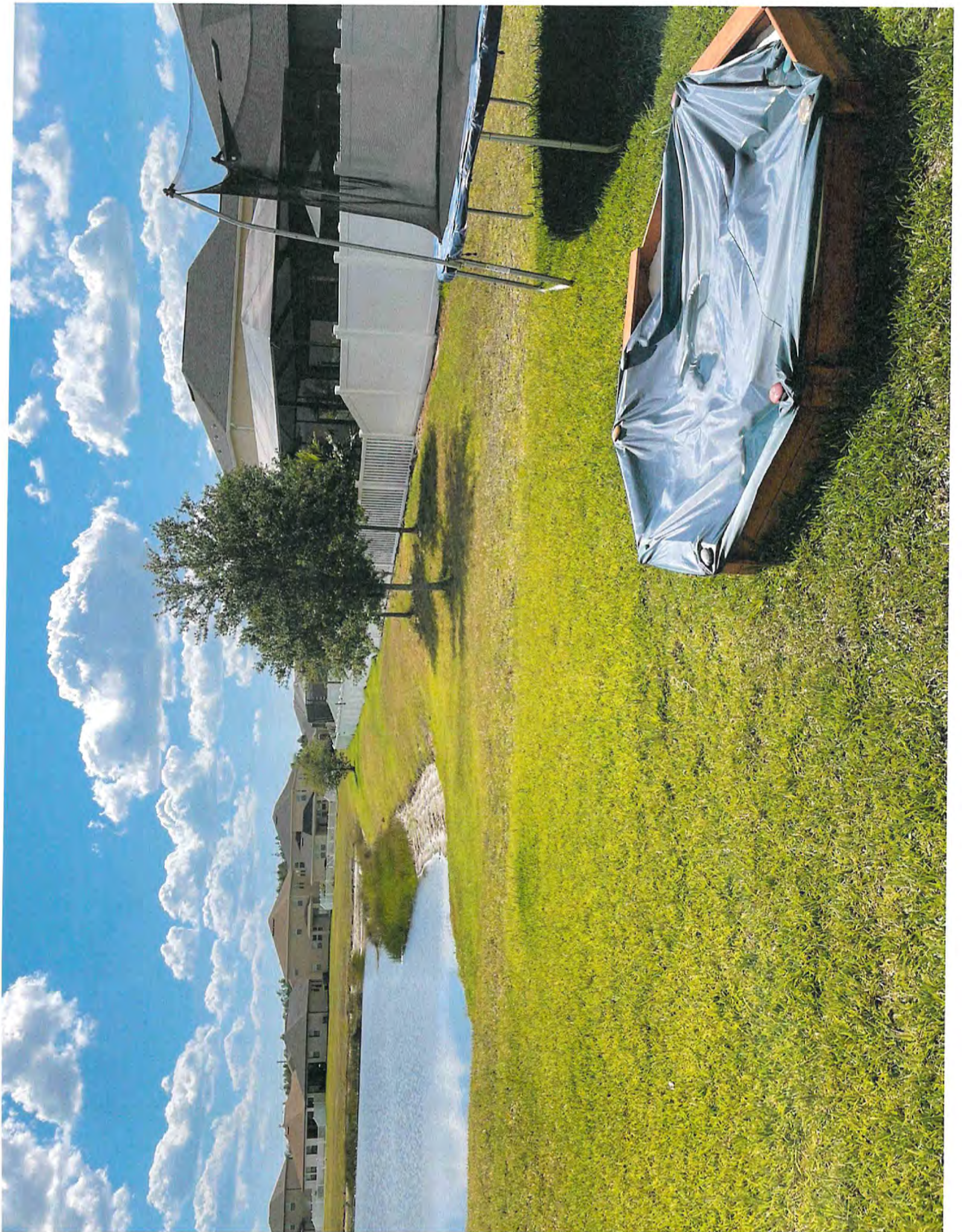
Jeremy Helm

Get [Outlook for iOS](#)

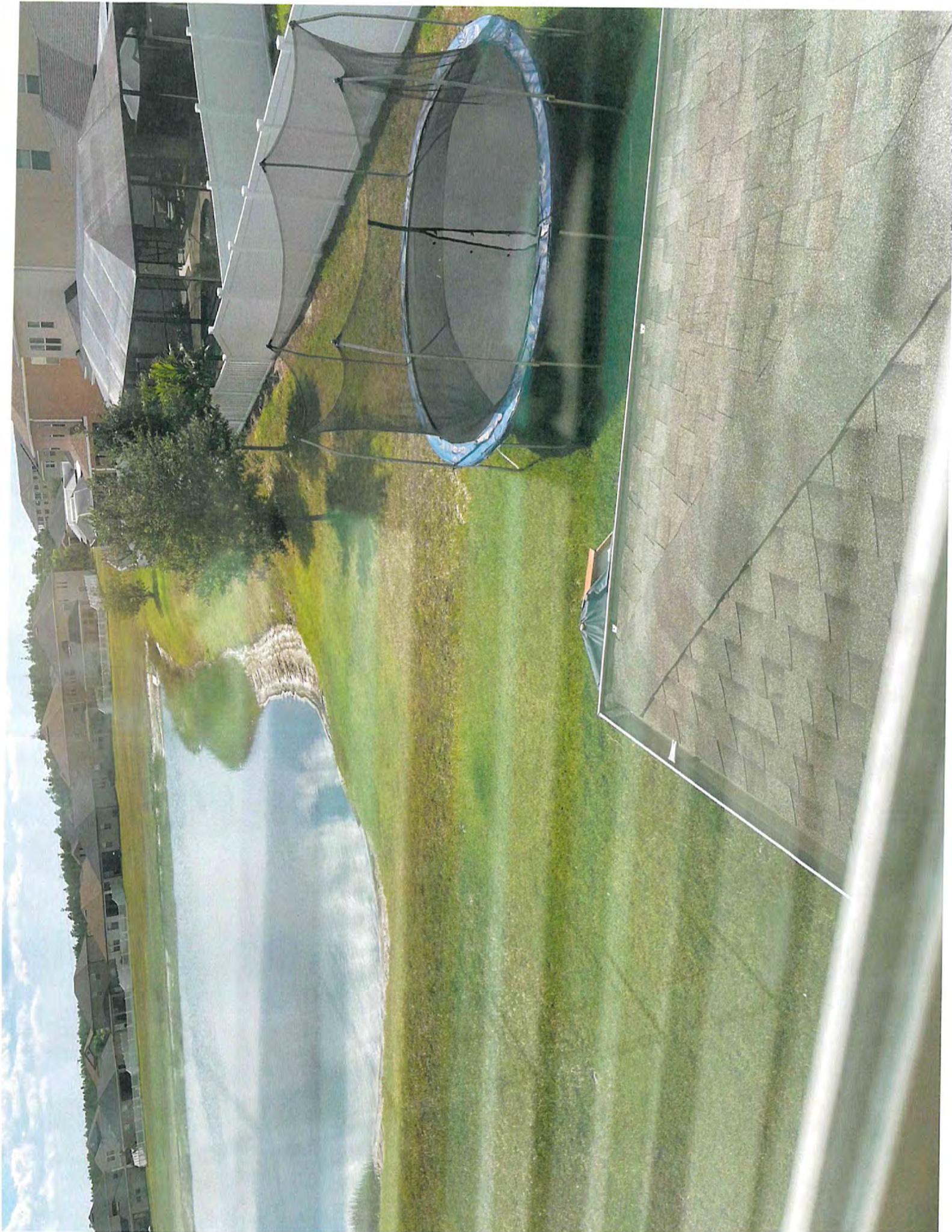
Approved pending CDD  
Bunt/Joe - AFA approval

LOWEST FLOOR ELEVATIONS:  
LIVING AREA: 69.26'  
GARAGE AREA: 68.76'  
ELEVATIONS REFERENCED TO  
NATIONAL GEODETIC VERTICAL



















# Application for Plan Approval

Concord Station  
Community Association, Inc.

To: Condominium Associates  
2019 Osprey Lane Suite B Lutz, FL 33549  
Fax: 813-949-6041 | E-mail: pasco@condominiumassociates.com

As required by the Declaration of Covenants, Restrictions and Easements for Concord Station Community Association, Inc. as amended, the undersigned, as Owner of the property listed below, hereby applies for approval of improvements to the property and provides the following information in support of this application:

1. DESCRIPTION OF IMPROVEMENT: Addition of 6 Ft white vinyl fence on back of land, as well as, along front left & right sides of home. Right side will have a locking gate. I know I am requesting/pleading for a variance however I have 2 labs who can easily jump a 4 ft fence and 2 young children with very curious minds. I appreciate your consideration.
2. ARCHITECTURAL PLANS: If applicable, submit 2 sets.
3. SITE & GRADING PLAN: Submit whenever alterations of lot grade are anticipated.
4. LANDSCAPING PLAN AND PLANT LIST: To be submitted for all landscaping improvements.
5. EXTERIOR MATERIALS (For building or room additions):

Roof: \_\_\_\_\_ Siding: \_\_\_\_\_

6. EXTERIOR COLORS: (Please list all exterior color changes and submit samples):

Paint Color Scheme: \_\_\_\_\_ Body: \_\_\_\_\_ Trim: \_\_\_\_\_

Front Door / Accent: \_\_\_\_\_ Roof: \_\_\_\_\_

It is expressly understood that approval by the Architectural Review Committee of the foregoing improvement(s) shall in no way indicate compliance with any local, state or federal law, standard or regulation or any requirement of the Declaration of Covenants, Restrictions and Easements for Concord Station Community Association, Inc. Compliance is the sole responsibility of the Owner.

Party Requesting Approval: Alec and Danielle Fisher

Address: 18256 Holland House Loop Concord Neighborhood: Trilley

Telephone: 727 992-3138 Date: 5/20/23

Signature: [Signature] Email: danirass1115@hotmail.com and

☐ APPROVED ☒ APPROVED SUBJECT TO CONDITIONS ☐ NOT APPROVED

Explanation: Neighbor approval on both sides

for view obstruction, and COA document approval and

permissible by Pasco County.

Concord Station Community Association, Inc.  
Architectural Review Committee

By: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

By: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_





TRACT "325"  
WETLAND  
CONSERVATION  
AREA  
(PER PLAT)

- = existing GFT PVF (neighbor's existing fence)
- = proposed placement of GFT with PVF, gate on (R) side of home.

-Thank you,  
The Fisher Family

SHEET 1 OF 2 (MAP OF SURVEY) - SEE SHEET TWO FOR SURVEY RELATED INFORMATION. SURVEY IS NOT COMPLETE WITHOUT BOTH SHEETS.



L-1	N 00°02'00" E	50.00'	(P)
	N 00°00'53" E	50.00'	(M)
L-2	N 00°02'00" E	209.00'	(P)
	N 00°02'00" E	209.08'	(M)

POINTS OF INTEREST  
DRIVE EXTENDS INTO THE WEST SIDE  
EASEMENT AS SHOWN

**First Choice Surveying...**  
Your First Choice for Land Surveys

## REVISIONS:

(REV.1 5/18/2023)  
(REV.1 3/16/2023)

CLIENT NO: \_\_\_\_\_  
JOB NO: 79158  
FIELD DATE: 3/16/2023  
DRAWN BY: J.D.  
DRAWN DATE: 03/16/23  
CHECKED BY: E.D.  
APPROVED BY: J.S.

SHEET 2 OF 2 (SURVEY RELATED INFORMATION) - SEE SHEET ONE FOR MAP OF SURVEY. SURVEY IS NOT COMPLETE WITHOUT BOTH SHEETS.  
AERIAL PROVIDED IS FOR VIEWING PURPOSES ONLY AND MAY NOT SHOW CURRENT IMPROVEMENTS. AERIAL IS NOT TO SCALE.



**LEGAL DESCRIPTION:**

**LEGEND**

[illegible]

**SURVEYOR'S NOTES:**

I, THIS SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THE SURVEYOR DID NOT PULL AND/OR RESEARCH ANY DOCUMENTS OTHER THAN THOSE PROVIDED BY THE TITLE COMPANY UNLESS OTHERWISE AGREED, IT IS THE RESPONSIBILITY OF THE TITLE COMPANY (OR CLIENT) TO REQUEST THE SURVEYOR TO OBTAIN SUCH DATA AS NEED PER AGREEMENT, ANY PULLED DOCUMENTS PROVIDED WITH THIS TITLE COMMITMENT WILL BE REVIEWED. IF ADDITIONAL DOCUMENTS AND/OR REVIEWS OF THE CLIENT ARE REQUESTED, THERE MAY BE ADDITIONAL FEES INCURRED.

2. UNLESS SHOWN, UNDERGROUND UTILITIES, IMPROVEMENTS, FOUNDATIONS, FOOTERS, AND/OR SUBSURFACE STRUCTURES ARE NOT LOCATED ON THIS SURVEY.

3. HEARINGS ARE BASED ON THE EASTERLY RIGHT OF WAY LINE OF HOLLAND HOUSE LOOP AS BEING, N 00°02'00" E, PER PLAT. ASSUMED

4. THE PURPOSE OF THIS SURVEY IS FOR THE USE OF FINANCING AND/OR SALE TRANSACTIONS, AND DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP AND IS NOT PERMITTED FOR USE WITH ANY CONSTRUCTION/PERMITTING PURPOSES WITHOUT WRITTEN CONSENT FROM THE LAND SURVEYOR WHOM SIGNED AND SEALED THIS SURVEY.

5. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT LAND RECORDS FOR RIGHT OF WAYS, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE, ADJOINING DEEDS OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS NOT SHOWN ON PLAT TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN. IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY CLIENT AND MAY NOT BE COMPLETE.

6 FENCE OWNERSHIP NOT DETERMINED. THE SURVEYOR WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL AND/OR CHANGES TO ANY FENCES UNLESS THE SURVEY WAS PROVIDED SPECIFICALLY FOR FENCE LOCATION PURPOSES.

2. THE SURVEY DEPICTED HEREON FORMS A CLOSED GEOMETRIC FIGURE

8. THE SURVEY IS EXCLUSIVE FOR THE USE OF THE PARTIES TO WHOM IT IS CERTIFIED. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

9 THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED AND TIES SHOWN HEREON ARE TO THE PLATTED BOUNDARY LINES UNLESS OTHERWISE STATED.

10 WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES

**CERTIFIED TO:**

ALEC J FISHER AND DANIELLE N FISHER; SELENE TITLE LLC; WESTCOR LAND TITLE INSURANCE COMPANY; PLAZA HOME MORTGAGE, INC. ISAOA

**FLOOD ZONE**  
( FOR INFORMATIONAL PURPOSES ONLY )

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE  
LOCATED IN ZONE X(BFE N/A). PER FLRM MAP  
NUMBER 12101C0384F DATED 09/26/2014.

THIS SURVEYOR MAKES NO GUARANTEES AS THE  
ACCURACY OF THE ABOVE INFORMATION. THE  
LOCAL F.E.M.A AGENT SHOULD BE CONTACTED FOR  
VERIFICATION.

I HEREBY CERTIFY THAT THE SURVEY OF THE HEREON DESCRIBED PROPERTY WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE STANDARD OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 33-17.050 THROUGH 33-17.053, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027.

FLORIDA STATUTES

CERTIFIED BY: JON SHOEMAKER DSAI NO. 5144  
FIRST CHOICE SURVEYING, INC.

P.O. 470978, LAKE MONROE, FL 32747  
407.951.3425 (OFFICE); 407.520.5453 (FAX); LB 7564  
NOT VALID WITHOUT SIGNATURE AND RAISED SEAL OR ELECTRONIC SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DATE SIGNED: 03/16/23





**Concord Station Community Association, Inc.  
c/o Condominium Associates  
2019 Osprey Lane STE B Lutz, FL 33549  
(813) 341-0943 pasco@condominiumassociates.com**

May 9, 2023

Dear Semia Caygoz  
Okan Caygoz  
18320 Aylesbury Lane  
Land O Lakes, FL 34638,

Thank you for submitting your Architectural Request. Upon further review, the Board of Directors/Committee has **approved with conditions** your request for 6ft fence

The condition(s) of the approval are as follows: Pending CDD easement approval and removal of 4ft fence.

Application approvals are valid for a period of six (6) months and a new Alteration Application must be submitted after that time has elapsed if the approved project has not been completed. Thank you for your compliance with the Association's procedures. Sincerely,

Concord Station Community Association, Inc.  
Architectural Control Committee

CONCORD STATION COMMUNITY ASSOCIATION, INC.

APPLICATION FOR PLAN APPROVAL

RETURN

TO: Condominium Associates  
2019 Osprey Lane Suite B Lutz, FL 33549  
Fax: 813-949-6041 E-mail: pasco@condominiumassociates.com

DO NOT TAKE TO CLUBHOUSE

As required by the Declaration of Covenants, Restrictions and Easements for Concord Station Community Association, Inc. as amended, the undersigned, as Owner of the property listed below, hereby applies for approval of improvements to the property and provides the following information in support of this application:

NOTE: Only 1 request per application form; do not include multiple requests on a single application form. If you wish to paint the exterior of your home, please use the Exterior Paint application form.

1. Description of Improvement: WE ARE PLANNING ON INSTALLING A 6 FEET HIGH WHITE VINYL FENCE TO THE BACK AND WEST SIDE OF OUR BACK YARD. PLEASE SEE ATTACHED.
2. Architectural Plans: Please include your property survey, as well as a sketch indicating location, size and type of construction as well as any other pertinent information as may be necessary. (Please refer to the Concord Station Community Standards).
3. Site & Grading Plan: Submit whenever alterations of lot grade are anticipated.
4. Landscaping Plan and Plant List: To be submitted for all landscaping improvements.
5. Exterior Materials (for building or room addition): \_\_\_\_\_

It is expressly understood that approval by the Architectural Review Committee of the foregoing improvement(s) shall in no way indicate compliance with any local, state or federal law, standard or regulation or any requirement of the Declaration of Covenants, Restrictions and Easements for Concord Station Community Association, Inc. Compliance is the sole responsibility of the Owner.

Party Requesting Approval (Print Name): OKAN CAYGOZ  
Contact Phone or Email: 917 331 2901 Street Address: 18320 AYLESBURY LN. LAND O LAKES FL 34638  
Concord Station Neighborhood: WELLINGTON  
Signature: Okam Caygoz Date: 3/20/2023

\*\*\*\*\*

☐ APPROVED ☒ APPROVED-SUBJECT TO CONDITIONS ☐ NOT APPROVED

Explanation:

Pending CDD approval and removal of 4ft fence

Concord Station Community Association, Inc.

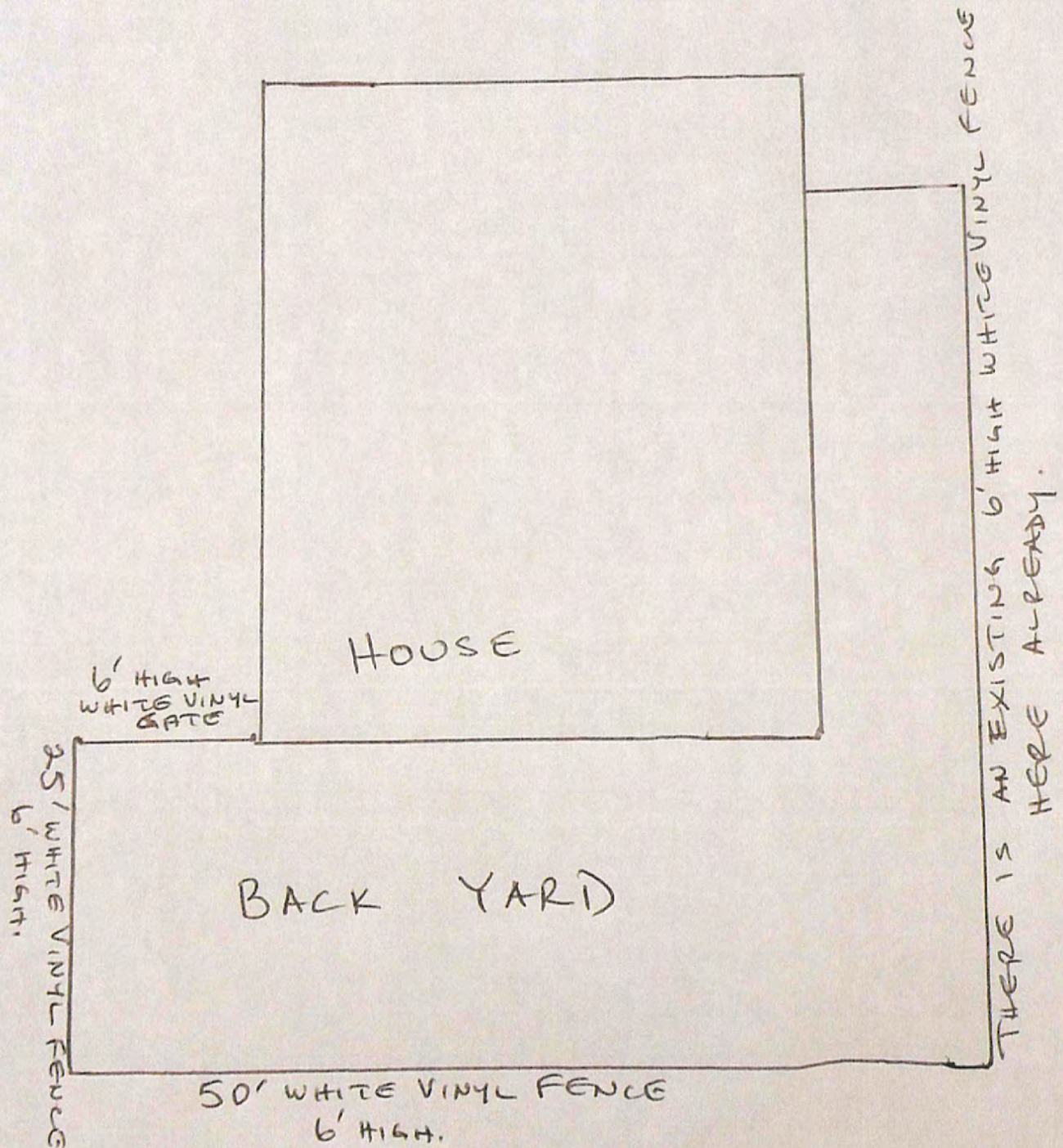
Architectural Review Committee

By: Nicole Signature: NH Date: 5/4/2023

By: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_



18320  
AYLESBURY LANE







## Nicole Bellamy

---

**From:** Breanna Gordon  
**Sent:** Thursday, May 4, 2023 3:46 PM  
**To:** Nicole Bellamy  
**Subject:** FW: 18320 Aylesbury

*Thank You,  
Breanna Gordon*



**Breanna Gordon**  
Association Services (Lutz)  
Condominium Associates  
Association Services (Lutz)  
2019 Osprey Lane Suite B, Lutz, FL 33549  
Office 813.341.0943 Fax 813.949.6041  
[bgordon@condominiumassociates.com](mailto:bgordon@condominiumassociates.com)  
[www.Condominiumassociates.com](http://www.Condominiumassociates.com)

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**From:** Okan Caygoz <okancaygoz@gmail.com>  
**Sent:** Tuesday, March 21, 2023 9:42 AM  
**To:** Breanna Gordon <bgordon@condominiumassociates.com>  
**Subject:** Re: 18320 Aylesbury

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Here is the picture of the fence that's on the east side of our backyard, we want to install the same fence on the back and the west side of our back yard.

Thank you

Okan Caygoz

Sent from my iPhone

On Mar 21, 2023, at 9:08 AM, Breanna Gordon <[bgordon@condominiumassociates.com](mailto:bgordon@condominiumassociates.com)> wrote:

The only other thing I am going to need is a picture of the fence you will be installing.

*Thank You,  
Breanna Gordon*

<image001.png>

<image002.jpg>

<image003.png>

<image004.png>

<image005.png>

<image006.png>

<image007.png>

**Breanna Gordon**

Association Services (Lutz)

Condominium Associates

Association Services (Lutz)

2019 Osprey Lane Suite B, Lutz, FL 33549

Office 813.341.0943 Fax 813.949.6041

[bgordon@condominiumassociates.com](mailto:bgordon@condominiumassociates.com)

[www.C Condominiumassociates.com](http://www.C Condominiumassociates.com)

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**From:** Okan Caygoz <[okancaygoz@gmail.com](mailto:okancaygoz@gmail.com)>

**Sent:** Monday, March 20, 2023 1:46 PM

**To:** Pasco <[pasco@condominiumassociates.com](mailto:pasco@condominiumassociates.com)>

**Subject:** Fwd: 18320 Aylesbury

**CAUTION:** This email originated from outside of the Condominium Associates and Precedent Organizations. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please see attached

Thank you

Okan Caygoz

Condominium Associates | Precedent Hospitality and  
Property Management

2019 Osprey Lane, Suite B; Lutz FL 33549

813-341-0943 ext 3317 or association cell 813-601-8682

[rbellamy@condominiumassociates.com](mailto:rbellamy@condominiumassociates.com)

[www.C Condominiumassociates.com](http://www.C Condominiumassociates.com)

<image011.png>

<image003.png>

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<image006.png>

<image007.png>



CONCORD STATION COMMUNITY ASSOCIATION, INC.

APPLICATION FOR PLAN APPROVAL

RETURN

TO: Condominium Associates  
2019 Osprey Lane Suite B Lutz, FL 33549  
Fax: 813-949-6041 | E-mail: pasco@condominiumassociates.com

DO NOT TAKE TO CLUBHOUSE

As required by the Declaration of Covenants, Restrictions and Easements for Concord Station Community Association, Inc, as amended, the undersigned, as Owner of the property listed below, hereby applies for approval of improvements to the property and provides the following information in support of this application:

NOTE: Only 1 request per application form; do not include multiple requests on a single application form. If you wish to paint the exterior of your home, please use the Exterior Paint application form.

1. Description of Improvement: Refer to survey  
Fence in backyard along perimeter of property line, a gate will be added to each side of the house, West side = fence between house & neighbor's house 17 ft from lanai, East side = 40 ft of fence
2. Architectural Plans: Please include your property survey, as well as a sketch indicating location, size and type of construction as well as any other pertinent information as may be necessary. (Please refer to the Concord Station Community Standards).
3. Site & Grading Plan: Submit whenever alterations of lot grade are anticipated. N/A
4. Landscaping Plan and Plant List: To be submitted for all landscaping improvements. N/A
5. Exterior Materials (for building or room addition): White Vinyl Fencing 6 ft height x 6 or 8 ft sections to be similar to neighbor's fence

It is expressly understood that approval by the Architectural Review Committee of the foregoing improvement(s) shall in no way indicate compliance with any local, state or federal law, standard or regulation or any requirement of the Declaration of Covenants, Restrictions and Easements for Concord Station Community Association, Inc. Compliance is the sole responsibility of the Owner.

Party Requesting Approval (Print Name): Daniel Brannan DanielBrannan@gmail.com  
Contact Phone or Email: 813.624.6333 Street Address: 19184 Andrea Lynn Ln Land O Lakes, FL 34638  
Concord Station Neighborhood: Waterford  
Signature: Daniel Brannan Date: 6/4/23

\*\*\*\*\*

☐ APPROVED ☒ APPROVED-SUBJECT TO CONDITIONS ☐ NOT APPROVED

Explanation:

CDD approval for drainage / access easement

Concord Station Community Association, Inc.

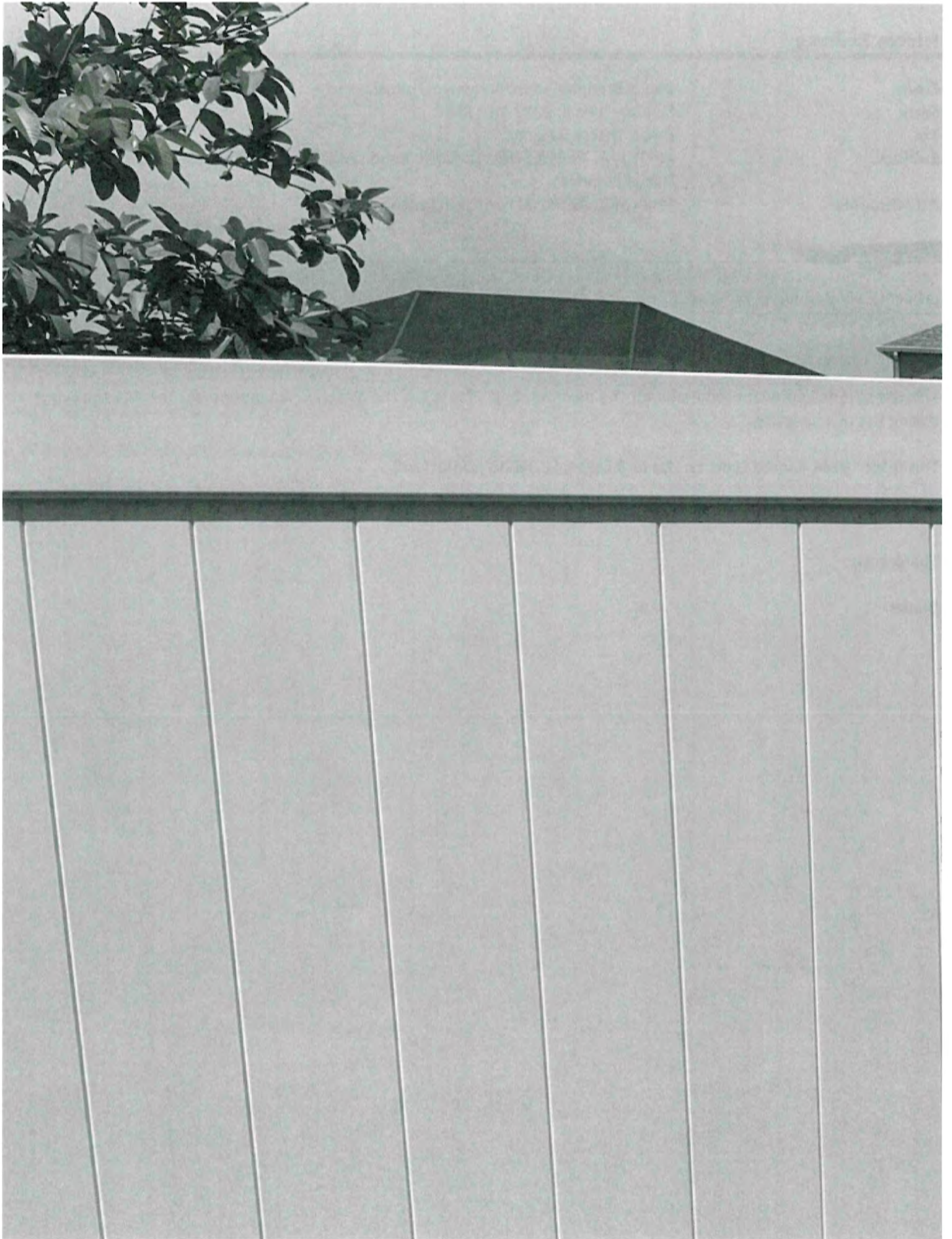
Architectural Review Committee

By: Leslie Signature: [Signature] Date: 6/7/23

By: Marlene Signature: [Signature] Date: 6/7/2023







## Tab 3



## Sidewalk Repairs Concord Station.

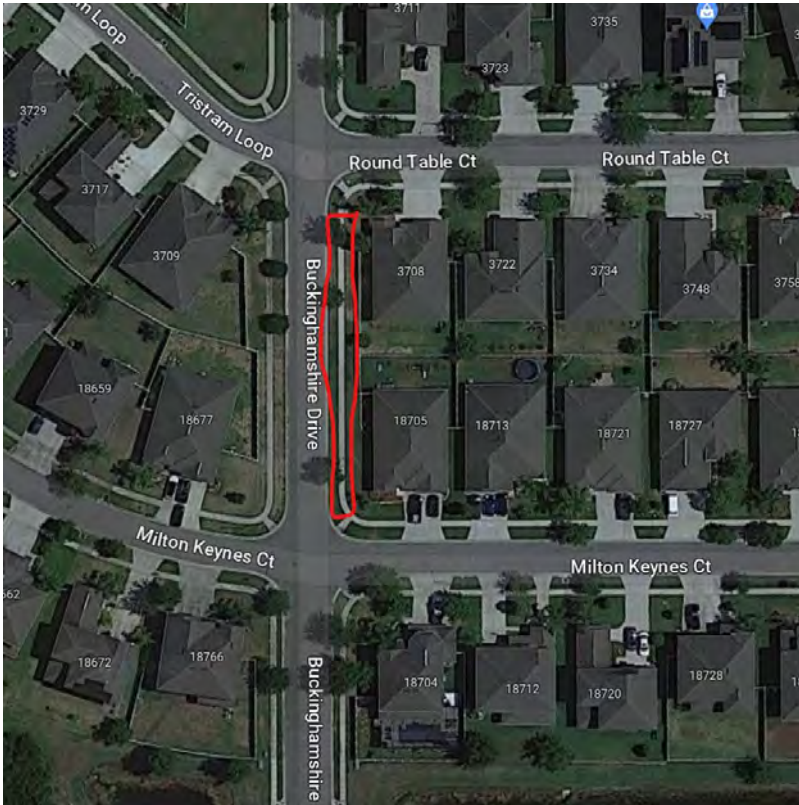
1. Mentmore Blvd + Hampstead Heath (manors entrance, north side sidewalk just before the monument). Side walk is cracked and crumbling badly in need of repair.



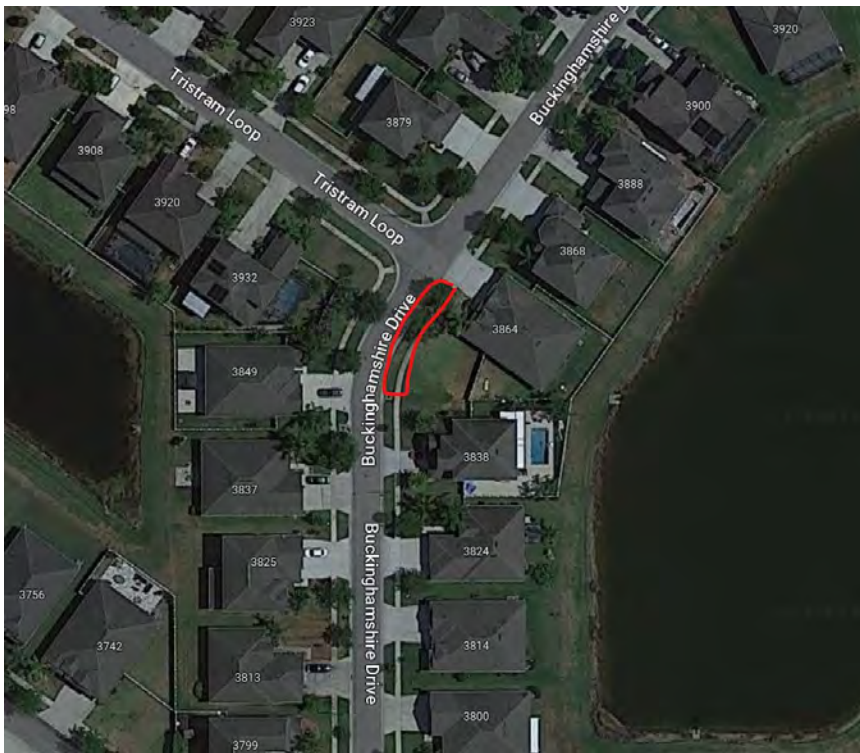
2. Tree in front of 18783 Hampstead Heath Ct. cracked and lifted sidewalk.



3. Milton Keynes + Buckinghamshire + 2 sidewalk sections lifted, need to be grinded or replaced.



4. Buckinghamshire and Tristram Loop (in front of 3864 Tristram Loop) sidewalks lifted





5. In front of 3966 Buckinghamshire (sidewalks lifted by Tree)



## Tab 4



# SOLITUDE

LAKE MANAGEMENT



## Concord Station CDD - Trilby Waterway Inspection Report

---

**Reason for Inspection:** Monthly required

**Inspection Date:** 2023-06-16

**Prepared for:**

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

**Prepared by:**

Nick Margo, Aquatic Biologist

Wesley Chapel Field Office  
SOLITUDELAKEMANAGEMENT.COM  
888.480.LAKE (5253)

TABLE OF CONTENTS

Pg

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PONDS T8, T9, T10 5

PONDS T11, T12, T13 6

PONDS

PONDS

PONDS

MANAGEMENT/COMMENTS SUMMARY 7 - 8

SITE MAP 9

## T1 / T2

**Comments:**

Site looks good

Both sites remain in good condition with minimal nuisance species present at time of inspection. T1 has some decay from a recent treatment.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



## T3

**Comments:**

Site looks good

The site still has some exposed bank but remains in good condition with minimal nuisance vegetation and no algae.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



## T4

**Comments:**

Site looks good

There's some taller vegetation that should be addressed in the shelf but the site looks overall in good condition. Some exposed bank is still there.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific





T5

**Comments:**

Normal growth observed

The site has some seasonal torpedograss regrowth along the perimeter that should be addressed.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds



T6

**Comments:**

Site looks good

The water level is still very low but there is minimal nuisance red growth. There is some decay from past shoreline weed treatments.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



T7

**Comments:**

Normal growth observed

The site has been dry for a while and we've been trying to keep up with the stands of terrestrial weeds that keep emerging.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds





**Site: T8****Comments:**

Site looks good

The site is still dry and has no major vegetation issues.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



November, 2022

**Site: T9****Comments:**

Site looks good

The site has a little water from the recent rains but still has a lot of exposed bank but no nuisance vegetation to note.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

**Site: T10****Comments:**

Site looks good

A lot of the torpedograss that was talked about a month or two ago is now in decay.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific





**Site: T11****Comments:**

Site looks good

The site is in good condition with minimal issues. Most of it is dry with the canal portion having no water.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

**Site: T12****Comments:**

Site looks good

The site remains in good condition with minimal nuisance species present at the time of inspection. There is still significant exposed bank.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

**Site: T13****Comments:**

Site looks good

The site still has decay from being sprayed out but there was no kites new growth or regrowth. The site is still dry.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific





## Management Summary

The water levels are up from the recent rains we've received but there is still some exposed bank on some sites. With certain sites like W7, we are still mostly dry.

The rains and increases water levels have triggered some terrestrial growth in the dryer sites and at the high point of the banks near the turf. We see this in sites T5 & T7.

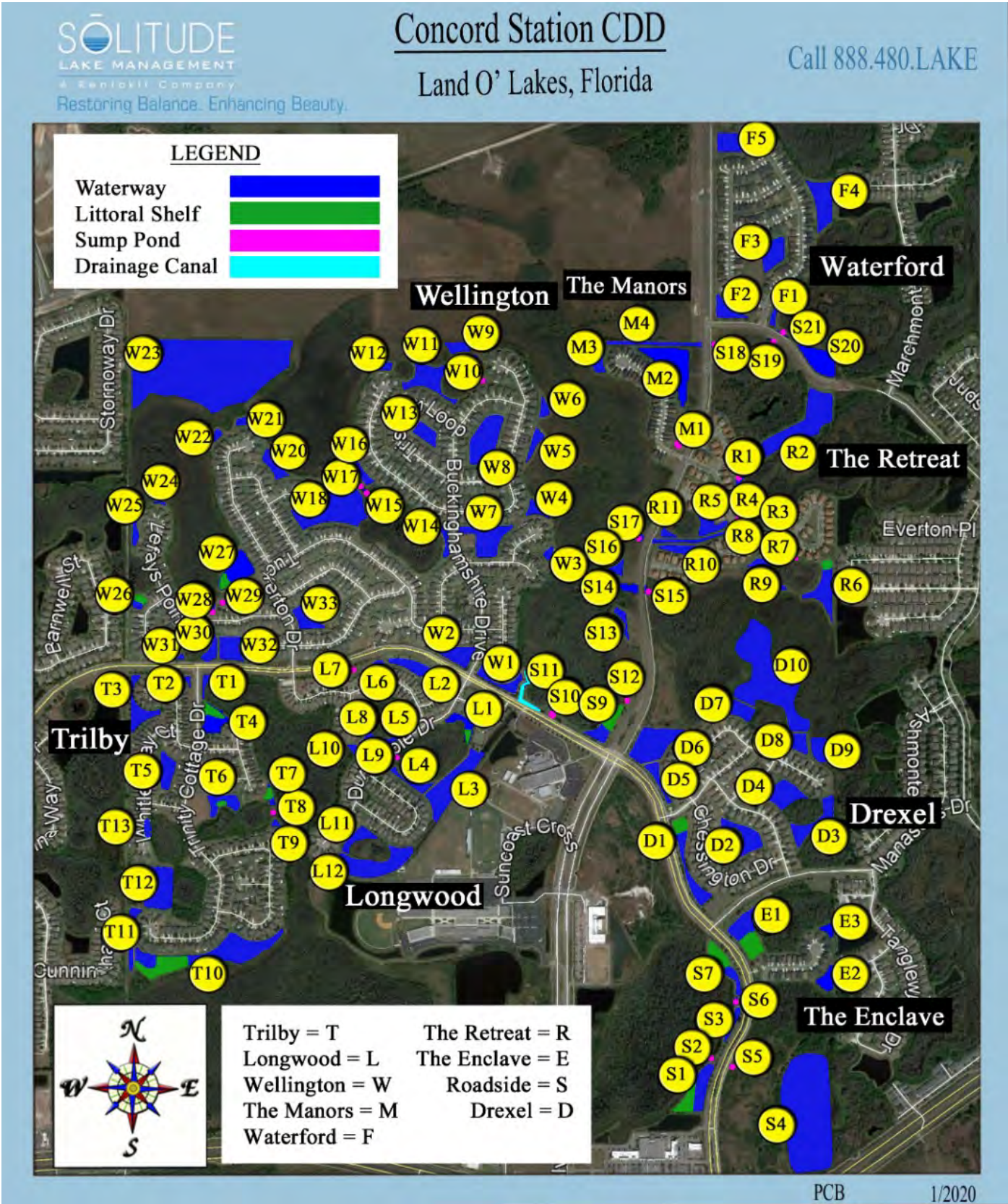
Site T10 recently had some complaints about torpedograss emerging from the shelf. You can see from the photos, after several herbicide applications, that the issue is now under control.

There were no other issues to note during the inspection.

Thank You For Choosing SOLitude Lake Management.

Site	Comments	Target	Action Required
T1/T2	Site looks good	Species non-specific	Routine maintenance next visit
T3	Site looks good	Species non-specific	Routine maintenance next visit
T4	Site looks good	Species non-specific	Routine maintenance next visit
T5	Normal growth observed	Shoreline weeds	Routine maintenance next visit
T6	Site looks good	Species non-specific	Routine maintenance next visit
T7	Normal growth observed	Shoreline weeds	Routine maintenance next visit
T8	Site looks good	Species non-specific	Routine maintenance next visit
T9	Site looks good	Species non-specific	Routine maintenance next visit
T10	Site looks good	Species non-specific	Routine maintenance next visit
T11	Site looks good	Species non-specific	Routine maintenance next visit
T12	Site looks good	Species non-specific	Routine maintenance next visit
T13	Site looks good	Species non-specific	Routine maintenance next visit





## Tab 5



**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@GREENVIEW LANDSCAPING INC.**

TO: CONCORD STATION CDD

TO: CONCORD STATION CLUBHOUSE

ATTN: RIZZETTA & COMPANY INC

DEBBY BAYNE-WALLACE

RE: 60 DAY CANCELLATION

DATE: JUNE 15<sup>TH</sup> 2023

To Whom It May Concern:

Please let this serve as our 60-day notice of cancellation of maintenance services for the above-mentioned property.

Our last week of service will be the week of August 15<sup>th</sup>, 2023.

We wish all the best for the property and the management company, Rizzetta & Company Inc.

Sincerely,

Larry Rhum, President

## Tab 6





Custom Landscaping Services for

# Concord Station CDD

Prepared for:

**Concord Station Community Board**



26642 Wild Fern Circle, Lutz, FL 33559

Phone: (727) 686-5351

Email: [Scott.foster@BrightView.com](mailto:Scott.foster@BrightView.com)

Proposal Issued: **6.26.2023**

Proposal Valid Until: **9.26.2023**

Dear Bob and **Board Members**,

On behalf of the Tampa BrightView team, I would like to personally thank you for the opportunity to submit our proposal to provide professional landscaping for Concord Station Community Development District.

We have carefully reviewed your specifications and have taken the time to ensure we have developed a thorough and comprehensive proposal that will suit your specific needs. There are a few key areas we have dedicated thought towards, including beautifying the property and communication.

We understand that your landscape is an expression of your community that can instill pride throughout the community. From day one, BrightView provides you with a beautiful, safe, and healthy landscape that will maximize your investment, support your needs, and provide a welcoming environment for everyone.

The enclosed proposal;

- Will demonstrate how our experienced and skilled team plan to aid in transitioning the community to a new landscape partner.
- Highlight how our Team will give pro-active advice, communicate effectively, and achieve your landscape goals.
- Provide a complete plan and solution for the various responsibilities identified in the RFP and pre-bid for the Community.

The Concord Station Community is an exceptional property, and it is understood that the quality of our landscape maintenance presentation, and the thoroughness of our plan, are integral to ensuring that your residents will be happy with the result. We appreciate the opportunity to get to know you, the site, and present you with our custom service solution.

Sincerely,

*Scott Foster*

Scott Foster  
Business Developer





# The BrightView Difference

**Our people create and maintain the best landscapes on Earth.**

We judge our success by the complete satisfaction of our customers. Every member of your landscape team will strive to earn your trust and loyalty through a proactive relationship in which we consistently perform work of the highest quality with unparalleled responsiveness.

Our ability to offer industry leading standards to our customers is attributed to our quality assurance and continuous improvement programs we have developed over our history.



## Our Mission

To create customer value through engaged local teams, providing industry-leading landscape services.

## DESIGN

Forward-thinking, constructible design that considers future operating costs.

*Landscape Architecture & Planning*  
*Design Build*  
*Program Management*

## DEVELOP

Seamless project delivery that meets your goals, on-time and on-budget.

*Planting*  
*Hardscaping*  
*Pools & Water Features*  
*Tree Growing & Moving*

## ENHANCE

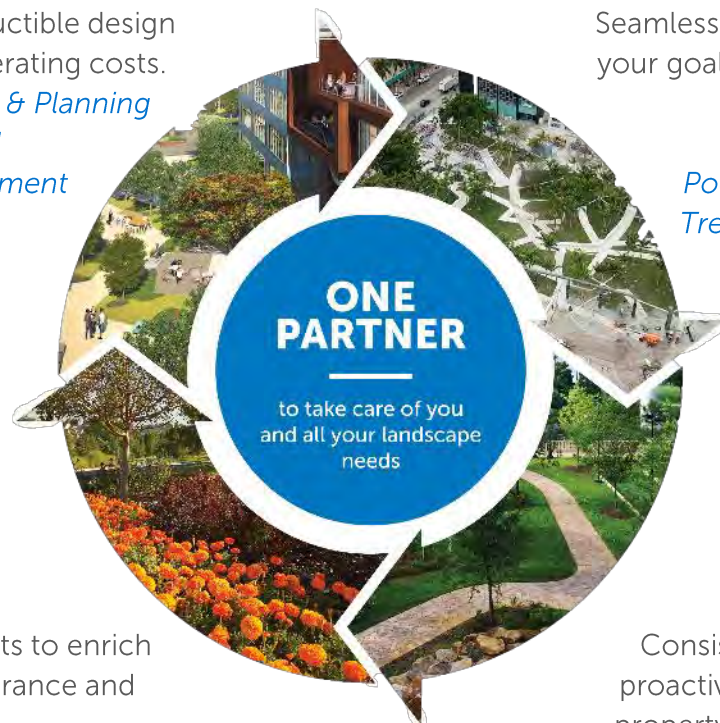
Thoughtful improvements to enrich your landscape's appearance and sustainability.

*Enhancements*  
*Sustainability*  
*Water Management*

## MAINTAIN

Consistent service delivery and proactive solutions that keep your property at its best, now and in the future.

*Landscape & Tree Care*  
*Snow & Ice*  
*Exterior Maintenance*







# Your BrightView Team

The team selected to maintain your property has the skills and experience necessary to meet your specific needs and expectations. We strive to find the most talented team members who are continuously advancing their skills and talents.

Below is your dedicated BrightView team and details about their background and experience.

*Everything we do to service our clients is handled with our local, dedicated service teams. Our team members live and work in the same communities that they are providing landscaping services to.*

**Mark McCormick**

*Vice President & General Manager*

## Meet Your Team!



**Roy Harris, Senior Account Manager**

[Roy.Harris@BrightView.com](mailto:Roy.Harris@BrightView.com) |

Roy joined the BrightView team in 2005. He has been at the Tampa North Branch for over 17 years. Roy holds a multitude of licenses and Certifications in the Landscape and agriculture industry. He brings a passion to his work that is largely unmatched.



**Matthew Minnitte, Branch Manager**

[Matthew.Minnitte@BrightView.com](mailto:Matthew.Minnitte@BrightView.com) |

Matthew has 5 years in Landscape design and maintenance and agriculture. He is extremely knowledgeable in when it comes to diagnosing and creating solutions for any plant and tree issues. Matthew is dedicated and one of the hardest working people in the branch he manages.

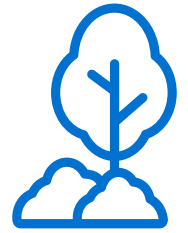


**Scott Foster, Business Developer**

[Scott.Foster@BrightView.com](mailto:Scott.Foster@BrightView.com) | 727-686-5351

Scott is one of the newer members of the Brightview North Branch team, having transferred from another branch. He has an unequalled desire to do the right thing for clients and create long term partnerships. Scott has over 20 years in operations and business development in the service industry of maintenance, facilities support.





# Dependable, Quality Service

Our team members participate in strict quality standards and continuous improvement training to ensure the service you receive is impeccable, efficient, and always excellent.

## BrightView Standards of Excellence

Our proprietary Standards of Excellence promote best practices among the most common areas of landscape maintenance, enabling us to develop a cohesive, consistent strategy for your property. With a shared commitment and a focus on these standards, we will improve the quality of your landscape maintenance.

Our Standards of Excellence include:

- Site Cleanliness
- Weed Free
- Green Turf
- Crisp Edge Beds
- Spectacular Flowers
- Uniformly Mulched Beds
- Neatly Pruned Trees & Shrubs

## Quality Site Assessments

Your partnership with BrightView begins with a promise: quality landscape and client centric customer service. BrightView's formal Quality Site Assessments ensure we keep that promise. Our QSAs deliver:

- A forum for you to share feedback
- Progress updates on our work
- Time set aside to discuss opportunities
- A stronger partnership with you in the management of your landscape
- Accountability that ensures your landscape's success





# Delivering on Our Promise

We consider **communication** to be the key component of success with all our clients. That is why we take it very seriously.

Throughout a partnership with BrightView, you can expect that we will deliver effective and proactive communications with you.

We have developed a systematic approach to ensuring that our clients are kept in the loop with all aspects of their landscaping services. We have several resources that we leverage to make sure we keep lines of communication flowing.



*We make communication a priority and believe it is the key to delivering you the highest quality service, but also building a strong and lasting partnership. Our tools were created to ensure we maintain proactive and transparent lines of communication.*

**Roy Harris**

*Account Manager*



## DEDICATED ACCOUNT MANAGER

- Your go-to person for everything pertaining to your landscaping
- A knowledgeable and trained professional to help ensure your property shines



## REGULAR VISIBILITY

- Review expectations
- Business reviews
- Scheduling and mapping services
- Regular visibility with your key stakeholders



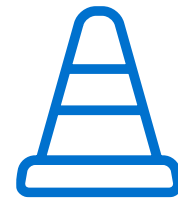
## CUSTOMER SATISFACTION SURVEYS

- Two times a year to drive engagement
- Understanding how we are performing
- Survey results help us have learn make changes to meet your expectations





# Committed to Safety, Everyday



BrightView is committed to operating our business in a responsible manner. The opportunity to deliver world-class professional services and create inspiring and safe landscapes for our clients and customers is a privilege and responsibility that we work hard to protect and advance every day.

Our employees are regularly trained on their responsibilities and are held accountable to following all safety regulations. It is their responsibility to report unsafe conditions, which makes a safer environment for your employees.



*At BrightView, we believe that safety is more than putting on a vest, safety glasses and gloves —it is woven into the fabric of our company.*

**Melvin Beagle**  
Branch Safety Leader



## Extensive Training

BrightView crews receive ongoing formal and hands on field training to ensure we meet the highest safety standards in the business.



## Employee Verification Process

BrightView is enrolled in E-Verify in all states in which we operate to ensure 100% compliance with all US Labor and Immigration laws.

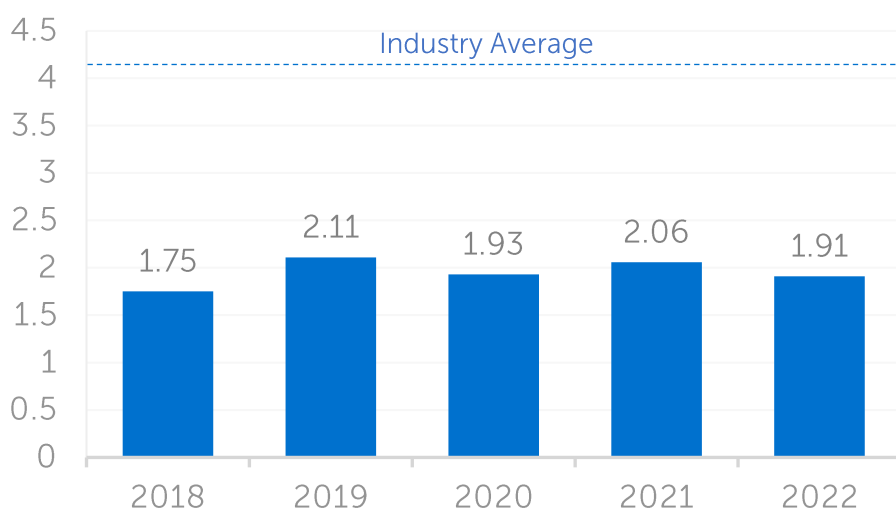


## Personal Protective Equipment

Proper PPE is required of all team members engaged in jobsite production activities.

## OSHA Recordable Performance

Industry Average: 4.20









BrightView regularly performs better in safety than other landscape service providers.

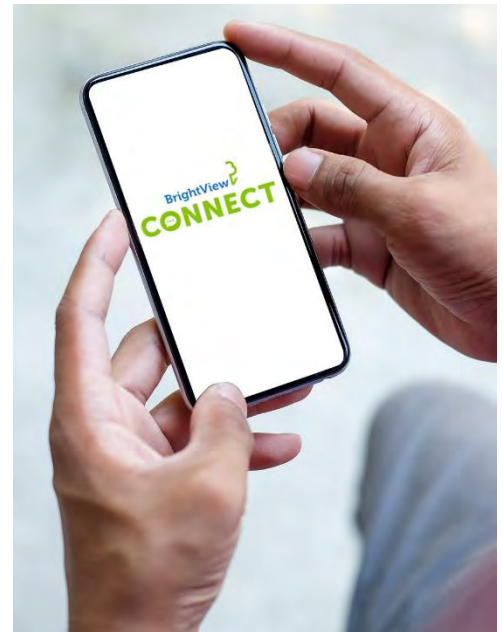


# BrightView Connect

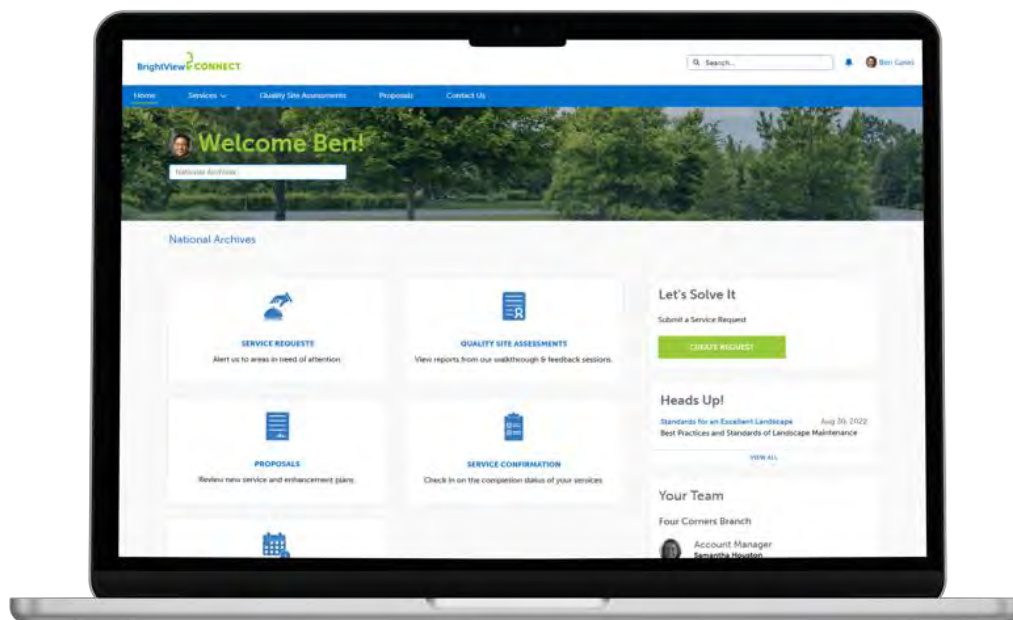
We believe in the power of proactive communication and the importance of keeping you informed. That's why we created BrightView Connect; a proprietary web application designed for customers and property managers, providing timely insight into the property maintenance information that matters the most.

The BrightView Connect platform offers the following:

-  Submit a Service Request
-  Receive Service Confirmations
-  Contact Your Team
-  View Enhancement Proposals
-  Review Quality Site Assessments
-  See Your Standard Maintenance Schedule



Our secure & private online portal makes it easy to manage your landscape services anytime, anywhere.





# Your Transition to BrightView

By selecting BrightView, you will find an experienced partner who will provide experts in many disciplines, each dedicated to your needs. In your first 180 days of service, you can reliably expect the following:

## PRE-SERVICE

- Branch planning meeting
- Identify and mitigate any safety hazards
- Meet your Client Service Team
- Establish communication, reporting expectations & preferences
- Individual site planning

## 30 DAYS

- Initial site walk-through
- Week 1 Alignment Check
- Week 2 Alignment Check
- 30 Day Alignment Check
- Receive first invoice

## 60 DAYS

- Site walk of facility
- Receive Customer Satisfaction Survey
- Review survey responses with your Client Service Team
- Align and strengthen areas in need of improvement

## 90 DAYS

- Site walk of facility with your Client Service Team
- Review 90 Day Follow-up Partnership Transition Guide
- Check progress and/or completion of key site initiatives

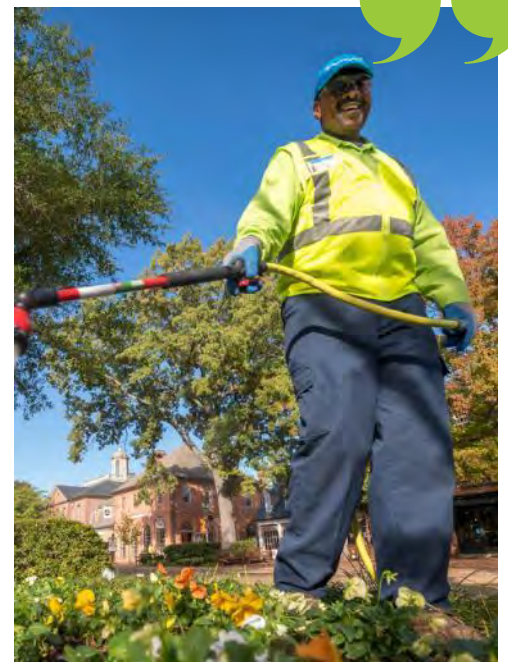
## 180 DAYS

- Business Review: Client, Account Manager, Branch Manager
- Confirmation of team exceeding expectations, developing partnership
- Review/Update Client Partnership Plan for following season



*It is my job to ensure a smooth transition for our Clients and our Team. With the guidance of our transition plan and designated experts in their fields, we are committed to a seamless transition and a strong first step.*

**Matthew Minnitte**  
Branch Manager





## CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT PROPOSER QUALIFICATION STATEMENT

- |    |  |                                     |         |  |
|----|--|-------------------------------------|---------|--|
| 1. | Proposer:  | Brightview Landscape Services, Inc. |         | <input type="checkbox"/> / A Partnership<br><input checked="" type="checkbox"/> / A Corporation<br><input type="checkbox"/> / A Subsidiary Corporation |
| 2. | Parent Company Name:   | BrightView Companies                |         |  |
| 3. | Parent Company Address:  |                                     |         |  |
|    | Street Address   | 980 Jolly Road                      |         |  |
|    | P.O. Box (if any)  |                                     |         |  |
|    | City   | Blue Bell                           | State   | PA Zip Code 19422  |
|    | Telephone  | 484-567-7204                        | Fax no. | 844-235-7778   |
|    | 1st Contact Name   | James Abrahamson                    | Title   | Interim CEO  |
|    | 2nd Contact Name   | Michael Dozier                      | Title   | President  |
| 4. | Proposer Company Address (if different):   |                                     |         |  |
|    | Street Address   | 26642 Wild Fern Circle              |         |  |
|    | P. O. Box (if any)   |                                     |         |  |
|    | City   | Lutz                                | State   | FL Zip Code 33559  |
|    | Telephone  | 813-994-2309                        | Fax no. | 813-973-3293   |
|    | 1st Contact Name   | Matthew Minnitte                    | Title   | Branch Manager   |
|    | 2nd Contact Name   | Scott Foster                        | Title   | Business Developer   |
| 5. | List the location of the office from which the proposer would provide services to Concord Station CDD. |                                     |         |  |
|    | Street Address   | 26642 Wild Fern Circle              |         |  |
|    | City   | Lutz                                | State   | FL Zip Code 33559  |
|    | Telephone  | 813-994-2309                        | Fax No. | 813-973-3293   |
|    | 1st Contract Name  | Matthew Minnitte                    | Title   | Branch Manager   |

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 December 15, 1988 Charter No. K51638

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) \$1,982,900,000.00, (22) \$2,082,000,000.00, (23) \$1,042,000,000.00.

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

General Liability	\$ 4,000,000.00
Automobile Liability	\$ 5,000,000.00
Umbrella Coverage	\$ 7,000,000.00
Workers Compensation	\$ 2,000,000.00
Expiration Date	10.21.23

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. N/A

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:

1. TBGCC	Seth Van Hall	352-588-9285	\$1.2mil	19yrs
2. Community First Properties	Kathy Trimmer	813-333-1047	\$1.2mil	25yrs
3. All Children's Hospital	Michael Dansberger	727-767-4905	\$350K	5yrs
4. Breeze Management	Mike Sakellarides	813-564-8422	\$500K	8yrs
5. Grand Hampton CDD	Chris Haines	727-787-3461	\$450K	10yrs

16. List three (3) jobs (including company, contact person, and telephone number) lost in the previous twelve (12) months and the reason(s) why:

1. Union Park CDD	Michael Sakellarides	813-564-8422	Developer Turnover
2. Kings Point Section 1	James Gundry	813-310-4023	Awarded Section 3, not allowed more than one section
3. Village Walk Sarasota	Casey Burch	941-223-5503	New RFP with low price awarded

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. (SEE ATTACHED)

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. (SEE ATTACHED)

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.

Matthew Minnitte	Branch Manager	
Name	Position	

Customer & Branch Management	5	2
Type of Work	Yrs. Exp.	Yrs. With Firm

Roy Harris	Senior Account Manager	
Name	Position	

Customer & Communication Management	20	17
Type of Work	Yrs. Exp.	Yrs. With Firm

Nicolas Perez-Trejo	Senior Production Manager & Specialty Services	
Name	Position	

All Production, Enhancement Projects	17	15
Type of Work	Yrs. Exp.	Yrs. With Firm

Melvin Beagle

Irrigation Manager

Name

Position

MM

Inspection, Repairs, Enhancements 17

17

Type of Work

Yrs. Exp.

Yrs. With Firm

Name

Position

Type of Work

Yrs. Exp.

Yrs. With Firm

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.

BrightView Landscape Services

Name of Proposer

By: Scott Foster

Business Development Manager

[Type Name and Title of Person Signing]

This 21 day of June, 2023.

(Corporate Seal)

Sworn to before me this 21 day of June, 2023

(Seal)

8-13-26

Notary Public/Expiration Date

Linda K Ellis



## CORPORATE OFFICERS

Company Name: BrightView Landscape Services Inc

Date: June 22, 2023

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
James Abrahamson	CEO	Leads all Corporate Services	Blue Bell, PA
Michael Dozier	Division President, Maintenance	Leads all Eastern Maintenance Services	Atlanta, GA
Darren McDonough	Senior Vice President, Evergreen East	Leads all Evergreen East Operations	Pinecrest, FL
Mark McCormick	General Manager	Leads Western Florida Operations	Tampa, FL
David Lewis	VP, Southeast Sales	Leads Southeastern US Sales	Miami Lakes, FL
FOR PARENT COMPANY (if applicable)			
James Abrahamson	CEO	Leads all Corporate Services	Blue Bell, PA



AFFIDAVIT FOR CORPORATION

State of Florida

SS: \_\_\_\_\_

County of Pasco

(title) Mark McCormick, General Manager  
of the Brightview Landscape Services

(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.

Mark McCormick  
(Officer must also sign here)

CORPORATE SEAL

Sworn to before me this 21 day of June, 2023.

8-13-26  
Notary Public/Expiration Date:

(SEAL)

Linda K. Ellis





# Evaluation Criteria

## 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. Matthew Minnitte	5	Branch Manager	Overall Account & Customer Support
2. Roy Harris	17	Sr. Account Manager	Customer Comm. & Account Ownership
3. Nicholas Perez-Trejo	17	Sr. Production Manager	Customer Support & Acct. Management
4. Melvin Beagle	17	Irrigation Manager	Customer Irrigation Support
5. John Cornelius	33	Senior Branch Manager	Overall Account & Customer Support

##### Proposed Staffing Levels

Landscape Maintenance staff will include 4-6 laborers, 1 Supervisors, and 1 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. Roy Harris	17	Senior Account Manager	Cert. Pest Mgmt / Customer Service
2. Michael Provencher	27	Certified Arborist	Tree/Palm Care, OTC Injections
3. Melvin Beagle	17	Irrigation Manager	Customer Irrigation Support
4. Santiago Puga	26	Agronomics Manager	Fertilizer & Chemical Apps



# Evaluation Criteria

## Travel

Distance from bidder's branch office to the District - 12 miles

Drive time one way from bidder's branch office to the District - 20 minutes 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: Fishhawk IV CDD  
 Contact: John Toborg Contact Phone: 813-404-4534  
 Project Type/Description: Complete Community Landscape Maintenance Services  
 Dollar Amount of Contract: \$285,000.00+  
 Your Company's Detailed Scope of Services for Project: Complete landscape maintenance service including mowing, trimming, edging and debris blowing. Shrub pruning and detail. Turf, shrub, tree & palm fertilization. Weed and Pest Control. Irrigation Inspections and repairs. Mulch applications, annuals installation and dead-heading, annual bed soil amendments. Tree/ palm care and pruning, palm tree inoculations, enhancement proposals and installations, and site renovations.  
 Duration of Contract: START DATE: 2019 END DATE: Current Contract
2. Project Name/Location: Angeline CDD  
 Contact: Michael Sakellarides Contact Phone: 813-564-6422  
 Project Type/Description: Complete Community Landscape Maintenance Services  
 Dollar Amount of Contract: \$200,000.00+  
 Your Company's Detailed Scope of Services for Project: Complete landscape maintenance service including mowing, trimming, edging and debris blowing. Shrub pruning and detail. Turf, shrub, tree & palm fertilization. Weed and Pest Control. Irrigation Inspections and repairs. Mulch applications, annuals installation and dead-heading, annual bed soil amendments. Tree/ palm care and pruning, palm tree inoculations, enhancement proposals and installations, and site renovations.  
 Duration of Contract: START DATE: 2022 END DATE: Current Contract
3. Project Name/Location: Grand Hampton CDD & HOA



# Evaluation Criteria

Contact: Chris Haines Contact Phone: 727-787-3461

Project Type/Description: Complete Community Landscape Maintenance Services

Dollar Amount of Contract: \$450,000.00+

Your Company's Detailed Scope of Services for Project: Complete landscape maintenance service including mowing, trimming, edging and debris blowing. Shrub pruning and detail.

Turf, shrub, tree & palm fertilization. Weed and Pest Control. Irrigation Inspections and repairs.

Mulch applications, annuals installation and dead-heading, annual bed soil amendments. Tree/ palm care and pruning, palm tree inoculations, enhancement proposals and installations, and site renovations.

Duration of Contract: START DATE: 2014 END DATE: Current Contract

4. Project Name/Location: Tampa Bay Golf and Country Club Master Association, Inc.

Contact: Seth Van Hall Contact Phone: 352-588-9265

Project Type/Description: Complete Community Landscape Maintenance Services

Dollar Amount of Contract: \$1,200,000.00+

Your Company's Detailed Scope of Services for Project: Complete landscape maintenance service including mowing, trimming, edging and debris blowing. Shrub pruning and detail.

Turf, shrub, tree & palm fertilization. Weed and Pest Control. Irrigation Inspections and repairs.

Mulch applications, annuals installation and dead-heading, annual bed soil amendments. Tree/ palm care and pruning, palm tree inoculations, enhancement proposals and installations, and site renovations.

Duration of Contract: START DATE: 2005 END DATE: Current Contract

5. Project Name/Location: Citibank Tampa

Contact: Jaime Miranda Contact Phone: 813-604-5724

Project Type/Description: Complete Community Landscape Maintenance Services

Dollar Amount of Contract: \$250,000.00+

Your Company's Detailed Scope of Services for Project: Complete landscape maintenance service including mowing, trimming, edging and debris blowing. Shrub pruning and detail.

Turf, shrub, tree & palm fertilization. Weed and Pest Control. Irrigation Inspections and repairs.

Mulch applications, annuals installation and dead-heading, annual bed soil amendments. Tree/ palm care and pruning, palm tree inoculations, enhancement proposals and installations, and site renovations.

Duration of Contract: START DATE: 2017 END DATE: Current Contract

## Staffing Model Details

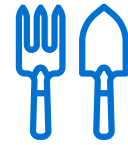
**Account Manager:** The Owner of the CDD Community relationship and primary point of contact for the CDD Team. He will be responsible for scheduling and managing all operational activities, QSA's, communication with the community staff and leadership. The Account Manager creates company mandated Quality Site Assessment or QSA for your site on a bi-monthly basis. This will serve as a snapshot of the conditions on site and a management tool that helps both parties visually understand areas of concern or needs that can be tailored to be area specific.

**Production Manager:** This team member will be on site daily and the right hand of the Account Manager. This person will provide leadership and supervision to the field crews above along with directing daily operational movement to cover specific work orders communicated to us by the CDD team and the Account Manager.

**Ancillary Services:** There are several teams external to the CDD Community on site team that will handle a portion of the workload specific to their expertise. Tree Care outside of ground clearance will be handled by Tree Care Crews as scheduled. Seasonal color bed consultation, design, installation, and maintenance will be handled by our Seasonal Color Department. Chemical applications for fertilization, insects, and specific weed control products will be handled by Spray Technician who use specialized equipment to move through the site in a more efficient manner. Improvements to the landscape that involve light construction will be performed by a separate team skilled in landscape installation.

**Mow Crew:** This crew will move through the site to complete all mowing operations on a 4-day schedule. If additional help is needed due to inclement weather or events Friday and/or Saturday will be utilized to complete operations if necessary.

**Detail & Pruning Crew:** This crew will have a weekly schedule as noted in the Detail schedule map. Their duties will include ornamental, shrub and tree care along with site policing, and weed removal.



## Available Equipment

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

PROPOSER: BrightView Landscape Serv

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
1	36" Mower	1	BrightView Office @ Wild Fern Circle
1	48" Mower	1	BrightView Office @ Wild Fern Circle
1	60" Mower	1	BrightView Office @ Wild Fern Circle
1	60" Zero Turn	1	BrightView Office @ Wild Fern Circle
1	F-250 Truck	1	BrightView Office @ Wild Fern Circle
1	Irrigation Van	5	BrightView Office @ Wild Fern Circle



### Field Equipment (30 units)

Gas articulating shears  
 Hand shears  
 Straight shears  
 Back Pack Sprayers  
 Back Pack Blowers  
 Gas Trimmers  
 Gas Edgers  
 Fertilizer spreaders  
 Hand spreaders  
 Riding fertilizer spreaders



**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**

**\$ 250,435.00 Yr.**

- Storm Cleanup \$ 60 /hr (do not include in General Landscape Maintenance total or Grand Total)
- Freeze Protection (description of ability) N/A
- \$ N/A /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)
- \$ 50 /hr for employee with hand-held hose
- \$ 175 /hr for water truck/tanker

**PART 2**

**Fertilization (All labor and materials)**

**\$ 33,562.00 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
February	24-0-11 with <del>PreM</del>	1 LB N per 1000 sq ft	660 <del>lbs</del>	\$3683
April	25-0-12 100% Poly Coated SR	1 LB N per 1000 sq ft	660 <del>lbs</del>	\$5871
May	25-01-2 100% Poly Coated SR	1 LB N per 1000 sq ft	660 <del>lbs</del>	\$5871
July	Fe Ferrous Sulfate	2 oz. Fe per 1000 sq ft	1320 oz	\$264
August	25-0-12 100% Poly Coated SR	1 LB N per 1000 sq ft	660 <del>lbs</del>	\$3683
October	24-0-11 with <del>PreM</del>	1 LB N per 1000 sq ft	660 <del>lbs</del>	\$ 3683

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	24-0-11 with <del>Prem</del>	1 LB N per 1000 sq ft	200 <del>lbs</del>	\$2033
April	25-0-12 100% Poly Coated SR	1 LB N per 1000 sq ft	200 <del>lbs</del>	\$2249
June	25-0-12 100% Poly Coated SR	1 LB N per 1000 sq ft	200 <del>lbs</del>	\$2249
August	Fe Ferrous Sulfate	2 oz. Fe per 1000 sq ft	400 oz	\$80
October	24-0-11 with <del>Prem</del>	1 LB N per 1000 sq ft	200 <del>lbs</del>	\$2033
ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	25-0-12 100% Poly Coated	5 <del>lbs</del> per 1000 sq ft	320 <del>lbs</del>	\$301
June	25-0-12 100% Poly Coated	5 <del>lbs</del> per 1000 sq ft	320 <del>lbs</del>	\$301
October	25-0-12 100% Poly Coated	5 <del>lbs</del> per 1000 sq ft	320 <del>lbs</del>	\$301

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12	2 <del>lbs</del> per palm	266 <del>lbs</del>	\$ 240
June	8-2-12	2 <del>lbs</del> per palm	266 <del>lbs</del>	\$ 240
September	8-2-12	2 <del>lbs</del> per palm	266 <del>lbs</del>	\$ 240
November	8-2-12	2 <del>lbs</del> per palm	266 <del>lbs</del>	\$ 240

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) \*

\$ 550 / 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)

\$ N/A / Yr (based on quantities below)  
(OTC injections per specs - **do not include in Grand Total**)

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

**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).

\$ 550 / 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) \$ 25,200 /Yr.

Freeze Protection (description of ability) N/A

\$ N/A /application (do not include in Irrigation Total or Grand Total)

After hours emergency service hourly rate \$ 75 /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.

1. Irrigation PVC Parts	List Minus	10%
2. <u>Non PVC</u> Irrigation Parts	List Minus	10%
3. Valves, <u>Clocks</u> or any irrigation Part over \$250.00	List Minus	10%

#### **PART 5**

**Installation of Medium Pine Bark Mulch** (All labor and materials) \$ 23,100.00 / 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:

280  
\$ 55.

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

And

140 CY Medium Pine Bark Mulch per specs for the second top-dressing at  
\$ 55. /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 2000 (4") annuals up to four (4) times per year per specs at the direction of the District at \$ 2.00 /Annual plant

\$ 4,000.00 /rotation

\$ 16,000.00 /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)**

\$ 309,747.00 /Yr. (initial term)

FIRST ANNUAL RENEWAL \$ 319,039.00 /Yr.

SECOND ANNUAL RENEWAL \$ 328,611.00 /Yr.

Contractor/Firm Name: BrightView Landscape Services Inc

Firm Address: 26642 Wild Fern Circle

State/Zip: Lutz, FL 33559

Phone Number: 813-994-2309

Fax Number: 813-973-3293

Name and Title of Representative: Scott Foster

Representative's Signature (Please Print) Scott Foster

Date 6/22/23

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

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

Dated this 23rd day of June, 2023

**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**

**\$ 257,948.00 Yr.**

- Storm Cleanup \$ 80 /hr (do not include in General Landscape Maintenance total or Grand Total)
- Freeze Protection (description of ability) N/A
- N/A /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)
- \$ 55 /hr for employee with hand-held hose
- \$ 190 /hr for water truck/tanker

**PART 2**

**Fertilization (All labor and materials)**

**\$ 34,589.00 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
Feb	24-0-11 with <del>Prem</del>	1 LB N per 1000 sq ft	660 <del>lbs</del>	\$3793
April	25-0-12 100% Poly Coated SR	1 LB N per 1000 sq ft	660 <del>lbs</del>	\$6048
May	25-01-2 100% Poly Coated SR	1 LB N per 1000 sq ft	660 <del>lbs</del>	\$6048
July	Fe Ferrous Sulfate	2 oz. Fe per 1000 sq ft	1320 oz	\$272
August	25-0-12 100% Poly Coated SR	1 LB N per 1000 sq ft	660 <del>lbs</del>	\$3793
Oct	24-0-11 with <del>Prem</del>	1 LB N per 1000 sq ft	660 <del>lbs</del>	\$3793



BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	24-0-11 with <del>PreM</del>	1 LB N per 1000 sq ft	200 <del>lbs</del>	\$2094
April	25-0-12 100% Poly Coated SR	1 LB N per 1000 sq ft	200 <del>lbs</del>	\$2316
June	25-0-12 100% Poly Coated SR	1 LB N per 1000 sq ft	200 <del>lbs</del>	\$2316
August	Fe Ferrous Sulfate	2 oz. Fe per 1000 sq ft	400 oz	\$83
October	24-0-11 with <del>PreM</del>	1 LB N per 1000 sq ft	200 <del>lbs</del>	\$2094

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	25-0-12 100% Poly Coated	5 <del>lbs</del> per 1000 sq ft	320 <del>lbs</del>	\$310
June	25-0-12 100% Poly Coated	5 <del>lbs</del> per 1000 sq ft	320 <del>lbs</del>	\$310
October	25-0-12 100% Poly Coated	5 <del>lbs</del> per 1000 sq ft	320 <del>lbs</del>	\$310

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12	2 <del>lbs</del> per palm	266 <del>lbs</del>	\$247
June	8-2-12	2 <del>lbs</del> per palm	266 <del>lbs</del>	\$247
September	8-2-12	2 <del>lbs</del> per palm	266 <del>lbs</del>	\$247
November	8-2-12	2 <del>lbs</del> per palm	266 <del>lbs</del>	\$248

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

SPECIALTY PLANT MATERIALS "Crape Myrtles, Roses, <del>Loropetalum</del> 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) \*

\$ 566 / 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)

\$ N/A / Yr (based on quantities below)  
(OTC injections per specs - do not include in Grand Total)

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

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).

\$ 566 / Yr

#### **PART 4**

**Irrigation** (All labor and materials) \$ 25,958 /Yr.

Freeze Protection (description of ability) N/A  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

After hours emergency service hourly rate \$ 80 /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.

4. Irrigation PVC Parts	List Minus	10%
5. <u>Non PVC</u> Irrigation Parts	List Minus	10%
6. Valves, <u>Clocks</u> or any irrigation Part over \$250.00	List Minus	10%

#### **PART 5**

**Installation of Medium Pine Bark Mulch** (All labor and materials) \$ 24,024.00 / 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:

280 CY Medium Pine Bark Mulch per specs for the first top-dressing at  
 \$ 57.20 /CY (app. April)

And

140 CY Medium Pine Bark Mulch per specs for the second top-dressing at  
 \$ 57.20 /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 2000 (4") annuals up to four (4) times per year per specs at the direction of the District at \$ 2.10 /annual plant

\$ 4,200.00 /rotation

\$ 16,800.00 /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)**

\$ 309,747.00 /Yr. (initial term)

FIRST ANNUAL RENEWAL \$ 319,039.00 /Yr.

SECOND ANNUAL RENEWAL \$ 328,611.00 /Yr.

Contractor/Firm Name: BrightView Landscape Services

Firm Address: 26642 Wild Fern Circle

City/State/Zip: Lutz, FL 33559

Phone Number: 813-994-2309

Fax Number: 813-973-3293

Name and Title of Representative Scott Foster

(Please Print)

Representative's Signature Scott Foster

Date 6/23/2023

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

2. 2 3. 3 4. 4 5. 5

**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** \$ 285,688 Yr.

- Storm Cleanup \$ 60 /hr (do not include in General Landscape Maintenance total or Grand Total)
- Freeze Protection (description of ability) N/A
- N/A /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)
- \$ 55 /hr for employee with hand-held hose
- \$ 190 /hr for water truck/tanker

**PART 2**

**Fertilization (All labor and materials)** \$ 35,608.00 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
February	24-0-11 with PreM	1 LB N per 1000 sq ft	660 lbs	\$3907
April	25-0-12 100% Poly Coated SR	1 LB N per 1000 sq ft	660 lbs	\$6229
May	25-01-2 100% Poly Coated SR	1 LB N per 1000 sq ft	660 lbs	\$6229
July	Fe Ferrous Sulfate	2 oz. Fe per 1000 sq ft	1320 oz	\$280
August	25-0-12 100% Poly Coated SR	1 LB N per 1000 sq ft	660 lbs	\$3907
October	24-0-11 with PreM	1 LB N per 1000 sq ft	660 lbs	\$3907

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	24-0-11 with PreM	1 LB N per 1000 sq ft	200 lbs	\$2157
April	25-0-12 100% Poly Coated SR	1 LB N per 1000 sq ft	200 lbs	\$2385
June	25-0-12 100% Poly Coated SR	1 LB N per 1000 sq ft	200 lbs	\$2385
August	Fe Ferrous Sulfate	2 oz. Fe per 1000 sq ft	400 oz	\$86
October	24-0-11 with PreM	1 LB N per 1000 sq ft	200 lbs	\$2157
ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	25-0-12 100% Poly Coated	5 lbs per 1000 sq ft	320 lbs	\$320
June	25-0-12 100% Poly Coated	5 lbs per 1000 sq ft	320 lbs	\$320
October	25-0-12 100% Poly Coated	5 lbs per 1000 sq ft	320 lbs	\$320

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12	2 lbs per palm	266 lbs	\$254
June	8-2-12	2 lbs per palm	266 lbs	\$254
September	8-2-12	2 lbs per palm	266 lbs	\$254
November	8-2-12	2 lbs per palm	266 lbs	\$255

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) \*

§ 583 \_\_\_\_\_ 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)

§ N/A \_\_\_\_\_ / Yr (based on quantities below)  
(OTC injections per specs - do not include in Grand Total)

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

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).

§ 583 \_\_\_\_\_ / Yr

#### **PART 4**

**Irrigation** (All labor and materials)

\$ 26,734.00 /Yr.

Freeze Protection (description of ability) N/A

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

After hours emergency service hourly rate \$ 85 /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.

7. Irrigation PVC Parts	List Minus	10%
8. <u>Non PVC</u> Irrigation Parts	List Minus	10%
9. Valves, <u>Clocks</u> or any irrigation Part over \$250.00	List Minus	10%

#### **PART 5**

**Installation of Medium Pine Bark Mulch** (All labor and materials) \$ 24,780.00 / 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:

280 CY Medium Pine Bark Mulch per specs for the first top-dressing at  
\$ 59.00 /CY (app. April)

140 CY Medium Pine Bark Mulch per specs for the second top-dressing at  
\$ 59.00 /CY (app. October)

**PART 6**

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

Contractor shall install 2000 (4") annuals up to four (4) times per year per specs at the direction of the District at \$ 2.20 /annual plant

\$ \$4,400.00 /rotation

\$ 17,600.00 /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)**

\$ 309,747.00 /Yr. (initial term)

FIRST ANNUAL RENEWAL \$ 319,039.00 /Yr.

SECOND ANNUAL RENEWAL \$ 328,611.00 /Yr.

Contractor/Firm Name: BrightView Landscape Services

Firm Address: 26642 Wild Fern Circle

City/State/Zip: Lutz, FL 33559

Phone Number: 813-994-2309

Fax Number: 813-973-3293

Name and Title of Representative Scott Foster Business Development Manager\_  
(Please Print)

Representative's Signature Scott Foster

Date 6/23/2023





# References

## Five Current Clients

<u>Company</u>	<u>Contact Person</u>	<u>Telephone</u>
Tampa Bay Golf and Country Club	Seth Van Hall	352-588-9265
All Children's Hospital	Michael Dansberger	727-767-4905
Community First Properties	Kathy Trimmer	813-333-1047
Fishhawk IV CDD	John Toborg	813-404-4534
Grand Hampton CDD	Chris Haines	813-564-6422

## Five of Our Largest Accounts

<u>Account Name</u>	<u>Value</u>	<u>Length of Service</u>
Tampa Bay Golf and Country Club	\$1,200,000.00 Plus	19 Years
Grand Hampton CDD	\$ 450,000.00 Plus	10 Years
Kings Point Section 3	\$ 1,000,000.00 Plus	33 Years
Waterleaf/Soreno CDD	\$ 500,000.00 Plus	8 Years
USF Housing, Parking, Villages	\$ 750,000.00 Plus	5 Years

## Two Contracts Lost & Why

Company: Union Park CDD  
 Contact Person: Michael Sakellarides  
 Telephone: 813-564-6422  
 Reason job lost: Change over from developer to Board, all vendors were changed.

Company: Kings Point Section 1  
 Contact Person: James Gundry  
 Telephone: 813-310-4023  
 Reason job lost: We took over services at a different section of Kings Point. The Board won't allow vendors to have multiple "sections".

# Insurance Summary and Certificate

ACORD		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 09/22/2022			
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.							
IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).							
PRODUCER Aon Risk Services Central, Inc. Philadelphia PA Office 100 North 18th Street 15th Floor Philadelphia PA 19103 USA			CONTACT NAME: PHONE (A/C No. Ext.): (866) 283-7322 FAX (A/C No.): (800) 963-0105 E-MAIL ADDRESS:				
INSURED BrightView Landscapes, LLC 980 Jolly Road Suite 300 Blue Bell PA 19422 USA			INSURER(S) AFFORDING COVERAGE		NAIC #		
			INSURER A: ACE American Insurance Company		22667		
			INSURER B: American Guarantee & Liability Ins Co		26247		
			INSURER C:				
			INSURER D:				
			INSURER E:				
			INSURER F:				
COVERAGES		CERTIFICATE NUMBER: 570095477626		REVISION NUMBER:			
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. Limits shown are as requested							
INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF. (MM/DD/YYYY)	POLICY EXP. (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR  GEN/AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:			XSLG47518397 SIR applies per policy terms & conditions	10/01/2022	10/01/2023	EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Excludes personal) \$2,000,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY* \$2,000,000 GENERAL AGGREGATE \$1,000,000 PRODUCTS - COMPRDPAGG \$5,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			ESA H1071143A	10/01/2022	10/01/2023	COMBINED SINGLE LIMIT (Excludes personal) \$1,000,000 BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION			AUC508596818	10/01/2022	10/01/2023	EACH OCCURRENCE \$4,000,000 AGGREGATE \$4,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR / PARTNER / SOUTHWEST OFFICER/MEER EXCLUDED? (Mandatory in NJ) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	WLRC50687302 WC - AOS SCPC50687405 WC - HI	10/01/2022	10/01/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$2,000,000 E.L. DISEASE-EA EMPLOYEE \$2,000,000 E.L. DISEASE-POLICY LIMIT \$2,000,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Evidence of Insurance:							
CERTIFICATE HOLDER  BrightView Landscapes, LLC 980 Jolly Road Suite 300 Blue Bell PA 19422 USA				CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE  <i>Aon Risk Services Central, Inc.</i>			

Holder Identifier:

Certificate No.: 570095477626

## General Insurance

Insurance Broker for all except Crime: Aon

Insurance contact person: Tamara Fatilua: [tamara.fatilua@aon.com](mailto:tamara.fatilua@aon.com) and 847.442.9796

AON Production Team: [acs.chicago@aon.com](mailto:acs.chicago@aon.com)

## Surety Bond

### BOND INFORMATION

Bonding Company: Travelers Property Casualty Group

A.M. Best Rating: A++ XV (U.S. Treasury listed)

Fidelity and Deposit Company of Maryland

A.M. Best Rating: A+ XV (U.S. Treasury listed)

Liberty Mutual Insurance Company

A.M. Best Rating: A XV (U.S. Treasury listed)

Aspen American Insurance Company

A.M. Best Rating: A XV (U.S. Treasury listed)

Westchester Fire Insurance Company

A.M. Best Rating: A++ XV (U.S. Treasury listed)

Bonding Agent: Aon Risk Insurance Services West, Inc.

\*Contacts:

George Gionis Email: [george.gionis@aon.com](mailto:george.gionis@aon.com) Phone: 1.215.255.1727

Meghan Hanes Email: [meghan.hanes@aon.com](mailto:meghan.hanes@aon.com) Phone: 1.213.620.1355

Performance and/or Payment Bond Working Line of Credit (requires underwriter approval):

Aggregate Amount \$750,000,000.00

Single Project \$100,000,000.00

Open Face Value of Current Bonds: \$500,000,000.00





## Training Your Team to Exceed Your Expectations

We understand that well trained and tenured team members provide outstanding quality and customer service. Every Gardener on your team is required to complete our certification program, which prepares your crew with the skills to perform quality work, safely and to your complete satisfaction.

Gardeners are offered training to progress along a career track within BrightView. We have found that our career progression opportunities and training motivates our team members to perform at their peak and remain committed to our company and our customers.

### Account Manager Training Program

Management training includes both formal training in group settings, ongoing training support available on line and in field shadow programs. Account Managers at BrightView Landscape Maintenance undergo a 5 course training regimen consisting of a total of 15 classroom days. Newly hired horticulturalists work through a detailed learning process over 2 years to learn the skills of an Account Manager.

### Operations Manager Training Program

Operations Managers at BrightView Landscape Maintenance undertake a 4 training session consisting of a total of 14 days. Each session focuses on a specific discipline

- Employee Leadership
- Client Relations
- Operational Excellence
- Financials

Each manager performs pre-work and follow-up testing for each program with a certification process conducted by senior managers at the end. Account Managers work through a detailed process providing the skills necessary to succeed as an Operations Manager.

### Irrigation Training

Regional Irrigation Leaders complete 5 sessions of training consisting of a total of 25 days. The Regional Irrigation Leader provides certification training to Irrigation Technicians on the mechanics of an irrigation system, conducting a monthly inspection and repairing components.

### Gardener Training Program

The Gardener Training Series provides consistent training of landscape maintenance employees across all of our operations nationwide. The series allows for significant hands-on training at all levels, providing a specific career path for entry-level operations employees.

The purpose of this program is to develop associates who safely and successfully perform job requirements, without direct supervision, to the complete satisfaction of the client.



### *Training Series Progression:*

- **Gardener 1** – Focuses on the employee's orientation to BrightView Companies, completing the "Basic Gardening Skills Certification" and certification on the basic pieces of power equipment. Certification requirements include a checklist of over 100 points, a field evaluation and a written test.
- **Gardener 2** – Centers on quality work standards, quality client relations, completing the "Advanced Gardening Skills" and certification on advanced pieces of landscaping power equipment.
- **Gardener 3 (Lead person)** – Focuses on developing competency in basic supervisory skills, learning necessary BrightView forms, becoming certified in irrigation systems management and basic pruning.
- **Gardener 4 (Crew Leader)** – Centers on developing competency advanced pruning, plant identification, chemical application and becoming certified on truck and trailer, large riding mower and aerator.
- **Gardener 5 (Senior Crew Leader)** – Focuses on developing advanced supervisory skills, managing field operations, maintaining equipment and fine-tuning crew training skills.
- **Gardener 6 (Production Manager)** – Centers on assisting the Production Trainer on field training, demonstration of advanced supervisory skills, project quality, crew productivity and crew safety.
- **Gardener 7 (Production Trainer)** – demonstrates competency on Team Training, Team Safety, Team Productivity and Team Communication. Must be certified in Irrigation Management, Seasonal Color Maintenance, Pruning Techniques and Production Cross Training. The Production Trainer is responsible for recruiting, hiring and training of crew level employees to ensure a high quality workforce and high retention.







# Hurricane Relief

BrightView 

## Let Us Help You Weather the Storm.

### *Have Peace of Mind with Pre-Authorized Storm Clean-Up.*

Your BrightView team has an action plan that proactively addresses your needs in an emergency situation. With pre-authorized clean-up, we're on the ground canvassing your property to assess damage as soon as the storm has passed, and quickly dispatch the appropriate landscape and tree care services teams to address your needs, prioritizing safety first:

- Vehicle access is cleared, allowing emergency personnel access
- Debris from structural dwellings that may pose immediate risk is cleared
- Plant material that may have a chance of surviving is replanted
- Hazardous damaged limbs that remain in trees are trimmed and removed
- Tree limbs, rootballs, or large wood debris remaining on the ground is chipped and removed
- Final restoration of any remaining damages or losses resulting from the storm is performed

*To expedite clean-up efforts, we leverage our national resources to bring in additional teams from outside the area. Normal maintenance operations can typically resume the following week for all but the most severely debris-impacted properties. If you would like to pre-approve BrightView to perform clean-up operations as detailed above, sign where indicated. Our emergency rates are also listed for your review. Dump expenses range based on the material, size and weight.*





# Hurricane Pricing

## Hurricane Price List

Labor	\$60/hour
Operator	\$75/hour
Driver	\$75/hour
340/445/454 Tractor Loaders	\$150/hour
New Holland – Solrod Steer Loader	\$150/hour
Backhoe	\$150/hour
Delivery/Pickup All Tractors except 444	\$450
Delivery/Pickup 444	\$500
Flatbed Truck	\$75/hour
Water Truck	\$175/hour
Irrigation Work/Tech	\$75
Irrigation Work/Helper	\$50
Tree Trimming/Per Day/3 Man Crew	\$3600
Crane Rental/60 Ton	\$260/hour (4 hour minimum)
Stump Grinder/Per Hour + Operator	\$225/hour



# Finance & Insurance Information

Financial references:

Bank: PNC Bank  
Concentration Account # XXXXXX8818  
800 17th NW, Washington, DC 20006 Credit Info Dept. 888 762-2265

Vendors: Ford, CAT, Bobcat, Site One, John Deere, TruGreen, Navae, Exmark, Echo

Landscape Maintenance Gross Revenue in 2020: \$ 2.44 billion

Landscape Maintenance Gross Revenue in 2021: \$ 2.5 billion

Landscape Maintenance Gross Revenue in 2022: \$ 2.8 billion

Name of Applicant's Bonding Company AON

Address 707 Wilshire Blvd. Suite 2600, Los Angeles, CA. 90017

Approved Bonding Capacities:	Aggregate Limit	\$ <u>750 million.</u>
	Single Project Limit	\$ <u>150 million</u>
	Total Current Contracts Bonded	\$ <u>400 million.</u>

What are Applicant's current insurance limits? (Attach a copy of Applicant's certificate of insurance)

General Liability	\$ <u>4,000,000.00</u>
Automobile Liability	\$ <u>5,000,000.00</u>
Workers Compensation	\$ <u>2,000,000.00</u>
Expiration Date	<u>10.30.23</u>





**Thank you for the  
opportunity to  
present our  
landscape solution.**

Should you have any questions, please  
don't hesitate to reach out.

References Furnished On  
Request

**Scott Foster, Business Developer**

[scott.foster@BrightView.com](mailto:scott.foster@BrightView.com)

727-686-5351

# **LMP** Landscape Maintenance Professionals, Inc.<sup>SM</sup>

**Built on Integrity. Grown on Relationships.**

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT  
18636 MENTMORE BLVD  
LAND O' LAKES FL 34638  
ATTENTION: JASON LIGGETT



---

## **Tampa**

13050 E US Highway 92  
Dover, Florida 33527  
(813) 757-6500



## **Wesley Chapel**

26324 Wesley Chapel Blvd.  
Lutz, FL 33559  
(813) 406-4465



## **Sarasota**

1306 Rome Avenue  
Sarasota, FL 34243  
(941) 556-9404

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## **Why Select LMP To Manage Concord Station CDD Landscape ?**

The LMP local office that will be servicing Concord Station CDD is approximately 15 minutes away, on Wesley Chapel Blvd near SR 54 and I-75, affording us the ability to mobilize very quickly to go in any direction. LMP has a very large presence in the Concord Station CDD area with Starkey Ranch CDD, Oakstead CDD, Watergrass II CDD, Watergrass I CDD, Northwood CDD, Chapel Crossings CDD, Cory Lake Isles CDD, Estancia At Wiregrass CDD , and Heritage Isles CDD.

We are in the Concord Station CDD area almost every day and we would be able to easily respond to any issues that could arise requiring immediate attention; unexpected storms, or irrigation issues.

For Concord Station CDD, we intend to use a maintenance crew of 5 to service the property over 5 days. We have always felt that a smaller crew over the course of multiple days does a much better job than a large crew over the course of one day. Multiple days of service provides us the extra ability to pay close attention to items we observed on our first day of service and address those items that same week as opposed to waiting until the following weeks to service. In addition, we will have two supervisors including our and our Fertilizer/Pest Supervisor (Alex Figueroa). As for trained technical staff, we will be utilizing 6-8 additional skilled technicians to address: annual flower maintenance, fertilization and pest control of all plant material, arbor care and mulch installation throughout the year.

We will also have our Irrigation Manager , Kevin Pajala onsite to supervise the irrigation technicians and helpers. Kevin will ensure that there are strong lines of communication between LMP and the property manager regarding the watering requirements of the plant material and the service/maintenance needs of the irrigation system. An irrigation system report will be submitted monthly along with proposals for irrigation repairs as needed.

### **YOUR ACCOUNT MANAGER**

The individual who will be responsible for directly managing this account will be Anthony Vega. Anthony has been in the Greens Industry for over 10 years and he has extensive experience managing very large CDD districts and HOA's as well. His attention to detail and his communication separate Anthony from other Account Managers in the industry. He is very personable and is not afraid to get his hands dirty when needed.

Anthony understands that relationships are the most important facet of our business, and he strives to instill this on every property he is involved with and is the foundation in which he manages. Anthony will be available to attend all board meetings and address any concerns that the board or residents may have regarding the landscape maintenance of the community.

### **OPEN COMMUNICATION WITH OUR CLIENTS**

LMP will be providing hard copies of our work activity reports to the property manager, applicable maintenance form, pest control forms, irrigation forms. The Wesley Chapel Branch Manager, Michael Newsome, will be making weekly visits to the property performing quality control checks and ensuring that the finer detail work is being performed. Your Account Manager, Corey Wilbur, will also perform monthly Maintenance Quality Inspections (MQI); this is a program where LMP performs an in-house scored inspection that also includes pictures with detailed notes on issues observed. This inspection is provided to the property manager, LMP Corporate Management and passed down to the maintenance crews as an " items to correct" punch list.



## **EXPERIENCE**

LMP has been in business since 1991. We are a family-owned company based in the Greater Tampa Bay Area with offices in, Lutz, and Dover along with a branch in Sarasota. We employ over 200 employees and have roughly 100 trucks on the road each and every day. In our bid package you will see a partial list of our various customers. I would encourage you to pick out any of those customers that you would like to contact, and we will supply you with the contact information. This is how committed we are to our quality as we firmly believe you can contact any one of our customers and they will tell you just how pleased they are to have LMP as their landscape maintenance partner. Currently we work with over 25+ Community Development Districts throughout the state of Florida. Below is a list of several of the CDD's located in your area and serviced by the Wesley Chapel Branch.

- |                         |                              |
|-------------------------|------------------------------|
| 1. Northwood CDD        | 7. Oak Creek CDD             |
| 2. Suncoast CDD         | 8. Heritage Isles CDD        |
| 3. Watergrass I CDD     | 9. Estancia At Wiregrass CDD |
| 4. Watergrass II CDD    | 10. Oakstead CDD             |
| 5. Chapel Crossings CDD | 11. Starkey Ranch CDD        |
| 6. Cory Lake Isles CDD  |                              |

## **HOLDING OURSELVES ACCOUNTABLE**

Being a service provider that currently maintains over 25 CDD's in the of Florida, we fully understand the scope of work and are very committed to working hard to improve the overall appearance of Concord Station CDD. All of our technicians are University of Florida certified in Best Management Practices (BMP) which is critical when considering a vendor. This is important because our technicians (fert./pest and irrigation) are trained to diagnose the start of an issue on your property, which helps to reduce any issues before they become bigger issues. Ultimately, it is our responsibility to make the landscape of the property look the very best at all times, and we can assure you that we fully understand the high level of service expectations. We also understand the expectation of the specifications that they provide to contractors probably better than any of the other bidders.

## **FINANCIAL CAPACITY**

Included in our bid package is a list of vehicles and equipment. Our bid package outlines the trucks, mowers, miscellaneous equipment owned as well as our insurance coverage information. Working for several Fortune 500 companies, we understand the importance of being stable as a business. These companies as well as many other customers put their largest uninsured asset in the hands of LMP to oversee for them and we welcome the challenge to take ownership of their landscape.

## **STANDING BEHIND OUR PRICING**

We believe our pricing is very thorough and very well thought out to be a win / win for both parties. We understand what the job needs are and have accounted for all items in our bid. We also fully understand that pricing is important in the evaluation process, but we are also in the relationship business and take pride in our reputation on being a good operational company that provides high level quality service at reasonable prices. We honor our prices for the life of the contract. and you will not have any issues of bait and switch tactics which do occur when a company has low bid portions of the contracts.

## **REASONABLENESS OF ALL NUMBERS**

We have no problem and are accustomed to being held fully accountable. We provide fertilizer bags now to many of our customers and understand if we missed the mark on an item like fertilizer, then the customer still expects the fertilizer to be applied to all areas at no additional cost. If an item like fertilizer quantity is inaccurate, then what else was missed in the pricing process? The contractor who made the error in their evaluation will most likely then look at other areas to cut back on to account for their error in evaluating the property when creating their pricing.

### **SHRUB BED AND TREE RING WEED CONTROL PROGRAM**

- 1) LMP will use mechanical means (pulling weeds by hand) and chemical means (non-selective and pre-emergent herbicides) to create relatively weed-free ornamental beds. Weeds in beds and tree rings will be treated and/or pulled according to service schedule map.
- 2) Mechanical means will be used around plants filled with undesirable grasses/weeds to prevent and damage from non-selective herbicides. Weeds taller than two inches will be removed manually.
- 3) Chemical means: non-selective herbicides will be used in open areas around shrubs/plants and in tree rings. Pre-emergent herbicides will be used to eliminate reduce germination of weeds in ornamental beds.
- 4) Areas that have been treated with weed control will be flagged with the application date and time

### **TURF WEED CONTROL PROGRAM**

LMP will implement a comprehensive turf weed control using a variety of control methods and Florida Best Management Practices (BMP)

- 1) Spot applications of selective weed control; rotating products throughout the growing season as temperatures and weather conditions change. These applications will be conducted monthly, and as needed.
- 2) Broadcast applications of weed control; these will be performed on areas where the weeds have reached a threshold not controllable by spot applications only.
- 3) Proper Irrigation: this practice limits the spread of dollar weed and sedges, two weed species that thrive when turf is overwatered.



- 4) Pre-emergent weed control: this would be a broad spectrum pre-emergent weed control product to reduce the amount of weed germination. This product would be applied once the current turf broadleaf weed issues are brought under control. Applications would be conducted in accordance with contract specifications.
- 5) Areas that have been treated with weed control will be flagged with the application date and time.
- 6) Areas that have been treated with weed control will be flagged with the application date and time.

### **SOIL TESTING PROGRAM**

LMP will implement a comprehensive soil testing program to ensure that the custom blended fertilizers that we plan to use are compatible with the current soil conditions.

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Thank you!

We would like to thank you for the opportunity to submit the following proposal for review. Our approach is one of partnership and stewardship; we want you to earn your trust and work together to exceed your needs, goals, and desires, improving your landscape's appearance, longevity and preserving your investment.

We care about understanding all of your primary concerns and areas of challenge, which helps us establish our rotational service and how we will divide the property into areas for service.

1. Providing detail services rotationally each week.
2. Scheduling all annual services prior to due date.
3. Actively scouting for opportunities to improve the landscape.
4. Manage your landscapes water consumption by property oversight and proposing long-term improvements.

Communication is key. We provide a proprietary customer service experience with a hands-on Account Manager. We offer weekly, monthly, and quarterly reports on the status of services and the work quality. This process is done in partnership with you to document our progress along with pictures of what we have discussed.

The LMP Advantage is that we partner with you rather than simply doing jobs for you. LMP will provide project management, offer maintenance strategies, and oversee the execution of services that provide the expected results. We understand needs change as a business and landscape evolve. Our focus is on the 'big picture', which enables us to create strategic plans that help guide your budgeting. When key business objectives are driven by quality, we know that there is no margin for error. With LMP you will discover a better landscape long-term—giving you and your property the proper attention and care, as well as bring you the information you need to communicate to your stakeholders efficiently.

We understand the challenges you face in managing expectations, and we look forward to the opportunity to serve as your landscape partner. Your property's appearance and your brand are safe with us.

Sincerely,

The **LMP** Team



## Section I – About Us

### Landscape Maintenance Professionals, Inc. – Our History & Legacy



*Our history is about our accomplishments; our legacy is about our impact.*

LMP was created for the simple purpose of providing landscape maintenance services that reflect its passion, and over the decades, that passion has grown, driving the company's culture. Orlando Castillo, LMP's founder, and President began the company with a simple motto, "do what you say you're going to do when you say you're going to do it." He learned this from his father, who instilled in him an entrepreneurial spirit and the importance of honoring commitments and maintaining integrity even when things get difficult. When Orlando began the company in 1991, he had less than five trucks in his fleet but a burning passion for elevating landscaping to a profession. Since then, he has successfully grown the business in revenues and reverence by building solid teams with solid leadership.

We believe ourselves to be fully accountable for all aspects of protecting your largest uninsured asset, the landscape. Our successful partnerships are built upon accountability and respect and the continuous flow of relevant information. We consistently demonstrate our commitment to communication through our Account Managers' collaborative relationship with the client.



*Our reputation for acting with the highest values and principles is our legacy and the strong foundation for our future.*

Landscape Maintenance Professionals, Inc.<sup>SM</sup> (LMP<sup>SM</sup>) is a privately held, single-owner organization that has grown organically by providing premier landscape services for three decades. LMP's approach to landscape maintenance and business is to focus on the details. This attention to detail extends beyond the physical appearance of a property to the foundation of the successful relationships we build. We notice the little things that can enhance the overall appearance of a property, and we train all our employees on this practice.



### Our Mission

Our mission is to exceed our clients' expectations by providing exceptional landscape services at competitive prices, demonstrating that we are fully accountable for our work, and cultivating long-term, trouble-free relationships with our customers.



### What We Believe

The world is continually changing, and so is our business. But one thing that will never change is our commitment to maintaining the highest ethical standards. Our team's decades of combined experience in all facets of the industry, coupled with an unwavering commitment to quality, has led to the establishment of a loyal clientele we are privileged to serve.

Our reputation is one of our greatest assets, and each of us has a responsibility to protect it every day. When faced with challenges, how we respond defines us. Our decisions, and ultimately our actions, tell our community who we are at LMP.

We hope to continue our **LEGACY of EXCELLENCE** with you.



## Core Values

We believe that our core values and company culture define us at Landscape Maintenance Professionals and set us apart from our competition!

---

**”** *Our values define who we are and will remain at the forefront of everything we do.*

---

### Integrity

It's something we live every day when we hold ourselves accountable and deliver results. It is a constant. Those with whom we work and live can rely on us. We align our actions with our words and deliver what we promise. We build and strengthen our reputation through trust.

### Excellence

We are dedicated to quality with an acute focus on our customers.

We are determined to serve our customers through innovation, continuous improvement, an intense focus on customer needs, and a dedication to meet those needs and deliver value through our products, services, and solutions to help them succeed.




---

**”** *For us, excellence is not only a value; it is a discipline and a means for making the world a better place.*






---

### Teamwork

We are a team, sharing our unique talents to help those we engage, whether at work, home, or in the community. We are one encouraging and supportive team, leading by example and influence, encouraging and supportive to inspire all to maximize their potential.

-  We hold ourselves accountable as team members and the responsibility we each have to achieve our collective goals.
-  We know that we can produce better results as a team than any of us can achieve alone.
-  We recognize and celebrate milestones reminding each other that their best work is recognized and appreciated.

### Commitment

-  We embrace our responsibilities.
-  We understand and focus on the needs of our customers.
-  We are committed to the safety of our teams, our customers, and the environment.
-  We are each personally accountable for meeting both individual and shared goals.
-  We are committed to providing sustainable solutions that best serve our planet and its people.



We are your full-service landscape management partner that is built on integrity and has grown on relationships. The drive to go above and beyond; a collaborative culture that works with you to exceed your project goals; and the capability to leverage innovation to meet emerging trends and keep you at the forefront is LMP.

## Construction & Installation

LMP has installed and renovated commercial landscapes throughout Florida for over 30 years. We honor specifications set while using the highest quality material available. Our certified irrigation technicians and crews are capable of installation and repairing of multiple types of irrigation systems.



## Landscape Maintenance

Our teams are trained in comprehensive landscape maintenance protocols, from policing a property to removing all debris and hazards. We understand the desire to increase property values, achieve high tenancy and occupancy rates, and drive traffic through visual appeal. We partner with each client to define a custom plan and full scope of services for their unique property goals.





## Integrated Pest Management

LMP's Certified Pest Control Operators ensure each property is provided the opportunity to participate in prevention programs designed to mitigate unforeseen expenses to the landscaping budget.



### Monitor and Identify Pests

Our IPM program monitors pests and identifies them accurately to make appropriate control decisions with action thresholds. This monitoring and identification remove the possibility that pesticides will be used when they are not needed or that the wrong pesticide will be used.

### Horticultural Controls

Horticultural practices such as pruning, mulching, planting pest-resistant trees and shrubs, composting decayed plant material, and using it to improve soil quality also help control pest populations safely and effectively while protecting the environment from chemical overuse.

### Chemical Controls

With IPM, the least toxic pesticides are used only when a pest is actively causing severe damage, and there is no spraying on a calendar basis.

### Pest Prevention

Pest prevention is a fundamental IPM concept. Prevention involves removing the conditions that might attract a pest or disease or providing it with the food and environment it needs to thrive. Some plants need full sun, some do better in the shade, and some grow best in specific soils. Some need a lot of fertilizer; others need very little. Nothing does well, surrounded by weeds that compete for light, fertility, and water and often harbor insects and diseases.



## Irrigation Management

Our Irrigation team members are trained to evaluate your property and assist with the design, installation, execution, and maintenance to properly assess your landscape and determine the best plan that benefits you and the environment.

Our field staff is trained to be proactive in noticing watering inconsistencies. As a part of our ongoing maintenance of your property's landscape, we regularly inspect your irrigation systems. We test controls, inspect sprinkler heads, and make any adjustments that may be needed to ensure that sprinklers are irrigating your lawns and landscapes and not sidewalks and streets. If any components or sprinkler heads are not functioning properly, they are repaired or replaced.

Our goal is to give you the professional commercial irrigation services your property needs to keep your landscaping beautiful and inviting to your customers and clients.



## Floriculture & Enhancements

Since our beginnings in 1991, our **Enhancement and Floriculture** programs have been a differentiator that has made our customers' properties stand out for future residents, prospective tenants, and passersby. Our connection with regional growers benefits our customers greatly by keeping them ahead of new varieties of seasonal colors and plants.

Our **floriculture services** include design, installation and maintenance, and insect and disease control. Our professionally trained team can provide seasonal color that adds depth, increases curb appeal, and sets your property apart, from beds to container gardening to hanging baskets.

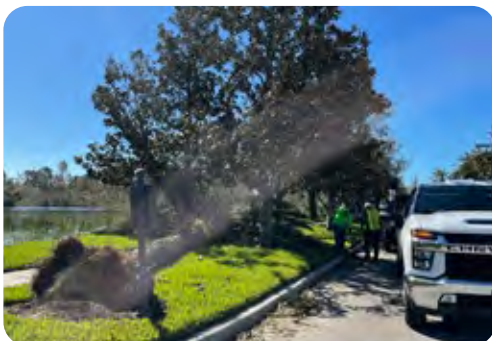


**”** *LMP's teams are experienced in designing and installing improvements from turf, annuals, trees, shrubs, and inorganic materials to revitalize a community or commercial property.*

## Arbor Services

LMP offers a complete line of arboriculture services to our commercial customers. Our staff is trained and certified, and all operations are conducted with exceptional attention to all surroundings.

We bring the right equipment to the job. We have specialized equipment for every job. Whether it is a hazardous tree, clearing land, or a tree that needs to be pruned, LMP has the expertise and equipment to handle the job.



### Tree Health

- Tree Assessment
- Structural Restoration
- Tree Trimming & Pruning
- Fertilization
- Injections
- Aeration
- Disease & Diagnosis
- Cabling & Bracing
- Preservation

### Tree Maintenance

- Plant & Tree Installations
- Palm Tree Services
- Stump Grinding
- De-Mossing
- Debris Removal
- Chipping
- Forestry Mulching
- Root Pruning & Air Spading
- Tree & Palm Removal
- Property Clean-up

### Emergency Tree Service

- Hazardous Tree Removal
- 24-7 Emergency Tree Service
- Storm Damage Services



## LMP Locations

LMP has three regional locations servicing the greater Tampa Bay area. Each site is structured to provide optimal support to clients by implementing a team approach to accountability. Properties are assigned an Account Manager, responsible for overseeing the property and coordinating services with the Irrigation Manager, Fertilization and Pest Control Manager, and Enhancement Manager regarding services required outside of general maintenance. The Branch Manager is informed of all aspects of the client's needs and requests regarding landscape services and oversees operations and client satisfaction, services, and personnel.

The branches servicing clients in the greater Tampa Bay area include:

### Sarasota

1306 Rome Avenue  
Sarasota, FL 34243  
(941) 556-9404

Serving: Charlotte, DeSoto, Hardee, Manatee, Sarasota  
Branch Manager: Christopher Berry

### Tampa

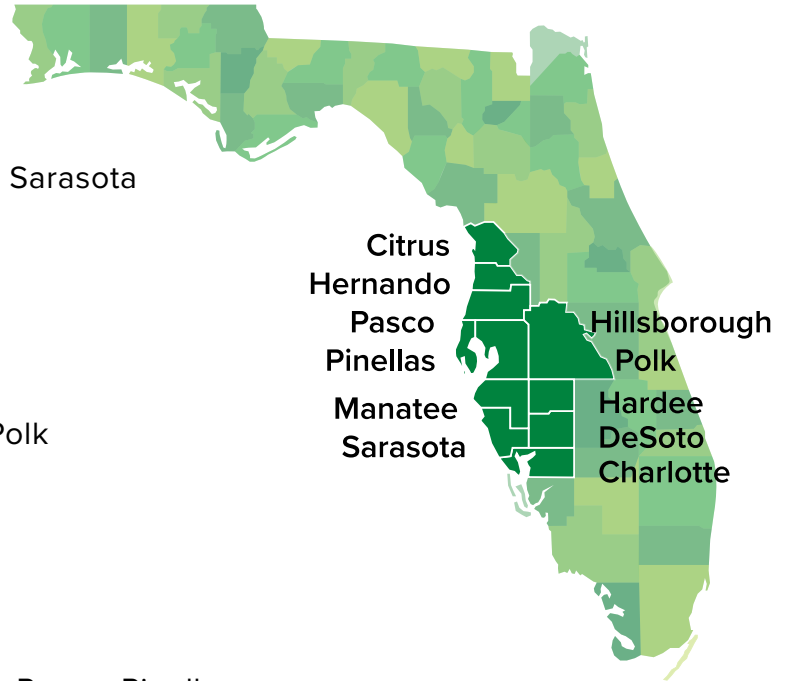
13050 E US Highway 92  
Dover, Florida 33527  
(813) 757-6500

Areas Served: Hillsborough, Pasco, Pinellas, Polk  
Branch Manager: Garth Rinard

### Wesley Chapel

26324 Wesley Chapel Blvd.  
Lutz, FL 33559  
(813) 406-4465

Areas Served: Citrus, Hernando, Hillsborough, Pasco, Pinellas  
Branch Manager: Michael Newsome



## Client Profiles



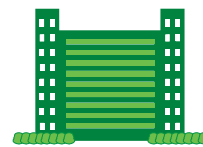
Community  
Development  
Districts



Homeowner Associations



Commercial



Condominium  
Associations



New Construction



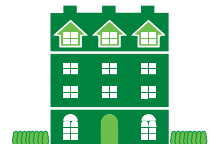
Retail



Industrial



Government



Multifamily



## SECTION II The Partnership

Landscape Maintenance Professionals specialize in commercial landscape maintenance, serving all types of businesses in Citrus, DeSoto, Hardee, Hernando, Hillsborough, Pasco, Pinellas, Polk, Sarasota, and Manatee counties.

At LMP, our service delivery model is built to customize a unique experience for each customer we service. We have developed the best practices to meet customer needs through our expertise, experience, resources, and continual awareness.



### Receptive & Responsive Customer Service



A great customer experience starts with excellent customer service. Our approach is based on excellent communication, both before the project begins and throughout the entire process. Reliability is peace of mind, and we focus on inspiring change and addressing issues before they become concerns. Clients recognize our integrity and commitment to exceeding their expectations through the beautiful landscapes we provide.



### Efficient & Courteous Teams



LMP leadership nurtures teamwork combining common sense with uncommon levels of discipline and persistence. Our legacy is in the details of our professional, punctual and efficient crew members. We work closely with clients to build a strong foundation and ongoing relationship, where we take into account your personal preferences, requirements & expectations.



### Experience & Solutions



At LMP, we deliver the highest quality results when and where you need them. Our services are designed to address your commercial property needs. We utilize the best mowing and maintenance techniques with top-of-the-line, well-maintained equipment, bringing the ultimate expert solutions to your landscape and lawn maintenance problems.



### Trust, Commitment & Satisfaction



Satisfaction is the result of expectations being met. LMP understands the consistent quality of service is key to your satisfaction. Our LMP quality control measures provide systems that set the standards for operations and outcomes, designed to ensure that every team member can meet those standards and deliver reliable results. We take pride in our work, our name, and our customer's satisfaction.



## Environmental, Health & Safety | EHS

Our culture drives continuous improvement by establishing measurable targets and goals. We utilize measurements and accountabilities to monitor and document performance towards goals, oversee improvements, and maintain the effectiveness of our environmental, health, and safety systems.

LMP's safety program is a documented process that is introduced to its employees prior to their first day in the field and continues on a weekly basis with formal 'Tailgate Training Sessions' in addition to daily safety checklist processes. Preventing employees from experiencing exposure to workplace hazards is the backbone of our effective safety program.

LMP commits itself to the safety and well-being of each employee and has practices in place to ensure that its safety awareness and methods are extended to its clients, their properties, tenants and owners, and the public in general.

Bill Maxwell, Safety & Occupational Compliance Manager  
MBA

Certified GI-BMP Instructor  
OSHA 511 Certification



**We're committed to developing systems that drive safe work practices.**

At LMP, each employee makes health, safety, and environmental protection integral to all daily work. Our associates are our greatest asset. We're equally committed to environmental stewardship and sustainable initiatives to reduce waste, water, and energy use.



## BestPractices for Safety

### We are landscapers.

We understand the risks of the equipment we use and don't want anybody injuring themselves. We want people to be safe and to go home to their families at the end of every day as healthy as they started the day. Injuries also have a significant cost effect on the company. Limiting injuries by all means necessary helps us keep our costs low, where we can pass those savings on to our customers. We work hard to maintain our competitive pricing and competitive wages in the commercial landscaping industry.

### Training.

Training is the obvious key. As leaders in the business, it is our job to ensure that our staff is well trained in all aspects of their job so that they can perform the tasks of their position in the safest manner possible. Safety training is never over. We have weekly tailgate meetings for every crew to prep them on anything from weather to new equipment to potential hazards of the job. Preparation for safety training is just as crucial as the repetition of best practices in the field. We work hard to plan for a consistent, informative schedule of training modules to keep safety top of mind for all of us.

### Personal Protective Equipment.

Every commercial landscape or tree trimming crew employee has specific PPE required to perform their tasks safely and successfully. From boots to earplugs and goggles to safety vests or gloves, our crew leaders ensure that their team is properly outfitted for the work at hand every day.

### Safety on the Road.

In addition to constant training on safe driving practices, we use a GPS installed on all field trucks. This system allows us to measure safety by providing minute information on speed traveled, route taken, and an overall safety score that the program assesses daily for each driver. Our crews know this system is in place, holding everyone accountable for keeping safe driving at the forefront.



## Drug-Free Workplace



LMP also participates in the Drug-Free Workplace Program (DFWP) and adheres to the guidelines stipulated by the state of Florida. LMP has made it a practice to prevent workplace injuries through a **NO TOLERANCE** for substance violations and abuse. Before a potential candidate is offered the opportunity to join the LMP family, they must participate in and pass a pre-employment drug test. We also perform random testing that occurs monthly, post-accident, and if reasonable suspicion.





## Environmentally Sound Solutions

We are always focused on environmentally sound solutions. A well-designed landscape can cost less to build and maintain in the long run by consuming fewer resources. Adopting these principles and practices will improve the health of landscapes. The goal is to assist our clients in increasing their property values and generating long-term environmental benefits.

### Provide leadership and effective communication

Key Principle → Evaluation of existing natural resources to preserve and conserve

Key Principle → Implement environmentally sustainable initiatives

Every project holds the potential to conserve, restore and create the benefits provided by healthy ecosystems. Plants and trees grow, soils improve, habitat develops, and in turn, people are nurtured by these environments. These benefits from healthy ecosystems are essential to the health and well-being of all life on this planet. Built landscapes can also provide these benefits if designed, constructed, and maintained sustainably. Unlike buildings, sustainable landscapes appreciate value over time rather than depreciate.

### Economic Performance: Sustainability

Key Principle → Eliminate or reduce the use of resources that are difficult or impossible to renew

Key Principle → Conduct life cycle assessments and costing

Key Principle → Produce contingency plans that reflect budget reductions

Key Principle → Make sure plants are properly placed with respect to sunlight, drainage, irrigation, and space requirements

Key Principle → Use integrated pest control practices.

Projects and plans specific to the grounds operations are developed to save water, minimize land degradation, and reduce chemical use and labor cost.



## Maintenance Best Practices

### Best Practice → Pruning

Prune trees, shrubs, and groundcovers to encourage healthy growth and create a natural appearance. Removing weak branching patterns provides for proper development.

### Best Practice → Water Efficiently

Overwatering plants will negatively impact their growth, appearance, and ability to resist pests and disease. When plants are first installed, they require more water to establish and allow the roots to grow deeper into the ground. Once the plants are established and mature, they won't need as much water.

### Best Practice → Soil Testing

Florida soils are naturally high in phosphorus; therefore, a soil test should be used to determine if this nutrient should be applied.

### Best Practice → Weed Control

Hand pull weeds where chemicals could damage plant material. Where chemical weed control is thought necessary, contractors are encouraged to use the least toxic, target-specific materials and methods.

### Best Practice → Insect and Disease Control

Thorough inspections of all plantings for the presence of insect and disease activity.

Improper fertilization can damage plants and the environment.

Do not apply fertilizer on lawn areas within 10 feet of the water's edge.

Keep storm drains free of debris and vegetation.

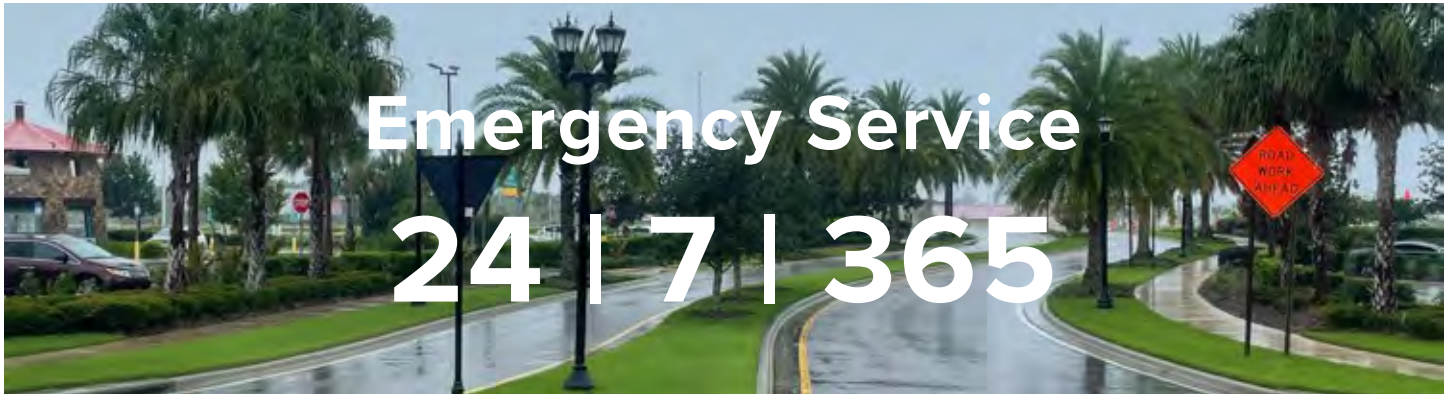
Minimize or eliminate the use of fertilizer where possible.

### Best Practice → Reduce Stormwater Runoff

Special care is taken when using forced air machinery to prevent fertilizers and pesticides from entry into waterways. Keep swales mowed and clear of blockages.

### Best Practice → Protect the Waterfront

Fertilizers, pesticides, debris, and eroded soil carried in stormwater can wreak havoc on our water quality.



The LMP Business Resiliency Plan provides our clients and internal departments with a contingency and backup resource structure to ensure continuity of critical business operations. Proactive reaction to emergency events including but not limited to hurricane, terrorist, storm & flood, will be in place to keep your operation intact.

In reaction to any event deemed as critical in nature, LMP will adjust resources and/or work at client properties in a timely and efficient manner to reduce or eliminate impacts to your business operations. This includes but is not limited to the following events:

**Hurricane • Named Storm • Other Storm Flood • Fire • Tree Falls • Safety Hazards**

### **Production**

- 1) Reduce standard Production Schedule to minimal needs during event.
- 2) Focus on proactive recovery of specific event.
- 3) Do not add new enhancement or new installation work.
- 4) Delay existing enhancement or new installation work. Delay regularly scheduled maintenance.

### **Recovery Outline**

**Resources will be aligned and dispatched upon the all clear from the local authorities.**

- 1) Clear Roadways and doorways by cutting and stacking downed tree and branches near roadside
- 2) Clear landscape areas of debris, downed storm fall and stack near roadside
- 3) Remove initial stacked roadside material
- 4) Focus turns to cleanup from buildings out to property boundaries until recovered.



*Local Emergency Call List will be provided.*

## Reports & Inspections

To achieve quality results, your community requires the expertise of a professional landscape management company such as LMP. Our qualified division managers, area managers, irrigation technicians, certified crew members will give your property the quality care your property deserves.

LMP has benchmarks in place to measure the quality of work provided to clients throughout the partnership. To ensure your property is getting the attention it requires, managers perform regular quality checks, in addition to monthly landscape walks. Areas of concern are addressed promptly and communicated to clients. Our goal is to make the customer happy, and we strive to build relationships that make things grow.



### **MQI Report | Monthly Quality Inspection Report**

The MQI Report includes:

- A summary of work completed and work in progress
- Outstanding issues
- Issues resolved during the reporting period
- Outstanding potential change orders
- Current status of active projects with an estimated completion date
- Project pictures as appropriate

Deficient items will be followed up on agreed time frames to ensure compliance.

Your Account Manager will ensure all questions and concerns are addressed.

### **MI Report | Monthly Irrigation Inspection & Irrigation Service Request**

Each month, an LMP irrigation technician will inspect the irrigation system for pressure variations, excessive flow rates, non-uniform distribution of water, faulty valves and wiring, or controller failures or inefficiencies. These inspections will be documented within a report to the assigned Account Manager and appropriate property contact to communicate potential stress on the landscape materials and obtain authorization to make the necessary repairs or improvements.

### **Fertilization and Pesticide Spray Sheet & Fertilization and Pesticide Report**

As the first line of pest control, the IPM program works to prevent pests from becoming a threat. This strategy involves routine monitoring of the landscape to identify and remedy pest outbreaks early before they become widespread. When curative treatment is needed, we target only areas where pests can reduce exposure and environmental impact. | *Documented after any application.*

### **Truck, Trailer & Equipment Checklist | Weekly**

Our service vehicles are well maintained, registered, insured, and operated only by responsible licensed personnel. We replace our mowers every three years and replace our trucks every five to 10 years. We employ full-time mechanics to perform preventive maintenance and repairs at each branch, so our equipment runs well for as long as possible. We have a regular schedule for maintaining equipment, so downtime is limited while machines are being repaired. Each quarter, we review the condition of all pieces of our fleet to continue to plan for repairs and replacements proactively.



# MQI Report | Monthly Quality Inspection Report



P.O. 267 Seffner, Florida 33583  
 (813)757-6500 (813)757-6501  
 www.LMPPRO.com

## Monthly Quality Inspection Report

Submitted by	
Date	
Reference #	
Location	

General Information	
Property	
Location	
Supervisor	
Supervisor Email	
Branch Manager	
Branch Manager Email	
Date of Inspection	

Details		Photos
Grade		
Notes		

15 categories are graded during our MQI with photos and notes.

Palm Pruning		Photos
Grade		
Notes		

Overall Cleanliness		Photos
Grade		
Notes		

Photos of site conditions document existing conditions and demonstrate improvements moving forward.

Plant Insect & Disease Control		Photos
Grade		
Notes		

Plant Fertility		Photos
Grade		
Notes		

## MQI Report | Monthly Quality Inspection Report | *continued*

Mowing Functions			Photos
Grade			
Notes			
Tree Pruning			Photos
Grade			
Notes			
Turf Insect & Disease Control			Photos
Grade			
Notes			
Weed Control   Bed Areas			Photos
Grade			
Notes			
Water   Irrigation Management Notes			Photos
Grade			
Notes			
Shrub Pruning			Photos
Grade			
Notes			
Mulching			Photos
Grade			
Notes			
Turf Weed Control			Photos
Grade			
Notes			

This is a condensed Version of a detailed MQI report highlighting the specifics we monitor.

Monthly Quality Inspection Report | continued

MQI Report | Monthly Quality Inspection Report | *continued*





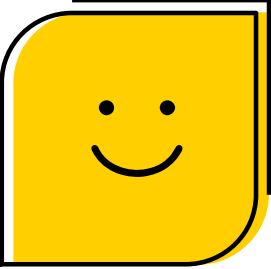






Notes to Client

Best View of the Month



	%
	%

**LMP** Landscape Maintenance Professionals, Inc.<sup>SM</sup>

Built on Integrity. Grown on Relationships.



## Monthly Irrigation Inspection



P.O. 267 Seffner, Florida 33583  
 (813)757-6500  (813)757-6501  
[www.LMPPRO.com](http://www.LMPPRO.com)

# Irrigation Inspection Report

Property	Date	
	Technician	
	Arrive	
	Depart	

Clock Type   #												
Battery Date		Confirm Time   Date	Yes	Time   Date Adjust	Y	N	Rain Sensor	ok	bad	Battery Replaced	Y	N

## Notes

--

Start		Sun	Mon	Tues	Wed	Thurs	Fri	Sat
Pgm A	1							
Pgm A	2							
Pgm B	1							
Pgm B	2							
Pgm C	1							
Pgm C	2							
Pgm D	1							

Zone	Type	A	B	C	D	Zone Information
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						
23						
24						
Season Adjust %						
Run Time						

Technician Us Only   Additional Charges prepared on Standard Invoice			
Labor	Hours	Rate	Amount
Supervisor			\$
Technician			\$
Total Labor Charges			\$

[illegible]

Our Irrigation Inspection monitors your irrigation system and includes regular inspections to detect leaks, blockages or part failures. It also includes routine sprinkler head cleaning and adjustments.



# Fertilization & Pesticide Spray Sheet



P.O. 267 Seffner, Florida 33583  
 (813)757-6500 (813)757-6501  
 www.LMPPRO.com

## Fertilization & Pesticide Spray Sheet

Submitted by			
Date		Date Submitted	
Client			

	TU	OR	TR	PLM	AN	1	2	3	4	5
Fertilization										
Insect										
Disease										
Other										

Description of Problem

Our landscape services involve quickly identifying the exact insects plaguing your yard. Our Technicians are trained and knowledgeable on how to treat and minimize the impact of insects, fungi and diseases.



Scouted By		Scout Date	
------------	--	------------	--

Notes

Technician			Schedule Date	
Completed?	Yes	No	Date Completed	
Follow up	Yes	No	Follow-Up Date	
			Date Completed	

# Fertilization & Pesticide Report

**LMP** Landscape Maintenance Professionals, Inc.<sup>SM</sup>  
P.O. 267 Seffner, Florida 33583  
(813)757-6500 (813)757-6501  
www.LMPPRO.com

## Truck, Trailer & Equipment Checklist

Location					
Date		Vehicle #		Trailer #	
Technician		Air Temp	Wind Speed   Direction	Precipitation	Arrive
Helper					Depart
Instructions   Technician Notes					Complete

These applications will be applied using our LMP spray vehicles and personnel applying both liquid and granular products at the proper rates per material label and under EPA guidelines and restrictions.

INSECTICIDE	OZ   LBS	GALLONS	SQ FT	TARGET	METHOD	FLOW RATE
FUNGICIDE	OZ   LBS	GALLONS	SQ FT	TARGET	METHOD	FLOW RATE
HERBICIDE (S) *	OZ   LBS	GALLONS	SQ FT	TARGET	METHOD	FLOW RATE
HERBICIDE (NS)*	OZ   LBS	GALLONS	SQ FT	TARGET	METHOD	FLOW RATE
FERTILIZER	OZ   LBS	GALLONS	SQ FT	TARGET	METHOD	FLOW RATE
OTHER	OZ   LBS	GALLONS	SQ FT	TARGET	METHOD	FLOW RATE

## DAILY CHECKLIST

SUPPLIES					VEHICLE		EQUIPMENT	
Label Book	SDS Book	Spill Kit	Cones	Safety Glasses	Oil Check		Oil Check	
Vest	Face Shield	Boots	Nitrile Gloves	Resperator	Water Level Check		Hydro Oil Check	
First Aid Kit	Posting Signs	Marker	Irr. Flags Pink	ISR?	Cleaned		Cleaned	



## Truck, Trailer & Equipment Checklist



## Truck, Trailer & Equipment Checklist

Date		Vehicle #		Trailer#	
Driver					

	Crew 1	Crew 2	Crew 3	Crew 4	Crew 5	Crew 6
ONE	Arrive		Depart			
TWO	Round-Up	oz.	Tribune	oz.	Spreader Sticker	oz. Gallons
	Arrive		Depart			
THREE	Round-Up	oz.	Tribune	oz.	Spreader Sticker	oz. Gallons
	Arrive		Depart			

Safety is a top priority!  
We're committed to developing systems that drive safe work practices.

Tools Inventoried?	
Equipment Inventoried?	

EQUIPMENT	Fire Extinguisher	<input type="checkbox"/>
	SDS Book	<input type="checkbox"/>
	Emergency Packet	<input type="checkbox"/>
	Registration - Truck   Trailers	<input type="checkbox"/>
	Jack + Lug Wrench	<input type="checkbox"/>
	Driver's License	<input type="checkbox"/>
	Tool Box	<input type="checkbox"/>
	Irrigation Flags	<input type="checkbox"/>
	Traffic Cones   Signs	<input type="checkbox"/>

T R U C K		Pre	Post		Pre	Post
	Engine Oil	<input type="checkbox"/>		Running Lights	<input type="checkbox"/>	<input type="checkbox"/>
	Brake Fluid	<input type="checkbox"/>		Turn Signals	<input type="checkbox"/>	<input type="checkbox"/>
	Coolant	<input type="checkbox"/>		Brakes	<input type="checkbox"/>	<input type="checkbox"/>
	Washer Fluid	<input type="checkbox"/>		Horn	<input type="checkbox"/>	
	Wipers	<input type="checkbox"/>		Tire Tread / Wear	<input type="checkbox"/>	
	Headlights	<input type="checkbox"/>	<input type="checkbox"/>	Tire Pressure	<input type="checkbox"/>	<input type="checkbox"/>
	Tailgates	<input type="checkbox"/>	<input type="checkbox"/>	Clean		<input type="checkbox"/>

TRAILER		Pre	Post		Pre	Post
	Running Lights	<input type="checkbox"/>	<input type="checkbox"/>	Safety Chain	<input type="checkbox"/>	<input type="checkbox"/>
	Brake Lights	<input type="checkbox"/>	<input type="checkbox"/>	Tire Tread	<input type="checkbox"/>	<input type="checkbox"/>
	Turn Signals	<input type="checkbox"/>	<input type="checkbox"/>	Tire Pressure	<input type="checkbox"/>	<input type="checkbox"/>
	Hazards	<input type="checkbox"/>	<input type="checkbox"/>	Hitch Pin & Ball Lock	<input type="checkbox"/>	<input type="checkbox"/>
	Wire Harness	<input type="checkbox"/>	<input type="checkbox"/>	Plug Connection	<input type="checkbox"/>	<input type="checkbox"/>

	Equipment Assignments - Unit #s						Transfers		Equipment Maintenance Status					
	#	OPR#	#	OPR#	#	OPR#	Crew	PM	clean	blades	oil	filter	grease	repair
Mower - Rider									yes <input type="checkbox"/>	<input checked="" type="radio"/> sharp <input type="radio"/> changed	<input type="checkbox"/> checked	<input type="checkbox"/> cleaned	yes <input type="checkbox"/>	emaild <input type="checkbox"/>
Mower - Walk Behind									yes <input type="checkbox"/>	<input checked="" type="radio"/> sharp <input type="radio"/> changed	<input type="checkbox"/> checked	<input type="checkbox"/> cleaned	yes <input type="checkbox"/>	emaild <input type="checkbox"/>
Mower - Push									yes <input type="checkbox"/>	<input checked="" type="radio"/> sharp <input type="radio"/> changed	<input type="checkbox"/> checked	<input type="checkbox"/> cleaned	yes <input type="checkbox"/>	emaild <input type="checkbox"/>
Edger									yes <input type="checkbox"/>	<input checked="" type="radio"/> sharp <input type="radio"/> changed	<input type="checkbox"/> checked	<input type="checkbox"/> cleaned	yes <input type="checkbox"/>	emaild <input type="checkbox"/>
Line Trimmer									yes <input type="checkbox"/>	<input checked="" type="radio"/> sharp <input type="radio"/> changed	<input type="checkbox"/> checked	<input type="checkbox"/> cleaned	yes <input type="checkbox"/>	emaild <input type="checkbox"/>
Blower									yes <input type="checkbox"/>	<input checked="" type="radio"/> sharp <input type="radio"/> changed	<input type="checkbox"/> checked	<input type="checkbox"/> cleaned	yes <input type="checkbox"/>	emaild <input type="checkbox"/>
Hedge Trim - Extended									yes <input type="checkbox"/>	<input checked="" type="radio"/> sharp <input type="radio"/> changed	<input type="checkbox"/> checked	<input type="checkbox"/> cleaned	yes <input type="checkbox"/>	emaild <input type="checkbox"/>
Power Pruner									yes <input type="checkbox"/>	<input checked="" type="radio"/> sharp <input type="radio"/> changed	<input type="checkbox"/> checked	<input type="checkbox"/> cleaned	yes <input type="checkbox"/>	emaild <input type="checkbox"/>
Chain Saw									yes <input type="checkbox"/>	<input checked="" type="radio"/> sharp <input type="radio"/> changed	<input type="checkbox"/> checked	<input type="checkbox"/> cleaned	yes <input type="checkbox"/>	emaild <input type="checkbox"/>



**Gearing Up & Digging In | Discovery**

Alignment between teams comes from shared knowledge.

Discuss existing safety concerns.

**Gearing Up & Digging In | Planning**

Conduct Turf and Plant Health Evaluations

Conduct Initial Soil Tests before first fertilization

**Initial Transition | Kick-Off Meeting**

(to be scheduled on-site prior to start date.

Introductions between the client and the team

Review the client's business goals.

**Collaboration | Sync Calenders**

Schedule Weekly Communication

Schedule Monthly Ride Through Reviews

Add Board Meetings and Special Events to the Calendar

**Collaboration | Sync Communication**

Provide Emergency Action Plan

Detailed contact information

Branch Manager | Account Manager | Accounts Payable

**Planting Roots | On-Site Management**

Your Account Manager will be on-site weekly during the first 30 days to check in with the property manager, any board members, etc. – ensuring the satisfaction of performance from the crew.

**Landscape Management**

Identify any areas of concern and concentrate efforts for immediate improvement.

(Entrance features, weeding beds, sidewalk edging)

Spot-treat weeds in turf areas where needed.

Formulate options for turf areas needing restoration.

Implement a weed control program in planting beds.

Fertilize weak shrubs throughout the property.

**Irrigation Management**

Perform a full audit, including infrastructure, of the irrigation system.

**LMP30 Satisfaction Review**

Review MQI Report | 15 categories with photo documentation (done on an ongoing basis).

Visit site with a specific agenda to grade the quality of our own work and look for opportunities and issues.

Prepare a punch list for production team and proactive communication for client.

Provide F&P Agronomics Plan and Schedule.

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## Orlando Castillo | President & CEO

### What does it mean to you to be a landscape professional?

I worked hard in the field, educating myself in the trenches. For many years, I labored learning all aspects of exterior grounds services, from mowing, weeding, and edging to insect/disease control to irrigation. Before the advent of technology, I would carry books around in my truck to help me diagnose issues I would come across. When I could, I would attend horticulture classes at night to earn the right and privilege to call myself a professional. It is my greatest accomplishment, and I embrace it with pride and satisfaction.

### What motivates you on a Monday morning?

I am motivated knowing that I will spend the day visiting job sites to perform quality assurance inspections. It is exciting to have the opportunity to see the products our team produces and spend time with them in the field to talk about the property and the product.

I get to share the experience and knowledge I learned over the years with these men and women, and I can learn from them when we are in the field together.



## Scott Carlson | Vice President & GM

### What does it mean to you to be a landscape professional?

Having had the opportunity to begin a career as a golf professional at a very young age, I developed a love for well-groomed landscapes. They create a sense of calm and appreciation with their color and lines, and I am proud to know that I contribute to that by being a landscape professional.

I enjoy having the opportunity to watch the men and women in the organization grow in their confidence and creativity and hear the positive feedback from our clients and the compliments we receive from members of the public for our work.

### What motivates you on a Monday morning?

I get excited knowing that the day and the week are going to present both challenges and opportunities. Challenges are just opportunities for us to refine our processes and train our people to ensure we provide a quality product beyond what our clients are anticipating.

The opportunities are just an extension of the challenges. Over the ten years, I have been with LMP, I have watched the organization grow organically as our clients refer us to their partners. I have had the privilege of watching the LMP family members grow, develop, and advance in their careers, and it continues to bring me enjoyment.



**Garth Rinard****Dover | Branch Manager****Background**

My horticultural career began as a means for an income. What started as a part-time job quickly became a residential lawn service. At the same time, I was engaged in selling residential real estate after completing a business degree at the University of Florida. Eager to learn more about the profession I had become enamored with, I joined a commercial landscape company to further my skill set. I have remained in the business for more than 33 years, acquiring operational knowledge and certifications.

**Qualifications**

I am a Certified Pest Control Operator specializing in Lawn and Ornamental pests. I am certified in the Green Industries Best Management Practices (GI-BMPs) program for lawn care and landscape maintenance.

**Customer Philosophy**

Communication is the cornerstone of any relationship; we must understand a client's vision for their landscape and assess how to best provide the services needed to make that vision a reality. The most proactive and comprehensive way to achieve these goals is to communicate consistently, openly, and thoroughly.

**Employee Philosophy**

Employees are the first-line client of any organization; they are the physical and emotional ambassadors of what a client can expect from an organization regarding commitment, integrity, professionalism, and abilities.

My philosophy is based on the ability to communicate openly and effectively. I focus on making sure my team has high morale and job satisfaction. We make it a practice to train and mentor our employees, ingrain the culture of accountability and teamwork we adopted several years ago and encourage them to grow.

**What it Means to Me**

To be involved in the green industry is an opportunity to cultivate a healthy environment and future caregivers. In an industry that is continuously evolving, learning opportunities are tremendous. Our responsibility is to share our knowledge and passion with prospective landscapers, horticulturists, and arborists.



## Michael Newsome

Wesley Chapel | Branch Manager

### Background

I started in the green industry at a very young age. Like many others in the industry, I started with a truck and trailer, running a residential lawn maintenance business during the summers to earn extra income. Soon, I developed a passion for a lush, green lawn and maintaining the landscapes entrusted to me by my clients. I earned a bachelor's degree in Business Management from Sullivan University and have managed several businesses, from marketing to hospitality. I was able to marry all of those skills and have applied them as a leader in the commercial landscaping and maintenance market of South Florida.



### Qualifications

FNGLA Licensed Horticulture Professional  
GI-BMP Certified – multiple categories  
17+ years of management experience

10+ years managing in the “Green Industry”  
Excellent organizational skills  
Proven leadership abilities

### Customer Philosophy

I aim to develop long-term relationships with each client, listen to their concerns, provide solutions using expert knowledge, and display professionalism. I believe long-term relationships result from keeping an open dialogue, active listening, and providing our clients with proactive communication to ensure their satisfaction. I rely on two core values, honesty, and integrity, and implement them when dealing with any of our clients. We communicate openly and often with our clients, complete items promptly, and follow through when we make a promise. Our clients have chosen us as “stewards” of their various communities, properties, etc.; therefore, we should be good stewards of what has been entrusted to our organization.

### Employee Philosophy

My employees are unique, talented, and full of potential. Every unique individual I have the pleasure of managing leaves a mark on my life. I believe people don't care how much you know until they know how much you care! My first duty as a manager is to provide each employee with proper training, knowledge, and equipment to ensure they can perform the job I'm asking of them. My goal is to create a positive atmosphere where employees can be themselves, become a part of our success story, and enjoy the work they perform. In this type of environment, we can better utilize those unique skills each employee has to help us execute on the job, but also to help them grow as an individual and an employee moving forward.

### What it Means to Me

To be a leader in the green industry means working in a field I'm passionate about and actually enjoying what I do daily! This field has provided so many opportunities for me and others. It's gratifying to have motivated employees and satisfied customers!

**Christopher Berry**  
**Sarasota | Branch Manager**



**Background**

I have been involved in the landscaping industry for more than 15 years now, where I began in the Sarasota area as a supervisor and irrigation technician. Since that time, I have had the opportunity to learn about the physical and financial operations of the industry and have been involved in the new construction side of the business and the maintenance side.

**Qualifications**

I have a background in aviation and have spent time procuring various certifications related to landscaping, including Best Management Practices (BMP), Planning and Management Services, Lake and Wetland Management, Core Pesticide Safety Training. I also have licenses related to Lawn and Ornamental Pesticide Applications and Aquatic Pesticide Applications.

**Customer Philosophy**

My philosophy is to treat each client with respect and demonstrate that we are professionals operating from a place of integrity, accountability, and experience.

**Employee Philosophy**

Demonstrate compassion, respect, and trust for each member of your team.  
Foster empowerment to help employees own their work and take responsibility for their results.

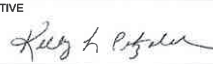
**What it Means to Me**

The personal satisfaction I receive from helping a customer or an employee means a great deal to me. I find it very rewarding to act as a steward and representative of the landscape industry.

# Licensure & Certifications

Our commercial landscapers are degreed, accredited, and certified to handle all aspects from lawn maintenance to plant health diagnosis. Our landscapers receive constant training to ensure that they stay up to date with the latest guidelines, information, and procedures they will be implemented on a day-to-day basis.

## Certificate of Insurance

ACORD®		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 07/27/2022			
<p>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.</p> <p><b>IMPORTANT:</b> If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).</p>							
<b>PRODUCER</b> Stahl & Associates Insurance, Inc. 110 Carillon Parkway  St. Petersburg FL 33716		<b>CONTACT NAME:</b> Chayla Deitz, CISR, CIC <b>PHONE (A/C, No, Ext):</b> (727) 391-9791 <b>FAX (A/C, No):</b> (727) 393-5623 <b>E-MAIL ADDRESS:</b> chayla.deitz@stahlinsurance.com		<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> FCCI Insurance Group NAIC # 10178 <b>INSURER B:</b> Monroe Guaranty Insurance Company 32506 <b>INSURER C:</b> National Trust Insurance Company 20141 <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>			
<b>INSURED</b> Landscape Maintenance Professionals Inc DBA: LMP P O Box 267 Seffner FL 33583-0267							
<b>COVERAGES</b>		<b>CERTIFICATE NUMBER:</b> CL2272761886		<b>REVISION NUMBER:</b>			
<p>THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.</p>							
INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> \$1,000 PD Deductible GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:			GL10007876800	08/01/2022	08/01/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			CA10007877100	08/01/2022	08/01/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ UM / UIM \$ 500,000 / 500,000
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			UMB10007876600	08/01/2022	08/01/2023	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 Personal & Adv Injury \$ 2,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y / N N / A	WC010007877200	08/01/2022	08/01/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Leased or Rented Equipment			CM10007876900	08/01/2022	08/01/2023	Limit \$75,000 Deductible \$2,500
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)							
<b>CERTIFICATE HOLDER</b>				<b>CANCELLATION</b>			
Information Purposes Only XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX FL				SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 			

ACORD 25 (2016/03)

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# W-9 Tax ID Number

Form **W-9**  
(Rev. October 2018)  
Department of the Treasury  
Internal Revenue Service

## Request for Taxpayer Identification Number and Certification

► Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Give Form to the  
requester. Do not  
send to the IRS.

Print or type.  
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

**Landscape Maintenance Professionals, Inc.**

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☒ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ►

**Note:** Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) \_\_\_\_\_

Exemption from FATCA reporting code (if any) \_\_\_\_\_

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions

**PO BOX 267**

6 City, state, and ZIP code

**Seffner, FL 33583**

7 List account number(s) here (optional)

Requester's name and address (optional)

### Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

\_\_\_\_ - \_\_\_\_ - \_\_\_\_

or

Employer identification number

5 9 - 3 6 1 3 6 6 5

### Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign  
Here

Signature of  
U.S. person ►



Date ► 1-3-23

### General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

### Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
  - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
  - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
  - Form 1099-S (proceeds from real estate transactions)
  - Form 1099-K (merchant card and third party network transactions)
  - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
  - Form 1099-C (canceled debt)
  - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

Cat. No. 10231X

Form **W-9** (Rev. 10-2018)

# Business Tax Receipts


<b>2022 - 2023</b> HILLSBOROUGH COUNTY BUSINESS TAX RECEIPT		<b>EXPIRES SEPTEMBER 30, 2023</b>	ACCOUNT NO. 241489 RENEWAL
OCC. CODE 330.000010 NURSERY/PLANT			Receipt Fee 30.00 Hazardous Waste Surcharge 40.00 Law Library Fee 0.00
BUSINESS LMP INC TREE & SHRUB 13050 US 92 E DOVER, FL 33527		<b>2022 - 2023</b>	
LMP INC TREE & SHRUB PO BOX 267 NAME SEFFNER, FL 33583 MAILING ADDRESS			
		Paid 21-0-596865 09/13/2022 70.00	
<b>BUSINESS TAX RECEIPT</b>		NANCY C MILLAN, TAX COLLECTOR 813-435-5200 THIS BECOMES A TAX RECEIPT WHEN VALIDATED.	

<b>2022 - 2023</b> HILLSBOROUGH COUNTY BUSINESS TAX RECEIPT		<b>EXPIRES SEPTEMBER 30, 2023</b>	ACCOUNT NO. 25734 RENEWAL
OCC. CODE 280.030001 LAWN MOWING/LANDSCAPING SERVICE MORE THAN 3 EMPLOYEES			Receipt Fee 150.00 Hazardous Waste Surcharge 40.00 Law Library Fee 0.00
BUSINESS LANDSCAPE MAINTENANCE PROFESSIONALS INC 13050 E 92 HWY DOVER, FL 33527		<b>2022 - 2023</b>	
LANDSCAPE MAINTENANCE PROFESSIONALS INC PO BOX 267 NAME SEFFNER, FL 33583 MAILING ADDRESS			
		Paid 21-0-601508 09/15/2022 190.00	
<b>BUSINESS TAX RECEIPT</b>		NANCY C MILLAN, TAX COLLECTOR 813-435-5200 THIS BECOMES A TAX RECEIPT WHEN VALIDATED.	

<b>2022 - 2023</b> HILLSBOROUGH COUNTY BUSINESS TAX RECEIPT		<b>EXPIRES SEPTEMBER 30, 2023</b>	ACCOUNT NO. 216156 RENEWAL
OCC. CODE 330.001009 RETAIL STORE WITHOUT HAZARDOUS WASTE SURCHARGE			Receipt Fee 30.00 Hazardous Waste Surcharge 0.00 Law Library Fee 0.00
BUSINESS LANDSCAPE MAINTENANCE PROFESSIONALS INC 13050 E HWY 92 DOVER, FL 33527		<b>2022 - 2023</b>	
LANDSCAPE MAINTENANCE PROFESSIONALS INC PO BOX 267 NAME SEFFNER, FL 33583 MAILING ADDRESS			
		Paid 21-0-601508 09/15/2022 30.00	
<b>BUSINESS TAX RECEIPT</b>		NANCY C MILLAN, TAX COLLECTOR 813-435-5200 THIS BECOMES A TAX RECEIPT WHEN VALIDATED.	

<b>PASCO COUNTY BUSINESS TAX RECEIPT</b>		<b>2023</b>
Issued pursuant to and subject to Florida Statutes and Pasco County Ordinances. Issuance does not certify compliance with zoning or other laws. This receipt must be posted conspicuously in place of business.		<b>Expires September 30th</b>
ACCOUNT #:	89302	
SIC CODE:	0781.01	
<b>MIKE FASANO</b> TAX COLLECTOR PASCO COUNTY FLORIDA		TYPE OF BUSINESS LANDSCAPING SERVICE STATE LICENSE # /or COUNTY COMP CARD #
LANDSCAPE MAINTENANCE PROFESSIONALS INC PO BOX 267 SEFFNER, FL 33583-0267		OWNER/QUALIFYING AGENT CASTILLO ORLANDO JR, CARLSON SC LOCATION ADDRESS: 26324 WESLEY CHAPEL BLVD LUTZ, FL 33559-7208
		<b>MOBILE BUSINESS</b>
		DATE RECEIPT AMOUNT 09/22/2022 22-0-137794 113.75

## Florida Agriculture Dealer License



State of Florida  
Department of Agriculture and Consumer Services  
Division of Consumer Services  
2005 Apalachee Pkwy  
Tallahassee, Florida 32399-6500

Registration No: **AD1294**  
Issue Date: October 19, 2022  
Expiration Date: November 4, 2023


**License as Dealer in Agriculture Products**  
Section 504.15-604.30, Florida Statutes

POST CERTIFICATE  
CONSPICUOUSLY

LANDSCAPE MAINTENANCE PROFESSIONALS, INC.  
13050 E US HIGHWAY 92  
DOVER, FL 33527-4106

*Nicole Fried*  
NICOLE "NIKKI" FRIED  
COMMISSIONER OF AGRICULTURE

## Certificate of Nursery Registration



Florida Department of Agriculture and Consumer Services

**CERTIFICATE OF NURSERY REGISTRATION**  
Section 581.131, F.S. and Rule 58-2.002, F.A.C.  
1911 S.W. 34th St. P.O. Box 14700, Gainesville, FL 32614-7100 (352) 396-4700

NICOLE "NIKKI" FRIED  
COMMISSIONER

ISSUED TO:  
LMP INC. TREE AND SHRUB  
CASTILLO, ORLANDO  
PO BOX 267  
SEFFNER, FL 33583-0267

THIS CERTIFICATE EXPIRES: 01/21/2023

FEE PAID: \$100.00

REGISTRATION NO.: 48009485

DATE ISSUED: 01/21/2022


THIS IS TO CERTIFY that the nursery stock on the premises of the nursery shown hereon has been inspected for plant pests and meets at least the minimum requirements of Section 581.131, Florida Statutes.

THIS CERTIFICATE OF REGISTRATION MUST BE DISPLAYED or in the immediate possession of any person engaged in the sale or distribution of nursery stock.

*Nicole Fried*  
NICOLE "NIKKI" FRIED  
Commissioner of Agriculture

FDACS-08002 Revised 05/05



 **CITY OF CLEARWATER**  
Planning & Development Department  
Post Office Box 6748, Clearwater, Florida 34758-4748  
Main Street Building, 100 South Main Avenue, Clearwater, Florida 34756  
Telephone (727) 562-4005

**REG-0023075**

**2022-2023 BUSINESS REGISTRATION**

**THIS REGISTRATION MUST BE IN YOUR POSSESSION WHEN WORKING IN CLEARWATER.**

Owner Name/Address: LANDSCAPE MAINTENANCE PROFESSIONALS INC.  
P O BOX 267  
SEFFNER, FL 33583

Business Name: LANDSCAPE MAINTENANCE PROFESSIONALS INC  
REGISTRATION

Category: 058320 Contractor: Landscaping/tree surgery  
058330 Contractor: Lawn, yard and garden care

Quantity: REGISTRATION / HILLSBOROUGH CO / DACS #68795-5

**CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS**

LICENSE	PERIOD BEGINNING	PERIOD ENDING	PRINT DATE
2022-2023	October 1, 2022	September 30, 2023	October 12, 2022

LICENSE	PERIOD BEGINNING	PERIOD ENDING	PRINT DATE
2022-2023	October 1, 2022	September 30, 2023	October 12, 2022

LICENSE	PERIOD BEGINNING	PERIOD ENDING	PRINT DATE
2022-2023	October 1, 2022	September 30, 2023	October 12, 2022

Registration Fee: 20715 669560 28.00 28.00

**TOTAL RECEIVED 28.00**

THE ISSUANCE OF A LOCAL BUSINESS TAX RECEIPT DOES NOT PERMIT THE HOLDER TO VIOLATE ANY ZONING LAWS OF THE CITY OF CLEARWATER NOR DOES IT EXEMPT THE HOLDER FROM ANY OTHER LICENSE, PERMIT OR IMPOSED TRAFFIC IMPACT FEES.

ANY CHANGE IN THE BUSINESS LOCATION, NAME, OR OWNERSHIP MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

NON-REFUNDABLE

*Linda H. Clayton*  
CITY CLERK

**State of Florida**  
**Department of State**

I certify from the records of this office that LANDSCAPE MAINTENANCE PROFESSIONALS, INC. is a corporation organized under the laws of the State of Florida, filed on December 16, 1999.

The document number of this corporation is P99000109381.

I further certify that said corporation has paid all fees due this office through December 31, 2021, that its most recent annual report/uniform business report was filed on May 20, 2021, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this Twenty-third day of June, 2021*

  
*Randy R. Bue*  
Secretary of State

Tracking Number: 2092353-492CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.  
<https://services.sunbiz.org/Filing/CertificateOfStatus/CertificateAuthenticate.aspx>

## Operating Permits

 **STATE OF FLORIDA**  
**DEPARTMENT OF HEALTH**  
**Operating Permit**

**29-57-901419**

**Limited Use Water - LU Commercial**

Issued To: Landscape Maintenance Professionals (Castillo, Orlando)  
13070 US 92 Highway  
Dover, FL 33527

County: Hillsborough  
Amount Paid: \$140.00  
Date Paid: 09/09/2022  
Issue Date: 10/01/2022  
**Permit Expires On: 09/30/2023**

Mail To: Orlando Castillo (Landscape Maintenance Professionals, Inc.)  
PO Box 267  
Seffner, FL 33583

Issued By: Department of Health in Hillsborough County  
P O Box 5135  
Tampa, FL 33675  
(813) 307-4059

Owner: Landscape Maintenance Professionals, Inc (Castillo, Orlando)

---

 **STATE OF FLORIDA**  
**DEPARTMENT OF HEALTH**  
**Operating Permit**

**29-QH-941392**

**OSTDS - Operating - Industrial or Manufacturing**

Issued To: Landscape Maintenance Professionals, Inc.  
13050 E US 92 Highway  
Dover, FL 33527

County: Hillsborough  
Amount Paid: \$150.00  
Date Paid: 09/09/2022  
Issue Date: 10/01/2022  
**Permit Expires On: 09/30/2023**

Mail To: Landscape Maintenance Professionals, Inc.  
13050 E US 92 Highway  
Dover, FL 33527

Issued By: Department of Health in Hillsborough County  
P O Box 5135  
Tampa, FL 33675  
(813) 307-4059

Owner: Landscape Maintenance Professionals, Inc. ( )

## City of Tampa Minority Business Enterprise



## E-Verified



## Ornamental Horticulture

The landscape requires care and attention to ensure its continuing success. Beautiful or hideous, natural, or scarred by human blundering, the landscape usually reflects some degree of human control.

At LMP, we have experienced landscape horticulturists with an appreciation of plants, and an understanding of the many factors that can affect plant growth, focusing on environmental sustainability and cultural practices in the management of commercial properties. We develop our design ideas by listening to clients and using their goals as a guideline to highlight the property's natural beauty.



### The LMP Horticulture Advantage

Planting and Establishment  
Soil Management and Amendment  
Proper Pruning  
Nutrient Management Plan  
Integrated Pest Management Plan



## Certified GI-BMP Instructor

Green Industries Best Management Practices (GI-BMPs) is an educational program for lawn-care and landscape maintenance people. The GI-BMP program teaches environmentally safe landscaping practices that help conserve and protect Florida's ground and surface waters.



### GI-BMP Certifications

Abel	Sibriam	GV923796	Gabriel	Miron	GV397716-1	Nelson	Calderon	GV18173-2
Alberto	Perez	GV923779	Gustavo	Vazquez	GV923782	Nicholas	Sanborn	GV405393-1
Alvin	Windham	GV911478-1	Ismael	Bello	GV401469-1	Osman	Nix Morales	GV923787
Andre	Charles	GV923771	John	Sindelar	GV405393-1	Paula	Means	GV34217-1
Andres	Lopez	GV14789-1	Jose	Montiel	GV911957-1	Regina	Velasques	GV923792
Angel	Miron	GV397990-1	Jose	Reyes	GV397993-1	Rigaud	LaFortune	GV923783
Angel	Monterroso	GV401763-1	Jose	Rios	GV910340-1	RigoBerto	Cruz	GV911954-1
Auner	Lopez	GV397988-1	Jose	Ruiz	GV397996-1	Robert	Law	GV12409-1
Azael	Delgado	GV923797	Jose	Torres	GV912633-1	Rosa	Jose	GV923800
Bonifacio	Villegas	GV23038-1	Jose	Alvarado	GV923769	Samuel	Martel	GV406648-1
Carlos	Picazo	GV29838-1	Joseph	Bond	GV29832-1	Samuel	Salazar	GV923770
Corey	Wilbur	GV915110-1	Juana	Ramos	GV923793	Scott	Carlson	GV11210-1
Criceria	Olvera	GV923778	Kevin	Pajala	7883	Scott	Richardson	GV402210-1
Dalindo	Gonzalez	GV923788	Kevin	Toole	GV406651-1	Stephen	Fletcher	GV19329-1
Daniel	Hernandez	GV923786	Ledarin	Ragins	GV405390-1	Steve	Small	GV29846-1
Danilo	Serrano	GV923795	Leon	Jennings	GV4512-1	Tyree	Brown	GV18611-1
Danny	Gonzalez	GV923780	Luis	Neptaly	GV923799	Victor	Rubio-Balli	GV401768-1
David	Fontanez	GV401471-1	Luis	Diaz	GV911027-1	Walter	Ruiz	GV440539-1
David	Gomez	GV4613-1	Manuel	Barron	GV401468-1	William	Driskell, Sr.	GV19062-1
David	Manfrin	G29844-1	Maria	Felix	GV911322-1	William	Gipp	GV000037-1
David	Mason	GV14131-2	Maria	Chavez	GV923772	William	Leavens	GV20498-1
Esteban	Castro	GV923791	Marvin	Diego	GV401762-1	William	Maxwell	GV916046-1
Evelin	Diaz	GV923785	Miguel	Jesus	GV401765-1			
Felix	Laporte	GV402063-1	Mike	Davidson	GV405387-1			

## Florida Department of Agriculture and Consumer Services (FDACS)

Unfortunately, the same climate that makes Florida so ideal for gardening also provides conditions in which insects thrive. Many different insects attack our landscape and garden, and it's difficult to predict from one season to the next which of these pests will cause problems. A successful pest management program includes the ability to properly identify pests, monitor populations, and evaluate control methods based on the level of need. Our PMPs are skilled in the science of solving pest problems, and certified by the FDACS in the safe use, storage, and disposal of pesticides according to federal and state laws.



### Certified Pest Control Operator

Scott	Richardson	JF327415
Garth	Rinard	JF159948
Alex	Figueroa	JF287006

### Limited Commercial Fertilizer Applicator Licenses

Nelson	Calderon	LF233541
Alex	Figueroa	LF242457
Stephen	Fletcher	LF219686
Carlos	Gomez	LF225682
David	Mason	LF279730
Scott	Richardson	LF263836
Jose	Rios	LF284218
Bonifacio	Villegas	LF219742

### SARASOTA BRANCH



### TAMPA BRANCH



### WESLEY CHAPEL BRANCH



## Florida Department of Agriculture and Consumer Services (FDACS)



### Pesticide Applicator License

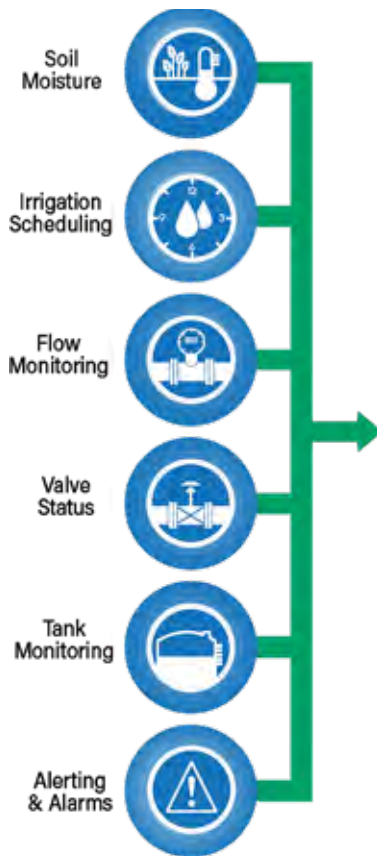
Ramon	Barbosa	JE327033	Paula	Means	JE287366
Joseph	Bond	JE207834	Andres	Melo	JE266670
Ricardo	Burgos-Sepulveda	JE252127	Angel	Miron	JE284078
Nelson	Calderon	JE186565	Gabriel	Miron Torres	JE201115
Candido	Gaspar Juan	JE272937	Edgardo	Navarro	JE201115
Michael	Davidson	JE116766	Hector	Ortiz	JE280379
Luis Ernesto	Diaz	JE266583	Esteban	Portillo-Castro	JE307203
Alex	Figueroa	JE243326	Ledarin	Ragins	JE205518
Stephen	Fletcher	JE199332	Sotero	Ramos	JE277849
Carlos	Picazo Gomez	JE201112	Scott	Richardson	JE254469
Nayeli	Gomez Diaz	JE325314	Garth	Rinard	JE29820
Alejandro	Juarez	JE252128	Jose	Rios	JE283843
Rigaud	Lafortune	JE262585	Rueben	Rivero Hernandez	JE280376
Felix Carlos	Laporte	JE237375	Sergio	Rojas	JE257142
Robert	Law	JE136722	Jose	Ruiz	JE230001
William	Leavens	JE138769	Nicholas	Sanborn	JE170039
Auner	Lopez	JE243116	Roman	Santa Maria	JE312806
Andres	Lopez Juan	JE257877	Luis	Santana	JE280377
Erwing	Martinez	JE49895	Steven	Small	JE170038
David	Mason	JE174601	Lorenzo	Vargas	JE206681
William	Maxwell	JE309033	Bonifacio	Villegas	JE204496



# Irrigation Certifications

Landscape Maintenance Professionals, Inc. is a licensed and insured certified irrigation system contractor that employs numerous certified irrigation technicians. The LMP Irrigation team is dedicated to providing the highest quality and the highest standard of customer satisfaction. We are fully vetted and ready to give the best solution for your commercial irrigation project.

Our goal at LMP is to provide each customer with the proper volume of sprinkler head coverage to move water around their lawn efficiently.



**Javier Bellido**  
has successfully completed the  
**X2 Controller Specialist**  
ONLINE TRAINING PROGRAM



**Sam Martel**  
has successfully completed the  
**Hunter Product Technician**  
ONLINE TRAINING PROGRAM







## Arbor Certifications

An arborist, by definition, is an individual trained in the art and science of planting, caring for, and maintaining individual trees. Arborists are knowledgeable about the needs of trees and are trained and equipped to provide proper care. Hiring an arborist is a decision that should not be taken lightly.

Proper tree care is an investment that can lead to substantial returns. Well-cared-for trees are attractive and can add considerable value to your property. Poorly maintained trees can be a significant liability. Pruning or removing trees, especially large trees, can be dangerous work. Tree work should be done only by those trained and equipped to work safely in trees.





## Arbor Certifications



## We Abide By The Arborist Code of Ethics!

- 1) Strive for continuous self-development by increasing their qualifications and technical proficiency by staying abreast of technological and scientific developments affecting the profession.
- 2) Not misuse or omit material facts in promoting technical information, products or services if the effect would be to mislead or misrepresent.
- 3) Hold paramount the safety and health of all people, and endeavor to protect property and the environment in the performances of professional responsibilities.
- 4) Accurately and fairly represent their capabilities, qualifications and experience and those of their employees and/or agents.
- 5) Subscribe to fair and honest business practices in dealing with clients, suppliers, employees and other professionals.
- 6) Support the improvement of professional services and products through encouraging research and development.
- 7) Observe the standards and promote adherence to the ethics embodied in this code.

International Society of Arboriculture, Florida Chapter



## Continuing Education CERTIFICATE OF COMPLETION

LMP supports the professional development of employees. It helps our employees—and the organization overall—stay current and competitive. Committing to our employees' continuing education is an investment, but this investment pays for itself over time.

**Creates New Leaders**  
**Improves Productivity**  
**Increases Employee Satisfaction and Engagement**  
**Maintains Licensure**  
**Develops New Skills**  
**Creates a Healthier Workplace**  
**Reduces Turnover**

Joseph	Bond	Computer Pest Management	JE207834
Luis	Diaz	More Than Ladybugs: Biocontrol for The Urban Landscape	JE266583
Alex	Figueroa	4 Hr Core Course II	JF287006
Alex	Figueroa	Ornamental and Turf Pests and Diseases	JF287006
Alex	Figueroa	White Grubs in Turfgrass	JF287006
Alex	Figueroa	4 Hr Core Course	JF287006
Felix	LaPorte	More Than Ladybugs: Biocontrol for The Urban Landscape	JE237375
Robert	Law	Groundwater Basics	JE136722
Robert	Law	Pesticide Failure & Resistance	JE136722
Robert	Law	"Pesticide Spray Drift"	JE136722
Robert	Law	Pesticide Labels & Calculations	JE136722
Sam	Martel	Landscape University	GV406648-1
David	Mason	Disease Control for Lawn and Ornamentals	JE174601
Hector	Navarro	Florida-Friendly Landscaping - GI-BMP Irrigation	JE280379
Scott	Richardson	Green Industries Best Management	LF263836
Garth	Rinard	Equipment Calibrations and Mixing Pesticide	JF159948
Garth	Rinard	"Developing a Healthy Lawn"	JF159948
Garth	Rinard	"Be Prepared for an Inspection"	JF159948
Garth	Rinard	Major Grasses	JF159948
Garth	Rinard	"Pesticide Labeling"	JF159948
Garth	Rinard	"L&O 2012...Weeds Near Water"	JF159948
Garth	Rinard	Chinch Bugs and Mole Crickets	JF159948
Garth	Rinard	Storage of Pesticides	JF159948

# Continuing Education

## CERTIFICATE OF COMPLETION

*continued*

Garth	Rinard	"Understanding Fire Ants"	JF159948
Garth	Rinard	Harrell's Customer Appreciation	JF159948
Garth	Rinard	Tackling Take-All Root Rot in Warm Season Golf Turf	JF159948
Garth	Rinard	Using PGR's in Warm Season Turf - Golf	JF159948
Garth	Rinard	Is Your Water Impacting Product Performance	JF159948
Garth	Rinard	Water, Pesticides and Profits in Urban Agriculture	JF159948
Garth	Rinard	Maximizing Fertilizer Efficiency	JF159948
Garth	Rinard	Transporting, Storing & Disposing of Pesticides	JF159948
Jose	Ruiz	Great Expectations: Establishing Pest Management Goals for Your Clientele	JE230001
Jose	Ruiz	Thistle Be the End of Me: The Basics of Weed Control	JE230001
Jose	Ruiz	What's that Bug? Introduction to Insects and Scouting	JE230001
Jose	Ruiz	More Than Ladybugs: Biocontrol For The Urban Landscape	JE230001
Jose	Ruiz	Dead Palms Tell No Tales: Palm Diseases & Pests	JE230001
Jose	Ruiz	The Grass Class	JE230001
Kevin	Pajala	OSHA 10 Hour General Industry Safety & Health	26-707329208



Continuing education is more than just a certification  
or a course completion credit, it maximizing our effectiveness and efficiency.  
By investing in our team members, they become more effective contributors  
to LMP on both an individual and a team level.





# LMPFleet & Equipment

A successful landscape maintenance engagement is driven by the performance of services by qualified and experienced individuals and their access to well-maintained equipment and vehicles. LMP has three full-time mechanics, supported by mechanic assistants, who oversee the vehicles in its fleet and minor engine repairs. LMP has over ninety vehicles in its fleet and more than four hundred pieces of equipment that it utilizes to perform professional services, including:

Make	Model	Year		Totals
Chevy	4500 LCF Gas 176" Wheelbase Crew Cab w/ 14ft Landscape Dump bed	2021 [2]		2
GMC	Canyon	2022 [1]		1
Chevy	Colorado	2022 [3]	2018 [3]	21
		2021 [3]	2016 [3]	
		2020 [4]	2015 [2]	
		2019 [3]		
Ford	F-150	2013 [3]		12
		2011 [5]		
		2010 [4]		
Ford	F-250	2022 [2]	2013 [1]	20
		2020 [1]	2012 [4]	
		2017 [1]	2011 [5]	
		2016 [1]	2010 [1]	
		2015 [2]	2008 [2]	
		2014 [1]	2006 [1]	
Ford	F-250XL 4x2 Reg Cab 8' bed SRW	2022 [1]		1
Ford	F-350	2002 [1]	1999 [1]	2
Ford	F-450	2011 [1]		1
Freightliner	M2-106	2020 [1]		1
Isuzu	NPR Crew Cab	2016 [2]	2018 [3]	5
Isuzu	NPR HD	2020 [1]		1
Isuzu	NPR HD Crew Cab	2021 [1]		1
Isuzu	NPR w/ Dump Body	2022 [1]		1
Isuzu	NPR with 14' Landscape dovetail body	2022 [1]		1
Isuzu	NPR with 14' Landscape dump body	2022 [3]		3
Isuzu	NQR	2018 [2]		2
Isuzu	NQR w/ Dump Body	2020 [2]	2018 [1]	3
		2018 [1]		
Nissan	NV200	2015 [2]		5
		2014 [2]		
Ford	Ranger	2011 [1]	2008 [1]	2
GMC	Sierra 1500	2008 [1]		1
Chevy	Silverado 1500	2013 [2]	2011 [1]	3
Chevy	Silverado 2500HD	2022 [1]		1
Isuzu	Spray	2005 [1]		1
Ford	Transit Connect XL Cargo Van LWB	2022 [3]		3
Dodge	RAM ProMaster City Base Cargo Van	2022 [1]		1
Chevy	Colorado WT 4x2 Crew Cab 5' bed , V6 engine	2022 [1]		1
Ford	F-250 XL 4x2 SD Crew Cab 8 ft. box 176 in. WB SRW	2022 [1]		1
Ford	Transit Connect XL Cargo Van LWB	2022 [3]		3
Chevy	2022 ISUZU NPR HD CREW CAB - Landscape Dovetail body	2021 [1]		1
International	4200 SBA 4x2 (Bucket Truck)	2007 [1]		1
Chevy	Colorado WT 4x2 Crew Cab 5' bed	2022 [1]		1

At Landscape Maintenance Professionals, we have the tools necessary to take care of your lawn properly. All of our equipment is state of the art and regularly maintained and cleaned to ensure you're getting the best service available for your commercial property.



Manufacturer	Description	In Rotation
Stihl	28.4 CC Edger	2
Stihl	28.4 CC Straight Shaft Trimmer	3
Sthil	Blower	105
Husqvarna	Blower	13
Billy Goat	Blower	4
Bread Cyclone	KB4 Pull Behind Blower	1
Bobcat	S570 T4 Bobcat	1
Echo	Chainsaw	1
Sthil	Chainsaw	10
Sthil	Edger	82
Husqvarna	Edger	13
Echo	Edger	2
John Deere	Gator	7
Sthil	Hedge Trimmer	36
Husqvarna	54" Stand On Mower	1
Husqvarna	Husqvarna 60" ZTR	1
Husqvarna	Husqvarna 72" ZTR	3
Toro	Lake Shore Trimmer	1
Stihl	Long Trimmer	3
TORRO	48" Recycle Kit Mower	2
TORRO	48" Walk-Behind Mower	2
TORRO	60" Recycle Kit Mower	16
TORRO	72" ZTR Turbo Force Mower	2
ExMark	Push Mower	1
ExMark	Riding Mower 60"	5
ExMark	Riding Mower 72"	8
ExMark	Walk-Behind Mower	10

Manufacturer	Description	In Rotation
ExMark	Zero Turn Mower	5
TORRO	Two Wheel Sulky	10
Stihl	Pole Pruner	11
Stihl	Pole Saw	6
Gravely	Pro Stance	3
Little Wonder	Push Blower	2
Bravo 25	Push Mower	2
ExMark	Push Mower	2
Husqvarna	Push Mower	1
Mc Lane	Reel Mower	1
Stihl	Saw	6
Husqvarna	Saw	1
Stihl	Shear	7
Stihl	Short Trimmer	6
Husqvarna	Short Trimmer	2
ExMark	Sprayer	6
ExMark	Stand-on	8
Stihl	String Trimmer	94
ExMark	Turf Tracer	6
Pace	Push Mowers	2
Echo	Water Pumps	2
Echo	Weed Eater	4
Stihl	Whip	28
ExMark	Zero Turn Mower	9
Husqvarna	Zero Turn Mower	18
John Deere	Zero Turn Mower	1

## Community

We are proud to be a family-owned and operated business with a vision of success as we partner with our customers to enhance their properties. As a company comprised of managers and employees who live where we work, we're also focused on improving the areas we serve. Over the years, we have partnered with many organizations to help our community, and below are just a few.

Department of Veterans Affairs | Beautification of the Community Living Center Gardens  
Dignity Memorial | Vietnam Wall Experience  
Keep Pinellas Beautiful | Honeymoon Island State Park Adopt-A-Dune  
Pasco County UFIFAS Extension Luggage of Love Drive  
Boricuas de Corazon Inc. Food Giveaway & Blood Donation  
Youth Garden Grant | Kid's Gardening  
Florida Water's Stewardship Program

## Associations



## Awards

Lawn & Landscape | Top 100 Landscaping Firms | 2013-2023  
Tampa Bay Business Journal | Top Commercial Landscape Firms | 2013 & 2017  
Tampa Bay Business Journal | Top 25 Minority-Owned Businesses | 2014  
Planet | National Landscape Award of Excellence | Cory Lakes CDD Merit Award | 2014  
Business Observer | Gulf Coast Top 500 Companies | 2017  
The American Registry | America's Most Honored Businesses Top 1% | 2018  
Landscape Management | LM150 Largest Landscape Companies | 2018  
Florida Community Association Journal | FLCAJ Readers' Choice Award | 2017 - 2018 - 2019  
BOMA | Toby Award  
Suburban Office Park Mid-Rise (6-10 stories) Corporate Center I - IV at International Plaza  
Cousins Properties | Corporate Center at International Plaza | Patrick Gehm | 2020





## SECTION IV Experience



### Client Profiles

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**”** *We strive to build relationships that make things grow.*

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# Triple Creek Community Development District | CDD

Triple Creek is a 990-acre master-planned Community Development District (CDD) located in Hillsborough County, Florida. Landscape Maintenance Professionals, Incorporated was selected as the landscape provider for Triple Creek and as its construction partner for its ongoing land development initiatives.

Management Company	Rizzetta & Company, Inc.
Contact	Alex Garces
Telephone	(813) 699-9065
Email	boardmember5@triplecreek.com
Contract Start Date	December 1, 2020
Contract Value	\$503,108.00





# The Starkey Ranch Community Development District | CDD

Starkey Ranch exemplifies a new model in greenfield development. Nature is one of the unique features that sets Starkey Ranch apart from other communities, and it was intentional from the start. The landscape in this 2,500-acre community utilizes a palette that is 95% native and, except turf, is entirely xeric. From responsible practices in water usage and water quality to drought-tolerant plants and steps to reduce the impact of development on the land.

Management Company	Wrathall, Hunt and Associates
Contact	Barry Mazzone
Telephone	(813) 399-0865
Email	mazzonib@whhassociates.com
Contract Start Date	January 1, 2023
Contract Value	\$1,850,000.00





## Corporate Center at International Park | Commercial

The Corporate Centers at International Plaza, winners of the Building Owners and Managers (BOMA) “Building of the Year” in 2019 and 2020, encompasses four state of the art office complexes on a sprawling campus within walking distance to the upscale International Plaza, offering high visibility on Boy Scout Boulevard and is a LEED Gold Certified building.

Management Company	Cousins Properties
Contact	Don Stupp
Telephone	(813) 421-8702
Email	dstupp@cousins.com
Contract Start Date	March 15, 2015





## Cypress Creek Town Center | Retail

Cypress Creek Town Center is a Super Regional Shopping destination in the dynamic Wesley Chapel growth corridor on one of the most highly trafficked intersections in Florida.

The mixed-use Town Center comprises more than 150-acres surrounding the Tampa Premium Outlets and Costco at the intersection of I-75 & State Road 56. Anchored by Tampa Premium Outlets, with over 110 stores and Costco Wholesale. Tampa Premium Outlets opened in October 2015, and development is ongoing. Surrounded by nature, Cypress Creek Town Center features wetland conservation and borders the Cypress Creek Preserve, a nature park, and conservation land.

Management Company

Contact

Telephone

Email

Contract Start Date

Sierra Properties

Brent Whitley

(813) 484-2288

[brentwhitley@sierra-properties.com](mailto:brentwhitley@sierra-properties.com)

February 1, 2019



**SIERRA PROPERTIES**



# Hunter's Green Community Association | HOA

Hunter's Green is a meticulously developed master-planned community in New Tampa. Beyond the stately, gated private entrance this premier Golf and Country Club community is exemplified by harmonizing suburban life and nature. Against a backdrop of 43 lakes on 65 acres of protected wetlands, families enjoy 23 unique enclaves taking advantage of community facilities with designated bike lanes, a pool, multiple playgrounds, lighted tennis, basketball, volleyball, soccer, and baseball facilities, a 1.5-mile jogging trail with a 15-station exercise circuit and an off-leash dog park.

It was voted the Top Master-Planned Community in the Southeast by the National Association of Home Builders at their Southeast Builders Conference and is the first major community in the state to earn the Florida Quality Development designation for exceeding strict environmental and planning guidelines.

Contact  
Telephone

Email

Contract Start Date

Wally Switzer

(813) 991-4818

wswitzer@huntersgreen.com

March 2022





# Urban Centre | Commercial & Hospitality

Urban Centre is a Class A multi-tenant office complex, hotel, and retail location in the Tampa Westshore market. Consisting of two 9-story buildings with exceptional amenities to its tenants and visitors, the Urban Centre provides direct access to the Westshore Grand Hotel through the office complex’s lobby.

Management Company	Franklin Street Real Estate
Contact	Amy Hewitt
Telephone	(813) 839-7300
Email	amy.hewitt@franklinst.com
Contract Start Date	July 1, 2009





## Watergrass I Community Development District | CDD

WaterGrass is a 997-acre family-oriented residential community in Eastern Pasco County, known for its attention to detail. WaterGrass offers various amenities, including the multi-million dollar community center with athletic courts, resort-style pool, water park, junior Olympic pool, and a convenient park and bicycle path system. From the parks, the private lake, and trees, to the gentle curves of the streets and plant selection in the lush landscaping, it is a master-planned community like no other.

Management Company	Inframark
Contact	Gene Roberts
Telephone	813-873-7300 Ext. 397
Email	gene.roberts@inframark.com
Contract Start Date	September 1, 2017
Contract Value	\$162,636.00





# Watergrass II Community Development District | CDD

WaterGrass is a 997-acre family-oriented residential community known for its attention to detail. WaterGrass offers a variety of amenities, including the multi-million dollar community center with athletic courts, resort-style pool, water park, junior Olympic pool, and a convenient park and bicycle path system. From the parks, the private lake, and trees, to the gentle curves of the streets and plant selection in the lush landscaping, it is a master-planned community like no other.

Management Company	Inframark
Contact	Andy Mendenhall
Telephone	(813) 991-1116 Ext. 1002
Email	andy.mendenhall@inframark.com
Contract Start Date	February 1, 2021
Contract Value	\$518,580.00





## 100 Carillon Parkway | Commercial

100 Carillon Parkway is a three-story, 79,701 square-foot Class A office building located in Carillon Park, Pinellas County's premier business park. Other features within Carillon Park include the BayCare Wellness Center, 4-Star Hilton Hotel, a nature preserve with boardwalks and running trails Professionally managed by Sabil Hill, the management company is committed to ensuring that the grounds of the office complexes are healthy, colorful, and well maintained.

Management Company	Commonwealth Commercial
Contact	Jonathan Harris
Telephone	(813) 536-7050
Email	<a href="mailto:jonathan.harris@commonwealthcommercial.com">jonathan.harris@commonwealthcommercial.com</a>
Contract Start Date	March 8, 2008





## Cory Lakes Community Development District | CDD

Cory Lake is a gated community offering a 165-acre skiing and boating lake, tennis courts, three playgrounds, a hockey/skate rink, beach volleyball court, basketball courts, and a large sand beach area for playing and sunning. Most homes are waterfront properties, have water views, or have views of the 1700 acre adjoining nature preserve. The community roads are elegantly brick-paved, and lush tropical foliage lines the two entries and other common areas.

Management Company  
Contact  
Telephone  
Email  
Contract Start Date  
Contract Value

Wrathell, Hunt and Associates  
John Hall  
(813) 924.4673  
clcddfm@corylakescdd.net  
December 1, 2019  
\$343,900.00





## Venetian Community Development District | CDD

The Venetian is a planned Community Development District (CDD) consisting of approximately nine hundred sixty-four (964.03) acres of land located in North Venice, situated on the Myakka River. A gated, golf course community, offering exceptional views of fairways, ponds, and nature.

Management Company

Contact

Telephone

Email

Contract Start Date

Contract Value

Rizzetta & Company, Inc.

Keith Livermore, District Field Manager

(941) 485-8500

fieldmanager@vcdd.org

September 26, 2019

\$332,845.00

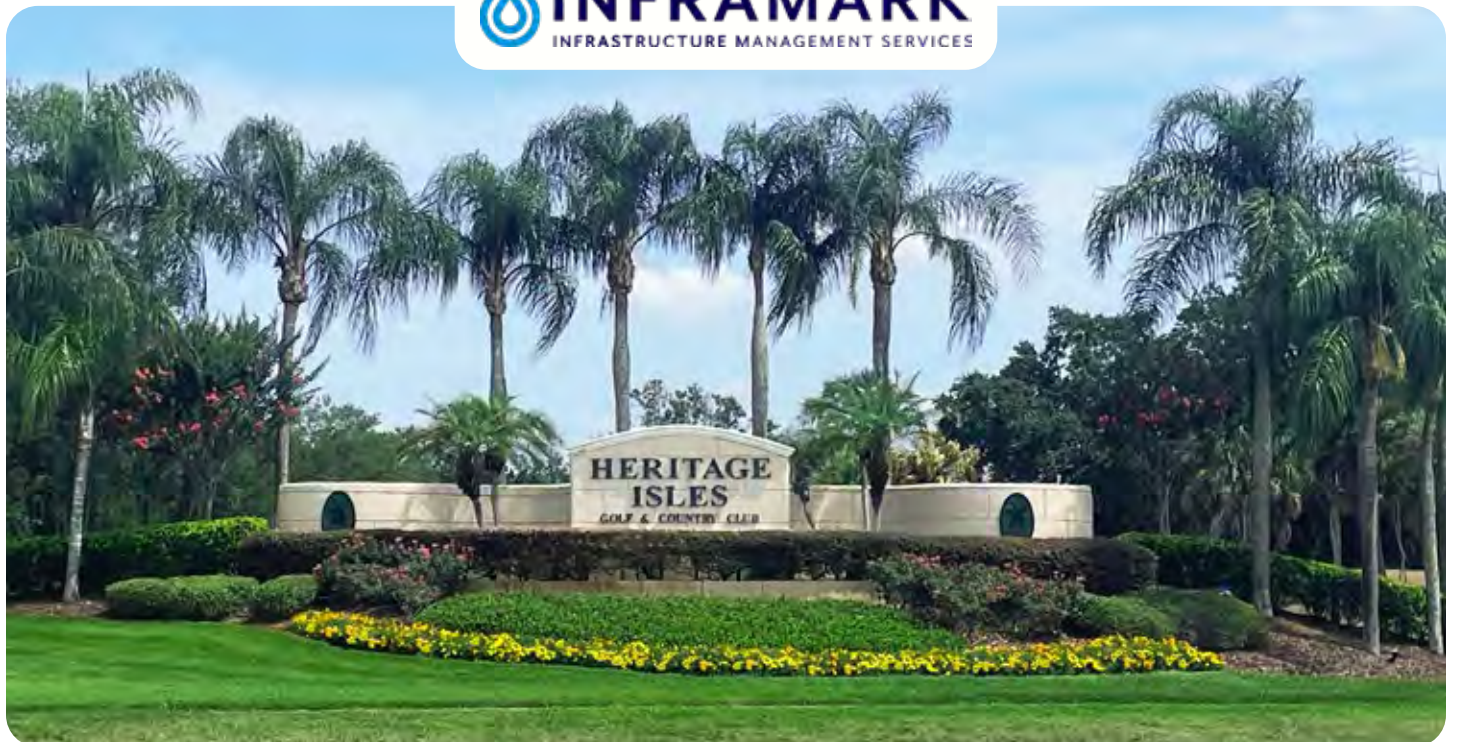




## Heritage Isles Golf & Country Club Community Development District | CDD

Heritage Isles Golf and Country Club is a large, master planned community in Hillsborough County, part of the City of Tampa. It is a community of over 866 single family Residences and 154 town homes, known as Nassau Pointe. Heritage Isles amenities include golf course, children's play area, recreational Center, volleyball, community swimming pools, sauna, tennis court, and security gate.

Management Company	Inframark
Contact	Rich Unger, Director of CDD Operations
Telephone	(813) 907-7388
Email	HIManager@hicdd.org
Contract Start Date	October 1, 2009
Contract Value	\$194,900.00





## Belmont Community Development District | CDD

The Belmont community, located in Hillsborough County, FL, contains over 2,120 single-family residential homes. This master-planned community also includes a school, amenity center, and park site. Belmont is in the Bullfrog Creek basin and contains a natural habitat preserve surrounding the creek.

Management Company

Contact

Telephone

Email

Contract Start Date

Contract Value

GMS Management Services

Kristen Brooks, Chairman

(404) 723-1245

Boardmember5@belmontcdd.com

October 1, 2020

\$402,500.00





## Panther Trace Community Development District | CDD

Panther Trace is a planned Community Development District (CDD) consisting of over seven hundred eighty-five acres of land located entirely within Hillsborough County. The unique features afforded the homeowners include a pool, tennis, basketball, and volleyball courts, and a multipurpose field.

Management Company  
Contact  
Telephone  
Email  
Contract Start Date  
Contract Value

Vesta Property Services  
Monica Vitale, Facilities Director  
(813) 671-8023  
ptrecentermanager@verizon.net  
November 16, 2015  
\$158,664.00





## The Amalfi Clearwater | Multifamily

The Amalfi at Clearwater is a multifamily residence with several outdoor amenities, including a Zen garden and a large pool area with a sundeck. Top Rated for 2020 by Apartment Ratings and Resident Satisfaction winner from Satisfacts for 2020!

Management Company	Richman Properties Services
Contact	Brian Murphree
Telephone	(727) 224-6050
Email	<a href="mailto:murphreeb@richmanmgt.com">murphreeb@richmanmgt.com</a>
Contract Start Date	February 1, 2012





# Sarah Vande Berg Tennis & Wellness Center | Commercial & Athletic

The Sarah Vande Berg Wellness Center is a health and wellness complex in Zephyrhills, Florida. Situated on 10 acres off Simons Road in Zephyrhills, the Sarah Vande Berg Tennis Center is a USTA sanctioned tennis facility featuring a variety of tennis courts to train every professional.

Management Company	SVB
Contact	Pascal Collard
Telephone	(610) 888-5599
Email	pascal.collard@svbtenniscenter.com
Contract Start Date	October 12, 2020





# Harrison Ranch Community Development District | CDD

Harrison Ranch is a planned Community Development District (CDD) consisting of approximately nine hundred fifty-five (955.04) acres of land located in Manatee County. The unique features afforded the homeowners include access to seven miles of nature trails, soccer fields, community picnic areas, tennis courts, and a community pool.

Management Company	Rizzetta & Company, Inc.
Contact	Taylor Nielsen
Telephone	(813) 658-6048
Email	<a href="mailto:tnielsen@rizzetta.com">tnielsen@rizzetta.com</a>
Contract Start Date	November 18, 2019
Contract Value	\$364,800.00





## Estancia at Wiregrass Community Development District | CDD

WaterGrass is a 997-acre family-oriented residential community known for its attention to detail. WaterGrass offers a variety of amenities, including the multi-million dollar community center with athletic courts, resort-style pool, water park, junior Olympic pool, and a convenient park and bicycle path system. From the parks, the private lake, and trees, to the gentle curves of the streets and plant selection in the lush landscaping, it is a master-planned community like no other.

Management Company	GMS
Contact	Pete Williams
Telephone	(813) 344-3844
Email	pete@pwillassoc.com
Contract Start Date	July 1, 2021
Contract Value	\$622,500.00





## Tampa Bay Park Corporate Center | Commercial

Tampa Bay Park offers seven state-of-the-art buildings located within 72 acres of green space with 26 acres of lakes, and centrally located in Tampa Bay Park in the Westshore submarket at of Himes Avenue and Dr. M.L.K. Jr. Boulevard. The Tampa Bay Park campus encompass seven state-of-the-art office complexes with a parking garage, and common areas. Professionally managed by Highwoods Properties, the management company is committed to ensuring that the grounds of the office complexes are healthy, colorful, and well maintained.

Management Company  
Contact  
Telephone  
Email  
Contract Start Dare

Highwood Properties  
Mike Dean  
(813) 876-7000  
michael.dean@highwoods.com  
April 1, 2021





## Ventura Bay Homeowner's Association | HOA

Ventura Bay is a 206 single town home community located on 32 acres in Riverview, Florida. Ventura Bay Community is a fabulous place to call home with a large pool, clubhouse, playground, basketball courts, and walking trails.

Management Company  
Contact  
Telephone  
Email  
Contract Start Date

Leland Management  
Mary Fritzler  
(727) 451-7902  
mfritzler@lelandmanagement.com  
March 4, 2019





# Willowbend Community Association | HOA

Willowbend is a maintenance-free community encompassing nearly 130 acres in Osprey, Florida. The property abuts Oscar Scherer State Park, with its fishing, canoeing, kayaking, bicycling, hiking, and bird-watching. Amenities include a community center with pool, fitness center, and outdoor kitchen, along with several outdoor amenities and an active community social calendar.

Management Company  
Contact  
Telephone  
Email  
Contract Start Date

Sentry Management  
Scott Brundrett, President  
(770) 380-0225  
willowbendpresident@gmail.com  
October 1, 2019





## Hawk's Point West Homeowner's Association | HOA

Hawks Point West Homeowners Association is a gated community comprised of 188 town homes and 220 single family homes in Ruskin. This community shares a clubhouse and gym with the Hawks Point community but also have their own pool and pavilion. Boasting several outdoor amenities, including two playgrounds, a dog park, swimming pool, clubhouse, and pavilion.

Management Company	Vesta Property Services
Contact	Donald Novak
Telephone	(813) 645-1569
Email	hpw.donnovak@yahoo.com
Contract Start Date	February 25, 2019





## Highwoods Preserve | Commercial

Highwood Preserve is a 1.8 million SF Class-A office, retail, and entertainment development in Hillsborough County. Professionally managed by Highwoods, the management company is committed to ensuring that the grounds of the office complexes are healthy, colorful, and well maintained. LMP was selected as the landscape provider of choice in 2017.

Management Company	Highwoods Properties
Contact	Diamond Asabi
Telephone	(317) 289-3616
Email	diamond.asabi@cbre.com
Contract Start Date	January 1, 1999





## Belleair Place | Multifamily

Belleair Place is a multifamily residence in Clearwater, Florida, consisting of several outdoor amenities, including an outdoor picnic and barbecue area, playground, and large pool area with sundeck.

Management Company	Richman Properties Services
Contact	Brian Murphree
Telephone	(727) 224-6050
Email	murphreeb@richmanmgt.com
Contract Start Date	February 1, 2014



**RICHMAN**  
**PROPERTY**  
SERVICES, INC.





P.O. BOX 267 SEFFNER, FL 33583 \* (877) 567-7761 \* FAX (813) 757-6501

**LIST OF LMP MAINTAINED CDD'S  
AS OF 6.22.2023**

PROPERTY NAME	START	STATUS	CONTACT	PHONE
<u>Belmont CDD</u>	<u>10/1/2019</u>	<u>ACTIVE</u>	<u>Kirsten Brooks</u>	<u>(404) 723-1245</u>
<u>Bobcat Trail CDD</u>	<u>10/1/2020</u>	<u>ACTIVE</u>	<u>Scott Verill</u>	<u>(941) 426-6189</u>
<u>Chapel Crossings CDD</u>	<u>8/1/2021</u>	<u>ACTIVE</u>	<u>Craig Weber</u>	<u>(813) 994-2277</u>
<u>Cory Lake Isles CDD</u>	<u>12/1/2019</u>	<u>ACTIVE</u>	<u>John Hall</u>	<u>(813) 924-4673</u>
<u>Covington Park CDD</u>	<u>10/1/2013</u>	<u>ACTIVE</u>	<u>Ronald Blue</u>	<u>(443) 254-1065</u>
<u>Estancia At Wiregrass CDD</u>	<u>7/1/2022</u>	<u>ACTIVE</u>	<u>Mark Buffano</u>	<u>(813) 494-0370</u>
<u>Harrison Ranch CDD</u>	<u>11/1/2019</u>	<u>ACTIVE</u>	<u>Barbara McEvoy</u>	<u>(928) 451-2421</u>
<u>Hawks Point CDD</u>	<u>9/1/2018</u>	<u>ACTIVE</u>	<u>Chantal Copeland</u>	<u>(730) 359-4627</u>
<u>Heritage Isles CDD</u>	<u>5/1/2009</u>	<u>ACTIVE</u>	<u>Rich Unger</u>	<u>(813) 299-5539</u>
<u>Lakeside Plantation CDD</u>	<u>9/1/2022</u>	<u>ACTIVE</u>	<u>Margie Gerstmann</u>	<u>(941) 423-5500</u>
<u>Legends Bay CDD</u>	<u>6/1/2022</u>	<u>ACTIVE</u>	<u>Alba Sanchez</u>	<u>(813) 991-4014</u>
<u>Northwood CDD</u>	<u>11/1/2015</u>	<u>ACTIVE</u>	<u>Gene Roberts</u>	<u>(813) 440-7096</u>
<u>Oak Creek CDD</u>	<u>4/1/2016</u>	<u>ACTIVE</u>	<u>Mark Vega</u>	<u>(813) 991-1116</u>
<u>Oakstead CDD</u>	<u>2/1/2023</u>	<u>ACTIVE</u>	<u>Andy Mendenhall</u>	<u>(813) 991-4014</u>
<u>Panther Trace I CDD</u>	<u>11/1/2015</u>	<u>ACTIVE</u>	<u>Monica Vitale</u>	<u>(813) 671-8023</u>
<u>Panther Trace II CDD</u>	<u>9/1/2018</u>	<u>ACTIVE</u>	<u>Anna Ramirez</u>	<u>(813) 671-0831</u>
<u>Panther Trails CDD</u>	<u>11/1/2019</u>	<u>ACTIVE</u>	<u>Taylor Nielsen</u>	<u>(813) 533-2950</u>
<u>Starkey Ranch CDD</u>	<u>1/1/2023</u>	<u>ACTIVE</u>	<u>Mark Yahn</u>	<u>(407) 804-2525</u>
<u>Suncoast CDD</u>	<u>8/15/2022</u>	<u>ACTIVE</u>	<u>Heather Dilley</u>	<u>(813) 523-1709</u>
<u>Triple Creek CDD</u>	<u>12/1/2020</u>	<u>ACTIVE</u>	<u>Alex Graces</u>	<u>(813) 699-9065</u>
<u>Venetian CDD</u>	<u>10/1/2019</u>	<u>ACTIVE</u>	<u>John Toborg</u>	<u>(813) 933-5571</u>
<u>Watergrass I CDD</u>	<u>11/1/2019</u>	<u>ACTIVE</u>	<u>Gene Roberts</u>	<u>(813) 440-7096</u>
<u>Watergrass II CDD</u>	<u>2/1/2021</u>	<u>ACTIVE</u>	<u>Andy Mendenhall</u>	<u>(813) 991-4014</u>
<u>Waters Edge/Rivers Reach CDD</u>	<u>6/1/2016</u>	<u>ACTIVE</u>	<u>Mick Sheppard</u>	<u>(813) 408-0511</u>

## SECTION V The Partnership



### Pricing | Map | Details

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**”** *We strive to build relationships that make things grow.*

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**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT  
PROPOSER QUALIFICATION STATEMENT**

1. Proposer: Landscape Maintenance Professionals, Inc. / ☐ / A Partnership  
[Company Name] / ☒ / **A Corporation**  
/ ☐ / A Subsidiary Corporation
2. Parent Company Name: LANDSCAPE MAINTENANCE PROFESSIONALS, INC.

3. Parent Company Address:

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

P.O. Box (if any) 267

City Seffner State FL Zip Code 33583

Telephone (813) 757-6500 Fax no. (813) 757-6501

1st Contact Name Orlando Castillo Title President

2nd Contact Name Scott A. Carlson Title Vice President

4. Proposer Company Address (if different):

Street Address ALL INFORMATION SAME AS ABOVE

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 26324 Wesley Chapel Blvd.

City Lutz State Florida Zip Code 33559

Telephone (813) 406-4465 Fax No. (813) 757-6501

1st Contract Name Scott A. Carlson Title Vice President

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 DECEMBER 16, 1999 Charter No. P99000109381

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

(20) \$14,901,029.00, (21) \$17,279,202.00, (22) \$19,338,166.00

(23) INCOMPLETE

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

General Liability	<u>\$1,000,000.00</u>
Automobile Liability	<u>\$1,000,000.00</u>
Umbrella Coverage	<u>\$2,000,000.00</u>
Workers Compensation	<u>\$1,000,000.00</u>
Expiration Date	<u>08/01/2023</u>

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. NONE

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:
- STARKEY RANCH CDD**---BARRY MAZZONI ((813) 399-0865/ \$1,704,000.00/ JAN 2023-CURRENT
- ESTANCIA AT WIREGRASS CDD** -PETE WILLIAMS (813) 344-3844/ \$619,200.00/ APR 2022-CURRENT
- CORY LAKE CDD**---JOHN HALL (813) 994-4673 / \$343,165.00/ DEC 2019- CURRENT
- WATERGRASS II CDD**---ANDY MENDENHALL (813) 991-4014/ \$518,581.00 /FEB 2021- CURRENT
- HERITAGE ISLES CDD**---RICH UNGER (813) 299-5539 / \$165,500.00 /MAY 2009 -CURRENT
16. List three (3) jobs (including company, contact person, and telephone number) lost in the previous twelve (12) months and the reason(s) why:
- SILVERADO CDD**---Collette Fuller (813) 701-8548/Property went out for rebid, LMP not low bid
- TAMPA PREMIUM OUTLETS**-Chris Durant (813) 948-0189/Property went out for rebid, LMP not low bid
- SOUTH FORK III CDD**-Mark Vega (813) 295-5444/ Property went out for rebid, LMP not low bid
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.

Michael Newsome	Branch Manager	
Name	Position	
Oversee Branch Operations	15+	1+
Type of Work	Yrs. Exp.	Yrs. With Firm
Kevin Pajala	Irrigation Manager	
Name	Position	
Oversee Irrigation Operations	10+	1+
Type of Work	Yrs. Exp.	Yrs. With Firm
Alex Figueroa	Fertilizer/Pest Control Manager ( CPCO)	
Name	Position	
Oversee Fert/Pest Operations	10+	5+

Tyree Brown Arbor Division Manager (ISA Certified)  
Name Position

Oversee Arbor Operations 30+ 3+  
Type of Work Yrs. Exp. Yrs. With Firm

Anthony Vega Account Manager  
Name Position

Oversee Onsite Field Operations 10 3  
Type of Work Yrs. Exp. Yrs. With Firm

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.

Landscape Maintenance Professionals, Inc.  
Name of Proposer

By: 

Scott A. Carlson/ Vice President  
[Type Name and Title of Person Signing]

This 23<sup>rd</sup> day of June, 2023.

(Corporate Seal)

Sworn to before me this 23<sup>rd</sup> day of June, 2023.

(Seal)

Brenda L. Mojica - 4-19-2024  
Notary Public/Expiration Date



## CORPORATE OFFICERS

Company Name: Landscape Maintenance Professionals, Inc.

Date: June 23, 2023

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
Orlando Castillo	President	Oversee All Business Operations	Bradenton, FL
Scott A. Carlson	Vice President	Oversee All Branch Operations	Wesley Chapel, FL
William (Bill) Maxwell	Company Officer	Safety And Risk Manager	Apollo Beach, FL
FOR PARENT COMPANY (if applicable)			



# AFFIDAVIT FOR CORPORATION

State of FLORIDA

SS: \_\_\_\_\_

County of HILLSBOROUGH

Scott A. Carlson

(title) Vice President of  
the Landscape Maintenance Professionals, Inc.

(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.

Scott A. Carlson  
(Officer must also sign here)

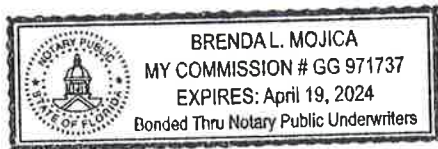
CORPORATE SEAL

Sworn to before me this 23rd day of June, 2023 .

Brenda L. Mojica, 4-19-2024

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. <u>Michael Newsome</u>	<u>10+ _____</u>	<u>Branch Manager</u>	<u>Oversee Branch Operations</u>
2. <u>Kevin Pajala</u>	<u>15+ _____</u>	<u>Irrigation Manager</u>	<u>Oversee Irrigation Operations</u>
3. <u>Anthony Vega</u>	<u>10+ _____</u>	<u>Account Manager</u>	<u>Oversee Onsite Field Operations</u>
4. <u>Alex Figueroa</u>	<u>10 + _____</u>	<u>Fert/Pest Manager</u>	<u>Oversee Fert/Pest Operations</u>
5. <u>Tyree Brown</u>	<u>30+ _____</u>	<u>ISA Certified Arborist</u>	<u>Oversee Arbor Operations</u>

**Proposed Staffing Levels**

Landscape Maintenance staff will include 5 laborers, 2 Supervisors, and 4-6 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. <u>Alex Figueroa</u>	<u>10+ _____</u>	<u>Florida CPCO</u>	<u>Oversee Fert/Pest Operations</u>
2. <u>Joey Bond</u>	<u>10+ _____</u>	<u>Turf/Pesticide Specialist</u>	<u>Apply Fertilizer And Pesticides</u>
3. <u>Tyree Brown</u>	<u>30+ _____</u>	<u>ISA Certified Arborist</u>	<u>Oversee Arbor Operations</u>
4. <u>Leonard Simmons</u>	<u>5+ _____</u>	<u>Turf/Pesticide Specialist</u>	<u>Apply Fertilizer And Pesticides</u>

Travel

Distance from bidder's branch office to the District – 10 miles  
Drive time one way from bidder's branch office to the District – 15 minutes 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: Heritage Isles Community Development District

Contact: Rich Unger Contact Phone: (813) 299-5539

Project Type/Description: Comprehensive Landscape And Irrigation System Maintenance

Dollar Amount of Contract: \$165,500.00

Your Company's Detailed Scope of Services for Project: Mowing, edging (hard/soft).

Trimming of shrubs, trees and palms. Debris clean-up. Fertilization of all plant material.

Monitoring, maintenance and repairs of irrigation system.

Installation of annual flowers and mulch.

Duration of Contract: START DATE: May 2009 END DATE: Current Contract

2. Project Name/Location: Estancia At Wiregrass Community Development District

Contact: Barry Mazzoni Contact Phone: (813) 399-0865

Project Description: Comprehensive Landscape And Irrigation System Maintenance

Dollar Amount of Contract: \$619,200.00

Your Company's Detailed Scope of Services for Project: Mowing, edging (hard/ soft).

Trimming of shrubs, trees and palms. Debris clean-up. Fertilization of all plant material.

Monitoring, maintenance and repairs of irrigation system.

Installation of annual flowers and mulch.

Duration of Contract: START DATE: July 2022 END DATE: Current Contract



3. Project Name/Location: Cory Lake Community Development District  
Contact: John Hall Contact Phone: (813) 924-4673  
Project Description: Comprehensive Landscape And Irrigation System Maintenance  
Dollar Amount of Contract: \$345,600.00  
Your Company's Detailed Scope of Services for Project: Mowing, edging (hard /soft).  
Trimming of shrubs, trees and palms. Debris clean-up. Fertilization of all plant material.  
Monitoring, maintenance and repairs of irrigation system.  
Installation of annual flowers and mulch.  
Duration of Contract: START DATE: December 2019 END DATE: Current Contract
4. Project Name/Location: Starkey Ranch Community Development District  
Contact: Barry Mazzoni Contact Phone: (813) 399-0865  
Project Description: Comprehensive Landscape And Irrigation System Maintenance  
Dollar Amount of Contract: \$1,750,000.00  
Your Company's Detailed Scope of Services for Project: Mowing, edging (hard/ soft).  
Trimming of shrubs, trees and palms. Debris clean-up. Fertilization of all plant material.  
Monitoring, maintenance and repairs of irrigation system.  
Installation of annual flowers and mulch.  
Duration of Contract: START DATE: Jan 2023 END DATE: Current Contract
5. Project Name/Location: Watergrass I Community Development District  
Contact: Gene Roberts Contact Phone: (813) 440-7096  
Project Description: Comprehensive Landscape And Irrigation System Maintenance  
Dollar Amount of Contract: \$163,452.00  
Your Company's Detailed Scope of Services for Project: Mowing, edging (hard /soft)  
Trimming of shrubs, trees and palms. Debris clean-up. Fertilization of all plant material.  
Monitoring, maintenance and repairs of irrigation system.  
Installation of annual flowers and mulch.  
Duration of Contract: START DATE: November 2019 END DATE: Current Contract

6. Project Name/Location: Watergrass II Community Development District  
Contact: Andy Mendenhall Contact Phone: (813) 991-4014  
Project Description: Comprehensive Landscape And Irrigation System Maintenance  
Dollar Amount of Contract: \$524,880.00  
Your Company's Detailed Scope Of Services For Project Mowing, edging (hard /soft).  
Trimming of shrubs, trees and palms. Debris clean-up. Fertilization of all plant material.  
Monitoring, maintenance and repairs of irrigation system.  
Installation of annual flowers and mulch.  
Duration of Contract: START DATE: February 2021 END DATE: Current Contract
7. Project Name/Location: Chapel Crossings Community Development District  
Contact: Craig Weber Contact Phone: (813) 994-2277  
Project Description: Comprehensive Landscape And Irrigation System Maintenance  
Dollar Amount of Contract: \$169,800.00  
Your Company's Detailed Scope of Services for Project: Mowing, edging (hard/soft)./  
Trimming of shrubs, trees and palms. Debris clean-up. Fertilization of all plant material.  
Monitoring, maintenance and repairs of irrigation system.  
Installation of annual flowers and mulch.  
Duration of Contract: START DATE: August 2021 END DATE: Current Contract

**(25 Points Possible) (\_\_\_\_ Points Awarded)**

#### 4. Price

**(20 Points Possible) (\_\_\_\_ Points Awarded)**

\* 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.

**(15 Points Possible) (\_\_\_\_ Points Awarded)**

### Proposer's Total Score

**(100 Points Possible) (\_\_\_\_ Points Awarded)**

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**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**

**\$ 286,900.00 \_\_\_\_\_ Yr.**

- Storm Cleanup \$65.00/hr **(do not include in General Landscape Maintenance total or Grand Total)**
- Freeze Protection (description of ability) LMP has the ability to provide the labor and materials to the District. If the District desires, LMP can sell the frost cloth to it and secure it at our facility to be used solely at Concord Station CDD.

**\$500.00/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)**

\$50.00/hr for employee with hand-held hose

\$125.00/hr for water truck/tanker

**PART 2**

**Fertilization (All labor and materials)**

**\$ 37,001.00 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
FEB	24-2-11 W PRE-M	.5 LB N/1,000 SF	800 POUNDS	\$1,120.00
MAR	24-2-11 W PRE-M	.5 LB N/1,000 SF	800 POUNDS	\$1,120.00
APR	24-2-11	1 LB N/1,000 SF	1,600 POUNDS	\$2,240.00
MAY	24-2-11	1 LB N/1,000 SF	1,600 POUNDS	\$2,240.00
JUL	0-0-24	3 LB/1,000 SF	1,210 POUNDS	\$1,456.00
OCT	24-2-11	1 LB N/1,000 SF	1,600 POUNDS	\$2,240.00
NOV	24-2-11 W PRE-M	1 LB N/1,000 SF	1,600 POUNDS	\$2,240.00

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
FEB	24-2-11 W PRE-M	1 LB N/1,000 SF	3,000 POUNDS	\$4,500.00
APR	24-2-11	.5 LB N/1,000 SF	1,500 POUNDS	\$2,250.00
MAY	24-2-11	1 LB N/1,000 SF	3,000 POUNDS	\$4,500.00
JUL	0-0-24	3 LB/1,000 SF	2,250 POUNDS	\$3,375.00
OCT	24-2-11 W PRE-M	1 LB N/1,000 SF	3,000 POUNDS	\$4,500.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
MAR	16-4-8	1.5 LB N/1,000 SF	1,000 POUNDS	\$1,350.00
MAY	16-4-8	1.5 LB N/1,000 SF	1,000 POUNDS	\$1,350.00
OCT	16-4-8	1.5 LB N/1,000 SF	1,000 POUNDS	\$1,350.00

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
MAR	8-2-12	1.5 LB/100 SF	140 POUNDS	\$210.00
MAY	8-2-12	1.5 LB/100 SF	140 POUNDS	\$210.00
OCT	8-2-12	1.5 LB/100 SF	140 POUNDS	\$210.00
NOV	8-2-12	1.5 LB/100 SF	140 POUNDS	\$210.00

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
MAR/MAY	CRAPE MYRTLE	1.5 LB N/1,000 SF	80 POUNDS	\$110.00
MAY	CRAPE MYRTLE	1.5 LB N/1,000 SF	80 POUNDS	\$110.00
OCT	CRAPE MYRTLE	1.5 LB N/1,000 SF	80 POUNDS	\$110.00

**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) \*

**\$ 7,299.00 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)

**\$ 8,000.00 / 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>
Sylvestris	40	2	\$25.00	\$8,000.00

**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).

**\$ 11,000.00 / 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)

**\$ 13,500.00 /Yr.**

Freeze Protection (description of ability) We have the ability to cover sensitive parts and can also make sure that they system gets turned off in the event of a potential freeze.

**\$450.00/application (do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ 100.00 /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.

**ATTACHED IN BID PACKET**

**PART 5**

**Installation of Medium Pine Bark Mulch** (All labor and materials) \$ 36,960.00 / 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:

440 CY Medium Pine Bark Mulch per specs for the first top-dressing at  
\$ 56.00 /CY (app. April)

And

220 CY Medium Pine Bark Mulch per specs for the second top-dressing at  
\$ 56.00 /CY (app. October)

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

**PART 6**

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

**2,000 ANNUAL COUNT PROVIDED BY EMAIL (LMP ACTUAL COUNT IS LISTED BELOW IN RED)**

Contractor shall install (1,100) (4") annuals up to four (4) times per year per specs at the direction of the District at \$2.65/annual plant

\$ 2,915.00 /rotation

**ANNUAL COUNT OF 2,000**  
**\$5,300.00**

\$ 11,660.00 /Yr. (if all rotations are performed)

**\$21,200.00**

**(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)**

\$ 344,700.00 /Yr. (initial term)

FIRST ANNUAL RENEWAL \$ 344,700.00 /Yr.

SECOND ANNUAL RENEWAL \$ 344,700.00 /Yr.

Contractor/Firm Name Landscape Maintenance Professionals, Inc.

Firm Address PO Box 267

City/State/Zip Seffner, FL 33583

Phone Number (813) 757-6500 Fax Number (813) 757-6501

Name and Title of Representative Scott A. Carlson / Vice President

Representative's Signature Scott A. Carlson (Please Print)

Date June 23, 2023

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

1. June 13, 2023 2. \_\_\_\_\_ 3. \_\_\_\_\_ 4. \_\_\_\_\_ 5. \_\_\_\_\_

Dated this 23rd day of June, 2023



**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**

**\$ 286,900.00 Yr.**

- Storm Cleanup \$65.00/hr **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) LMP has the ability to provide the labor and materials to the District. If the District desires, LMP can sell the frost cloth to it and secure it at our facility to be solely at Concord Station CDD.

\$500.00/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)**

\$50.00/hr for employee with hand-held hose

\$125.00/hr for water truck/tanker

**PART 2**

**Fertilization (All labor and materials)**

**\$ 37,001.00 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
FEB	24-2-11 W PRE-M	.5 LB N/1,000 SF	800 POUNDS	\$1,120.00
MAR	24-2-11 W PRE-M	.5 LB N/1,000 SF	800 POUNDS	\$1,120.00
APR	24-2-11	1 LB N/1,000 SF	1,600 POUNDS	\$2,240.00
MAY	24-2-11	1 LB N/1,000 SF	1,600 POUNDS	\$2,240.00
JUL	0-0-24	3 LB/1,000 SF	1,200 POUNDS	\$1,456.00
OCT	24-2-11	1 LB N/1,000 SF	1,600 POUNDS	\$2,240.00
NOV	24-2-11 W PRE-M	1 LB N/1,000 SF	1,600 POUNDS	\$2,240.00

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
FEB	24-2-11 W PRE-M	1 LB N/1,000 SF	3,000 POUNDS	\$4,500.00
APR	24-2-11	.5 LB N/1,000 SF	1,500 POUNDS	\$2,250.00
MAY	24-2-11	1 LB N/1000 SF	3,000 POUNDS	\$4,500.00
JUL	0-0-24	3 LB/ 1,000 SF	2,250 POUNDS	\$3,375.00
OCT	24-2-11	1 LB N/1,000 SF	3,000 POUNDS	\$4,500.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
MAR	16-4-8	1.5 LB N/1,000 SF	1,000 POUNDS	\$1,350.00
MAY	16-4-8	1.5 LB N/1,000 SF	1,000 POUNDS	\$1,350.00
OCT	16-4-8	1.5 LB N/1,000 SF	1,000 POUNDS	\$1,350.00

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
MAR	8-2-12	1.5 LB/100 SF	140 POUNDS	\$210.00
MAY	8-2-12	1.5 LB/100 SF	140 POUNDS	\$210.00
OCT	8-2-12	1.5 LB/100 SF	140 POUNDS	\$210.00
NOV	8-2-12	1.5 LB/100 SF	140 POUNDS	\$210.00

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
MAR	CRAPE MYRTLE	1.5 LB N/1,000 SF	80 POUNDS	\$110.00
MAY	CRAPE MYRTLE	1.5 LB N/1,000 SF	80 POUNDS	\$110.00
OCT	CRAPE MYRTLE	1.5 LB N/1,000 SF	80 POUNDS	\$110.00

**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) \*

**\$ 7,299.00** \_\_\_\_\_ **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)

**\$ 8,000.00 / 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>
Sylvestris	40	2	\$25.00	\$8,000.00

**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).

**\$ 11,000.00 / 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)

\$ 13,500.00 /Yr.

Freeze Protection (description of ability) We have the ability to cover sensitive parts and can also make sure that the system gets turned off in the event of a potential freeze.

\$450.00/application (do not include in Irrigation Total or Grand Total)

After hours emergency service hourly rate \$ 100.00 /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.

**ATTACHED IN BID PACKET**

**PART 5**

**Installation of Medium Pine Bark Mulch** (All labor and materials) \$ 36,960.00 / 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:

440 CY Medium Pine Bark Mulch per specs for the first top-dressing at  
\$ 56.00 /CY (app. April)

And

220 CY Medium Pine Bark Mulch per specs for the second top-dressing at  
\$ 56.00 /CY (app. October)

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

**PART 6**

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

**2,000 ANNUAL COUNT PROVIDED BY EMAIL (LMP ACTUAL COUNT IS LISTED BELOW IN RED)**

Contractor shall install 1,100 (4") annuals up to four (4) times per year per specs at the direction of the District at \$2.65/annual plant

\$ 2,915.00 /rotation

**ANNUAL COUNT OF 2,000**  
**\$5,300.00**

\$ 11,660.00 /Yr. (if all rotations are performed) **\$21,200.00**

**(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)**

\$ 344,700.00 /Yr. (initial term)

FIRST ANNUAL RENEWAL \$ 344,700.00 /Yr.

SECOND ANNUAL RENEWAL \$ 344,700.00 /Yr.

Contractor/Firm Name Landscape Maintenance Professionals, Inc.

Firm Address PO Box 267

City/State/Zip Seffner, FL 33583

Phone Number (813) 757-6500 Fax Number (813) 757-6501

Name and Title of Representative Scott A. Carlson//Vice President

Representative's Signature Scott A. Carlson (Please Print)

Date June 23, 2023

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

1. June 13, 2023 2. \_\_\_\_\_ 3. \_\_\_\_\_ 4. \_\_\_\_\_ 5. \_\_\_\_\_

Dated this 23rd day of June, 20 23

**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** **\$ 286,900.00 Yr.**

- Storm Cleanup \$65.00/hr **(do not include in General Landscape Maintenance total or Grand Total)**
- Freeze Protection (description of ability) LMP has the ability to provide the labor and materials to the District. If the District desires, LMP can sell the frost cloth to it and secure it at our facility to be solely at Concord Station CDD.
- 
- \$450.00/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)**
- \$50.00/hr for employee with hand-held hose
- \$125.00/hr for water truck/tanker

**PART 2**

**Fertilization (All labor and materials)** **\$ 37,001.00 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
FEB	24-2-11 W PRE-M	.5 LB N/1,000 SF	800 POUNDS	\$1,120.00
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JUL	0-0-24	3 LB/ 1,000 SF	1,210 POUNDS	\$1,456.00
OCT	24-2-11	1 LB N/1,000 SF	1,600 POUNDS	\$2,240.00
NOV	24-2-11 W PRE-M	1 LB N/1,000 SF	1,600 POUNDS	\$2,240.00



BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
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OCT	24-2-11 W PRE-M	1 LB N/1,000 SF	3,000 POUNDS	\$4,500.00
ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
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PALMS (per specifications in Part 2)				
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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
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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) \*

**\$ 7,299.00 Yr**

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**OTC Injections will be performed at the discretion of the District's BOS's**  
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**OTC Injections** (All labor and materials)

**\$ 8,000.00 / Yr** (based on quantities below)

**(OTC injections per spec - 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>
Sylvestris	40	2	\$25.00	\$8,000.00

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**\$ 11,000.00 / Yr**

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**PART 4**

**Irrigation** (All labor and materials) \$ 13,500.00 /Yr.

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

**ATTACHED IN BID PACKET**

**PART 5**

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**(If both topdressings are performed)**

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

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**PART 6**

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

**2,000 ANNUAL COUNT PROVIDED BY EMAIL (LMP ACTUAL COUNT IS LISTED BELOW IN RED)**

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\$ **2,915.00** /rotation

ANNUAL COUNT OF 2,000  
**\$5,500.00**

\$ **11,660.00**/Yr. (if all rotations are performed) **\$22,000.00**

**(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)**

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FIRST ANNUAL RENEWAL \$ 344,700.00 /Yr.

SECOND ANNUAL RENEWAL \$ 344,700.00 /Yr.

Contractor/Firm Name Landscape Maintenance Professionals, Inc.

Firm Address PO BOX 267

City/State/Zip Seffner, FL 33583

Phone Number (813) 757-6500 Fax Number (813) 757-6501

Name and Title of Representative Scott A. Carlson/Vice President

Representative's Signature Scott A. Carlson (Please Print)

Date June 23, 2023

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

1. 6/13/2023 2. \_\_\_\_\_ 3. \_\_\_\_\_ 4. \_\_\_\_\_ 5. \_\_\_\_\_

Dated this 23<sup>rd</sup> day of June, 2023

**LANDSCAPE MAINTENANCE PROFESSIONALS, INC.**  
**IRRIGATION UNIT PRICING IS SUBJECT TO MARKET PRICING**  
**PRICES MAY CHANGE DUE TO MARKET VOLATILITY**

<i>Install/Replace Drip line (per ft. cost)</i>	\$1.70
<i>Install/Replace Maxi-Jet Nozzle</i>	\$3.00
<i>Raise/straighten head in turf</i>	\$4.00
<i>Install/Replace Rotor Nozzle</i>	\$4.00
<i>Install/Replace Maxi-Jet Stake Assy.</i>	\$6.50
<i>Install/Replace Spray Nozzle</i>	\$5.00
<i>Cap off head (any type)</i>	\$8.00
<i>Install/Replace MP-Rotator Nozzle</i>	\$13.00
<i>Replace 6" Spray Head</i>	\$24.00
<i>Raise blocked head w/ riser</i>	\$24.00
<i>Relocate head (any type)</i>	\$29.00
<i>Replace 12" Spray Head</i>	\$30.00
<i>Replace Rotor Head</i>	\$38.00
<i>Add 6" Spray Head w/ pipe</i>	\$55.00
<i>Add 12" Spray Head w/ pipe</i>	\$68.00
<i>Add Rotor Head w/ pipe</i>	\$95.00

PIPE REPAIR

<i>Repair Drip Line break</i>	\$5.00
<i>Repair flex pipe leak</i>	\$11.00
<i>Repair 1/2" Zone line leak</i>	\$45.00
<i>Repair 3/4" Zone line leak</i>	\$45.00
<i>Repair 1" Zone line leak</i>	\$67.00
<i>Repair 1 1/4" Zone line leak</i>	\$70.00
<i>Repair 1 1/2" Zone line leak</i>	\$90.00
<i>Repair 2" Zone line leak</i>	\$95.00

*Repair Main line leak {all sizes}* 'Price based on time and materials'

**VALVES**

<i>Replace 1" Valve (Standard}</i>	
<i>Replace 1.5" Valve (Standard)</i>	<b>\$250.00</b>
<i>Replace 2" Valve (Standard)</i>	<b>\$340.00</b>
<i>Replace 1" Valve (Scrubber)</i>	<b>\$245.00</b>
<i>Replace 1.5" Valve {Scrubber)</i>	<b>\$365.00</b>
<i>Replace 2" Valve (Scrubber)</i>	<b>\$445.00</b>
<i>Install RB 1" Drip Control Valve</i>	<b>\$400.00</b>
<i>Install RB 1.5" Drip Control Valve</i>	<b>\$635.00</b>

**VALVE SOLENOIDS**

<i>Replace Rainbird 24V Solenoid</i>	<b>\$75.00</b>
<i>Replace Hunter 24V Solenoid</i>	<b>\$40.00</b>
<i>Replace Irritrol 24V Solenoid</i>	<b>\$45.00</b>
<i>Replace Rainbird EZ Bleed Solenoid</i>	<b>\$75.00</b>
<i>Replace Rainbird DC Latch Solenoid</i>	<b>\$65.00</b>
<i>Replace Hunter DC Latch Solenoid</i>	<b>\$60.00</b>
<i>Replace Irritrol DC Latch Solenoid</i>	<b>\$58.00</b>

**VALVE BOXES**

<i>Replace Valve Box 7" Round</i>	<b>\$28.00</b>
<i>Replace Valve Box 7" Round (Purp)</i>	<b>\$30.00</b>
<i>Replace Valve Box 10" Round</i>	<b>\$52.00</b>
<i>Replace Valve Box 10" Round (Purp)</i>	<b>\$62.00</b>
<i>Replace Valve Box Rectangular</i>	<b>\$85.00</b>
<i>Replace Valve Box Jumbo</i>	<b>\$125.00</b>
<i>Troubleshoot Valve Not Operating</i>	Price based on time and materials

<i>RB ESP4ME3 Modular Controller 4 Station</i>	<b>\$255.00</b>
<i>RB ESP SM-3 3 station module</i>	<b>\$70.00</b>
<i>RB ESP SM-6 6 station module</i>	<b>\$120.00</b>
<i>RB ESP LXME2 12 Station</i>	<b>\$825.00</b>
<i>RB ESP LXM SM-12 12 station module</i>	<b>\$295.00</b>
<i>Hunter A2C75DSS 75 station 2 wire</i>	<b>\$2,700.00</b>
<i>Hunter A2C1200M Metal Cabinet</i>	<b>\$1,500.00</b>
<i>Hunter Decoder Module</i>	<b>\$1250.00</b>
<i>Hunter A2M600 6 Station Module</i>	<b>\$400.00</b>
<i>Hunter Node 100 1 station batt clock</i>	<b>\$180.00</b>
<i>Hunter Node 200 2 station batt clock</i>	<b>\$285.00</b>
<i>Hunter Node 400 4 station batt clock</i>	<b>\$340.00</b>
<i>Hunter XC Hybrid 6 station control/.</i>	<b>\$240.00</b>
<i>Hunter XC Hybrid 12 station control/.</i>	<b>\$325.00</b>
<i>Install/Replace 9V Battery Back-up</i>	<b>\$6.00</b>





WE INVITE YOU TO  
DISCOVER THE DIFFERENCE

**Request for Proposal  
Exterior Landscape  
Concord Station  
*Community Development District***

Contact: Jason Conte  
jconte@pinelakenurseryinc.com  
(813) 629-9007

PINELAKE [NURSERYINC.COM](http://NURSERYINC.COM)



5025 HENRY ROAD | LUTZ, FL 33558



**PINE LAKE**  
SERVICES  
DISCOVER THE DIFFERENCE

2122 Henley Road  
Lutz, FL 33558  
813.948.4736

June 26, 2023

Dear Concord Station CDD Board of Directors,

Pine Lake Services LLC appreciates the opportunity to submit our qualifications for the Landscape Maintenance Services at Concord Station CDD. Pine Lake is a certified women-owned minority business since 1998, providing professional experience in growing, install, irrigation, and maintenance services.

Pine Lake Services will provide Concord Station CDD with a fully-staffed trained and experienced crew each week, along with separate pest control technicians, irrigation technicians and separate ancillary crews as needed. Once awarded, we will provide you a single point of contact to guarantee ease of communication between Concord Station and PLS. Please understand, you have a dedicated team on-site, but with our main office location being only 5 minutes away, we are able to utilize the full power of our team as needs arise.

#### We Care About the Details

Our mission is to focus on developing outstanding relationships and providing quality goods and services. We pride ourselves for being on time, safe, and within budget! As our company grows, we never want you to forget that our key management and owners are only a phone call away.

#### Customer Satisfaction Guaranteed

Your satisfaction is our priority, and we strive to provide a service we are proud of. We begin every project by providing an on-site consultation to understand your goals and the needs of the property. We do this to guarantee that the project is completed according to your preference.

#### Management Team with 150 Years Combined Experience

Concord Station CDD will be staffed with experienced personnel. Our management team has a combined 150 years of experience in landscape installation and maintenance, meaning we can tackle any issues that may arise over the course of the Landscape Maintenance Service contract.

Thank you for taking the time to review our qualifications and considering Pine Lake Services LLC to maintain the landscape for Concord Station CDD. Please contact Jason Conte at (813) 629-9007 or [jconte@PineLakeNurseryInc.com](mailto:jconte@PineLakeNurseryInc.com) with any questions you may have.

We look forward to exceeding your expectations. Come *Discover the Difference* with Pine Lake!

Warm Regards,  
John Amarosa; COO

DISCOVER THE DIFFERENCE

PINELAKE [NURSERYINC.COM](http://NURSERYINC.COM)





# PINE LAKE SERVICES

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# About Us, Certificates & Financials

# PINE LAKE SERVICES

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**About Us:** <https://vimeo.com/307360401>

EXPERIENCED AND CREATIVE GREEN INDUSTRY PROFESSIONALS

We at Pine Lake Services take pride in any landscape project. We recognize that you have many goods and service providers from which to choose. Pine Lake Nursery & Pine Lake Services specializes in Landscape Installation, Maintenance, and Irrigation.

More than twenty years ago, our company was founded on the simple principle to be the Green Industry Leader in the state of Florida by providing excellent customer service and top-quality material for each of our client projects. We focus on developing outstanding relationships and providing outstanding quality goods and services. We know these projects can be unwieldy, and we strive to make your job as easy as possible.

We can provide you:

- Over 150 years of combined professional experience in growing, installation, irrigation, and maintenance services.
- Experience with projects of varying scope and scale; some in excess of \$3M.
- We are fully bonded, insured, and can support your major project requirements.
- Two locations and over 75 acres of green goods in production; ensuring product quality, consistency and potential cost savings.
- Over 70 employees at any given time and this number swells in the growing season.
- A local, reputable, unblemished certified minority business since 1998.
- Exemplary OSHA and Risk Management statistics, including referrals from many city, county, DOT, HOA, and commercial clients.
- Consistent Florida Grade 1 products; as members in good standing with FNGLA and Tampa Bay Wholesale Growers Association



# PINE LAKE SERVICES

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## Overview

Pine Lake Services (PLS) is a company that has been trained in use of Green Industries Best Management Practices to produce a visually pleasing and environmentally safe community.

Our employees have earned a certificate for completion of training in "Florida Green Industries Best Management Practices for Protection of Water Resources in Florida" from UF/IFAS Extension and are familiar with Florida Friendly maintenance practices.

## Operational Philosophy & Approach

Our integrated approach to landscaping emphasizes nine interrelated principles:

- Right Plant, Right Place
- Water Efficiently
- Fertilize Appropriately
- Mulch
- Attract Desirable Wildlife
- Manage Yard Pests Responsibly
- Recycle Yard Waste
- Reduce Stormwater Runoff
- Protect the Waterfront

PLS will staff the property with a consistent, well-trained crew for the maintenance and detail services, including bed weed control. The team will work from a highly organized operational plan which includes an annual calendar, weekly Gantt charts, plus path of motion and detail sectional maps. These maps will include the plans for maintenance of the high-profile neighborhood entry medians.

There will be a highly trained and organized team leader/supervisor to oversee the day-to-day operations and be the primary point of contact with the Concord Station CDD staff. The PLS Team will also be backed by our entire organization of experienced landscape professionals located throughout the Tampa Bay area.

The Concord Station CDD team will be fully furnished with all the equipment needed to get the job done safely and efficiently. The ancillary services including irrigation inspections, turf and ornamental horticulture, palm pruning, and mulching can also be supplemented by additional crews and technicians, if needed.



# PINE LAKE SERVICES

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## Geographic Location

The office of Pine Lake Services that would service your property is located at: 2122 Henley Rd. Lutz, just 5 minutes from Concord CDD.

## Ability to Manage the Project

Pine Lake Services demonstrates the ability to manage this project with the following actions:

**On-Going Field Training:** PLS understands the importance of continuing education and training amongst our crew members. We encourage our employees to become better at their jobs to ensure we have less call backs and eliminate waste time. We utilize a training software for all our employees called Greenius, if interested please request more information or a copy of the PLS training plan can be provided upon request.

**Job Site Visit Excellence:** Site inspections are an excellent way for Concord Station CDD and PLS to maintain communication. This will ensure the PLS crew understands your expectations and continuously improve on the job. Our Best Practices include the following steps: Crew Check-In, Property Assessment, Client Communication and Job Improvement.

**Organized Approach:** PLS will create an organized approach to the Concord Station CDD maintenance to include documented production maps, Gantt Charts and project schedules. The purpose of this is to guarantee that the Foreman is not the only person understanding the property scope and boundaries. The entire team will be informed at all times.

## Evaluation of Existing Workload

Pine Lake Services current workload will not inhibit our ability to work at Concord Station CDD. We have the ability to meet and exceed your expectations.

Our Account Management team is currently managing properties within the Tampa Bay area. A dedicated manager will be available for the entirety of the Concord Station CDD Landscape Maintenance and Irrigation Management contract. This person will always your one stop point of contact available for daily communication and any emergencies that may arise.



PINE LAKE  
SERVICES

## Corporate Profile

**Legal Name:** Pine Lake Services

**Address:** 2122 Henley Road  
Lutz, FL 33558

**Phone:** 813.948.4736      **Fax:** 813.948.4914

**Incorporated:** July 9, 1998      **Federal Tax ID:** 27-3360158

**Principals:** President  
Janet Trapuzzano  
[Janet@pinelakenurseryinc.com](mailto:Janet@pinelakenurseryinc.com)  
412.439.8414

Vice-President  
Michael Trapuzzano  
[Michael@pinelakenurseryinc.com](mailto:Michael@pinelakenurseryinc.com)  
813.416.0969

**Management:** COO  
John Amarosa  
[John@pinelakenurseryinc.com](mailto:John@pinelakenurseryinc.com)  
727-243-2852

General Manager  
Terry McLane  
[Terry@pinelakenurseryinc.com](mailto:Terry@pinelakenurseryinc.com)  
727-423-7664

### Bank Information:

Bank OZK  
14799 N Dale Mabry Hwy  
Tampa, FL 33618  
Lisa Montero VP/Business Development Officer  
Mobile: 813-460-5017  
[lisa.montero@ozk.com](mailto:lisa.montero@ozk.com)

**Dun & Bradstreet No:** 04-565-3883

**Certifications:** City of Tampa- MBE, Minority Business Enterprise and SLBE, Small Local Business Enterprise and Port Tampa Bay – SBE, Small Business Enterprise Certification

**Company Summary:** Pine Lake Nursery is composed of almost 100 acres of plants and trees with a staff offering over 100 years of experience serving the green industry in the nursery, landscape, install maintenance and irrigation business.

# PASCO COUNTY BUSINESS TAX RECEIPT

Issued pursuant and subject to Florida Statutes and Pasco County Ordinances. Issuance does not certify compliance with zoning or other laws. This receipt must be posted conspicuously in place of business.

**2023**

**Expires September 30th**



ACCOUNT #:: 92921

SIC CODE: 7349.01

**MIKE FASANO**  
**TAX COLLECTOR**  
**PASCO COUNTY FLORIDA**

TYPE OF BUSINESS  
PROPERTY MAINTENANCE (OUTDOOR)  
STATE LICENSE # /or COUNTY COMP CARD #

PINE LAKE SERVICES LLC

2122 HENLEY ROAD  
LUTZ, FL 33558-8330

OWNER/QUALIFYING AGENT  
TRAPUZZANO JANET C PRES PINE LAI

LOCATION ADDRESS:  
2122 HENLEY ROAD  
LUTZ, FL 33558-8330

DATE	RECEIPT	AMOUNT
02/14/2023	23-516-001762	67.19

Dear Business Owner:

Your **2023** Pasco County Business Tax Receipt is printed above. Please detach the receipt and display it in a place that is visible to the public and available for inspection.

The Pasco County Business Tax Receipt is in addition to any other license or certificate that may be required by law and does not signify compliance with zoning, health, or regulatory requirements. The Pasco County Business Tax Receipt is non-regulatory and is not meant to be a certification of the holder's ability to perform the service for which it is registered.

Business Tax Receipts expire September 30th. Annual renewals are mailed in June to the address of record at that time. Please contact our office if there are any changes to your business name, ownership, physical address, or closing of your business.

*Thank you for allowing us to serve you!*

MIKE FASANO  
PASCO COUNTY TAX COLLECTOR

EAST PASCO GOVERNMENT CENTER  
DADE CITY

WEST PASCO GOVERNMENT CENTER  
NEW PORT RICHEY

TAX COLLECTOR BUILDING  
GULF HARBORS

CENTRAL PASCO GOVERNMENT CENTER  
LAND O' LAKES

COMPARK 75 BUSINESS PARK  
WESLEY CHAPEL

CALL CENTER: MONDAY - FRIDAY 8:30 AM - 5:00 PM (352) 521-4338 • (727) 847-8032 • (813) 235-6076





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/13/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Marsh & McLennan (CLW) 101 N Starcrest Dr Clearwater FL 33765	<b>CONTACT NAME:</b> Bouchard Insurance	<b>FAX (A/C, No):</b> 727-449-1267	
	<b>PHONE (A/C, No, Ext):</b> 727-447-6481	<b>E-MAIL ADDRESS:</b> CertsTeam@MarshMMA.com	
<b>INSURED</b> Pine Lake Services, LLC 2122 Henley Rd Lutz, FL 33558	<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
	<b>INSURER A:</b> Greenwich Insurance Company		22322
	<b>INSURER B:</b> Auto-Owners Insurance		18988
	<b>INSURER C:</b> Travelers Property Casualty Co. of Amer		25674
	<b>INSURER D:</b> Bridgefield Casualty Ins. Company		10335
	<b>INSURER E:</b>		
<b>INSURER F:</b>			

**COVERAGES****CERTIFICATE NUMBER:** 1949893806**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	Y	Y	NGL100612800	6/28/2022	6/28/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	<input checked="" type="checkbox"/> <b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	4346899600	6/28/2022	6/28/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ PIP \$ 10,000
C	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0	Y	Y	CUP6T36513022NF	6/28/2022	6/28/2023	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
D	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	19654164	1/2/2023	1/2/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Contractors Equipment			20751928	6/28/2022	6/28/2023	Scheduled Equipment Leased/Rented Deductible 978,826 50,000 1,000

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**

Certificate Holder is included as Additional Insured/Vendor under the General Liability, Auto Liability and Umbrella Liability policies, when required by written contract, agreement or permit and subject to the provisions and limitations of the policy.

Waiver of subrogation applies to General Liability, Auto Liability, and Workers Compensation when required by written contract, agreement or permit and subject to the provisions and limitations of the policy.

2005, INTL, 9200, 2HSCEAPR75C032346, FL, Comprehensive Deductible \$500, Collision Deductible \$500

**CERTIFICATE HOLDER****CANCELLATION**

\*\*\*FOR INFORMATIONAL PURPOSES ONLY\*\*\*

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

# Request for Taxpayer Identification Number and Certification

Give Form to the  
requester. Do not  
send to the IRS.

► Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

**Pine Lake Services, LLC**

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☒ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► \_\_\_\_\_  
**Note:** Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) \_\_\_\_\_

Exemption from FATCA reporting code (if any) \_\_\_\_\_

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

**2122 Henley Rd**

6 City, state, and ZIP code

**Lutz, FL 33558**

7 List account number(s) here (optional)

Requester's name and address (optional)

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

\_\_\_\_ - \_\_\_\_ - \_\_\_\_

or

Employer identification number

2 7 - 3 3 6 0 1 5 8

## Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign  
Here

Signature of  
U.S. person ►

Date ►

2-8-2023

## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

## Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



## Minority and Small Business Development

### Certification Program

This is to certify that in accordance with City of Tampa Ordinance 2008-89

**Pine Lake Services, Inc.**

is hereby certified as a

**Small Local Business Enterprise (SLBE)**

In the following specialty(ies)

**Lawn Care**

**The certification is valid from March 23, 2023 to April 16, 2025**

Updates for recertification are required prior to the expiration date listed above. If at any time changes are made in the firm that are not in concert with our eligibility requirements, you agree to report those changes to us for evaluation. The City of Tampa reserves the right to terminate this certification at anytime it determines eligibility requirements are not being met.

**Gregory K. Hart, Manager  
Minority and Small Business Manager**





PORT TAMPA BAY

## Small Business Enterprise Certification

**Pine Lake Services, Inc.**

Federal ID #:27-3360158

Services Provided: Landscaping & Lawn Maintenance

Valid from 11/01/2022 to 10/31/2023

*Danna L. Casey*

**SBE & Contracts Manager**

Please note this certificate is valid only with Port Tampa Bay.  
It is not reciprocal with the City of Tampa or Hillsborough County and may not be reciprocal with any other local governmental agency.

Member since 2012



## Minority and Small Business Development

### Certification Program

This is to certify that in accordance with City of Tampa Ordinance 2008-89

**Pine Lake Services, Inc.**

is hereby certified as a

### Minority Business Enterprise (MBE)

In the following specialty(ies)

**Lawn Care**

The certification is valid from March 23, 2023 to April 16, 2025

Updates for recertification are required prior to the expiration date listed above. If at any time changes are made in the firm that are not in concert with our eligibility requirements, you agree to report those changes to us for evaluation. The City of Tampa reserves the right to terminate this certification at anytime it determines eligibility requirements are not being met.

Gregory K. Hart, Manager  
Minority and Small Business Manager



# Ability and Adequacy of Personnel and Proposed Staffing



# PINE LAKE SERVICES

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## Staffing Approach - Key Personnel & Staffing Levels

PLS will ensure the Concord Station CDD team is fully staffed at all times. Our management team has a combined 150 years of landscape and irrigation maintenance experience, giving us the capability to handle unique situations that may arise.

*The following pages include the PLS organizational chart and resumes for the supervisory PLS staff. The resumes highlight relevant and similar CDD experience.*

## Proposed Staffing Levels:

### Maintenance Crew of 14 for General Services in Peak Season

Pine Lake Services will staff Concord Station CDD with the following:

Dedicated Account Manager, who will be your single point of contact for all of your needs and concerns

A 6 person crew two days per week in season that will include a Foreman, Leadman, and crew members to do both general maintenance services, including mowing, and detail services such as shrub pruning, in addition, there will be a weekly supervisor

1 Irrigation Technician who will complete a monthly irrigation inspection and repairs

2 Horticulture Team to perform monthly fertilizer and pest control services

Enhancement Teams can be dispatched as required for ancillary services

## Emergency Numbers

Should an emergency arise during Pine Lake's time contracted with Concord Station CDD, the management team is always available.

John Amarosa, COO (727) 243-2852

Terry McLane, General Manager (727) 423-7664

Epi Carvajal, Operations Manager (813) 528-5039

# PINE LAKE SERVICES

## PLS Staffing



### Ownership

Janet & Michael  
Trapuzzano

### Executive Team

John Amarosa  
COO

Robert Spears  
CFO

### Management Team

Terry McLane  
General Manager

# PINE LAKE SERVICES

## Concord Station CDD Staffing



Maintenance  
Manager

Dedicated  
Account Manager

Epi Carvajal  
Account Manager

Dedicated  
Staff

Experienced  
Foreman

Mowing & Detail  
Crews

Ancillary  
Teams

Tree Care  
Teams

Fertilizer & Pest  
Control  
Technician

Enhancement  
Teams





## JANET CLAIRE TRAPUZZANO

President

### EDUCATION

Florida State University  
*B.A. International Relations*



## MICHAEL TRAPUZZANO

Vice President

### EDUCATION

University of Pittsburgh  
*B.S. Emergency Medicine*

*Concord Station CDD*

### DUTIES & RESPONSIBILITIES

Janet works on development and growth of the company with banking, finance, culture and employee development. She is Instrumental in setting our company goals and initiatives to better serve our customers and employees alike.

### PROJECT EXPERIENCE

- *Moffitt Cancer Center Campuses*
- *City of Tampa Parks and Recreation Sites*
- *BayCare Facilities throughout Tampa Bay*
- *Tampa Treemendous Program*
- *Perry Harvey Park*



### DUTIES & RESPONSIBILITIES

Michael serves as the lead member of the Pine Lake Companies executive team. Michaels's day to day is heavily based around the financial management of the company and its interests and assets. Mike also works with the sales team in developing new relationships and driving the company brand.

### PROJECT EXPERIENCE

- *Moffitt Cancer Center Campuses*
- *City of Tampa Parks and Recreation Sites*
- *BayCare Facilities throughout Tampa Bay*
- *Tampa Treemendous Program*
- *Perry Harvey Park*
- *Curtis Hixon Park*
- *Carlton Lakes CDD*
- *Waterleaf CDD*
- *Cypress Creek CDD*
- *Triple Creek CDD*
- *Cornergate CDD*

DISCOVER THE DIFFERENCE



# JOHN AMAROSA

COO

25  
YEARS EXPERIENCE

## EDUCATION

University of South Florida  
B.A. Criminology

## Associations

Vice President of *FNGLA*  
BOMA  
BMI  
CAI

## CERTIFICATIONS

State of Florida CPCO  
GI-BMP Certified in Florida  
BMP Certified in Pinellas & Manatee  
OSHA 10  
UF Palm School Graduate  
State of Florida Aquatics Management  
Certified

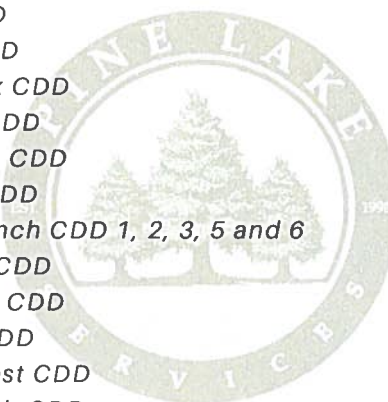
## DUTIES & RESPONSIBILITIES

Mr. Amarosa organizes and implements company objectives on a day to day basis. He ensures quality, production and safety for the organization. John will ensure client satisfaction while working with the executive leadership team.

## PROJECT EXPERIENCE

*Oversaw landscape operations on the following properties:*

- City of Tampa Parks
- Long Leaf CDD
- Concord Station CDD
- Oakstead CDD
- Highlands CDD
- Highland Park CDD
- Sterling Hill CDD
- Forest Brooke CDD
- Waterchase CDD
- Lakewood Ranch CDD 1, 2, 3, 5 and 6
- South Fork 3 CDD
- Carlton Lakes CDD
- The Groves CDD
- Riverbend West CDD
- Harrison Ranch CDD
- KBAR Ranch II CDD



*Plus a multitude of extremely large HOA's and High Profile Sites including:*

- Innisbrook Resort
- Several Esplanade properties with Taylor Morrison
- Several Del Web by Pulte Properties
- All BayCare Hospital Facilities
- All Moffitt Cancer Center Campuses
- Several HCA Hospitals
- Encore at Fishhawk
- Kings Point HOA
- Trinity HOA
- Champions Club HOA
- Cobb's Landing HOA
- East Lake Woodlands HOA
- Villa Rosa HOA
- Connerton HOA
- Wellington HOA
- Saddlebrook HOA

Concord Station CDD

DISCOVER THE DIFFERENCE



# TERRY MCLANE

General Manager

30  
YEARS EXPERIENCE

## EDUCATION

Tampa Bay Area Graduate

## CERTIFICATIONS

State Of Florida Pest Control  
GI-BMP Certified in Florida

## DUTIES & RESPONSIBILITIES

Mr. McLane organizes and implements company objectives on a day to day basis. He ensures quality, production and safety for the organization. Terry will ensure client satisfaction while working with the Operational Leadership team.

## PROJECT EXPERIENCE

*Oversaw landscape operations on the following properties:*

- 
- *Concord Station CDD*
- *Oakstead CDD*
- *Highlands CDD*
- *Highland Park CDD*
- *Sterling Hill CDD*
- *Waterchase CDD*
- *Carlton Lakes CDD*
- *The Groves CDD*
- *Asturia CDD*
- *Bexley Ranch CDD*
- *Connerton West CDD*
- *Riverbend West CDD*
- *KBAR Ranch II CDD*
- *Tampa Bay Golf & Country Club*



*Plus a multitude of extremely large HOA's and High Profile Sites including:*

- *Innisbrook Resort*
- *Several Esplanade properties with Taylor Morrison*
- *Several Del Web by Pulte Properties*
- *Several BayCare Hospital Facilities*
- *All Moffitt Cancer Center Campuses*
- *Saddlebrook HOA*
- *Trinity HOA*
- *Champions Club HOA*
- *Tampa Bay Golf and Country Club*
- *Villa Rosa HOA*
- *Wellington HOA*
- *Cheval HOA*
- *Epperson Ranch HOA and Lagoon*
- *Estancia HOA*
- *East Lake Woodlands HOA*

*Concord Station CDD*

DISCOVER THE DIFFERENCE





## EPI CARVAJAL

Operations Manager

25

YEARS EXPERIENCE

### EDUCATION

Florida BMP Certified Trainer  
CPR Certified Trainer



## MARC VASHER

Bridgebury Inc

21

YEARS EXPERIENCE

### EDUCATION

University of Miami

### CERTIFICATIONS

Certified Pest Control Operator  
General Household Pest - Termite  
GI-BMP Certified

Concord Station CDD

### DUTIES & RESPONSIBILITIES

Epi will be the Operations Manager for the CDD. He will prepare the work week for the crews and oversee that all performances that are completed for that week. He will be assist the Account Manager as the point of contact for daily activities. Epi has managed many large scale properties and portfolios in his and past with great success. Epi is well versed in CDD management and care and will communicate via our Account Manager any and all needs to be addressed or improved on..

### PROJECT EXPERIENCE

- Connerton CDD
- Riverbend West CDD
- KBAR Ranch II CDD
- Belleview HOA/POA
- Franklin Street Management Portfolio
- The Groves CDD & HOA
- Oakstead CDD
- Saddlebrook Resort
- Summer Tree HOA
- Tampa Bay Golf & Country Club

### DUTIES & RESPONSIBILITIES

Marc is a State of Florida Certified Pest Control Operator and serves as the authority for Pine Lake in all things horticulture. His skills are not limited to the following but a few highlights included:

- warm-season turf grass nutritional requirements
- turf grass disease identification including curative and preventative cultural/chemical treatments
- turf grass insect identification including curative and preventative cultural/chemical treatments
- turf grass weed identification including curative and preventative cultural/chemical treatments
- palm tree nutritional requirements as well as insect and disease issues within the State
- hard wood tree nutritional requirements as well as insect and disease issues within the State
- ornamental shrub and groundcover nutritional requirements
- ornamental shrub and groundcover insect and disease curative and preventative cultural/chemical treatments

### PROJECT EXPERIENCE

- *Moffitt Cancer Center Campuses*
- *City of Tampa Parks and Recreation Sites*
- *BayCare Facilities throughout Tampa Bay*
- *Perry Harvey Park*
- *Carlton Lakes CDD*
- *Riverbend West CDD*

DISCOVER THE DIFFERENCE



# MICAH GRAVEL

## CONSTRUCTION DIVISION MANAGER

21  
YEARS EXPERIENCE

EDUCATION  
Florida Graduate

CERTIFICATIONS  
OSHA 30 Hours

Concord Station CDD

## DUTIES & RESPONSIBILITIES

Micah will serve as the main point of contact and trusted advisor to customers on project installation issues, gathering and analyzing customer needs and interests, building strong business relationships, and providing solutions to challenges. In this role, he will provide customers with clear and easy to understand information pertaining to all of our high quality products and services. He will oversee the construction team to ensure that all construction services are delivered according to contract specifications, on budget, according to schedule, and with a high standard of quality. Micah takes pride in representing the company, interfacing and building relationships with owners, clients, architects, general contractors, and subcontractors while demonstrating role model behaviors on ethics and integrity as well as positively promoting company culture.

## PROJECT EXPERIENCE

### Public

- *St Petersburg Pier, St. Pete*
- *Wesley Chapel Sports Complex, Wesley Chapel*
- *Cypress Creek High School, Wesley Chapel*

### Specialty

- *SkyCenter One, Tampa Intl Airport, Tampa*
- *Toronto Blue Jays Stadium, Dunedin*
- *Virage Bayshore Condominiums, Tampa*
- *Jabil PH1 and PH2, St. Pete*
- *JW Marriott, Marco Island FL*
- *Grand Wyndham Resort, Clearwater Beach, FL*
- *Opal Sands Resort, Clearwater Beach FL*
- *Gulfstream Park, Hollywood FL & Tampa FL*
- *Seminole Hard Rock Casino, Hollywood FL*
- *Atlantis Resort, Paradise Island Bahama*

### Healthcare

- *Tampa General Hospital, Tampa FL*
- *Advent Health ER, Brandon FL*
- *BayCare Healthhub Valrico, Valrico FL*
- *Moffit McKinley Cancer Center, Tampa*

### Master Development

- *Epperson Ranch PH1, Wesley Chapel*
- *Union Park, Wesley Chapel*
- *Waterset, Apollo Beach FL*
- *Artisan Lakes, Palmetto FL*
- *Bexley PH1 and PH2*
- *Savannah at Lakewood Ranch, Bradenton*
- *Esplanades at Lakewood Ranch, Siesta Key, Palmer Ranch, Central FL*
- *Bimini Bay, Bimini Bahamas*

DISCOVER THE DIFFERENCE



# RALPH GIRARD

SR. PROJECT MANAGER

37  
YEARS EXPERIENCE

EDUCATION  
University of Florida

CERTIFICATIONS  
FNGLA  
OSHA 30 Hours  
BMP Certified in Pinellas & Manatee Counties

## DUTIES & RESPONSIBILITIES

Ralph utilizes his knowledge to provide excellent customer service, while maintaining a line of communication between the customer and the Pine Lake team to ensure reliability in completing projects in a timely manner. Ralph provides a valuable set of eyes that easily identify issues or concerns, and has the ability to recommend solutions to team leaders and the client.

Ralph will oversee both administrative tasks behind the scenes of your project as well as oversee the field crew for the duration of the project.

## PROJECT EXPERIENCE

### **Greater Tampa Bay & Central Florida**

*Curtis Hixon Park- Tampa, FL*  
*Thundercloud Gun Ranch- Palmetto, FL*  
*Naples Botanical Gardens- Naples, FL*  
*The Dali Museum- St. Petersburg, FL*  
*Bayshore Boulevard- Tampa, FL*  
*Poly Tech University- Lakeland, FL*  
*Bass Pro Shop- Tampa, FL & Fort Myers, FL*  
*Collins Blvd, University of South Florida- Tampa, FL*  
*Tampa Bay Buccaneers Training Facility- Tampa, FL*  
*Black Diamond Ranch & Golf Course- Lecanto, FL*

### **Miami**

*Collins Park- Miami, FL*  
*Soundscape Park- Miami, FL*

### **Disney & Entertainment**

*Downtown Disney- Orlando, FL*  
*Dolphin & Swan Disney- Orlando, FL*  
*Sports Complex, Disney- Orlando, FL*  
*Walt Disney Wedding Pavillion- Orlando, FL*  
*Mantis Roller Coaster, Sea World- Orlando, FL*

### **Healthcare**

*St Joseph's Hospital- Lutz, FL*  
*St Joseph's Hospital- Riverview, FL*  
*Shands Hospital- Gainesville, FL*





## Experience & References

# PINE LAKE SERVICES

## Experience

Pine Lake Services maintains constant communication with Board Supervisors and Property Managers of all properties maintained and inspected by PLS.

The references and letters of references demonstrate the positive and longstanding relationships PLS has with other property management firms. We take pride in building long-term relationships while providing regular inspections of each community to meet the needs of the client.

Also included are images of current properties that PLS maintains. Not only is PLS focused on the maintenance of the landscape but is always communicating new ideas to enhance the overall appearance and quality of the property. With approval from CDD management, PLS has the ability to update and enhance the CDD.

## CDD Experience

PLS has experience with Landscape Installation & Maintenance at Carlton Lakes CDD, Riverbend West CDD, Waterleaf CDD, Cypress Creek CDD, Triple Creek CDD, Cornergate CDD, Southshore Bay CDD and KBAR Ranch II CDD.

## Belleair Country Club - Landscape Maintenance





# PINE LAKE SERVICES

## Fenway Hotel - Landscape Construction & Maintenance



## ASCEND Waterleigh - Landscape Construction & Maintenance





# PINE LAKE SERVICES

## Valley Bank - Landscape Maintenance



## Bellevue Inn - Landscape Construction



# PINE LAKE SERVICES

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## References

### ***Carlton Lakes Community Development District***

***Dollar Amount:*** 3 years at \$194,665.00 per year

***Point of Contact:*** Rick Reidt

***Phone Number:*** 813.873.7300

***Address:*** 2005 Pan Am Cir Ste 300, Tampa, FL 33607

***Scope of Work:*** PLS is responsible for the Landscape Maintenance and Irrigation System Management at Carlton Lakes CDD. The scope is similar to Concord Station CDD including Turf Maintenance, Shrub and Ground Maintenance, Tree Maintenance, Seasonal Color/Perennial Maintenance and Installation, Mulching for Tree and Shrub Bed Areas, General Site Maintenance (Trash, Weed Control and Debris Disposal), Leaf Removal, Natural Area Maintenance, Plant Material Disposal and Irrigation Management.

### ***Bellevue POA - Resource Property Management***

***Dollar Amount:*** \$253,343.00

***Point of Contact:*** Kelly Moran

***Phone Number:*** 727.796.5900 Ext. 2110

***Address:*** 275 Bellevue Blvd., Belleair, FL 33756

***Scope of Work:*** PLS is responsible for the Landscape Maintenance and Irrigation System Management for the Bellevue HOA and Condos in Belleair, FL. In addition to the landscape maintenance and irrigation management, annual mulch installations are provided as well as palm and hardwood tree pruning. Various annual enhancement projects occur throughout the contract.

### ***Franklin Street Management - Various Projects***

***Dollar Amount:*** \$201,366.00

***Point of Contact:*** Clint Miller

***Phone Number:*** 813.839.7300

***Address:*** 936 S Howard Ave, Tampa, FL 33606

***Scope of Work:*** PLS is responsible for the Landscape Maintenance and Irrigation System Management of a Residential and Commercial portfolio package. In addition to the Landscape Maintenance and Irrigation System Management, the scope of work includes regular fertilizer and pest control maintenance, as well as annual flower and mulch installations.

# PINE LAKE SERVICES

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## References

### ***Riverbend West Community Development District- Inframark***

***Dollar Amount:*** 3 years at \$85,000.00 per year

***Point of Contact:*** Jennifer Goldyn

***Phone Number:*** 813.533.2950

***Address:*** 2005 Pan Am Cir Ste 300, Tampa, FL 33607

***Scope of Work:*** PLS is responsible for the Landscape Maintenance and Irrigation System Management at Riverbend West CDD. The scope is similar to Concord Station CDD including Turf Maintenance, Shrub and Ground Maintenance, Tree Maintenance, Seasonal Color/Perennial Maintenance and Installation, Mulching for Tree and Shrub Bed Areas, General Site Maintenance (Trash, Weed Control and Debris Disposal), Leaf Removal, Natural Area Maintenance, Plant Material Disposal and Irrigation Management.

### ***Moffitt Campuses (ALL) - Moffitt***

***Dollar Amount:*** \$295,253.00

***Point of Contact:*** Anthony Sanders

***Phone Number:*** 813.745.2638

***Address:*** 12902 Magnolia Dr. Tampa, FL 33612

***Scope of Work:*** PLS is responsible for the Landscape Maintenance and Irrigation System Management for all Moffitt Hospitals/Centers, FL. In addition to the landscape maintenance and irrigation management, annual mulch installations are provided as well as palm and hardwood tree pruning. Various annual enhancement projects occur throughout the contract.

*\*Please see the following pages for additional reference letters from current clients.*



# PINE LAKE SERVICES

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To Whom It May Concern,

I am writing to recommend Pine Lake Services for professional Landscape Maintenance Services with future prospective clients. I have had the pleasure of working directly with Pine Lake on a number of projects in the past and most recently at Temple Terrace Plaza located in Tampa, Florida. The scope of work for this project includes monthly maintenance, irrigation work, enhancements, and product installs.

Pine Lake Services has demonstrated their attention to detail, quality, and safety on several occasions. It is the policy of this company to strive for the best quality of work possible and in a timely manner. The Pine Lake team is dedicated, professional and fulfilled their contractual obligations on all occasions.

Please consider Pine Lake Services for your landscape grounds maintenance needs. I recommend them and look forward to working with them again.

Sincerely,

Westcott Toole

Senior Regional Director



[Westcott.Toole@FranklinSt.com](mailto:Westcott.Toole@FranklinSt.com)

**D:** 813.397.1332 | **O:** 813.839.7300 x 0389 | **C:** 813.334.5215 | **F:** 813.839.7330  
1311 North Westshore Boulevard, Suite 200 | Tampa, FL 33607



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FranklinSt.com

# PINE LAKE SERVICES

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*Achieve Ambitions*

To Whom It May Concern,

I am writing to recommend Pine Lake Services for professional Landscape Maintenance Services with future prospective clients. I have had the pleasure of working directly with Pine Lake on several Valley National Bank projects located in Tampa, Florida area. The scope of work for this project includes landscaping repair and maintenance.

Pine Lake Services has demonstrated their attention to detail, quality, and safety on several occasions. It is the policy of this company to strive for the best quality of work possible and in a timely manner. The Pine Lake team is dedicated, professional and fulfilled their contractual obligations on all occasions.

Please consider Pine Lake Services for you landscape grounds maintenance needs. I recommend them and look forward to working with them again.

Sincerely,

**Erika Harrison**  
Assistant Facility Manager  
JLL | Valley Bank  
2028 E 7<sup>th</sup> Ave  
Tampa, FL 33605  
Cell: (813) 618-1459



## Equipment & Scope of Work



# PINE LAKE SERVICES

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## Our Maintenance Services

Pine Lake Services is partnered with Everglades Farm Equipment and John Deere to supply new and current equipment. In addition, we employ a robust service and preventative maintenance program.

# PINE LAKE SERVICES

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## Equipment

***Pine Lake will staff our Concord Station CDD staff with the following equipment:***

- (4) 60" Zero Turn Mower
- (1) 48" Stand On Mower
- (1) Rider On Blower - array of 2-cycle equipment
- (1) Single Wide Area Mower
- Array of line trimmers, edgers, blowers, etc
- Truck and Dump Trailer - array of 2-cycle trimmers and pruners
- Gator and Tank Sprayers
- Truck and Hand Tools

***Pine Lake also has full access to various pieces of machinery and equipment we have deployed throughout the Tampa Bay area. We have the resources and staff to obtain anything we need to get the job done and not miss our service schedule. [A full list of assets is provided on the following page.](#)***

***Additional equipment maintained in our fleet:***

- (40) Trucks (From semi-truck to pick up)
- (25) Various Trailers (Flat beds, dumps and haulers)
- (30) Commercial Mowers
- (80) Pieces of 2 Cycle
- (5) Heavy Duty Loaders with attachments
- (2) Mini Skid with attachments
- (1) Excavator

## Annual Materials

***All materials to service the scope of work are included***

- Glyphosate Concentrate
- Fertilizers (*granular and/or liquids*)
- Various Pest Control Products (*all SDS will be provided*)
- Potting Soil
- Bloom Booster annual specific fertilizer
- Annual Flowers (*if approved*)
- Mulch (*if approved*)

# PINE LAKE SERVICES

## Equipment Asset List

Year	Make	Model	Description	Serial/VIN	License Plate
Blowers					
	Stihl	PLN	Blower - Shop	507352206	
	Stihl	PLN	Blower - 4002	505858270	
2018	Stihl	PLN	Blower - B010	515557589	
2020	Stihl	PLN	Blower - B009	515555387	
2018	Stihl	PLN	Blower - B011	515557603	
2020	Stihl	BR600	Backpackblower	522507946	
2020	Stihl	BR600	Backpackblower	522507948	
2020	Stihl	BR600	Backpackblower	52207986	
2020	Stihl	BR601	Backpackblower	522507945	
2020	Stihl	BR602	Backpackblower	522507943	
2020	Stihl	BR603	Backpackblower	522507951	
2020	Stihl	BR604	Backpackblower	522507942	
2020	Stihl	BR605	Backpackblower	522507957	
2020	Stihl	BR606	Backpackblower	522507954	
2020	Stihl	BR607	Backpackblower	522507947	
2020	Stihl	BR600	Backpackblower	522507960	
2020	Stihl	BR600	Backpackblower	522507958	
2020	Stihl	BR600	Backpackblower	522507956	
2020	Stihl	BR600	Backpackblower	522507950	
2020	Stihl	BGA 56	Handheld Blower-BGA56	436845036	
2021	Briggs & Stratton	FQ X3000	Stand On Blower	4001698192	
Edger					
2017	Stihl	PLN	Edger - C007	519509211	
2017	Stihl	PLN	Edger - C008	507024396	
2020	Stihl	FC91	Edger	520630539	
2020	Stihl	FC91	Edger	520630552	
2020	Stihl	FC91	Edger	521584338	
2020	Stihl	FC91	Edger	520630528	
2020	Stihl	FC91	Edger	520630563	
2020	Stihl	FC91	Edger	520630544	
2020	Stihl	FC91	Edger	52063538	
2020	Stihl	FC91	Edger	520630572	
2020	Stihl	FC91	Edger	521310245	
2021	Stihl	FC111	Edger	521360247	
Hedge Trimmer					
2020	Stihl	HL94K 145	Hedgetrimmer Flex Head	521053026	
2020	Stihl	HL94K 146	Hedgetrimmer	518915675	
2020	Stihl	HL94K 147	Hedgetrimmer	521053095	
2020	Stihl	HL94K 148	Hedgetrimmer	521053017	
2020	Stihl	HL94K 149	Hedgetrimmer	521053104	
2020	Stihl	HL94K	Hedgetrimmer	522622524	
2020	Stihl	HL94K	Hedgetrimmer	521389028	
2020	Stihl	HL94K	Hedgetrimmer	522622503	
2020	Stihl	HL94K	Hedgetrimmer	522622512	
2020	Stihl	HL94K	Hedgetrimmer	522622517	
2021	Stihl	HL94145	Hedgetrimmer	526913111	
Line Trimmer					
2017	Stihl	PLN	Line Trimmer	512229460	
2021	Stihl	F594R	Line Trimmer	525216612	
2017	Stihl	PLN	Line Trimmer	296558365	
2020	Stihl	F591R Auto	Trimmer	521216364	
2020	Stihl	F591R Auto	Trimmer	521216359	
2020	Stihl	F591R Auto	Trimmer	521216361	
2020	Stihl	F591R Auto	Trimmer	521216356	
2020	Stihl	F591R Auto	Trimmer	521216363	
2020	Stihl	F591R Auto	Trimmer	521216358	
2020	Stihl	F591R Auto	Trimmer	521216365	
2020	Stihl	F591R Auto	Trimmer	521216362	
2020	Stihl	F591R Auto	Trimmer	521215367	
2020	Stihl	F591R Auto	Trimmer	287986219	
Chainsaw					
2016	Stihl	N5193TCE PMM3 14	14" Chainsaw	501273211	
2020	Stihl	HT131 14	Pole pruner	520380986	
2020	Stihl	HT131 14	Pole pruner	522794263	
2020	Stihl	N5194T P53 14	Chainsaw	522090286	
2020	Stihl	N5194T P53 14	Chainsaw	522090262	
2020	Stihl	N5291KIT 20	Chainsaw	520996849	
2020	Stihl	N5291KIT 20	Chainsaw	520996845	
2016	Stihl		Pole pruner	287953114	
2016	Stihl		Pole pruner	287953203	
Mower					
2017	John Deere	636M	Quick Track Stand On 36"	1TC636MGTH051292	



# PINE LAKE SERVICES

## Equipment Asset List

I	H	I	J	K	L	M
1	Year	Make	Model	Description	Serial/VIN	License Plate
82		ExMark	PLN	ExMark Mower	X0011404947179	
83		Dixie	PLN	Dixie Chopper 002	8917	
84	2020	Toro	PLN	Push Mower	403373520	
85	2020	Honda	HR5216PKA	Push Mower	MZB2 6559470	
86	2020	John Deere	652R	Stand On	1TC652RKEKT075628	
87	2020	John Deere	652R	Stand On	1TC652RKPCT075651	
88	2020	John Deere	652R	Stand On	1TC652RJKKT075307	
89	2019	John Deere	Z930M	Gas Mower	1TC930VCLKT081644	
90	2020	John Deere	Z930M	Ztrak	1TC930VCLT084128	
91	2020	John Deere	652R	Mower	1TC652RKLPT080446	
92	2020	John Deere		Tractor		
93		Jacobson	Turf Master	Mower Rider	94671402553	
94	2021	Honda	21"	21" Side Discharge	HR5216VKA	
95	2021	John Deere	652R	Mower	1TC652RKTMT090801	
96	2021	Land Pnde	Brush Hog	Brush Hog Mower	No Serial #	
97	2021	John Deere	4044R	Tractor 2 chains, 2 binders, mulch kit for 652R	1LV4044RHMM102691	
98	2021	John Deere	FM3012	JD FM3012 Flex Grooming Mower	1XFFM30XVL000490	
99						
100	2021		Z960M	Gas M10Z Mower 72"	1TC960MDEM1090804	
101						
Miscellaneous						
102	2015	Rigid		Generator	3600W	
103	2015	Northern Tool		100g PCO Sprayer	268177	
104		Shanghai Tractor		Generator on Trailer		
105				Office Trailer		
106				Sales Trailer		
107				Contents of Office Trailer		
108				Contents of Sales Trailer		
109	2020	John Deere	Sprayer	25 Gallon Spot Sprayer		
110	2020		Orchard Ladder	12' Aluminum Orchard Ladder 12'		
111				Tree Spade		
112				Nursery Carts X2 w/ Tree Bar		
113				Nursery Carts X6		
114				Simpson 300 PSO Pressure Washer	05208051414 P	
115		John Deere		48 Volt Garor w/ Charger	W04X21D002371	
116	2020	John Deere	HPX615E	HPE615E Gator 4x4	1V0615EAPLW039649	
117				50074 Welder	NB10422N	
118	2020	AGSPRAY		100 Hicycle Sprayer came with the HPE615E Gator 4x4	7001422	
119		Honda		Water Pump	WB200XT A	
120		Slith		Auger	527308411	
121		Slith		Auger	528459474	
122		John Deere	JD Bucket	12" Heavy Duty 1.5 CU. F Bucket	4779	

I	H	I	J	K	L	M
1	Year	Make	Model	Description	Serial/VIN	License Plate
123	2021	John Deere	GATORXUV825M S4	GATOR 4 seater	1M0825MBEMM041468	
124						
Heavy Equipment						
125	2006	TCM	806	Loader	HF4E400287522935	
126	2018	CAT	908M	Front End Loader with Bucket	0H8802539	
127	2018	CAT	908M	Front End Loader with Bucket	0H8802712	
128	2020	Toro	TX1000N	Narrow Track Dingo	405556654	
129	2020	BDA		Mini tree Boom	79276	
130	2020	Toro	PN 2250	34" Bucket	403349600	
131	2020	Toro		Ad Fork Attachment	405586153	
132	2020	Toro		High Speed Trencher Head	405586153	
133	2020	Toro		Grapple Rake	319001100	
134		Briggs & Stratton		Pump on Tanker Trailer	1511239843411	
135	2020	John Deere	3930 CLT	3025E Tractor	1LV3025EKL142986	
136	2020	John Deere		Bush Hog		
137				Forklift Forks X3		
138				Platform X1		
139				Tree Hook X3		
140				Augers X2 w/ 36" Bits		
141				Buckets X2		
142				Tree Hook X1		
143				Buckets X1		
144				Forklift Forks X2		
145				Buckets X1		
146				Tree Hook X2		
147	2020	John Deere	35G	Compact Excavator: Mini Ex	1FF035GXALK790112	
148	2020	Attachment for JD 35G	JD Bucket	24" HD 3.3 CU FT JD Bucket	PXB03XG000811	
149						
150	2006	CAT HM312-Mulch Head	FDX8	Faxon FDV8 Rotary/Flail Cutter-Mulcher	DJP0312	
151	2020	John Deere	BD 112001	Blue Diamond Attachments Tree Boom HD	93546	
152	2020	John Deere	JD Forks	45" Standard Duty Forks	T0EHP450048R1	
153	2020	John Deere	JD Bucket	84" HD Const Cucklet	17637	
154	2019	John Deere	333G	Compact Track LDR Base Skidsteer	1T0333GMCLF38R758	
155						
Trailers						
156						
157	1995	Refer	Trailer	48" Utility Box Trailer w/Refer	1UYV524885V218602	Storage
158	1996	Open	Trailer	Freuhaf 53" Drop Deck w/Tree Bar	1H2P05329TV051501	23586G
159	1996	Open	Trailer	Freuhaf 53" Drop Deck w/Tree Bar	1H2P05329TV051503	23576G
160	2006	Enclosed	Trailer	Featherlite 20' Trailer	4FGA420706C096493	358TDX
161	2006	Open	Trailer	Anderson Trailer 10 Ton - Tree/Tanker	4YNBN25276CD41662	ALCA01
162	2007	Open	Trailer	Anderson Trailer EQ8207TL 6 Ton	4YNBN2067C047543	ALCA02

# PINE LAKE SERVICES

## Equipment Asset List

	H	I	J	K	L	M
1	Year	Make	Model	Description	Serial/VIN	License Plate
163	2014	Open	Trailer	7x16 Open Trailer(6'10"x14')	5GL8U1423EC000281	QEYG11
164	2015	Dump	Trailer	6 Ton Dump Trailer(6'x12'x4')	5HVBD1221GL123786	QEYG10
165	2015	Enclosed	Trailer	7x14 Enclosed Trailer	53FBE1422FF017903	QEYG08
166	2017	Enclosed	Trailer	7x16 Enclosed Trailer - Black Team	50XBE1629HA001830	QEYG09
167	2017	Open	Trailer	Anderson Trailer 10 Ton	4YN8N252HC083283	1UTS21
168	2021	Open	Trailer	Triple Crown ATV717162G	1XNBE1627M1123360	
169	2021		Trailer	Premium Bigfoot Trailer	4B9BF242XNM163498	52ASWH
170	Vehicles					
171	2001	Sterling	Water Truck	Water Truck with Cannon	2FZAASAK31AG08586	MIQ97G
172	2005	International	Semi Truck	International 9200 Semi		MIQ94G
173	2011	Ford	F450	Flat Bed Landscape Body	1FD0W4GT98E006251	AWPL74
174	2013	FRHT	White	Flat Bed Landscape Body	1FVACXD4DHFJ2545	MIP89P
175	2014	Jeep	Wrangler	SUV	1C4HJWEG1EL209276	KGAK02
176	2015	Chevrolet	2500 Silverado	Irrigation Single Cab	1GC0CUEG5F2533924	HMUD58
177	2017	Chevrolet	1500 Silverado	Irrigation Service	1GCRCEHXXH2342573	HMUD57
178	2017	Ford	F350	XL Crew Cab Diesel (Construction)	1FD8W3HT0HEC80028	JUVM04
179	2018	Ford	F250	Truck SD Gas	1FT7W2A63JEC3524	JUVM03
180	2019	Isuzu	NPR-HD	Truck - Flat Bed Dovetail Landscape Body	54DC4J1B1KS806147	15AEDR
181	2019	Isuzu	NPR-HD	Gas Dump Truck Enhancement	54DC4J1B9KS809992	NQAU47
182	2020	Chevrolet	1500 Silverado	Crew Cab 2WD	1GCPWAEF1L2144804	NRPJ94
183	2019	Isuzu	NPR-XD Crew	Flat Bed Landscape Body	54DC4J1B0KS809993	NYV10
184	2021	Isuzu	NPR-XD Crew	Diesel Dump	JALC4J162M7K01081	NYNU40
185	2021	Chevrolet	Suburban	Michael/Janet	1GN5CGK6MR140949	PWR286
186	2020	Chevrolet	Silverado	Silverado 1500 Crew Cab	3GCPWCED8LG445290	PZNX24
187	2020	Chevrolet	Silverado	2500 Longbed Crew Cab	1GC4WNE79LF346908	PZNX25
188	2021	Chevrolet	2500	2500 HD Crew Cab standard bed	1GC4WME74MF122098	PZNX31
189	2021	Chevrolet	Silverado		1GCRWAEHXMZ151682	PZNX84
190	2020	Chevrolet	4500 LCF	4500 Knapheide 14' Landscape Body w/4'Dovetail	54DCD1B8LS801979	PZNX96
191	2021	Chevrolet	Silverado 1500	PU	3GCPWBEH6MG179217	QRXJ60
192	2020	Chevrolet	Silverado 1500-4x4	Truck	3GCUYDE4LG410507	30ACWE
193	2021	Chevrolet	Silverado 3500HD	Truck	1GB4YSE78MF197731	34AKAD
194	2021	Ford	UT	Bronco	3FMCR9B6XMR80885	48AGFH
195	2021	Isuzu	NRP-HD-Crew	Truck	54DC4J1D0MS205350	

# PINE LAKE SERVICES

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## RESULTS in the FIRST 90 DAYS!

Our Goal is to show a noticeable difference within the first 90 days on the job. Through our onsite inspections, property reviews and conversations with you and your team, together we will construct service, communication and action plans best suited for Concord Station CDD. Listed here are tasks we will fulfill in the first 90 days based on priorities you have already identified.

### ✓ **SHRUBS AND BEDS**

- ✓ Remove weeds
- ✓ Prune selected shrubs
- ✓ Remove plants too close to tree trunks, crowding shrubs, and poor performing plants
- ✓ Apply insect and disease control to treatable diseased plant material
- ✓ Provide Design ideas and proposals for declining landscape areas

### ✓ **TURF**

- ✓ Apply broadleaf weed spray where necessary
- ✓ Apply pre-emergent weed spray to inhibit new weed growth
- ✓ Identify areas where turf needs replacement and propose

### ✓ **SAFETY**

- ✓ Trim plant material or trees hindering or blocking line of sight at intersections and monuments
- ✓ Identify tripping hazards in the turf and hardscape
- ✓ Identify drainage problems and propose solutions

### ✓ **TREES**

- ✓ Prune selected trees
- ✓ Establish tree rings as needed
- ✓ Identify hazard trees and propose immediate removal
- ✓ Identify trees with nutritional deficiencies and propose solutions

### ✓ **COMMUNICATION**

- ✓ Introduce the Account Manager and walk the site together
- ✓ Determine your communication preferences
- ✓ Build operational plans, maps and Gantt Charts
- ✓ Refine, test and re-test operational plans, then finalize for the crew. Communicate to customer

## Quality Inspections & Reports

At PLS we believe in inspecting what we expect!

Each month our management team will walk the property and inspect all aspects of your landscape. We will document our findings on a report similar to this one. Items on the report can range from an irrigation issue, to a pest control issue to an observed opportunity for an improvement. This will also add value to your team as we will constantly look for and report any safety hazard, we come across whether landscaping related or other.



# PINE LAKE SERVICES

## Parkway Center CDD Property Map

### Technical Approach

By breaking the property down into sections, we can ensure an even workload for our teams while maintaining the levels of service the community desires. This guarantees all areas of the neighborhood look their best each month.

## Concord Station CDD Irrigation Management

### Technical Approach

The CDD has a well-established but somewhat aged Irrigation System. We will develop a systematic routine to ensure inspection and repairs of all zones. This will include a detailed monthly report, cleaning of filters, and proposal for all repairs discovered in the system. We have included a sample copy of our irrigation report, which is provided monthly.

 <b>Pine Lake Services</b> Monthly Irrigation Report										Job Number:
JOB NAME:										EST#:
Technician:										Clock:
Date:										Check Rain Sensor: Yes/No

Qty:	Description:	Cost:	Total:
	General Labor	\$70.00 per hr	
	Technical Labor - mainline, electrical	\$80.00 per hr	
	Emergency, After hours, Overtime	\$75.00 per hr	
	6" pop-up spray (Installed)	\$30.00	
	12" pop-up spray (Installed)	\$45.00	

Zone	Spray, Rotor, Drip	Run time	Program	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments
1									
2									
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									
21									
22									
23									
24									

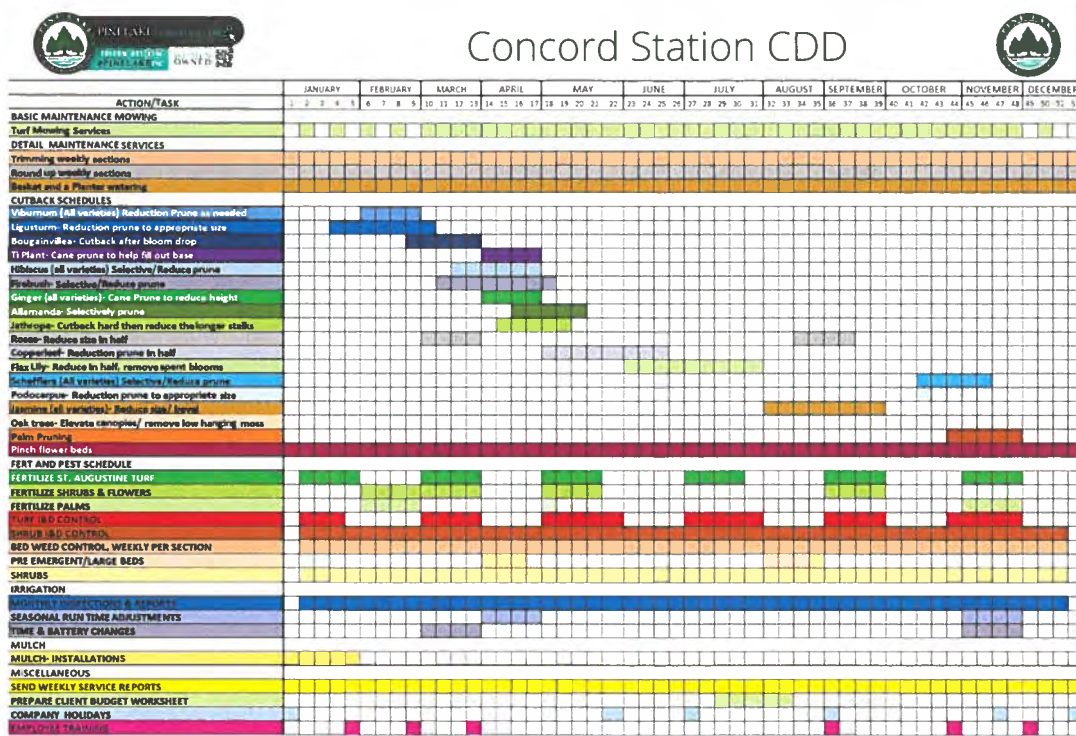
Start Times:	Run Days:
A:	M T W R F S S
B:	M T W R F S S
C:	M T W R F S S
D:	M T W R F S S

Total: \$
-----------

Customer Approval: \_\_\_\_\_ Date: \_\_\_\_\_

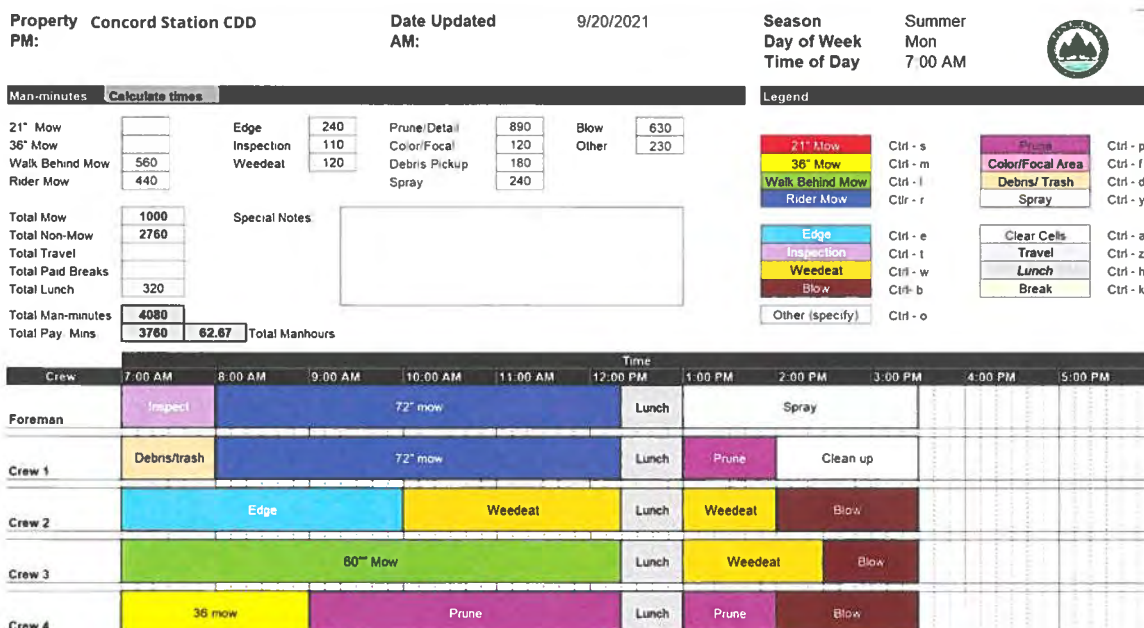
# PINE LAKE SERVICES

## Annual Operations Calendar



*\*Sample to be reviewed and agreed upon at contract start*

## Daily Gantt Chart



*\*We will coordinate with the Property Manager to develop all daily/weekly Gantt charts once the job is awarded.*



RFP & Price



**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

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**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 Tuesday, May 30, 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.**

**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT  
PROPOSER QUALIFICATION STATEMENT**

1. Proposer: Pine Lake Services / ☐ / A Partnership  
[Company Name] / ☒ / A Corporation  
/ ☐ / A Subsidiary Corporation
2. Parent Company Name: Pine Lake Services, LLC
3. Parent Company Address:  
Street Address 2122 Henley Rd  
P.O. Box (if any) \_\_\_\_\_  
City Lutz State FL Zip Code 33558  
Telephone 813 948 4736 Fax no. 813 948 4914  
1st Contact Name John Amarosa Title COO  
2nd Contact Name Terry McLane Title GM
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 2122 Henley Rd  
City Lutz State FL Zip Code 33558  
Telephone 8139484736 Fax No. 8139484914  
1st Contract Name John Amarosa Title COO



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 June 1, 2010 Charter No. P10000046393

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) 1,500,000, (22) 1,900,000, (23) 2,400,000.

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

General Liability	\$ 2,000,000
Automobile Liability	\$ 1,000,000
Umbrella Coverage	\$ 5,000,000
Workers Compensation	\$ 5,000,000
Expiration Date	See Attached COI

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. NA

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: \_\_\_\_\_  
 Carlton Lakes CDD, Rick Riedt, 813 873 7300, \$585,000 2 years  
 Riverbend West CDD, Jennifer Goldyn, 813 533 2950, \$255,000 about a year  
 Belleview HOA/POA, Kelly Moran, 727 795 5900, \$253,000 approx 6 years  
 Franklin Street, Clint Miller 813 839 7300, \$201,000 approx 7 years  
 Moffit Cancer Hospitals (all) Anthony Sanders, 813 745 2638, \$295,000 approx 2 years
16. List three (3) jobs (including company, contact person, and telephone number) lost in the previous twelve (12) months and the reason(s) why: \_\_\_\_\_  
 Doral Oaks, Teryl Tarver 813 988 5227, consolidated portfolio to single vendor  
 Vintage Lofts, Greg Bass, 813 603 9573, also consolidated portfolio  
 City of Tampa, CRA Project, Jesus Nino, 813 274 7427, contract expired and we were outbid
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.

Javier Linares	Foreman	
Name	Position	
Landscape Maintenance	18	3
Type of Work	Yrs. Exp.	Yrs. With Firm
Anthony Elizenberry	Foreman	
Name	Position	
Landscape Maintenance	8	2
Type of Work	Yrs. Exp.	Yrs. With Firm
Juan Gonzalez	Irrigation Technician	
Name	Position	
Irrigation	8	2
Type of Work	Yrs. Exp.	Yrs. With Firm



Bill Lubin

Lead

Name

Position

Landscape Maint

20

7

Type of Work

Yrs. Exp.

Yrs. With Firm

Sir Lewis Bailey

Foreman

Name

Position

Enhancements

15

3

Type of Work

Yrs. Exp.

Yrs. With Firm

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.

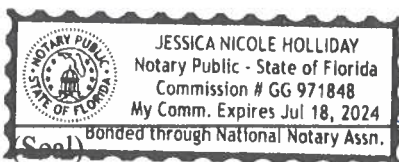
Jason Conte  
Name of Proposer

By: Jason Conte  
[Type Name and Title of Person Signing]

This 22 day of June, 2023

(Corporate Seal)

Sworn to before me this 22 day of June, 2023



07/18/2024  
Notary Public/Expiration Date

**CORPORATE OFFICERS**

Company Name: Pine Lake Services, LLC

Date: 2/27/23

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
Janet Trapuzzano	CEO	HR/Sales	Tampa Fl
Michael Trapuzzano	VP	Business Development	Tampa Fl
Robert Spears	CFO	Finances	Tampa Fl
John Amarosa	COO	Service Operations	Riverview Fl
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

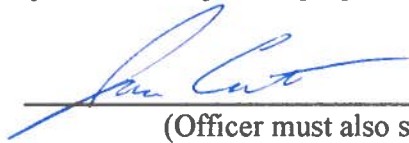
State of \_\_\_\_\_

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.



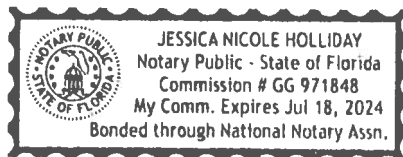
(Officer must also sign here)

CORPORATE SEAL

Sworn to before me this 22 day of June, 2023

 07/18/2024  
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. John Amarosa	25	COO/CPCO	Oversee all Business Ops
2. Terry McLane	30	GM/BMP	Oversee all contractual obligations
3. Ralph Girard	37	Sr Project Mgr/Osha 30	Oversee ancillary servcies
4. Micah Gravel	21	Construction Mgr	Oversee large project
5. Epi Carvajal	25	Operations Mgr	Oversee site operations

**Proposed Staffing Levels**

Landscape Maintenance staff will include 12 laborers, 2 Supervisors, and 2 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. Marc Vasher	20	Fertilizer and Pest Control Manager/CPCO	Oversee all horticulture services
2. Rob Zambito	18	Arborist	Oversee all tree operations
3. Guadalupe Valdez	22	Irrigation Mgr	Oversee all irrigation on site
4. Sir Lewis Bailey	15	Enhanced Foreman	Oversee small project



## Travel

Distance from bidder's branch office to the District - 2 miles

Drive time one way from bidder's branch office to the District - 6 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: Carlton Lakes CDD-Riverview  
Contact: Rick Reidt Contact Phone: 813 873 7300  
Project Type/Description: CDD Landscape and Irrigation maintenance  
Dollar Amount of Contract: \$585,000  
Your Company's Detailed Scope of Services for Project: Landscape and irrigation maintenance,  
Fertilizer and pest control, arbor care, flower installation, mulch and  
enhancements projects  
  
Duration of Contract: START DATE: 7/1/21 END DATE: on-going
2. Project Name/Location: Riverbend West CDD Ruskin  
Contact: Jennifer Goldyn Contact Phone: 813 533 2950  
Project Type/Description: CDD Landscape and Irrigation Maintenance  
Dollar Amount of Contract: \$255,000  
Your Company's Detailed Scope of Services for Project: Landscape and irrigation  
maintenance, fertilizer and pest control, arbor care, flower installation,  
mulch and enhancement projects  
  
Duration of Contract: START DATE: 10/1/22 END DATE: on-going
3. Project Name/Location: Bellevue HOA/POA Clearwater

Contact: Kelly Moran Contact Phone: 727 796 5900  
Project Type/Description: HOA Landscape and Irrigation Maintenance  
Dollar Amount of Contract: \$253,000  
Your Company's Detailed Scope of Services for Project: Landscape and Irrigation maintenance, fertilizer and pest control, arbor care, flower installation, mulch and enhancement projects  
  
  
Duration of Contract: START DATE: 1/2014 END DATE: on-going

4. Project Name/Location: Moffitt Hospitals-all locations  
Contact: Anthony Sanders Contact Phone: 813 745 2638  
Project Type/Description: Class A Hospital Campuses  
Dollar Amount of Contract: \$295,000  
Your Company's Detailed Scope of Services for Project: Landscape and irrigation maintenance, fertilizer and pest control, arbor care, flower installation, mulch and enhancement projects  
  
  
Duration of Contract: START DATE: 7/1/22 END DATE: on-going

5. Project Name/Location: Franklin Street- Tmapa Bay  
Contact: Clint Miller Contact Phone: 813 839 7300  
Project Type/Description: Apartments, Class A office, retail and hotel  
Dollar Amount of Contract: \$201,000  
Your Company's Detailed Scope of Services for Project: Landscape and irrigation maintenance, fertilizer and pest control, arbor care, flower installation, mulch and enhancement projects  
  
  
Duration of Contract: START DATE: 1/2014 END DATE: on-going

**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: Pine Lake Services, LLC

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
1	98" Batwing large area mower	1	Lutz
2	JD Zero Turn 72" mower	1	Lutz
16	JD Zero Turn 60" mower	3	Lutz
8	JD 48" zero turn mower	1	Lutz
16	Trucks and trailers	3	Lutz
2	JD Gator Utility	1	Lutz
6	Tank sprayers	2	Lutz
80	Units of 2 cycle equipment	12	Lutz
2	Ride on Blowers	1	Lutz
100	Units of handheld tools	12	Lutz
22	Sprayers	4	Lutz

**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 racked" 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**

**\$ 239,364.00 Yr.**

- Storm Cleanup \$85.00/hr **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) Cover all annual beds with freeze cloth.

\$ 1,200.00/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)**

\$55.00/hr for employee with hand-held hose

\$250.00/hr for water truck/tanker

**PART 2**

**Fertilization (All labor and materials)**

**\$ 26,620.00 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
FEB	20-0-10 W/ PRE-M	1LB N/1000 SF	875	\$1350.00
MAR	40-0-0 SOLUBLE N	.5 LB N/1000 SF	250	\$787.50
APR	43-0-0 100% POLY-COATED	1 LB N/1000 SF	450	\$855.00
MAY	43-0-0 100% POLY-COATED	1 LB N/1000 SF	450	\$675.00
JUL	0-0-24 6% FE	1 LB K/1000 SF	750	\$1125.00
OCT	20-0-10	1 LB N/1000 SF	875	\$1350.00
NOV	10-0-10 W/ PRE-M	.5 LB N/1000 SF	450	\$675.00



BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
FEB	20-0-10 W/ PRE-M	.5 LB N/1000 SF	1,750	\$2625.00
APR	40-0-0 SOLUBLE	.5 LB N/1000 SF	900	\$2812.00
MAY	43-0-0 100% POLY COATED	1 LB N/1000 SF	1,650	\$3135.00
JUL	0-0-24 6% FE	1 LB K/1000 SF	2,950	\$4425.00
OCT	20-0-10 W/ PRE-M	.5 LB N/1000 SF	1,750	\$2625.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
MAR	24-2-11 50% SRN 3% Fe	1.5 LB N/1000 SF	400 LBS	\$780.00
MAY	24-2-11 50% SRN 3% Fe	1.5 LB N/1000 SF	400 LBS	\$780.00
OCT	24-2-11 50% SRN 3% Fe	1.5 LB N/1000 SF	400 LBS	\$780.00

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
MAR	8-2-12 + 4% MG	1.5 LB N/100 SF	100 LBS	\$210.00
JUN	8-2-12 + 4% MG	1.5 LB N/100 SF	100 LBS	\$210.00
SEPT	8-2-12 + 4% MG	1.5 LB N/100 SF	100 LBS	\$210.00
NOV	8-2-12 + 4% MG	1.5 LB N/100 SF	100 LBS	\$210.00

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
	NA			

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) \*

\$ 26,700.00 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)

\$ 1,470.00 / 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>
Date Palms	21	1	17.50	1,470.00

**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).

\$ 7,720.00 / 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)**

**\$ 16,947.00 /Yr.**

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

\_\_\_\_\_  
Turn off all irrigation and cover all above ground irrigation components with freeze cloth.  
\_\_\_\_\_  
\_\_\_\_\_

**\$250.00 /application (do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ 85.00 /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.

\_\_\_\_\_  
All are listed in the proposal documents.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PART 5**

**Installation of Medium Pine Bark Mulch (All labor and materials) \$ 44,460.00 / 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:

555 CY Medium Pine Bark Mulch per specs for the first top-dressing at  
\$ 52.00 /CY (app. April)

And

300 CY Medium Pine Bark Mulch per specs for the second top-dressing at  
\$ 52.00 /CY (app. October)



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

**PART 6**

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

2000 ANNUALS PER ROTATION

Contractor shall install (0) (4") annuals up to four (4) times per year per specs at the direction of the District at \$2.99 /annual plant

\$ **5,980.00** /rotation

\$ **23,920.00** /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)**

\$ **309,631.00** /Yr. (initial term)

FIRST ANNUAL RENEWAL \$ **309,631.00** /Yr.

SECOND ANNUAL RENEWAL \$ **309,631.00** /Yr.

Contractor/Firm Name **Pine Lake Services, LLC**

Firm Address **2122 Henley Rd.**

City/State/Zip **Lutz, FL 33558**

Phone Number **813-948-4736** Fax Number \_\_\_\_\_

Name and Title of Representative **John Amarosa, COO**

(Please Print)

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

Date **6/26/2023**

**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.

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

**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

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

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

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

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

**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\_\_



# Hurricane Plan





Pine Lake Services  
2122 Henley Road  
Lutz, Florida 33558  
(813) 948-4736

June 26, 2023

Dear Concord Station CDD Board of Directors,

There is a possibility that you or your property will be affected by a major storm this season. Please be aware that Pine Lake Services, has a response action plan to address the landscape needs of our customers. We are preparing now to effectively respond to any landscape damages left behind by a potential storm.

Please make an appointment with your account manager to schedule a property assessment to identify any hazards or potential risks that could exist. A small amount of maintenance can prevent much more damage in the unfortunate event we are in the path of a large storm.

If a named storm is predicted to make landfall at or near your site, your account manager will also provide documentation and approval forms granting us permission to immediately service and address your property should the need arise. With your agreement, our staff will initially canvas every property that Pine Lake provides landscape maintenance services to and then will dispatch to pre-authorized/approved customers a clean-up team based on the following priorities:

- 1<sup>st</sup> Objective - Clearing vehicle access to allow emergency personnel access to your property.
- 2<sup>nd</sup> Objective - Clearing debris from structural dwellings/ vehicles that may pose immediate risk or danger.
- 3<sup>rd</sup> Objective - Remove hazardous/damaged limbs remaining in trees versus on the ground.
- 4<sup>th</sup> Objective - Re-planting plant material that may have chance of surviving if root balls can be planted and watered in very soon.

As a company, we will be prepared to mobilize additional Pine Lake Services resources from our extensive sub-contractor if needed to help expedite clean-up response efforts.

Once the priorities detailed above have been met, we will address chipping and removing tree limbs left on the ground from initial clearing efforts as well as removal of root balls and large wood trunks or branches remaining on properties. The final phase would include restoration of damages or losses resulting from the storm and associated clean-up. We would anticipate a return to expected maintenance operations the following week for all but the most severely impacted properties.

We encourage you to be as prepared as you can to help assure a timely and effective response should we suffer an unfortunate event.

Sincerely,

Your Pine Lake Services Management

**LANDSCAPE MAINTENANCE SERVICES**

**FOR**

**CONCORD STATION**  
**COMMUNITY DEVELOPMENT DISTRICT**

**PREPARED BY:**



**5532 AULD LANE  
HOLIDAY, FL 34690**

**1.888.RED.TREE**

**SUBMITTED BY:  
PETER LUCADANO, CEO/OWNER**

**June 26, 2023**



**1.888.RED.TREE**

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

[service@redtreelandscape.com](mailto:service@redtreelandscape.com)

***The New Standard in  
Landscape Maintenance***



Our state-of-the-art equipment fleet arrives at your property ready to perform any and all grounds maintenance tasks.

Experienced irrigation technicians perform diagnostics, repairs, and outdoor lighting service calls whenever you need them!



A team of Certified Arborists and expert tree climbers are available to prepare your trees for hurricane season or to help you clean up fallen trees after the storm.

***Contact Us!***

David Lucadano 727-919-3913

Peter Lucadano 727-919-3915

We also offer Pest Control & Fertilization services to keep your property green, blooming, and free of weeds. Our team of Certified Pest Control Operators know the right products to keep your lawn & ornamentals free of pests.



Owners with over 30 years of experience in the Florida Green Industry!

[f @redtreelandscape](https://www.facebook.com/redtreelandscape)



**2023 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT**

**DOCUMENT# L17000248407**

**Entity Name: REDTREE LANDSCAPE SYSTEMS LLC**

**Current Principal Place of Business:**

5532 AULD LANE  
HOLIDAY, FL 34690

**Current Mailing Address:**

5532 AULD LANE  
HOLIDAY, FL 34690 US

**FEI Number: 82-3591450**

**Certificate of Status Desired: Yes**

**Name and Address of Current Registered Agent:**

LUCADANO, PETER  
5532 AULD LANE  
HOLIDAY, FL 34690 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:**

\_\_\_\_\_  
Electronic Signature of Registered Agent

\_\_\_\_\_  
Date

**Authorized Person(s) Detail :**

Title            CEO  
Name            LUCADANO, PETER  
Address        5532 AULD LANE  
City-State-Zip: HOLIDAY FL 34690

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

**SIGNATURE: PETER LUCADANO**

**CEO**

**02/15/2023**

\_\_\_\_\_  
Electronic Signature of Signing Authorized Person(s) Detail

\_\_\_\_\_  
Date



## AFFIDAVIT FOR CORPORATION

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

County of Pasco

Peter Lucadano  
(title) CEO / Owner of  
the RedTree Landscape Systems, LLC

(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.

*Peter Lucadano*

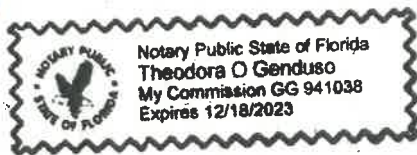
(Officer must also sign here)

CORPORATE SEAL

Sworn to before me this 23rd day of June, 2023.

Notary Public/Expiration Date:

(SEAL)





## ***Concord Station Community Development District***

### **COMPANY HISTORY**

David and Peter Lucadano (owners of RedTree Landscape Systems) have served Florida's Green Industry for over forty years respectively. Formerly known as "The Luke Brothers," David and Peter built one of the largest landscape contracting firms in the United States (*Luke Brothers Landscape Services* was rated one of the America's Top 100 Largest Landscape Firms by *Lawn & Landscape Magazine*). After building their *Luke Brothers Landscape Services*, the brothers received a lucrative offer to sell their company to a national firm.

Due to their credentials and experience in the industry, David and Peter have operated as industry consultants for the past several years after selling their landscape company. However, their deep love of the Green Industry and their ability to lead led them to resume their partnership and create *RedTree Landscape Systems* several years ago. *RedTree Landscape Systems* continues the long legacy of serving the Tampa Bay Area Green Industry by providing the "best of the best" employees who worked for the brothers for many years. By implementing the systems that were proven to be successful and effective on large-scale community association properties, the *RedTree Landscape Systems* team has successfully built a strong clientele and a stellar local reputation for performance.



*The New Standard in Landscape Maintenance*

## **CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT QUALIFICATION OF BIDDER**

**ADDRESS: 5532 AULD LANE  
HOLIDAY FL 34690**

**TELEPHONE NUMBER: (727) 919-3913**

**EMAIL: [peteluke@redtreelandscape.systems](mailto:peteluke@redtreelandscape.systems)**

**NUMBER OF EMPLOYEES: 150**

**FEIN: 82-3591450**

**PASCO COUNTY OCCUPATIONAL LICENSE NUMBER AND DATE OF EXPIRATION: 105879  
Expires September 30, 2023**

### **RESTRICTED PESTICIDE LICENSE STATUS:**

- **PETER LUCADANO – LTD COMMERCIAL FERTILIZER APPLICATOR – LF 203707 EXPIRES APRIL 22, 2025**
- **PETER LUCADANO – CPCO – JF132079 EXPIRES JUNE 1, 2023 \***
- **DAVID LUCDANO – CPCO – JF118508 EXPIRES JUNE 1, 2023 \***

**RENEWALS HAVE BEEN SUBMITTED – DUE TO BACKLOG AT FDACS WE HAVE NOT RECEIVED THEM.**

**BANKING REFERENCE: WELLS FARGO  
6013 STATE ROAD 54  
NEW PORT RICHEY FL 34653  
(727) 843-4300**

### **CREDIT REFERENCES:**

- **FORD MOTOR CREDIT: 1 (800) 727-7000**
- **JOHN DEER FINANCING: (844) 724-7376**
- **AMPLEX NURSERIES: 1 (800) 565-2928**

**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**

\$ 252,000.00 Yr.

- Storm Cleanup \$ 300.00 per crew + equipment/hr **(do not include in General Landscape Maintenance total or Grand Total)**
- Freeze Protection (description of ability) The evening before a freeze, contractor will cover all seasonal color with burlap and remove the next morning.
- \$ 2,500.00/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)**
- \$ 35.00/hr for employee with hand-held hose
- \$ 250.00/hr for water truck/tanker

**PART 2**

**Fertilization (All labor and materials)**

\$ 45,000.00 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
February	complete fertilizer + PreM	1b N / 1000 SF	2,000	\$2,320.00
March	Soluble Nitrogen	0.5 lbs N / 1000 SF	1,000	\$1,000.00
April	Slow-release Nitrogen	1b N / 1000 SF	2,000	\$2,320.00
May	Slow-release Nitrogen	1b N / 1000 SF	2,000	\$2,320.00
July	IFAS approved summer blends + K		1,000	\$1,000.00
October	Slow-release Nitrogen	1b N / 1000 SF	2,000	\$2,320.00
November	complete fertilizer + PreM	1b N / 1000 SF	2,000	\$2,320.00



BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	complete fertilizer + PreM	1 Lb N / 1000 SF	110	\$6,380.00
April	Soluble Nitrogen	0.5 lbs N / 1000 SF	55	\$2,750.00
May	Slow-release Nitrogen	1b N / 1000 SF	110	\$6,380.00
July	FAS approved summer blends + K		55	\$2,750.00
October	complete fertilizer + PreM	1b N / 1000 SF	110	\$6,380.00
ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete fertilizer	4-6 lbs N / 1000 SF	1,500	\$1,560.00
May	Complete fertilizer	4-6 lbs N / 1000 SF	1,500	\$1,560.00
October	Complete fertilizer	4-6 lbs N / 1000 SF	1,500	\$1,560.00

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8N-0P2O5-12K2O+4Mg	1.5 lbs / 100 SF of canopy	500	\$520.00
May	8N-0P2O5-12K2O+4Mg	1.5 lbs / 100 SF of canopy	500	\$520.00
October	8N-0P2O5-12K2O+4Mg	1.5 lbs / 100 SF of canopy	500	\$520.00
November	8N-0P2O5-12K2O+4Mg	1.5 lbs / 100 SF of canopy	500	\$520.00

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) \*

\$ 28,000.00 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)

\$ 55,800.00 / Yr (based on quantities below)  
(OTC injections per specs - **do not include in Grand Total**)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
Phoenix	20	2	\$150.00	\$24,000.00
Queen	41	1	\$150.00	\$24,600.00
Sabal	12	1	\$150.00	\$7,200.00

**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).

\$ 9,500.00 / 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)

\$ 18,600.00 /Yr.

Freeze Protection (description of ability) \_\_\_\_\_  
prior to a freeze - bleed system and shut down pumps \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\$1,500.00 application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ 65.00 /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.

Rainbird 1804 sprayheads - \$10.00	1/2"coupling - \$0.42
Rainbird 1806 spray heads - \$15.00	3/4" coupling - \$0.88
Irritrol 1" valve - \$125.00	2" PVC Schedule 40 elbow - \$3.88
Irritrol 2" valve - \$150.00	3/4" slip pipe tee - \$1.20
1" Solenoid - \$45.00	2" PVC Schedule 40 pipe - \$2.66
Rainbird wired rain sensor - \$35.00	PVC Vartek 1/2" IPS flexpipe hose - \$1.11

#### **PART 5**

**Installation of Medium Pine Bark Mulch** (All labor and materials) \$ 44,000.00 / 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:

600 CY Medium Pine Bark Mulch per specs for the first top-dressing at  
\$ 55.00 /CY (app. April)

And

200 CY Medium Pine Bark Mulch per specs for the second top-dressing at  
\$ 55.00 /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 <sup>2,000</sup> (Ø) (4") annuals up to four (4) times per year per specs at the direction of the District at \$ 2.25 /annual plant

\$ 4,500.00 /rotation

\$ 18,000.00 /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)**

\$ 343,600.00 /Yr. (initial term)

FIRST ANNUAL RENEWAL \$ 343,600.00 /Yr.

SECOND ANNUAL RENEWAL \$ 360,780.00 /Yr.

Contractor/Firm Name RedTree Landscape Systems, LLC

Firm Address 5532 Auld Lane

City/State/Zip Holiday, FL 34690

Phone Number (727) 919-3915 Fax Number (727) 922-2298

Name and Title of Representative Peter Lucadano

(Please Print)

Representative's Signature Peter Lucadano

Date June 23, 2023

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

1. email on 6.13.23 2. \_\_\_\_\_ 3. \_\_\_\_\_ 4. \_\_\_\_\_ 5. \_\_\_\_\_

Dated this 23rd day of June, 2023



**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**

\$ 252,000.00 Yr.

<p style="text-align: center;"><u>per crew and equipment</u></p> <p>- Storm Cleanup \$ <u>300.00</u>/hr <b>(do not include in General Landscape Maintenance total or Grand Total)</b></p> <p>- Freeze Protection (description of ability) <u>The evening before a freeze, contractor will cover all seasonal color with burlap and remove the next morning.</u></p> <p>_____</p> <p>_____</p> <p>\$ <u>2,500.00</u>/application <b>(do not include in General Landscape Maintenance total or Grand Total)</b></p> <p>- Hand Watering <b>(do not include in General Landscape Maintenance total or Grand Total)</b></p> <p>\$ <u>35.00</u>/hr for employee with hand-held hose</p> <p>\$ <u>250.00</u>/hr for water truck/tanker</p>
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**PART 2**

**Fertilization (All labor and materials)**

\$ 45,000.00 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
February	complete fertilizer + PreM	1b N / 1000 SF	2,000.00	\$2,320.00
March	Soluble Nitrogen	0.5 lbs N / 1000 SF	1,000.00	\$1,000.00
April	Slow-release Nitrogen	1b N / 1000 SF	2,000.00	\$2,320.00
May	Slow-release Nitrogen	1b N / 1000 SF	2,000.00	\$2,320.00
July	IFAS approved summer blends + K		1,000.00	\$1,000.00
October	Slow-release Nitrogen	1b N / 1000 SF	2,000.00	\$2,320.00
November	complete fertilizer + PreM	1b N / 1000 SF	<u>2,000.00</u>	<u>\$2,320.00</u>

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	complete fertilizer + PreM	1 Lb N / 1000 SF	110	\$6,380.00
April	Soluble Nitrogen	0.5 lbs N / 1000 SF	55	\$2,750.00
May	Slow-release Nitrogen	1b N / 1000 SF	110	\$6,380.00
July	FAS approved summer blends + K		55	\$2,750.00
October	complete fertilizer + PreM	1b N / 1000 SF	110	\$6,380.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete fertilizer	4-6 lbs N / 1000 SF	1,500	\$1,560.00
May	Complete fertilizer	4-6 lbs N / 1000 SF	1,500	\$1,560.00
October	Complete fertilizer	4-6 lbs N / 1000 SF	1,500	\$1,560.00

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8N-0P2O5-12K2O+4Mg	1.5 lbs / 100 SF of canopy	500	\$520.00
May	8N-0P2O5-12K2O+4Mg	1.5 lbs / 100 SF of canopy	500	\$520.00
October	8N-0P2O5-12K2O+4Mg	1.5 lbs / 100 SF of canopy	500	\$520.00
November	8N-0P2O5-12K2O+4Mg	1.5 lbs / 100 SF of canopy	500	\$520.00

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) \*

\$ 28,000.00 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)

\$55,800.00 / Yr (based on quantities below)  
(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
Phoenix	20	2	\$150.00	\$24,000.00
Queen	41	1	\$150.00	\$24,600.00
Sabal	12	1	\$150.00	\$7,200.00

**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).

\$ 9,500.00 / 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)

\$ 18,600.00 /Yr.

Freeze Protection (description of ability) \_\_\_\_\_  
prior to a freeze - bleed system and shut down pumps.

\$ 1,500.00 Application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ 65.00 /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.

Rainbird 1804 sprayheads - \$10.00	1/2"coupling - \$0.42
Rainbird 1806 spray heads - \$15.00	3/4" coupling - \$0.88
Irritrol 1" valve - \$125.00	2" PVC Schedule 40 elbow - \$3.88
Irritrol 2" valve - \$150.00	3/4" slip pipe tee - \$1.20
1" Solenoid - \$45.00	2" PVC Schedule 40 pipe - \$2.66
Rainbird wired rain sensor - \$35.00	PVC Vartek 1/2" IPS flexpipe hose - \$1.11

#### **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:

\_\_\_ 600 \_\_\_ CY Medium Pine Bark Mulch per specs for the first top-dressing at  
\$ \_ 55.00 \_\_\_ /CY (app. April)

And

\_\_\_ 200 \_\_\_ CY Medium Pine Bark Mulch per specs for the second top-dressing at  
\$ \_ 55.00 \_\_\_ /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 <sup>2,000</sup> (~~Ø~~ 4") annuals up to four (4) times per year per specs at the direction of the District at \$ 2.25 /annual plant

\$ 4,500.00 /rotation

\$ 18,000.00 /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)**

\$ 343,600.00 /Yr. (initial term)

FIRST ANNUAL RENEWAL \$ 343,600.00 /Yr.

SECOND ANNUAL RENEWAL \$ 360,780.00 /Yr.

Contractor/Firm Name RedTree Landscape Systems, LLC

Firm Address 5532 Auld Lane

City/State/Zip Holiday, FL 34690

Phone Number (727) 919-3915 Fax Number (727) 922-2298

Name and Title of Representative Peter Lucadano

(Please Print)

Representative's Signature Peter Lucadano

Date June 23, 2023

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

1. email on 6.13.23 2.                      3.                      4.                      5.                     

Dated this 23rd day of June, 2023

**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**

\$ 264,600.00 Yr.

<p style="text-align: center;">per crew and equipment</p> <p>- Storm Cleanup \$ <u>300.00</u>/hr <b>(do not include in General Landscape Maintenance total or Grand Total)</b></p> <p>- Freeze Protection (description of ability) <u>The evening before a freeze, contractor will cover all seasonal color with burlap and remove the next morning.</u></p> <p>_____</p> <p>_____</p> <p>\$ <u>2,500.00</u>/application <b>(do not include in General Landscape Maintenance total or Grand Total)</b></p> <p>- Hand Watering <b>(do not include in General Landscape Maintenance total or Grand Total)</b></p> <p>\$ <u>35.00</u>/hr for employee with hand-held hose</p> <p>\$ <u>250.00</u>/hr for water truck/tanker</p>
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**PART 2**

**Fertilization (All labor and materials)**

\$ 47,250.00 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
February	complete fertilizer + PreM	1b N / 1000 SF	2,000	\$2,436.00
March	Soluble Nitrogen	0.5 lbs N / 1000 SF	1,000	\$1,050.00
April	Slow-release Nitrogen	1b N / 1000 SF	2,000	\$2,436.00
May	Slow-release Nitrogen	1b N / 1000 SF	2,000	\$2,436.00
July	IFAS approved summer blends + K		1,000	\$1,050.00
October	Slow-release Nitrogen	1b N / 1000 SF	2,000	\$2,436.00
November	complete fertilizer + PreM	1b N / 1000 SF	2,000	\$2,436.00

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	complete fertilizer + PreM	1 Lb N / 1000 SF	110	\$6,699.00
April	Soluble Nitrogen	0.5 lbs N / 1000 SF	55	\$2,887.50
May	Slow-release Nitrogen	1b N / 1000 SF	110	\$6,699.00
July	FAS approved summer blends + K		55	\$2,887.50
October	complete fertilizer + PreM	1b N / 1000 SF	110	\$6,699.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete fertilizer	4-6 lbs N / 1000 SF	1,500	\$1,638.00
May	Complete fertilizer	4-6 lbs N / 1000 SF	1,500	\$1,638.00
October	Complete fertilizer	4-6 lbs N / 1000 SF	1,500	\$1,638.00

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8N-0P2O5-12K2O+4Mg	1.5 lbs / 100 SF of canopy	500	\$546.00
May	8N-0P2O5-12K2O+4Mg	1.5 lbs / 100 SF of canopy	500	\$546.00
October	8N-0P2O5-12K2O+4Mg	1.5 lbs / 100 SF of canopy	500	\$546.00
November	8N-0P2O5-12K2O+4Mg	1.5 lbs / 100 SF of canopy	500	\$546.00

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) \*

\$ 29,400.00 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)

\$55,800.00 / 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>
Phoenix	20	2	\$150.00	\$24,000.00
Queen	41	1	\$150.00	\$24,600.00
Sabal	12	1	\$150.00	\$7,200.00

**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).

\$ 9,500.00 / 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)

\$ 19,530.00 /Yr.

Freeze Protection (description of ability) \_\_\_\_\_  
prior to a freeze - bleed system and shut down pumps  
\_\_\_\_\_  
\_\_\_\_\_

~~\$1,500.00~~ Application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ 65.00 /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.

Rainbird 1804 sprayheads - \$10.00	1/2"coupling - \$0.42
Rainbird 1806 spray heads - \$15.00	3/4" coupling - \$0.88
Irritrol 1" valve - \$125.00	2" PVC Schedule 40 elbow - \$3.88
Irritrol 2" valve - \$150.00	3/4" slip pipe tee - \$1.20
1" Solenoid - \$45.00	2" PVC Schedule 40 pipe - \$2.66
Rainbird wired rain sensor - \$35.00	PVC Vartek 1/2" IPS flexpipe hose - \$1.11

#### **PART 5**

**Installation of Medium Pine Bark Mulch** (All labor and materials) \$ 44,000.00 / 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:

600 CY Medium Pine Bark Mulch per specs for the first top-dressing at  
\$ 65.00 /CY (app. April)

And

200 CY Medium Pine Bark Mulch per specs for the second top-dressing at  
\$ 65.00 /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 <sup>2,000</sup> (Ø) (4") annuals up to four (4) times per year per specs at the direction of the District at \$ 2.25 /annual plant

\$ 4,500.00 /rotation

\$ 18,000.00 /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)**

\$ 343,600.00 /Yr. (initial term)

FIRST ANNUAL RENEWAL \$ 343,600.00 /Yr.

SECOND ANNUAL RENEWAL \$ 360,780.00 /Yr.

Contractor/Firm Name RedTree Landscape Systems, LLC

Firm Address 5532 Auld Lane

City/State/Zip Holiday, FL 34690

Phone Number (727) 919-3915 Fax Number (727) 922-2298

Name and Title of Representative Peter Lucadano

(Please Print)

Representative's Signature Peter Lucadano

Date June 23, 2023

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

1. email on 6.13.23 2. \_\_\_\_\_ 3. \_\_\_\_\_ 4. \_\_\_\_\_ 5. \_\_\_\_\_

Dated this 23rd day of June, 2023

**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. Peter Lucadano	40+	CEO see Personnel tab	Operations and Finance
2. David Lucadano	40+	President see Personnel tab	Operations & Management
3. Kevin Smith	30	Senior Landscape Designer see Personnel tab	Landscape Design
4. Benjamin Garland	20	Account Manager see Personnel tab	Oversees entire scope of services.
5. John Burkett	50	Field Supervisor see Personnel tab	GM Operations Supervision

**Proposed Staffing Levels**

Landscape Maintenance staff will include 17 laborers, 5 Supervisors, and 5 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. John Moylan	25	Senior Irrigation Lead see Personnel tab	Irrigation Operations
2. Kevin Smith	30	Horticulturist see Personnel tab	Management of lawn & shrub program
3. Juan Flores	20	Landscape Manager see Personnel tab	Landscape Operations
4. Martin Flores	20	Arborcare Manager see Personnel tab	Arborcare Operations

### CORPORATE OFFICERS

Company Name: RedTree Landscape Systems, LLC

Date: 6.26.23

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
Peter Lucadano	CEO	Oversight of all company operations	Holiday, FL
FOR PARENT COMPANY (if applicable)			





## ***Concord Station Community Development District***

### **PERSONNEL**

RedTree Landscape Systems enjoys the benefit of being a well-respected employer for landscape technicians in the Tampa Bay Area for the past three decades. As a result of treating employees fairly, offering the best wages in the business, provide a career path for staff and implementing state-of-the-art training processes for team associates, RedTree Landscape Systems maintains employee relationships that last for 5, 10, 15 and 20 years with many key staff. Additionally, RedTree maintains a “farm system” training program (similar to the Major League Baseball model) that allows for a consistent pipeline of ready, willing, and able potential staff to accommodate growth.

RedTree Landscape Systems performs extensive background checks, motor vehicle report history checks, employee identification (legal right to work in the United States) verification and full drug testing for each employee. RedTree Landscape Systems is proud to be a drug-free workplace.

RedTree Landscape Systems is proud to be an Equal Opportunity Employer. The RedTree Team is proud to be represented by many women and men representing many different races and origins.



#### **PROFESSIONAL EXPERIENCE OF OWNERS, SUPERVISORS AND KEY EMPLOYEES**

- International Society of Arboriculture
- Florida Nursery, Growers and Landscape Association
- National Association for Landscape Professionals
- University of Florida Cooperative Extension
- Community Associations Institute
- Bay Area Apartment Association

Experience of company leadership includes:

##### **PETER LUCADANO (CEO & Owner)**

- 40 Years of experience in the Green Industry
- Bachelor's Degree from Liberty University
- Master's degree in business administration from the University of Phoenix
- International Certified Arborist
- Florida Certified Irrigation Contractor (Irrigation License Holder)
- Florida Certified Pest Control Contractor (Lawn & Ornamental)
- Nationally Certified Landscape Manager (*highest certification available in the Green Industry*)
- Florida Certified Best Management Practices Professional
- Florida Certified Horticulture Professional

##### **DAVID J. LUCADANO (President & Owner)**

- 40 Years of experience in the Green Industry.
- International Certified Arborist
- Florida Certified Pest Control Contractor (Lawn & Ornamental)
- Florida Certified Landscape Contractor
- Florida Certified Best Management Practices Professional

##### **BENJAMIN GARLAND (Account Manager)**

- 20 years of experience in the Green Industry
- Has been employed by David & Peter Lucadano for a combined 15 years
- Strong leadership and communication skills
- Extensive landscape maintenance experience on large-scale and CDD properties
- Florida Certified Best Management Practices Professional
- Florida Certified Pest Control Applicator

##### **JOHN BURKETT (Field Supervisor)**

- 50 years of experience in the Green Industry
- Has been employed by David & Peter Lucadano for a combined 15 years
- Excellent leadership skills
- Extensive landscape maintenance experience on large-scale and CDD properties
- Florida Certified Best Management Practices Professional
- Florida Certified Pest Control Applicator

**JUAN FLORES (Landscape Installation Supervisor)**

- 20 years of experience in the Green Industry
- Has been employed by David & Peter Lucadano for a combined 18 years
- Landscape construction experience ranging throughout the southeast in hardscape and landscape installation

**MARTIN FLORES (Lead Arbor Care Supervisor)**

- 21 years of experience in the Green Industry
- Has been employed by David & Peter Lucadano for a combined 19 years
- Extensive arbor care experience in all facets of work; worked through and after several major hurricanes on both coasts of Florida

**JOHN MOYLAN (Lead Irrigation Technician)**

- 25 years of experience in the Green Industry
- Has been employed by the David & Peter Lucadano for a combined 10 years
- Extensive knowledge in 2-wires systems and various pumping systems

**KEVIN SMITH (Horticulturist & Landscape Designer)**

- 30 years of experience in the Green Industry
- Has been employed by David & Peter Lucadano for a combined 5 years
- Extensive landscape maintenance and design experience on large-scale and CDD properties – including Universal Studios
- Responsible for managing lawn and shrub care program and treatments
- Florida Certified Best Management Practices Professional
- Florida Certified Pest Control Applicator
- Certified Drainage Professional



*The New Standard in Landscape Maintenance*

## **CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT QUALIFICATION OF BIDDER**

### **TRAINING**

**All RedTree Landscape Systems employees receive the following training:**

- **Classroom and infield training on safety & equipment operations**
- **Grounds maintenance techniques**
- **BMP training and certification**
- **Lawn and Ornamental Applicator training and certification**
- **Customer Service**
- **Company Policies**



# PASCO COUNTY BUSINESS TAX RECEIPT

Issued pursuant and subject to Florida Statutes and Pasco County Ordinances. Issuance does not certify compliance with zoning or other laws. This receipt must be posted conspicuously in place of business.

2023

Expires September 30th

ACCOUNT #:: 105879

SIC CODE: 0781.01

**MIKE FASANO**  
**TAX COLLECTOR**  
**PASCO COUNTY FLORIDA**

TYPE OF BUSINESS  
LANDSCAPING SERVICE  
STATE LICENSE #

OWNER/QUALIFYING AGENT  
LUCADANO PETER

LOCATION ADDRESS:  
5532 AULD LANE  
HOLIDAY, FL 34680

REDTREE LANDSCAPE SYSTEMS LLC

5532 AULD LANE  
HOLIDAY, FL 34680

DATE	RECEIPT	AMOUNT
07/25/2022	22-1-112129	70.00

Dear Business Owner:

Your 2023 Pasco County Business Tax Receipt is printed above. Please detach the receipt and display it in a place that is visible to the public and available for inspection.

The Pasco County Business Tax Receipt is in addition to any other license or certificate that may be required by law and does not signify compliance with zoning, health, or regulatory requirements. The Pasco County Business Tax Receipt is non-regulatory and is not meant to be a certification of the holder's ability to perform the service for which it is registered.

Business Tax Receipts expire September 30th. Annual renewals are mailed in June to the address of record at that time. Please contact our office if there are any changes to your business name, ownership, physical address, or closing of your business.

*Thank you for allowing us to serve you!*

MIKE FASANO  
PASCO COUNTY TAX COLLECTOR

EAST PASCO GOVERNMENT CENTER  
DADE CITY

WEST PASCO GOVERNMENT CENTER  
NEW PORT RICHEY

TAX COLLECTOR BUILDING  
GULF HARBORS

CENTRAL PASCO GOVERNMENT CENTER  
LAND O' LAKES

COM-PARK 75 BUSINESS PARK  
WESLEY CHAPEL

CALL CENTER: MONDAY - FRIDAY 8:30 AM - 5:00 PM (352) 521-4338 • (727) 847-8032 • (813) 235-6076

STATE OF FLORIDA  
 Department of Agriculture and Consumer Services  
 BUREAU OF LICENSING AND ENFORCEMENT

Date: April 20, 2022 Expires: May 31, 2023

THE PEST CONTROL COMPANY FIRM NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING May 31, 2023 AT

5532 AULD LANE  
 HOLIDAY, FL. 34690

REDTREE LANDSCAPE SERVICES  
 5532 AULD LANE  
 HOLIDAY, FL. 34690

and Ornamental

*Nicole Fried*  
 NICOLE "NIKI" FRIED, COMMISSIONER



STATE OF FLORIDA  
 Department of Agriculture and Consumer Services  
 BUREAU OF LICENSING AND ENFORCEMENT

REDTREE LANDSCAPE SERVICES  
 5532 AULD LANE  
 PEST CONTROL COMPANY FIRM

JB273633

HAS PAID THE FEE FOR THE PERIOD EXPIRING May 31, 2023

*Nicole Fried* Signature  
 COMMISSIONER



Wallet Card - Fold Here

BUREAU OF LICENSING & ENFORCEMENT  
 3125 CONNER BLVD, BLDG. 8  
 TALLAHASSEE, FLORIDA 32399-1650

Please note - Application has been made and received, however due to a large backlog at FDACS, we have not received the updated copy of this license.

STATE OF FLORIDA  
Department of Agriculture and Consumer Services  
BUREAU OF LICENSING AND ENFORCEMENT

Date  
April 23, 2022

File No.  
JF132079

Expires  
June 1, 2023

THE CERTIFIED PEST CONTROL OPERATOR NAMED BELOW HAS  
REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE  
PERIOD EXPIRING: June 1, 2023

PETER LUCADANO  
5532 AULD LANE  
HOLIDAY, FL 34690

Lawn and Ornamental

*Nicole Fried*  
NICOLE "NIKKI" FRIED, COMMISSIONER

Cut Here

STATE OF FLORIDA  
Department of Agriculture and Consumer Services  
BUREAU OF LICENSING AND ENFORCEMENT

PETER LUCADANO  
CERTIFIED PEST CONTROL OPERATOR

JF132079

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD  
EXPIRING June 1, 2023

*Nicole Fried* Signature  
COMMISSIONER

Wallet Card  
Wallet Card - Fold Here

BUREAU OF LICENSING & ENFORCEMENT  
3125 CONNER BLVD, BLDG. 8  
TALLAHASSEE, FLORIDA 32399-1650

Please note - Application has been made and received, however due to a large backlog at FDACS, we have not received the updated copy of this license.

STATE OF FLORIDA  
Department of Agriculture and Consumer Services  
BUREAU OF LICENSING AND ENFORCEMENT

Date  
April 20, 2021

File No.  
LF203707

Expires  
April 22, 2025

THE LTD COMMERCIAL FERTILIZER APPLICATOR HOLDER  
NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF  
CHAPTER 482 FOR THE PERIOD EXPIRING: April 22, 2025

PETER LUCADANO  
5532 AULD LANE  
HOLIDAY, FL 34690

*Nicole Fried*  
NICOLE "NIKKI" FRIED, COMMISSIONER

STATE OF FLORIDA  
Department of Agriculture and Consumer Services  
BUREAU OF LICENSING AND ENFORCEMENT

PETER LUCADANO  
LTD COMMERCIAL FERTILIZER APPLICATOR HOLDER

LF203707

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD  
EXPIRING April 22, 2025

*Nicole Fried* Signature  
COMMISSIONER

Wallet Card  
Wallet Card - Fold Here

BUREAU OF LICENSING & ENFORCEMENT  
3125 CONNER BLVD, BLDG. 8  
TALLAHASSEE, FLORIDA 32399-1650



**PASCO COUNTY  
BUILDING CONSTRUCTION SERVICES DEPT.  
CONTRACTOR LICENSING  
CERTIFICATE OF COMPETENCY CARD**

**C.C. # LSS-08912**

**Name: PETER LUCADANO**

**Contractor Type: PC Irrigation**

**Business Name: REDTREE LANDSCAPE  
SYSTEMS LLC**



**HAVING MET THE COMPETENCY REQUIREMENTS FOR THE  
LICENSE TERM EXPIRING 09/30/2024**

\_\_\_\_\_  
Signature

**THIS SHOULD BE KEPT IN YOUR WALLET.**

**NOTE TO CONTRACTOR:**

**IT SHALL BE THE RESPONSIBILITY OF THE  
LICENSEE TO KEEP ALL INSURANCE, BONDS,  
ADDRESSES AND PHONE NUMBERS  
CURRENT.**

**PLEASE CONTACT PASCO COUNTY LICENSING  
TO UPDATE AT:**

[Contractorlicensing@pascocountyfl.net](mailto:Contractorlicensing@pascocountyfl.net)

**727-847-8009**

**Compliance with Pasco County Code 18, Article 4, Section 18-69 for  
Vehicle Identification is required**

**THE PLACARD BELOW MUST BE DISPLAYED IN YOUR PLACE OF BUSINESS.**

**PLEASE CUT ON THE DOTTED LINE**

**PASCO COUNTY  
BUILDING CONSTRUCTION SERVICES DEPT.  
CONTRACTOR LICENSING**



**C.C. # LSS-08912**

**Name: PETER LUCADANO**

**Contractor Type: PC Irrigation**

**Business Name: REDTREE LANDSCAPE SYSTEMS LLC  
5532 AULD LANE, HOLIDAY, FL 34690**

**UNDER SECTION 18 PASCO COUNTY CODE CHAPTER 18, ARTICLE 4, HAS  
MET THE PROVISIONS FOR A CERTIFICATE OF COMPETENCY  
EXPIRING 09/30/2024**

09/20/2022

DATE



The Florida Nursery, Growers & Landscape Association  
*Confers on*

**Peter Lucadano**

**H05549**

*The Title of*  
**FNGLA Certified Horticulture Professional (FCHP)**

Expiration Date: 12/31/2024  
Certified Since: 12/10/2003

  
Martin Hackney, FNGLA President

  
Merry Mott, FNGLA Certification Director



# Department of Environmental Protection

2600 Blair Stone Road, M.S. 3510  
Tallahassee, Florida 32399-2400

# UF|IFAS

UNIVERSITY of FLORIDA

GI-BMP Trainee ID: GV3548  
Certification date: 10/21/2008

Congratulations on successfully completing the Florida Green Industries Best Management Practices Training Program. Your certificate of completion and wallet card are attached. If there are errors in the certificate, or if we can be of further assistance, please contact the GI-BMP Office of the Florida-Friendly Landscaping™ Program at [gi.bmp@ifas.ufl.edu](mailto:gi.bmp@ifas.ufl.edu) or (352) 273-4517.

Please note that this training certificate alone does not authorize you to apply fertilizer commercially after January 1, 2014. You must take additional steps to become licensed for commercial fertilizer application in the state of Florida. The Limited Urban Commercial Fertilizer Applicator Certification (state "fertilizer license") is issued by the Florida Department of Agriculture and Consumer Services (FDACS).

Apply online: <https://aesecomm.freshfromflorida.com>. The certificate number from this document is required to apply for Fertilizer Applicator Certification. For assistance contact: The Bureau of Entomology and Pest Control, (850) 617-7997

If your test score is 90% or greater, you may be eligible to become a GI-BMP Instructor:

Test Score: 95%

[http://fyn.ifas.ufl.edu/professionals/instructor\\_program.html](http://fyn.ifas.ufl.edu/professionals/instructor_program.html)

Peter Lucadano  
RedTree Landscape Systems  
5532 Auld Ln  
Holiday, FL 34690

State of Florida  
DEPARTMENT OF  
ENVIRONMENTAL PROTECTION

Peter Lucadano

GV3548-1

GV3548

Certificate #

Trainee ID #

GREEN INDUSTRIES BEST MANAGEMENT PRACTICES  
TRAINING PROGRAM



GV3548-1

Certificate #

GV3548

Trainee ID #

## Certificate of Training Best Management Practices Florida Green Industries

Peter Lucadano

UF|IFAS  
UNIVERSITY of FLORIDA

has successfully met all requirements necessary to be fully trained through the Green Industries Best Management Practices Program developed by the Florida Department of Environmental Protection with the University of Florida Institute of Food and Agricultural Sciences.

Issuer

D. Rainey  
Instructor

10/21/2008  
Date of Class

DEP Program Administrator

Not valid without seal

STATE OF FLORIDA  
Department of Agriculture and Consumer Services  
BUREAU OF LICENSING AND ENFORCEMENT

Date  
May 6, 2022

File No.  
JF118508

Expires  
June 1, 2023

THE CERTIFIED PEST CONTROL OPERATOR NAMED BELOW HAS  
REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE  
PERIOD EXPIRING: June 1, 2023

DAVID JOHN LUCADANO  
5332 AULD LANE  
HOLIDAY, FL 34690

Lawn and Ornamental

*Nicole Fried*  
NICOLE "NIKKI" FRIED, COMMISSIONER

Cut here

STATE OF FLORIDA  
Department of Agriculture and Consumer Services  
BUREAU OF LICENSING AND ENFORCEMENT

DAVID JOHN LUCADANO  
CERTIFIED PEST CONTROL OPERATOR

JF118508

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD  
EXPIRING June 1, 2023

*Nicole Fried* Signature  
COMMISSIONER

Wallet Card  
Wallet Card - Fold Here

BUREAU OF LICENSING & ENFORCEMENT  
3125 CONNER BLVD, BLDG. 8  
TALLAHASSEE, FLORIDA 32399-1650

Please note - Application has been made and received, however due to a large backlog at FDACS, we have not received the updated copy of this license.



Congratulations on successfully completing the Florida Green Industries Best Management Practices Training Program. We greatly appreciate your participation in and successful completion of this course. We hope that it has helped you to better understand Florida's nonpoint source pollution problems and the importance of proper design, construction, irrigation, fertilization, pest control, and maintenance of lawns and landscapes, in order to assure minimal adverse environmental effects while achieving customer expectations.

Attached you will find your numbered certificate and wallet card. Please let me know if there are any errors in the certificate or card, or in the grading of your exam. If we can be of further assistance, please do not hesitate to contact Dr. Trenholm at 352/392-1831x374 or via email: [lett@ufl.edu](mailto:lett@ufl.edu).

David Lucadano  
10020 Living Word Ct  
New Port Richey, FL 34654

State of Florida  
DEPARTMENT OF  
ENVIRONMENTAL PROTECTION

David Lucadano

GV4001-1

GV4001

Certificate #

Trainee ID #

GREEN INDUSTRIES BEST MANAGEMENT PRACTICES  
TRAINING PROGRAM





The Florida Nursery, Growers & Landscape Association  
*Confers on*

**David Lucadano**  
**C00200**

*The Title of*  
**FNGLA Certified Landscape Contractor (FCLC)**

Expiration Date: 12/31/2024  
Certified Since: 11/7/2001

  
Martin Hackney, FNGLA President

  
Merry Mott, FNGLA Certification Director





The Florida Nursery, Growers & Landscape Association  
*Confers on*

**David Lucadano**  
**H05548**

*The Title of*

**FNGLA Certified Horticulture Professional (FCHP)**

Expiration Date: 12/31/2024  
Certified Since: 12/10/2003

  
Martin Hackney, FNGLA President

  
Merry Mott, FNGLA Certification Director



Kevin Smith  
FIRST NAME LAST NAME

OF

Red Tree Landscape Systems  
COMPANY

Having demonstrated an understanding of drainage principles and practices and through a satisfactory evaluation of presented material is hereby certified as a

## PROFESSIONAL DRAINAGE CONTRACTOR

Issued on: 6/11/2022

MM/DD/YYYY



VALID FOR TWO YEARS FROM DATE OF ISSUANCE.

*Michael Schreiber*

MICHAEL SCHREIBER PLS, ASLA  
STORMWATER PRODUCT MANAGER





# Department of Environmental Protection

2600 Blair Stone Road, M.S. 3510  
Tallahassee, Florida 32399-2400

**UF IFAS**  
UNIVERSITY of FLORIDA

GI-BMP Trainee ID: GV909406  
Certification date: 2/6/2019

Congratulations on successfully completing the Florida Green Industries Best Management Practices Training Program. Your certificate of completion and wallet card are attached. If there are errors in the certificate, or if we can be of further assistance, please contact the GI-BMP Office of the Florida-Friendly Landscaping™ Program at [gi.bmp@ifas.ufl.edu](mailto:gi.bmp@ifas.ufl.edu) or (352) 273-4517.

Please note that this training certificate alone does not authorize you to apply fertilizer commercially after January 1, 2014. You must take additional steps to become licensed for commercial fertilizer application in the state of Florida. The Limited Urban Commercial Fertilizer Applicator Certification (state "fertilizer license") is issued by the Florida Department of Agriculture and Consumer Services (FDACS).

Apply online: <https://aesecomm.freshfromflorida.com>. The certificate number from this document is required to apply for Fertilizer Applicator Certification. For assistance contact: The Bureau of Entomology and Pest Control, (850) 617-7997

If your test score is 90% or greater, you may be eligible to become a GI-BMP Instructor:  
[http://fyn.ifas.ufl.edu/professionals/instructor\\_program.html](http://fyn.ifas.ufl.edu/professionals/instructor_program.html)

Test Score: 95%

Kevin L. Smith  
Southeast Dream Scapes LLC  
6546 W Meadow St  
Homosassa, FL 34446

State of Florida  
DEPARTMENT OF  
ENVIRONMENTAL PROTECTION

Kevin L. Smith

GV909406-1

Certificate #

GV909406

Trainee ID #

GREEN INDUSTRIES BEST MANAGEMENT PRACTICES  
TRAINING PROGRAM



GV909406-1

Certificate #

GV909406

Trainee ID #

## Certificate of Training Best Management Practices

Florida Green Industries

Kevin L. Smith

has successfully met all requirements necessary to be fully trained through the Green Industries Best Management Practices Program developed by the Florida Department of Environmental Protection with the University of Florida Institute of Food and Agricultural Sciences.

Issuer

T. Wichman  
Instructor

2/6/2019  
Date of Class

DEP Program Administrator

Not valid without seal

**UF IFAS**  
UNIVERSITY of FLORIDA

Travel

Distance from bidder's branch office to the District - 15 miles

Drive time one way from bidder's branch office to the District - 30 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: The Preserve at Wilderness Lake CDD / Land O'Lakes

Tom Picciano, Landscape Consultant, PSA

Contact: \_\_\_\_\_ Contact Phone: (727) 505-1532

Project Type/Description: Community Development District

Dollar Amount of Contract: 260K

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

Full-service Landscape Maintenance

\_\_\_\_\_

\_\_\_\_\_

Duration of Contract: START DATE: 2017 END DATE: ongoing

2. Project Name/Location: Asturia CDD / Odessa

Tish Dobson, District Manager

Contact: \_\_\_\_\_ Contact Phone: (321) 263-1032 x 285

Project Type/Description: Community Development District

Dollar Amount of Contract: 160K

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

Full-service Landscape Maintenance

\_\_\_\_\_

\_\_\_\_\_

Duration of Contract: START DATE: 2021 END DATE: ongoing

3. Project Name/Location: Talavera CDD / Spring Hill

Sean Craft, District Manager

Contact: \_\_\_\_\_ Contact Phone: (813) 995-2437

Project Type/Description: Community Development District

Dollar Amount of Contract: 150K

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

Full-service Landscape Maintenance

Duration of Contract: START DATE: 2021 END DATE: ongoing

4. Project Name/Location: Long Lake Ranch CDD / Lutz

Tish Dobson, District Manager

Contact: \_\_\_\_\_ Contact Phone: (321) 263-0132 x 285

Project Type/Description: Community Development District

Dollar Amount of Contract: 250K

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

Full-service Landscape Maintenance

Duration of Contract: START DATE: 2021 END DATE: ongoing

5. Project Name/Location: Calusa Trace HOA / Lutz

Paul Woods, Landscape Consultant, OLM

Contact: \_\_\_\_\_ Contact Phone: (770) 420-0900

Project Type/Description: Large-scale HOA common areas

Dollar Amount of Contract: 100K

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

Full-service Landscape Maintenance

Duration of Contract: START DATE: 2021 END DATE: ongoing

## CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT PROPOSER QUALIFICATION STATEMENT

1. Proposer: RedTree Landscape Systems, LLC / ☐ / A Partnership  
[Company Name] / ☒ / A Corporation  
/ ☐ / A Subsidiary Corporation
2. Parent Company Name: RedTree Landscape Systems, LLC
3. Parent Company Address:  
Street Address 5532 Auld Lane  
P.O. Box (if any) \_\_\_\_\_  
City Holiday State FL Zip Code 34690  
Telephone (727) 919-3915 Fax no. (727) 922-2298  
1st Contact Name Peter Lucadano Title CEO / Owner  
2nd Contact Name David Lucadano Title President / Owner
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.  
5532 Auld Lane, Holiday, FL 34690  
Street Address 28211 Paseo Drive, Wesley Chapel, FL 33543  
City Wesley Chapel State FL Zip Code 33543  
Telephone (727) 919-3915 Fax No. (727) 922-2298  
1st Contract Name Peter Lucadano Title CEO / Owner



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 12/5/2017 Charter No. 82-3591450

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: see Experience tab

- 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) 7.6MM, (22) 10.2MM, (23) 12.4MM (projected)

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

General Liability	\$ 2MM
Automobile Liability	\$ 1MM
Umbrella Coverage	\$ 1MM
Workers Compensation	\$ 1MM
Expiration Date	4/1/24

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. none

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:
- |  |
|--|
| Preserve at Wilderness Lake CDD/Tom Picciano/ (727) 505-1532/260K/2017 - ongoing |
| Asturia CDD/Tish Dobson/(321) 263-0132 x 285/160K/2021 - ongoing                 |
| Talavera CDD / Sean Craft/(813) 995-2437/150K/2021 - ongoing                     |
| Long Lake Ranch CDD/Tish Dobson/(321) 263-0132 x 285/250K/2021 - ongoing         |
| Calusa Trace HOA/Paul Woods/(770)420-0900/100K/2012 - ongoing                    |
16. List three (3) jobs (including company, contact person, and telephone number) lost in the previous twelve (12) months and the reason(s) why:
- |   |
|---|
| Grand Bellagio- Joe Boldiga - Property Manager/ (727) 366-2049/Financial problems - change in Board   |
| Bay Breeze - Kevin Hitson - President/ (919)664-4343/ contract was rebid & awarded to another company |
| Point Brittany - Al Freda - Property Manager/ (727) 581-2662 - contract was expired and rebid         |
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.

Benjamin Garland	Project Manager	
Name	Position	
Oversees entire scope of services	20	15
Type of Work	Yrs. Exp.	Yrs. With Firm
John Moylan	Senior Irrigation Technician	
Name	Position	
Oversees Irrigation Operations	25	10
Type of Work	Yrs. Exp.	Yrs. With Firm
Martin Flores	Lead Arborcare Supervisor	
Name	Position	
Oversees Arborcare Operations	21	19
Type of Work	Yrs. Exp.	Yrs. With Firm

Kevin Smith Horticulturist & Landscape Designer  
Name Position

Lawn & Shrub care program / treatments 30 5  
Type of Work Yrs. Exp. Yrs. With Firm

Juan Flores Landscape Installation Supervisor  
Name Position

Oversees Landscape Operations 20 18  
Type of Work Yrs. Exp. Yrs. With Firm

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.

RedTree Landscape Systems, LLC  
Name of Proposer

By: Peter Lucadano

Peter Lucadano, CEO / Owner  
[Type Name and Title of Person Signing]

This 23rd day of June, 2023.

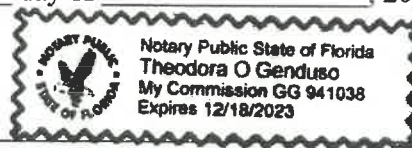
(Corporate Seal)



Sworn to before me this 23rd day of June, 2023.

A large, stylized handwritten signature in blue ink, likely belonging to the Notary Public, Theodore O. Genduso.

(Seal)



Notary Public/Expiration Date



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

PROPOSER: RedTree Landscape Systems, LLC

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
	see the following pages listing equipment		
	for each of the crews.		



## **CONCORD STATION CDD NARRATIVE DESCRIPTION & OPERATIONAL PLAN**

All administration, landscape operations, and staging for this contract, will be based out of:

**28211 Paseo Drive  
Wesley Chapel, FL 33543**

**and**

**5532 Auld Lane  
Holiday, FL 34690**

Our corporate headquarters are owned by David and Peter Lucadano under the name Depco Visions LLC.

- Located at 5532 Auld Lane, Holiday, FL 34690.
- 17-acre facility with on-site green waste disposal and recycling center.
- Over 20,000 sq. ft. of office and warehouse space.
- Tour of our facility is available by appointment

Crews will leave from our satellite location each morning and arrive at Concord Station CDD at approximately 8:00AM and work on property until 3:30 PM.

Prior to leaving our base of operations each morning, each crew will partake in the following:

- Weekly safety meetings
- Pre-job prep and safety inspection to check all equipment, vehicles, and supplies.
- Fueling up of all equipment and vehicles.
- Loading up vehicles with ice, water, and supplies.
- Review plans, maps, and work orders for each designated section and scope of services.
- Sharpen and sterilize all mower and hedge trimmer cutting blades, chainsaw blades, and pruner blades.
- Clean vehicles and equipment.
- Dump and dispose of green waste debris from previous day's work.

**Project Manager:**

Benjamin Garland

**After Hours Contact (727) 810-4253**

Roles: Oversee entire scope of services to ensure contract compliance, monitor quality, support crews, and communicate with clients at all levels.



**Assistant Project Managers:**

David Lucadano

**After Hours Contact (727) 919-3913**

Peter Lucadano

**After Hours Contact (727) 919-3915**

To serve as an assistant, mentor and back up to Project Manager.



**Field Supervisor:**

John Burkett

**Contact (727) 267-2059**

Responsible for overall daily operations, scheduling, and communications with all the crews and client, and inspection of overall property at the field level.



## **GENERAL SERVICES GROUNDS MAINTENANCE – MOWING (INCLUDING RETENTION PONDS):**

Two (2) ground maintenance (mowing crews) consisting of one (1) working crew supervisor and six (6) additional crew members on each crew. Crew Supervisor will be identified distinctly in a full company uniform labeled with company name and personal name of supervisor. Crew members will be uniformed with company branded dry-fit shirts that are safety-yellow in color.

Company resources include:

- (28) Ford F-450 dump trucks with large debris holding capacity
- (21) Specialty trucks ranging F-250 Irrigation trucks, Mack Truck watering specialty vehicles to pest control tanker trucks.
- (31) Enclosed & open trailers
- (42) Riding mulch-deck 60" or 72" John Deere ZTR mowers – Largest engines possible with high HP for high-speed mowing.
- (56) Walk-behind mulch-deck mower 52" or 60" with Velke – Largest engines possible with high HP for high-speed mowing.
- (6) Walk-behind 34" mulching mower
- (200+) String Trimmers
- (200+) Edgers
- (150+) Backpack blowers
- (4) Hurricane street blowers
- (55) Hand blowers
- (125+) Extended hedge trimmers
- (85+) Chainsaws
- (40+) Power pruners
- (300+) Backpack sprayers 4G
- Ladders
- Assorted hand tools, rakes, pruners, shovels, etc.
- Debris barrels & trash bags
- Rolling stock of repair tools and supplies for equipment and Landscape operations
- Fuels/Oils
- Pesticides for weed control and Fire ants
- Large cooler of ice and water
- First Aid Kit
- Safety cone



**Additional support crews (labor, equipment & vehicles) are available to assure that mowing operations are performed according to schedule.**



## **GENERAL SERVICES GROUNDS MAINTENANCE – DETAILING:**

One (1) grounds maintenance detailing crew will consist of one (1) working crew supervisor and five (5) additional crew members. Crew supervisor will be identified distinctly in a full company uniform labeled with company name and personal name of supervisor. Crew members will be uniformed with company branded dry-fit shirts that are safety-yellow in color. All detail crew members will be equipped with hand-pruners and sheathes to properly hand prune plants in order to assure proper health, development, and sustainability of plants.

During each mowing visit, the “detailing” objective will be to prune and weed 50% of the planter beds on property. Using this method, the property will be pruned and weeded a total of (2) times per month during the growing season months and (1) time per month during the dormant season.



## **TURF/TREE/SHRUB CARE**

Each Horticultural crew will consist of two (2) working Horticulturist/Pest Control Applicators. Lead Horticulturist identified distinctly in a full company uniform labeled with company name and personal name of supervisor.

Each Horticultural crew will be equipped with the following:

- Isuzu flatbed spray truck with 400-500G spray tank
- John Deere Gator with 150G spray tank
- 16' enclosed trailer
- (2) Bumblebee spreader & sprayer applicator
- (6) Hand spreaders
- (8) Backpack sprayers 4G
- (2) Backpack blowers
- Pesticide for IPM & Applications
- Fertilizer for applications
- Spill kits
- Pesticide application stakes & signs
- Safety cones
- Respirators
- Boots & other safety attire



## IRRIGATION

Two (2) Irrigation crews will consist of one (1) working lead technician and (1) assistant technician for each crew. Lead technician will be identified directly in a full company uniform and different color labeled with company name and personal name of supervisor. Assistant will be uniformed with company branded dry-fit shirts that are safety-yellow in color.

Irrigation crew will be equipped with the following:

- Ford Transit Van (to store a decent array of fast moving parts)
- John Deere Gator Utility vehicle
- Vermeer trencher when needed
- Appropriate controller remotes
- Wire tracker
- Tools & supplies
- Rolling stock of irrigation parts, wire, fittings, etc.
- Safety cones
- Safety kit
- Cooler of ice & water
- Irrigation flags

Additional support crews, technicians, helpers, equipment, vehicles, parts, and supplies are available and will be brought in to assist with project when needed.

## PROPOSED IRRIGATION SCHEDULE – MONTHLY INSPECTIONS

WEEK	IRRIGATION CREW
1	25% of property
2	25% of property
3	25% of property
4	25% of property



## **PALM TRIMMING – ARBOR-CARE CREW**

Our ISA Certified Arborists, climbers, and ground-crews will perform the annual palm pruning and structural pruning requirements of the contract.

Each crew is equipped with a chip/dump truck, chipper shredder, portable aerial lift with 60' reach, chainsaws, and multiple types of pruning tools and ladders. Company uniforms and no sub-contracting.

The Arbor-Care crews are available to handle any type of tree work such as removals, pruning, and stump-grinding.



## **ADMINISTRATION, OFFICE, SUPPORT**

Our fully staffed office based in Holiday Florida will assist with the ongoing management and operations of landscape service to your property.

We utilize the Maxpanda software program for client/resident work orders and requests.

## **MONTHLY LANDSCAPE INSPECTION**

RedTree Landscape Systems will participate in the monthly landscape inspections and provide the following:

- (1) John Deere Gator Utility Vehicle – 4 seaters
- Account Manager participation
- Field Supervisor participation – when available
- An owner of our firm – when available



## **HURRICANE OR LARGE SCALE STORM EMERGENCY RESPONSE PLAN**

### **Before The Storm**

- If your irrigation system is fed off of a well, we will shut your pumps down to prevent any mainline leaks that could develop from storm damage through the storm.
- We are assuring internally that we are well-equipped and stocked to handle post-storm response in an effective and orderly manner.

### **Storm Emergencies**

- We will attempt to inspect your property as soon as we are physically able to do so. We also will be accessible to receive **emergency phone calls** from you or your authorized representatives to address the following emergency scenarios:
  - **Fallen trees blocking roadways.**
  - **Fallen trees blocking walkway access to homes.**
  - **Fallen trees on homes / structures.**
  - **Fallen trees on vehicles.**
  - **Irrigation break involving running water / flooding.**
- In order to report any one of the above-stated emergency scenarios, please assure that an authorized person representing your property contact:
  - **Pete Lucadano: (727) 919-3915**
  - **David Lucadano: (727) 919-3913**
  - **Ben Garland: (727) 810-4253**
  - **John Burkett: (727) 267-2059**
  - **FOR IRRIGATION EMERGENCIES: John Moylan: (727) 267-7794**



## **After The Storm**

After the storm has left our area and conditions are safe for our staff to access allowable areas, we will immediately begin the process of inspecting properties and addressing service in a three-phase manner as follows:

**PHASE 1 - EMERGENCIES (as listed above):** Fallen trees will be cut and safely stacked close to the area of origin. Crews will then move on to address the next emergency until we are assured that all emergency scenarios on each of our client properties are addressed.

**PHASE 2 - LARGE AESTHETICS:** Fallen trees throughout the property that are not considered emergencies will either be re-planted / staked or removed, cut up and stored in piles located in safe locations throughout the property. This process will be performed in order of need until we are assured that all such needs on each of our client properties are addressed.

**PHASE 3 - AESTHETICS:** Small debris, branches and necessary blowing will be performed throughout the property. Debris will be stacked in piles located in safe locations throughout the property. This process will be performed in order of need until we are assured that all such needs on each of our client properties are addressed.

**PHASE 4 - DEBRIS PICK-UP:** As a last step in the storm clean-up process, debris piles will be removed from the property.



## ***Concord Station Community Development District***

### **QUALITY ASSURANCE**

**WARRANTIES:** RedTree Landscape Systems will warranty all plant material and sod installed by RedTree Landscape Systems for the lifetime of the existing and all subsequent landscape maintenance contracts that are negotiated with Concord Station Community Development District. Exclusions to this warranty include acts of God, theft, or vandalism.

**WORKMANSHIP GUARANTEES:** RedTree Landscape Systems provides full and complete workmanship guarantees for all provided work for this project. Exclusions to these guarantees include acts of God, theft, or vandalism.

**WHAT WE ARE NOT:** We are not going to claim to be the largest landscape contractor in your bid pool. We will not claim to have an out-of-Florida headquarters, many layers of leadership and managers, and an out-of-touch ownership team.

**WHAT WE ARE:** We are local, family-owned landscape company that maintains the crisp professionalism and capabilities that can match any national landscape contracting firm. We are personal... We are accessible... We are easy to do business with... We keep our word.



January 13, 2023

RE: Bond Prequalification for RedTree Landscape Systems, LLC

To: Whom It May Concern

Please be advised that FCCI Insurance Group and McGriff Insurance Services have had the pleasure of providing surety bond program of \$750,000 per project with an aggregate limit \$1,000,000 to RedTree Landscape Systems, LLC through FCCI Insurance Company, a strong Florida-based insurance carrier with an AM Best Rating of "A" and a US Treasury Limit in excess of \$75,000,000. Our consideration to provide any bonds is of course predicated on our review of the applicable contract, bond forms, and financing for the project, along with other specific underwriting requirements.

Any arrangement for bonds is a matter between the contractor and ourselves, and we assume no liability to third parties or to you, if due to any unforeseen circumstances, we do not execute such bonds. That being said, RedTree Landscape Systems, LLC has always provided the information we need in order to provide the bonding credit they have required to date.

Currently bonded exposure with RedTree Landscape Systems, LLC is \$0.00, and we have had them on a 3.0% flat rate since first writing bonds in October of 2020.

Please feel free to call me if you have any questions. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Traci Putt".

Traci Putt

**ACORD™****CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY)

10/03/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION** IS **WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> <b>McGriff Insurance Services</b> <b>12485 28th Street N 3rd Floor</b> <b>St Petersburg, FL 33716</b> <b>727-823-5551</b>	<b>CONTACT NAME:</b> Denise Carpenter <b>PHONE (A/C, No, Ext):</b> 727-823-5551 <b>FAX (A/C, No):</b> 727-894-3339 <b>E-MAIL ADDRESS:</b> Denise.Carpenter@mcgriff.com														
<b>INSURED</b> <b>Redtree Landscape Systems, LLC</b> <b>5532 Auld Lane</b> <b>Holiday, FL 34690</b>	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : Greenwich Insurance Company</td> <td>22322</td> </tr> <tr> <td>INSURER B : RetailFirst Insurance Company</td> <td>10700</td> </tr> <tr> <td>INSURER C : Auto Owners Insurance</td> <td>18988</td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Greenwich Insurance Company	22322	INSURER B : RetailFirst Insurance Company	10700	INSURER C : Auto Owners Insurance	18988	INSURER D :		INSURER E :		INSURER F :	
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INSURER F :															

**COVERAGES****CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> <b>PD Ded:1,000</b> GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			NPC100378902	04/01/2022	04/01/2023	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$300,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
C	<b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			52265505	04/01/2022	04/01/2023	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			NEC-6006968-00	08/10/2022	04/01/2023	EACH OCCURRENCE \$1,000,000 AGGREGATE \$1,000,000 <b>Products Agg</b> \$1,000,000
B	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	520-56705	10/05/2022	10/05/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
A	<b>Leased/Rented Equipment</b>			NPC100378902 NPC100378902	04/01/2022 04/01/2022	04/01/2023 04/01/2023	\$75,000 Limit \$421,116 Limit \$2,500 Deductible

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

**CERTIFICATE HOLDER****CANCELLATION**

\*Information Purposes Only

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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# Request for Taxpayer Identification Number and Certification

► Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Give Form to the  
requester. Do not  
send to the IRS.

Print or type.  
See Specific instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

RedTree Landscape Systems, LLC

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☒ S Corporation ☐ Partnership ☐ Trust/estate

☒ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ►

**Note:** Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) \_\_\_\_\_

Exemption from FATCA reporting code (if any) \_\_\_\_\_

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

5532 Auld Lane

6 City, state, and ZIP code

Holiday, FL 34690

Requester's name and address (optional)

7 List account number(s) here (optional)

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

\_\_\_\_ - \_\_\_\_ - \_\_\_\_

or

Employer identification number

8 2 - 3 5 9 1 4 5 0

## Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign  
Here

Signature of  
U.S. person ►

*Peter Lucpdano*

Date ► June 23, 2023

## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

## Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
  - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
  - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
  - Form 1099-S (proceeds from real estate transactions)
  - Form 1099-K (merchant card and third party network transactions)
  - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
  - Form 1099-C (canceled debt)
  - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

# Landscape Maintenance Services Proposal

*Prepared For*

## **Concord Station CDD**

June 2023



# **Your Investment**



**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT  
PROPOSER QUALIFICATION STATEMENT**

1. Proposer: Yellowstone Landscape / ☐ / A Partnership  
[Company Name] / ☒ / A Corporation  
/ ☐ / A Subsidiary Corporation
2. Parent Company Name: Yellowstone Landscape
3. Parent Company Address:  
Street Address 3235 North State St.  
P.O. Box (if any) 849  
City Bunnell State FL Zip Code 32110  
Telephone 386-437-6211 Fax no. \_\_\_\_\_  
1st Contact Name Jim Herth Title Senior Vice President  
2nd Contact Name Blaine Peterson Title Regional Manager
4. Proposer Company Address (if different):  
Street Address 30319 Commerce Dr.  
P. O. Box (if any) \_\_\_\_\_  
City San Antonio State FL Zip Code 33576  
Telephone 813-223-6999 Fax no. \_\_\_\_\_  
1st Contact Name Jon Souers Title BD Manager  
2nd Contact Name Brian Mahar Title Branch Manager
5. List the location of the office from which the proposer would provide services to Concord Station CDD.  
Street Address 30319 Commerce Dr.  
City San Antonio State FL Zip Code 33576  
Telephone 813-223-6999 Fax No. \_\_\_\_\_  
1st Contract Name Jon Souers Title Business Development Manager



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 April 11th, 2005 Charter No. L0500003512

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) 218,000,000, (22) 250,000,000, (23) 276,000,000.

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

General Liability	\$ 2,000,000
Automobile Liability	\$ 2,000,000
Umbrella Coverage	\$ 10,000,000
Workers Compensation	\$ 1,000,000
Expiration Date	4-1-2024

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) No

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? No  
No

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.  
No

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. None

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.

No

15. List five (5) current clients including contact persons and telephone numbers as well as their contract value and length of service: \_\_\_\_\_

Meadow Pointe III CDD, Darryl Adams, 813-994-1001, \$292,000, Since February 2019

Verandas CDD, Sean Craft, 813-994-1001, \$110,000, Since July 2014

Long Leaf CDD, Jayna Cooper, 813-608-8242, \$260,000, Since July 2016

Park Place CDD, Angie Grunwald, 813-873-7300, \$217,300 Since February 2019

Epperson Ranch CDD, Ray Lotito, 321-263-0132, \$168,000, Since August 2021

16. List three (3) jobs (including company, contact person, and telephone number) lost in the previous twelve (12) months and the reason(s) why: \_\_\_\_\_

Stonebrier HOA, Camilo Clark, 813-968-5665, HOA wanted same vendor as CDD at a lower price

Ehrens Mill HOA, Andrew Schmidt, 727-787-3461, Community went with lowest bid price

K-Bar Ranch II CDD, Matt O'Nolan, 813-533-2950 x. 2928, Contract expired and community went with low bid

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. [Please See Attached](#)

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. [Please See Attached](#)

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.

Brian Mahar Branch Manager

Name Position

Oversee all aspects of Branch

17+

13+

Type of Work

Yrs. Exp.

Yrs. With Firm

Tim Bowersox

Operations Manager

Name Position

Oversee Branch Operations

18+

7+

Type of Work

Yrs. Exp.

Yrs. With Firm

Juan Basilo Perez

Irrigation Manager

Name Position

Oversee irrigation technicians and all aspects of irrigation

13+

1

Type of Work

Yrs. Exp.

Yrs. With Firm



Kevin Oliva

Horticulture Manager

Name

Position

Oversee all Agronomics 28+ 16+

Type of Work

Yrs. Exp.

Yrs. With Firm

Josh Oliva

Account Manager

Name

Position

Oversee all aspects of communities landscape 9+ 9+

Type of Work

Yrs. Exp.

Yrs. With Firm

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.

Yellowstone Landscape  
Name of Proposer

By: [Signature]  
Jon Souers, Business Development Manager  
[Type Name and Title of Person Signing]

This 21st day of June, 2023.

(Corporate Seal)

Sworn to before me this 21st day of June, 2023.



[Signature]  
Notary Public/Expiration Date



## CORPORATE OFFICERS

Company Name: Yellowstone Landscape

Date: 6-21-2023

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
Harry Lamberton	CEO	Oversee Company Operations	Houston, TX
Timothy Sherman	CFO	Oversee Company Financials	St. Augustine, FL
Jim Herth	Senior VP	Oversee Company Growth	St. Augustine, FL
FOR PARENT COMPANY (if applicable)			

AFFIDAVIT FOR CORPORATION

State of Florida SS: \_\_\_\_\_

County of Pasco

(title) Jon Sowers  
Business Development Manager of  
the Yellowstone Landscape

(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.

[Signature]  
(Officer must also sign here)

CORPORATE SEAL

Sworn to before me this 21st day of June, 2023.

[Signature]  
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. <u>Brian Mahar</u>	<u>17+</u>	<u>Branch Manager</u>	<u>Oversee All Aspects of Branch</u>
2. <u>Tim Bowersox</u>	<u>18+</u>	<u>Operations Manager</u>	<u>Oversee Branch Operations</u>
3. <u>Kevin Oliva</u>	<u>28+</u>	<u>Horticulture Manager</u>	<u>Oversee Agronomics Programs</u>
4. <u>Juan Basilo Perez</u>	<u>13+</u>	<u>Irrigation Manager</u>	<u>Oversee Irrigation Techs and Community Irrigation</u>
5. <u>Josh Oliva</u>	<u>8+</u>	<u>Account Manager</u>	<u>Oversee Communities Landscape</u>

**Proposed Staffing Levels**

Landscape Maintenance staff will include 10 laborers, 2 Supervisors, and 3 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. <u>Pedro Ponce</u>	<u>20+</u>	<u>Foreman</u>	<u>Oversee Crews</u>
2. <u>Joel Cisneros</u>	<u>18+</u>	<u>Foreman</u>	<u>Oversee Crews</u>
3. <u>Mark Landry</u>	<u>10+</u>	<u>Arborist</u>	<u>Arborist</u>
4. <u>Franklin Vasquez</u>	<u>12+</u>	<u>Horticulture Technician</u>	<u>Apply &amp; Oversee Fert./Pest</u>

## Travel

Distance from bidder's branch office to the District - 18.5 miles

Drive time one way from bidder's branch office to the District - 28 minutes 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: Meadow Pointe III CDD

Contact: Darryl Adams Contact Phone: 813-994-1001

Project Type/Description: CDD Master Planned Community

Dollar Amount of Contract: \$292,000

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

Full service landscape maintenance including but not limited to mowing,  
detailing, irrigation maintenance, fertilization and pest control

Duration of Contract: START DATE: Feb. 2019 END DATE: Current

2. Project Name/Location: Verandahs CDD

Contact: Sean Craft Contact Phone: 813-994-1001

Project Type/Description: CDD Master Planned Community

Dollar Amount of Contract: \$110,000

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

Full service landscape maintenance including but not limited to mowing,  
detailing, irrigation maintenance, fertilization and pest control

Duration of Contract: START DATE: July 2014 END DATE: Current

3. Project Name/Location: Long Leaf CDD



Contact: Jayna Cooper Contact Phone: 813-608-8242

Project Type/Description: CDD Master Planned Community

Dollar Amount of Contract: \$260,000

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

Full service landscape maintenance including but not limited to mowing,  
detailing, irrigation maintenance, fertilization and pest control

Duration of Contract: START DATE: July 2016 END DATE: Current

4. Project Name/Location: Park Place CDD

Contact: Angie Grunwald Contact Phone: 813-873-7300

Project Type/Description: CDD Master Planned Community

Dollar Amount of Contract: \$218,000

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

Full service landscape maintenance including but not limited to mowing,  
detailing, irrigation maintenance, fertilization and pest control

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

5. Project Name/Location: Epperson Ranch

Contact: Ray Lotito Contact Phone: 321-263-0132

Project Type/Description: CDD Master Planned Community

Dollar Amount of Contract: \$188,000

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

Full service landscape maintenance including but not limited to mowing,  
detailing, irrigation maintenance, fertilization and pest control

Duration of Contract: START DATE: August 2021 END DATE: Current

**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**



Branch	Location	Asset Number	Serial/VIN #	Classification	Description
Totals					
TAMPA NORTH	TPA LM	316081	54DCDJ1DXMS207882	VEH&R	Truck- 2021 Chevy 4500 Gas Crew Cab
TAMPA NORTH	TPA LM	316080	54DCDJ1D7MS207886	VEH&R	Truck- 2021 Chevy 4500 Gas Crew Cab
TAMPA NORTH	TPA LM	308578	54DC4J1D4LS208573	VEH&R	Truck- 2020 Isuzu W4500 Dump Body LC Crew Cab #1758
TAMPA NORTH	TPA LM	308579	54DC4J1D8LS208575	VEH&R	Truck- 2020 Isuzu W4500 Dump Body LC Crew Cab #1759
TAMPA NORTH	TPA LM	307520	54DBDJ1B2LS802279	VEH&R	Truck-2020 Chevy W-3500 #1699
TAMPA NORTH	TPA LM	306616	54DBDJ1B3KS809692	VEH&R	Truck, 2019 Chevy 3500 #1659
TAMPA NORTH	TPA LM	306615	54DBDJ1B5KS809693	VEH&R	Truck, 2019 Chevy 3500 #1658
TAMPA NORTH	TPA LM	317861	1GCPWAED9NZ223350	VEH&R	Truck- 2022 Chevy Silverado 1500 WT 4DR Crew 4x2
TAMPA NORTH	TPA LM	317984	1GAZGPF6L119192	VEH&R	Truck- 2020 Chevy Express Van



TAMPA NORTH	TPA LM	316597	1GC4WLE74NF284390	VEH&R	Truck- 2022 Chevy Silverado
TAMPA NORTH	TPA LM	316596	1GC4WLE75NF284429	VEH&R	Truck- 2022 Chevy Silverado
TAMPA NORTH	TPA LM	316501	1GCPAAEK8NZ513737	VEH&R	Truck- 2022 Chevy Silverado
TAMPA NORTH	TPA LM	316353	1GCPWAE9NZ223350	VEH&R	Truck- 2022 Chevy Silverado
TAMPA NORTH	TPA LM	315834	1GCPWBK1NZ154240	VEH&R	Truck- 2022 Chevy Silverado
TAMPA NORTH	TPA LM	316752	Multiple	M&E	Small Equipment- 2 Cycle
TAMPA NORTH	TPA LM	316428	3GCPAAEK0NG522982	VEH&R	Truck- 2022 Chevy Silverado
TAMPA NORTH	TPA LM	303279	54DBDJ1B8JS802056	VEH&R	Truck- 2018 Chevy #1526
TAMPA NORTH	TPA LM	304077	404791043	M&E	Mower- Exmark 96in
TAMPA NORTH	TPA LM	303148	54DBDJ1B1HS806234	VEH&R	Truck- 2017 Chevy #1494
TAMPA NORTH	TPA LM	303147	54DBDJ1B4HS809113	VEH&R	Truck- 2017 Chevy #1493

TAMPA NORTH	TPA LM	308705	1GCWGAFP6M1241951	VEH&R	Truck- 2021 Chevy Express 2500 #1740
TAMPA NORTH	TPA LM	308706	1GCWGAFP8M1241918	VEH&R	Truck- 2021 Chevy Express 2500 #1741
TAMPA NORTH	TPA LM	309597	1GCGSBEN2M1222905	VEH&R	Truck- 2021 Chevy Colorado
TAMPA NORTH	TPA LM	316587	1GCHS8EN7N1195285	VEH&R	Truck- 2022 Chevy Colorado
TAMPA NORTH	TPA LM	308701	1GCHSBEN1M1213729	VEH&R	Truck- 2021 Chevy Colorado Extended Cab #1747
TAMPA NORTH	TPA LM	309133	Multiple	M&E	Small Equipment- 2 Cycle
TAMPA NORTH	TPA LM	316246	3GNAXHEV6NS104356	VEH&R	Truck- 2022 Chevy Equinox
TAMPA NORTH	TPA LM	303534	1GCNCNEH7JZ270963	VEH&R	Truck- 2018 Chevy #1583
TAMPA NORTH	TPA LM	302484	400638434	M&E	Mower- Groundmaster 4000D
TAMPA NORTH	TPA LM	302050	1GC1CUEG3GF230292	VEH&R	Truck- 2016 Chevy Silverado #1443
TAMPA NORTH	TPA LM	302639	54DB4J1B4GS805545	VEH&R	Truck- 2016 Isuzu NPR 12000 GVW

TAMPA NORTH	TPA LM	302640	54DB4JIB3GS810252	VEH&R	Truck- 2016 Isuzu- NPR 12000 GVW
TAMPA NORTH	TPA LM	301210	1FD0W4GT2FEB26342	VEH&R	Truck- 2015 Ford F450 Dump #1305
TAMPA NORTH	TPA LM	306716	Multiple	M&E	Small Equipment-2 Cycle
TAMPA NORTH	TPA LM	305249	See Add'l Description	M&E	Small Equipment- 2 Cycle
TAMPA NORTH	TPA LM	308688	1GCDSCD99A8131386	VEH&R	Truck- 2010 Chevy Colorado #1756
TAMPA NORTH	TPA LM	301695	54DB4J1B9FS805930	VEH&R	Truck- 2015 Isuzu NPR #1413
TAMPA NORTH	TPA LM	301214	1FT7W2A67FEB29005	VEH&R	Truck- 2015 Ford F250 #1303
TAMPA NORTH	TPA LM	305227	406341662	M&E	Mower- Exmark 72in w. Foot Pedal Discharge
TAMPA NORTH	TPA LM	305226	406341663	M&E	Mower- Exmark 72in w. Foot Pedal Discharge
TAMPA NORTH	TPA LM	308784	409341131	M&E	Mower- Exmark 72" Lazer Z X Series
TAMPA NORTH	TPA LM	308785	409341132	M&E	Mower- Exmark 72" Lazer Z X Series

TAMPA NORTH	TPA LM	308786	409341157	M&E	Mower- Exmark 72" Lazer Z X Series
TAMPA NORTH	TPA LM	301213	54DC4J1B8ES804657	VEH&R	Truck- 2014 Isuzu NPR #1304
TAMPA NORTH	TPA LM	301135	54DC4W1B7ES802993	VEH&R	Truck- 2014 Isuzu NPR HD #1296
TAMPA NORTH	TPA LM	307584	407213748	M&E	Mower- Exmark 72" Lazer Z
TAMPA NORTH	TPA LM	307585	407213749	M&E	Mower- Exmark 72" Lazer Z
TAMPA NORTH	TPA LM	307586	407213753	M&E	Mower- Exmark 72" Lazer Z
TAMPA NORTH	TPA LM	316091	031822B001641	M&E	Mower- 72" Husqvarna Z572X
TAMPA NORTH	TPA LM	316087	031822B001644	M&E	Mower- 72" Husqvarna Z572X
TAMPA NORTH	TPA LM	316085	031822B001645	M&E	Mower- 72" Husqvarna Z572X
TAMPA NORTH	TPA LM	316092	031822B001646	M&E	Mower- 72" Husqvarna Z572X
TAMPA NORTH	TPA LM	316086	031822B001648	M&E	Mower- 72" Husqvarna Z572X



TAMPA NORTH	TPA LM	316090	031822B001649	M&E	Mower- 72" Husqvarna Z572X
TAMPA NORTH	TPA LM	316089	031822B001650	M&E	Mower- 72" Husqvarna Z572X
TAMPA NORTH	TPA LM	316084	031822B001651	M&E	Mower- 72" Husqvarna Z572X
TAMPA NORTH	TPA LM	316088	031822B001652	M&E	Mower- 72" Husqvarna Z572X
TAMPA NORTH	TPA LM	316083	031822B001654	M&E	Mower- 72" Husqvarna Z572X
TAMPA NORTH	TPA LM	316082	031822B001660	M&E	Mower- 72" Husqvarna Z572X
TAMPA NORTH	TPA LM	308810	012121B001462	M&E	Mower- Husqvarna 72" ZT5400 Zero Turn
TAMPA NORTH	TPA LM	308811	012121B001466	M&E	Mower- Husqvarna 72" ZT5400 Zero Turn
TAMPA NORTH	TPA LM	308812	012121B001488	M&E	Mower- Husqvarna 72" ZT5400 Zero Turn
TAMPA NORTH	TPA LM	316241	411950563	M&E	Mower- Exmark 60" Standon
TAMPA NORTH	TPA LM	316242	411950564	M&E	Mower- Exmark 60" Standon

TAMPA NORTH	TPA LM	306667	102918F001200	M&E	Mower- Husqvarna 72" ZT5400 with Qwik Chute
TAMPA NORTH	TPA LM	306665	102918F001271	M&E	Mower- Husqvarna 72" ZT5400 with Qwik Chute
TAMPA NORTH	TPA LM	306666	102918F001280	M&E	Mower- Husqvarna 72" ZT5400 with Qwik Chute
TAMPA NORTH	TPA LM	306664	102918F001298	M&E	Mower- Husqvarna 72" ZT5400 with Qwik Chute
TAMPA NORTH	TPA LM	302933	Multiple	M&E	Small Equipment- 2 Cycle
TAMPA NORTH	TPA LM	300418	54DC4J1B9CS804132	VEH&R	Truck- Isuzu 2012 Crew Cab Open Landscape #1244
TAMPA NORTH	TPA LM	300422	54DC4J1B9CS804437	VEH&R	Truck- 2012 Isuzu NPR Crew Cab Open Landscape #1245
TAMPA NORTH	TPA LM	306713	404960010	M&E	Mower- Exmark 60" Staris S Series Standon w Qwik Chute
TAMPA NORTH	TPA LM	306714	405291073	M&E	Mower- Exmark 60" Staris S Series Standon w Qwik Chute
TAMPA NORTH	TPA LM	306715	405522290	M&E	Mower- Exmark 60" Staris S Series Standon w Qwik Chute
TAMPA NORTH	TPA LM	308827	409137227	M&E	Mower - Toro Grandstand 60"

TAMPA NORTH	TPA LM	308828	409137231	M&E	Mower - Toro Grandstand 60"
TAMPA NORTH	TPA LM	306710	405094459	M&E	Mower- Exmark S2" Staris S Series Standon w Qwik Chute
TAMPA NORTH	TPA LM	306711	405094460	M&E	Mower- Exmark 52" Staris S Series Standon w Qwik Chute
TAMPA NORTH	TPA LM	306712	405518827	M&E	Mower- Exmark 52" Staris S Series Standon w Qwik Chute
TAMPA NORTH	TPA LM	303222	1GAZG1FA9E1193557	VEH&R	Truck- 2014 Chevy Express G3500 Passenger Van #1508
TAMPA NORTH	TPA LM	316783	060618S001786	M&E	Mower- 54" Husqvarna V554
TAMPA NORTH	TPA LM	316784	060618S001787	M&E	Mower- 54" Husqvarna V554
TAMPA NORTH	TPA LM	316785	102418S001905	M&E	Mower- 54" Husqvarna V554
TAMPA NORTH	TPA LM	316093	051618S001692	M&E	Mower- 54" Husqvarna V554
TAMPA NORTH	TPA LM	308825	407354670	M&E	Mower - Toro Grandstand 52"
TAMPA NORTH	TPA LM	308826	408931883	M&E	Mower - Toro Grandstand 52"

TAMPA NORTH	TPA LM	300315	1FTSX20R28EC08832	VEH&R	Truck- 2008 Ford F250 (C) Long Bed #1227
TAMPA NORTH	TPA LM	308823	409057329	M&E	Mower - Toro Grandstand 48"
TAMPA NORTH	TPA LM	308824	409057330	M&E	Mower - Toro Grandstand 48"
TAMPA NORTH	TPA LM	316097	062118S001745	M&E	Mower- 48" Husqvarna V548
TAMPA NORTH	TPA LM	316095	062518S001764	M&E	Mower- 48" Husqvarna V548
TAMPA NORTH	TPA LM	316096	062618S001781	M&E	Mower- 48" Husqvarna V548
TAMPA NORTH	TPA LM	316094	091918S001956	M&E	Mower- 48" Husqvarna V548
TAMPA NORTH	TPA LM	302999	402248975	M&E	Mower- Lazer 72in
TAMPA NORTH	TPA LM	303000	402248976	M&E	Mower- Lazer 72in
TAMPA NORTH	TPA LM	303001	402248977	M&E	Mower- Lazer 72in
TAMPA NORTH	TPA LM	303002	402248978	M&E	Mower- Lazer 72in



TAMPA NORTH	TPA LM	308813	012820B001174	M&E	Mower- Husqvarna 60" Z560
TAMPA NORTH	TPA LM	308814	012820B001291	M&E	Mower- Husqvarna 60" Z560
TAMPA NORTH	TPA LM	305228	404912929	M&E	Mower- Exmark 36in with Mulch Kit
TAMPA NORTH	TPA LM	300204	1GCHC43K99F110568	VEH&R	Truck- 2009 Chevy Silverado 2500HD Crew Cab #1141
TAMPA NORTH	TPA LM	300084	1FTSW21P76EB52299	VEH&R	Truck- Ford F250 Irrigation Utility- 2006 #1092
TAMPA NORTH	TPA LM	302934	171226	M&E	Small Equipment- 2 Cycle
TAMPA NORTH	TPA LM	301629	3N6CMOKN1FK719774	VEH&R	Truck- 2015 Nissan Van #1372
TAMPA NORTH	TPA LM	301412	3N6CMOKN1FK706094	VEH&R	Truck- 2015 Nissan #1334
TAMPA NORTH	TPA LM	301354	3N6CMOKN2FK706587	VEH&R	Truck- 2015 Nissan I4 SV #1331
TAMPA NORTH	TPA LM	309132	MA1644-693270	M&E	UTV - Club Car Carryall 500 Gas
TAMPA NORTH	TPA LM	303003	401017112	M&E	Mower- Vantage 52in

TAMPA NORTH	TPA LM	300286	JALB4B16367006188	VEH&R	Truck- 2006 Isuzu NPR (CS) 16' Box Dovetail #1171
TAMPA NORTH	TPA LM	303006	402199789	M&E	Mower- Vantage- 36in
TAMPA NORTH	TPA LM	316986	1XNBU1622N1126770	VEH&R	Trailer- 2022 6x16 TripleCrown
TAMPA NORTH	TPA LM	300313	1N68D06T18C440007	VEH&R	Truck- 2008 Nissan Frontier (C) #1224
TAMPA NORTH	TPA LM	307576	1XNBU2024L1109497	VEH&R	Trailer- 2020 Triple Crown7x20
TAMPA NORTH	TPA LM	307575	1XNBU2026L1109496	VEH&R	Trailer- 2020 Triple Crown7x20
TAMPA NORTH	TPA LM	307461	1XNBU2024L1109495	VEH&R	Trailer- 2020 Triple Crown 7x20
TAMPA NORTH	TPA LM	300051	J8DC4J16257012495	VEH&R	Truck- GMC W4500 Super Lawn- 2005 #1076
TAMPA NORTH	TPA LM	302775	400557971	M&E	Mower- Lazer- 24in
TAMPA NORTH	TPA LM	302586	316658639	M&E	Mower- Exmark Lazer Z 72in
TAMPA NORTH	TPA LM	302587	316660411	M&E	Mower- Exmark Lazer Z 72in

TAMPA NORTH	TPA LM	302585	316660412	M&E	Mower- Exmark Lazer Z 72in
TAMPA NORTH	TPA LM	302625	316665782	M&E	Mower- Exmark- Lazer- 72in
TAMPA NORTH	TPA LM	301694	20657	M&E	Mower- Kubota Flex
TAMPA NORTH	TPA LM	302590	400140331	M&E	Mower- Exmark Vantage 60in
TAMPA NORTH	TPA LM	302588	400140332	M&E	Mower- Exmark Vantage 60in
TAMPA NORTH	TPA LM	302589	400140333	M&E	Mower- Exmark Vantage 60in
TAMPA NORTH	TPA LM	302591	400500814	M&E	Mower- Exmark Vantage 60in
TAMPA NORTH	TPA LM	307620	251918	M&E	Small Equipment- 2 Cycle
TAMPA NORTH	TPA LM	302593	400140327	M&E	Mower- Exmark Vantage 52in
TAMPA NORTH	TPA LM	302592	400500813	M&E	Mower- Exmark Vantage 52in
TAMPA NORTH	TPA LM	302583	315663125	M&E	Mower- Exmark

TAMPA NORTH	TPA LM	302584	315669536	M&E	Mower- Exmark
TAMPA NORTH	TPA LM	302594	400500806	M&E	Mower- Exmark Vantage 48in
TAMPA NORTH	TPA LM	304108	Multiple	M&E	Small Equipment- 2 Cycle-Tampa
TAMPA NORTH	TPA LM	303046	16VPX2020H3087565	VEH&R	Trailer- 2017 70PI-20X Tandem
TAMPA NORTH	TPA LM	302595	400093386	M&E	Mower- Exmark Vantage 36in
TAMPA NORTH	TPA LM	302596	400093387	M&E	Mower- Exmark Vantage 36in
TAMPA NORTH	TPA LM	302491	Multiple	M&E	Sm Equipment- 2 cycle
TAMPA NORTH	TPA LM	303045	16VAX121XJ3096834	VEH&R	Trailer- Big Tex 2018 60inx12'
TAMPA NORTH	TPA LM	316245	410110573	M&E	Mower- Exmark 30" Walk behind
TAMPA NORTH	TPA LM	316243	410110574	M&E	Mower- Exmark 30" Walk behind
TAMPA NORTH	TPA LM	316244	410110575	M&E	Mower- Exmark 30" Walk behind



TAMPA NORTH	TPA LM	301692	16VDX1425G5078628	VEH&R	Trailer- 2016 Big Tex
TAMPA NORTH	TPA LM	300449	A5KD1HDALCG021591	M&E	Kubota- RTV1140CPX-H
TAMPA NORTH	TPA LM	301697	Multiple	M&E	Sm Equipment- 2 cycle
TAMPA NORTH	TPA LM	300463	23999	M&E	Kubota- RTV 1140 CPX-H
TAMPA NORTH	TPA LM	300451	24340	M&E	Kubota- 2013 RTV 1140
TAMPA NORTH	TPA LM	300253	SN-18710	M&E	Kubota Util Vehicle SN-18710
TAMPA NORTH	TPA LM	300462	E0526	M&E	Kubota- RTV 900 XTWH
TAMPA NORTH	TPA LM	303215	Multiple	M&E	Small Equipment- 2 Cycle
TAMPA NORTH	TPA LM	302847	Multiple	M&E	Small Equipment- 2 Cycle
TAMPA NORTH	TPA LM	301217	31072	M&E	Mower- Gravely 992239
TAMPA NORTH	TPA LM	301198	31085	M&E	Mower- Gravely ZTR Mower

TAMPA NORTH	TPA LM	301179	31069	M&E	Mower- Gravely Pro Turn 472
TAMPA NORTH	TPA LM	301715	314616636	M&E	Mower- Lazer S Exmark 72in
TAMPA NORTH	TPA LM	301485	314616625	M&E	Mower- Lazer S 72in
TAMPA NORTH	TPA LM	300590	21037	M&E	Mower- Gravely Pro Turn
TAMPA NORTH	TPA LM	301716	316625040	M&E	Mower- Vantage X 60in
TAMPA NORTH	TPA LM	301218	31046	M&E	Mower- Gravely 992205
TAMPA NORTH	TPA LM	301219	31049	M&E	Mower- Gravely 992205
TAMPA NORTH	TPA LM	301199	31037	M&E	Mower- Gravely ZTR Mower
TAMPA NORTH	TPA LM	301265	314634957	M&E	Mower- Exmark Vantage 48in
TAMPA NORTH	TPA LM	301087	313606399	M&E	Mower- Exmark TTX650EKCE524
TAMPA NORTH	TPA LM	301086	313658112	M&E	Mower- Exmark TTX650EKCE524

TAMPA NORTH	TPA LM	300589	21032	M&E	Mower- Gravely Pro Turn
TAMPA NORTH	TPA LM	301263	314632578	M&E	Mower- Exmark Vantage 36in
TAMPA NORTH	TPA LM	301226	315601378	M&E	Mower- Gravely TTS600
TAMPA NORTH	TPA LM	300389	855289	M&E	Mower- Exmark 60in (C)
TAMPA NORTH	TPA LM	302726	Multiple	M&E	Small Equipment- 2 Cycle
TAMPA NORTH	TPA LM	301358	16VPX2024F3014034	VEH&R	Trailer- 2015 Big Tex 83x20
TAMPA NORTH	TPA LM	301215	16VPX202BE3054342	VEH&R	Trailer- 2014 Big Tex
TAMPA NORTH	TPA LM	300074	1Z9BU2216J213595	VEH&R	Trailer- 2006 Irrigation
TAMPA NORTH	TPA LM	302848	Multiple	M&E	Small Equipment- 2 Cycle
TAMPA NORTH	TPA LM	300349	1L9BU20237N383093	VEH&R	Trailer- 2007 Loudo 7' x 18' Landscape
TAMPA NORTH	TPA LM	300325	1L9BU20298N383083	VEH&R	Trailer- 2008 Loudo 7 x 20 (C)

TAMPA NORTH	TPA LM	300324	1Z9BU20286J213593	VEH&R	Trailer- 2006 All Pro 7 x 20 Utility (C)
TAMPA NORTH	TPA LM	300327	1Z9ET202X7J213483	VEH&R	Trailer- 2007 All Pro 7 x 20 (C)
TAMPA NORTH	TPA LM	300326	1Z9ET20227J213395	VEH&R	Trailer-2007 All Pro 7 x 20 (C)
TAMPA NORTH	TPA LM	300330	1Z9UT2022BJ213563	VEH&R	Trailer- 2011 All Pro 7 x 20 Utility (C)
TAMPA NORTH	TPA LM	300351	XG0811-881528	M&E	Utility Cart- Carryall - (C)
TAMPA NORTH	TPA LM	300329	1Z9UT2021AJ213052	VEH&R	Trailer- 2010 All Pro 7 x 20 Utility (C)
TAMPA NORTH	TPA LM	300328	TC31510507	VEH&R	Trailer- 2010 Gator Tail 7 x 20 (C)
TAMPA NORTH	TPA LM	301421	959244	M&E	Mower- Kawasaki 21in
TAMPA NORTH	TPA LM	301422	959248	M&E	Mower- Kawasaki 21in



**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**

**\$ 244,480.00 Yr.**

- Storm Cleanup \$65/hr (do not include in General Landscape Maintenance total or Grand Total)

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

Per the districts request, Yellowstone will cover and uncover freeze susceptible plants. District to provide frost cloth.

\$65 / hr /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)

\$55 /hr for employee with hand-held hose

\$150 /hr for water truck/tanker

**PART 2**

**Fertilization (All labor and materials)**

**\$ 18,800.00 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
February	20-0-10 w/Pre-M	1	700	1629
March	21-0-0	.5	700	1629
April	24-2-11	1	700	1629
May	24-2-11	1	700	1629
July	24-2-11	1	700	1629
October	24-2-11	1	700	1629
November	20-0-10 w/Pre_m	1	700	1629

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	20-0-10 w/Pre-M	1	1250	800
April	21-0-0	.5	700	800
May	24-2-11	1	1250	800
July	24-2-11	1	1250	800
October	20-0-10 w/Pre-M	1	1250	800
ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-0-10	1	950	799
May	8-0-10	1	950	799
October	8-0-10	1	950	799

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12+4	2	348	250
May	8-2-12+4	2	348	250
October	8-2-12+4	2	348	250
November	8-2-12+4	2	348	250

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) \*

\$ 2,000.00 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)

\$ 2,400.00 / Yr (based on quantities below)  
(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
Sylvesters	20	1	30	2400

**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).

\$ 2,600.00 / 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)

\$ 8,560.00 /Yr.

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

Per the districts request, Yellowstone will cover and uncover freeze susceptible parts. District to provide frost cloth.

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

\$ 65 / hr /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ 95.00 /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) \$ 42,487.50 / 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:

275 CY Medium Pine Bark Mulch per specs for the first top-dressing at  
\$ 61.5 /CY (app. April)

And

550 CY Medium Pine Bark Mulch per specs for the second top-dressing at  
\$ 51.50 /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 \$ 2.00 /annual plant

\$ 4,000.00 /rotation

\$ 16,000.00 /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)**

\$ 273,840.00 /Yr. (initial term)

FIRST ANNUAL RENEWAL \$ 273,840.00 /Yr.

SECOND ANNUAL RENEWAL \$ 273,840.00 /Yr.

Contractor/Firm Name Yellowstone Landscape

Firm Address 30319 Commerce Dr.

City/State/Zip San Antonio, FL 33576

Phone Number 813-223-6999 Fax Number N/A

Name and Title of Representative Jon Souers, Business Development Manager  
(Please Print)

Representative's Signature [Signature]

Date 6-22-2023

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

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

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

# **Narrative Approach to Services**



# Narrative Description To Approach Of Services

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The following is a summary of the proposed scope of services to be provided. It serves as an outline, detailing the Best Practices that our company has developed in order to ensure that we provide consistent landscape maintenance services to your property and meet all the contractual specifications of your landscape maintenance agreement.

## I. LANDSCAPE MAINTENANCE PROGRAM

### A. Turfgrass Specifications

#### 1. Mowing

- a. Schedule of mowing is determined by the type of turf being serviced and adjusted to coincide with seasonal growth rates to maintain a consistent, healthy appearance. Scheduled cuts missed due to inclement weather will be made up as soon as possible.
- b. Mower blades will be kept sharp at all times to prevent tearing of grass leaves.
- c. Turf growth regulators may be used to assist in maintaining a consistent and healthy appearance of the turf.
- d. Various mowing patterns will be employed to ensure the even distribution of clippings and to prevent ruts in the turf caused by mowers. Grass clippings will be left on the lawn to restore nutrients, unless excess clippings create an unsightly appearance.
- e. Turf will be cut to a desirable height with no more than 1/3 of the leaf blade removed during each mowing to enhance health and vigor.

#### 2. Edging & Trimming

- a. **Yellowstone Landscape** will neatly edge and trim around all plant beds, curbs, streets, trees, buildings, etc. to maintain shape and configuration.
- b. Edging equipment will be equipped with manufacturer's guards to deflect hazardous debris.
- c. All walks will be blown after edging to maintain a clean, well-groomed appearance.
- d. All grass runners will be removed after edging to keep mulch areas free of weeds and encroaching grass.
- e. "Hard" edging, "soft" edging and string trimming will be performed in conjunction with turf mowing operations.
- f. Areas mutually agreed to be inaccessible to mowing machinery will be maintained with string trimmers or chemical means, as environmental conditions permit.

# Scope of Services Summary

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## 3. Debris Removal

- a. Prior to mowing, each area will be patrolled for trash and other debris to reduce the risk of object propulsion and scattering, excluding areas concentrated with trash (e.g., dumpster zones, dock areas, and construction sites).
- b. Landscape debris generated on the property during landscape maintenance is the sole responsibility of **Yellowstone Landscape**, and will be removed no additional expense to the **Client**.

## 4. Fertilizer

- a. Turf grass will be fertilized as appropriate in accordance with type using a premium turf fertilizer containing minor elements. Various ratios of Nitrogen, Phosphorus, and Potassium (NPK) will be utilized for different growing seasons and environmental conditions.
- b. All sidewalks, roads, curbs, and patios will be swept clean of granular fertilizer after applications to minimize staining.

## 5. Insect, Disease, and Weed Control

- a. Treatment of turf areas for damaging insect infestation or disease and weed control will be the responsibility of **Yellowstone Landscape**.
- b. All products will be applied as directed by the manufacturer's instructions and in accordance with all state and federal regulations.
- c. **Yellowstone Landscape** must possess and maintain an active certified Pest Control License issued through the local governing department responsible for issuing such licenses. Only trained applicators will apply agricultural chemicals.
- d. Access to a water source on the Client's property must be provided for use in spray applications.

## B. Plant Material Specifications

### 1. Shrubs

- a. All pruning and thinning will be performed to retain the intended shape and function of plant material using proper horticultural techniques. Shrubs will be trimmed with a slight inward slope rising from the bottom of the plant to retain proper fullness of foliage at all levels.
- b. Plant growth regulators may be used to provide consistent and healthy appearance for certain varieties of plant material and ground covers.
- c. Clippings are to be removed by **Yellowstone Landscape** following pruning.



# Scope of Services Summary

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## 2. Tree Maintenance

- a. Trees will be cleared of sprouts from trunk. "Lifting" of limbs up to 10 feet above the ground is included.
- b. Palm Trees will have only brown or broken fronds removed at time of pruning.
- c. **Yellowstone Landscape** will maintain staking and guying of new trees. Re-staking of trees due to extreme weather is provided as a separate, billable service.

## 3. Edging and Trimming

- a. Groundcovers will be confined to plant bed areas by manual or chemical means as environmental conditions permit.
- b. "Weedeating" type edging will not be used around trees.

## 4. Insect, Disease and Weed Control

- a. Plants will be treated chemically as needed to effectively control insect infestation and disease as environmental and horticultural conditions permit. In extraordinary cases where disease or pests resist standard chemical treatments, **Yellowstone Landscape** will offer suggestions regarding the best course of action.
- b. Open ground in plant beds will be treated by manual or chemical means to control weed pressure as environmental, horticultural, and weather conditions permit.
- c. **Yellowstone Landscape** will maintain a log listing all applications and will have MSDS sheets available for each product used on the **Client's** property.
- d. The **Client** must provide access to a suitable water source on their property for use by **Yellowstone Landscape** in spray applications.

## 5. Fertilization

- a. Shrubs and ground cover will be fertilized with a recommended analysis containing a balanced minor nutrient package with a minimum 50% slow-release Nitrogen source product. Fertilization typically occurs in spring and fall, according to environmental conditions.
- b. Ornamental and Shade Trees will be fertilized utilizing a balanced tree fertilizer at recommended rates according to size.
- c. Palm Trees will be fertilized utilizing a balanced palm tree fertilizer at recommended rates according to size.

## C. Irrigation System Specifications

- 1. Irrigation inspections include inspection of sprinkler heads, timer mechanism, and each zone. In addition, the system will be inspected visually for hot spots and line breaks with each additional visit to the property.

# Scope of Services Summary

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2. Irrigation rotors and spray nozzles will be kept free of grass and other plant material to ensure proper performance.
3. Minor nozzle adjustments and cleaning and timer adjustments will be performed with no additional charge.
4. **Yellowstone Landscape** will promptly inform the client of any system malfunction or deficiencies.
5. Repairs for items such as head replacement, broken lines, pumps or timers will be performed upon the client's approval and billed accordingly. Any damage caused by **Yellowstone Landscape** personnel shall be repaired promptly at no cost to the **Client**. In the event that a problem arises to the system that could result in additional damage occurring or threat to safety, **Yellowstone Landscape** will immediately make the necessary repairs and then contact the Client.

## D. Annual Flower Specifications

1. Annual flowers will be changed with selected standard varieties best suited to the seasonal and environmental conditions at the ideal spacing for the plant varieties chosen.
2. Fungicides and insecticides will be applied as needed to maintain healthy planting beds.
3. Annual flower beds will be serviced to remove flowers that are fading or dead ("deadheading") to prolong blooming time and to improve the general appearance of the plant.
4. All soils are to be roto-tilled after removing and prior to installing new flowers.
5. "Flower Saver Plus®" (or comparable product) containing beneficial soil micro-organisms and rich organic soil nutrients, will be incorporated in the annual flower planting soil at the time of each flower change. Supplemental top-dressing with a controlled-release fertilizer and/or soluble liquid fertilizer will be applied to enhance flowering and plant vigor.

## E. Mulch

1. Mulch will be replenished in accordance with the terms and specifications set forth in the landscape maintenance agreement.

## II. ADDITIONAL SERVICES

- A. **Yellowstone Landscape** will provide extra services, special services and/or landscape enhancements over and above the specifications of landscape maintenance agreement at an additional charge with written approval from an authorized management representative of the **Client**.

# Scope of Services Summary

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## III. YELLOWSTONE LANDSCAPE PERSONNEL

- A. **Yellowstone Landscape** will provide all labor, transportation and supervision necessary to perform the work described herein.
- B. Field personnel will be equipped with all necessary supplies, tools, parts and equipment and trained to perform work in a safe manner.
- C. Personnel will be licensed for all applicable maintenance functions, including any pesticide or supplemental nutrient applications, as required by law.
- D. **Yellowstone Landscape** recognizes that its personnel are representatives of the **Client** while on the **Client's** property and, as such, will conduct themselves in an efficient, well-mannered, well-groomed and workman-like manner at all times.
- E. Any damage caused by **Yellowstone Landscape** personnel will be repaired promptly at no cost to the **Client**.
- F. **Yellowstone Landscape** may utilize qualified subcontractors at any time during the agreement period and will be responsible for managing the quality of their services.
- G. All work performed by **Yellowstone Landscape** will be coordinated with the **Client** to minimize disruption and to maximize safety to people and vehicular traffic on the property.

## IV. YELLOWSTONE LANDSCAPE VEHICLES AND EQUIPMENT

- A. **Yellowstone Landscape** service vehicles will be well maintained and clean in appearance. Vehicles must be properly licensed and tagged, and operated only by licensed personnel.
- B. All **Yellowstone Landscape** vehicles must operate in a safe and courteous manner while on the **Client's** property. Pedestrians have the right-of-way and service vehicles are expected to yield.
- C. All trailers, storage facilities, and maintenance equipment must be in good condition and present a clean and neat appearance.
- D. Tools and equipment must be properly suited for their purpose and used in a safe manner, utilizing the appropriate safety gear at all times.

## V. ADDITIONAL PROVISIONS

- A. Property inspections will be conducted regularly by an authorized **Yellowstone Landscape** representative. **Yellowstone Landscape** will document and correct any landscape maintenance deficiencies identified within one week, or provide a status update for work requiring a longer period to accomplish.
- B. **Yellowstone Landscape** will provide the **Client** with a contact list for use in case of emergencies and will have personnel on call after regular business hours to respond accordingly.

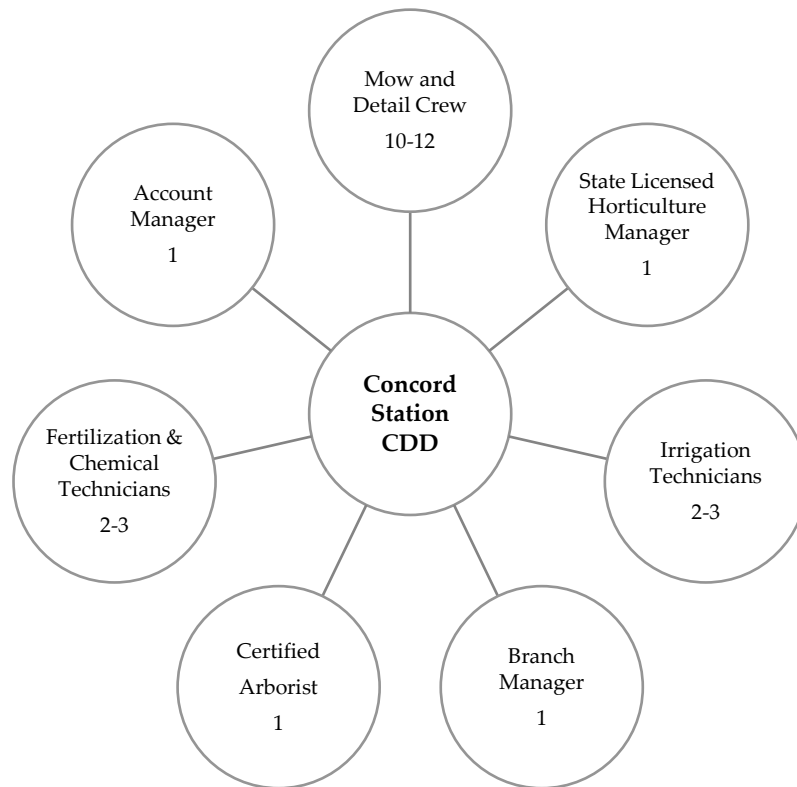
# Staffing & Operations





# Staffing Summary

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## **Account Manager:**

The Account Manager represents the vital link between Yellowstone Landscape and your property. In that capacity, he arranges, schedules and directs daily delivery of services in accordance with the performance specifications for your property. The primary responsibilities outlined below are carried out in a manner that will assure peak efficiency and the delivery of high-quality products and services. The Account Manager reports directly to the Branch Manager and works closely with support service managers (Fertilization & Spray, Irrigation) in fulfillment of his regular duties.

## **Responsible for:**

- ✓ Planning, Scheduling and Implementation of Field Operations Activities
- ✓ Client Relations and Service
- ✓ Budgeting and Cost Tracking
- ✓ Quality Control
- ✓ Safety
- ✓ Training
- ✓ Employee Evaluation and Development
- ✓ Sustainable Practices

# Staffing Summary

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## **Mow and Detail Crew:**

The Mow and Detail Crew consists of a team of experienced landscape and maintenance professionals. Their focus will be on maintaining the property with our commercial equipment in accordance with the specifications of the contract. They will fulfill all of the obligations set forth and directed by the Account Manager. The mow and detail crew will be on site to meet those obligations each week.

## **Irrigation Technician:**

The Irrigation Technician oversees all irrigation practices including timers, valves, sprayers and piping. Once per month (unless otherwise noted in the contract specifications), the Irrigation Technician will walk through each zone and assure all irrigation functions work properly. Small adjustments will be made in order to assure water conservation and proper watering techniques. Any major irrigation problems will be expressed and appropriated according to the process defined by Account Manager.

## **State Licensed Pesticide Contractor:**

This contractor will treat each building with EPA approved pesticides in accordance with best management practices and will be over-seen/managed through our assigned Account Manager.

## **Certified Arborist:**

We have a certified arborist on staff that will be utilized for special tree needs from large take downs to pruning, fertilization, and pest/disease control.

## **Branch Manager Oversight:**

The Branch Manager is responsible for Yellowstone Landscape's landscape installation and management operations and personnel within the area. The primary responsibilities outlined below are carried out in accordance with the strategic plan and in a manner that will assure peak efficiency and the delivery of high-quality products and services. The Branch Manager reports directly to the Regional Vice President, and works closely with Business Development Department, Purchasing Agents, other Division Managers, and Office Management in fulfillment of his/her regular duties.

## **Responsible for:**

- ✓ Planning, Scheduling and Implementation of Field Operations
- ✓ All Landscape Management Practices
- ✓ All Landscape Construction Practices
- ✓ Client Relations and Service
- ✓ Quality Control
- ✓ Safety
- ✓ Training

# **Management & Supervisor Personnel**



# Principal Officers

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Our Leadership Team is committed to making Yellowstone Landscape the premier commercial landscape service company in the United States. We bring that excellence to bear on behalf of our clients through industry-leading investments in safety, training, and information systems.

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Harry Lamberton was named President and CEO of Yellowstone Landscape in May of 2023, after joining Yellowstone in January of 2022 as President. As CEO, Harry leads and drives Yellowstone's strategy, continued growth, quality service, focus on safety, and maintaining a great place to work for all employees, applying expertise gained from over 20 years of leading environmental and sustainability businesses at Waste Management. Harry continues to be active in broadly supporting sustainability and the environment by serving on the Conference Board's Global Sustainability Centre's Advisory Board, the Board of Directors of the Sustainability Institute at the University of New Hampshire and the Board of Directors of Friends of the Chicago River. Harry holds a BA from the University of New Hampshire and an MBA from the Goizueta School of Business at Emory University.



Timothy (Timo) Sherman serves as Chief Financial Officer of Yellowstone Landscape with oversight over all Finance, Accounting, IT, and Procurement functions. He has led the financial analysis team since 2018, focusing on excellence in planning, forecasting, budgeting, analysis, acquisition planning, due diligence, closing and initial integration management, and any other areas requiring financial evaluation and insight. He first worked in landscaping as a construction project manager, then account manager and branch manager for Cornerstone Landscape, which was acquired by Yellowstone in 2012. Timo holds a BS from the Fisher School of Accounting at the University of Florida and an MBA from Jacksonville University and has experience in Staff and Cost Accounting.



Tim Portland has led Yellowstone Landscape to record safety, customer satisfaction, growth, and overall business performance since joining the company in 2012 as CEO. In May of 2023, he moved to Executive Chairman, where he is highly active and engaged within the company and supporting the company's executive leadership. Prior to joining Yellowstone, Tim was the CEO of United Subcontractors, a leading installer of building products. Over a ten-year period, he was the President of several divisions of Scotts Miracle-Gro, including the Ortho and Roundup brands, Scotts LawnService, and Scott's International Professional business. Tim holds an MBA from the University of Virginia's Darden Business School and an undergraduate degree from Dartmouth College.



Jim Herth became Yellowstone Landscape's Vice President of Business Development in 2014, after joining the company in 2011 as a Branch Manager. "Coach" Jim is responsible for Yellowstone's industry-leading sales team, a critical component of Yellowstone's superior growth and track record with customers. A twenty-five-year industry veteran with a track record of managing multiple branches, delighting customers, and delivering profitable growth, Jim is a licensed Arborist and holds a Bachelor's degree from Siena Heights University.

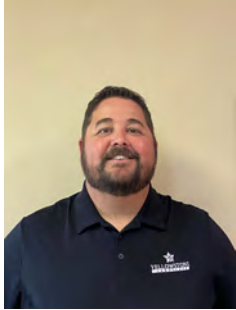


# Local Leadership Team

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Your local Yellowstone Landscape Tampa service team is dedicated to serving all your landscape needs. We're proud to care for properties across the area. Here is a brief summary of the experience that selected members of our local leadership team bring to your property.



**Brian Mahar**, *Branch Manager*: 17 years' experience in Landscape Maintenance. I hold numerous certificates in fertilization and pesticides, including my BMP License. Prior to Yellowstone landscape I performed residential fertilization & pest control. Servicing and managing over two hundred properties. I have been with Yellowstone for 12 years and I enjoy providing landscape solutions and education to our clients.



**Juan Basilio Perez**, *Irrigation Manager*: 12 years experience in Irrigation. I previously managed irrigation for more than 150+ properties across Tampa. I enjoy working in Irrigation as it's my area of expertise and one I enjoy. I love Yellowstone because it's a company that values and rewards talent. I'm proud to be a part of a team I can lead and inspire. I enjoy taking pride in our properties and managing a great team of Irrigation Technicians to maintain a high level of turf and plant health for our properties.



**Kevin Oliva**, *Horticulture Manager*: 24 years' experience in Horticulture. Began in 1995 with responsibilities for outside lawn and ornamental applications, and inside GHP services. I received my state CPCO license in 2004, and served as operations manager with another local firm before joining Yellowstone Landscape in 2007. I develop and head our Tampa branch's horticulture department and volunteer as a landscape advisory committee member for the Hillsborough County UF-IFAS Extension center. My licenses include: Fl. State CPCO license, State BMP license, Urban fertilizer ID, OSHA Hazardous materials operation/level II certificate. I enjoy working outside, and I take pride in working within the horticulture field at Yellowstone.



**Josh Oliva**, *Account Manager*: 8+ Years in Landscape Maintenance. Skilled in sales, team building. Multiple certifications in horticulture including Fl. State CPCO license, State BMP license, Urban fertilizer ID, OSHA Hazardous materials operation/level II certificate. I started with Yellowstone in 2015 as a Spray Technician, working my way up to the Account Manager position. I enjoy building premier properties for our clients as well as lasting relationships.



## 2023 Hurricane Plan

Yellowstone would like to inform you of our emergency Hurricane response plans for this year.

- **PRE-HURRICANE PREP**

- Several days before a hurricane is scheduled to hit our area, Yellowstone Landscape will make sure we have the proper equipment and supplies in inventory.
  - Chainsaws (chains, oil, fuel, PPE buckets)
  - Generators
  - Fuel (all trucks filled and onsite fueling tanks full)
  - Debris storage area emptied / cleaned
  - Tree stakes / Tree Straps / Binding materials
  - Place large machinery rentals on hold
  - Place dumpster rentals on hold
  - Small items / tools
- Reach out to other Yellowstone branches and establish a plan for support in the case of a major hurricane.
- Establish a plan of contact in the case that cell service is not available.
- Map out areas where debris can be piled until it can be hauled off site if necessary. This will also help expedite clearing of roadways.
- Shut down irrigation pump stations.

- **POST HURRICANE PLAN**

- **PHASE 1 - ASSESSMENT**
  - As soon as it is safe to be out on the road, we will dispatch assessment team to determine high priority areas and an initial plan of attack based on assessment. It is our goal to have your community back in order within

48 hours or sooner. Any debris blocking ingress and egress will be addressed immediately during this assessment time.

○ **PHASE 2 – INGRESS / EGRESS CLEAN-UP**

- Once the assessment of the property is complete, a crew will immediately be dispatched to your property. During this period of clean up, Yellowstone will trade Hurricane clean up services for the regularly scheduled maintenance services of the property. ( If we encounter a low-grade hurricane, typically we are able to change out services with no additional charges) Once the dedicated onsite crew is able to resume their normal daily maintenance services, a fee structure will then take effect for any additional clean up.

Any additional help needed from the branch or surrounding branches will be on call based on severity of storm.

(Branches in Palm Beach, Port St Lucie, Orlando, Daytona, Bradenton, Bunnell, Jacksonville). The primarily focus will be on clearing roadways and eliminating any dangerous situations. At this point, only the necessary debris will be removed and/or taken to pre-approved on-site staging areas. The main goal here is to allow access to the property.

○ **PHASE 3 – CLEAN-UP / DEBRIS REMOVAL**

- Phase 3 will focus on the continued clean-up of the common area property. Yellowstone will begin removing the debris and begin staking any trees during this phase of the clean-up. This phase will take the longest and will culminate with the removal of stumps, repairs to irrigation systems and dealing with any final aesthetic issues. A dedicated Hurricane Clean-up crew (size will be based on severity of storm) will be utilized onsite when normal maintenance crew resumes their contractual duties.

# Financial Stability





# Statement of Corporate Stability

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Yellowstone Landscape understands your need to ensure that any potential landscape partner operates in a manner that supports long-term stability, and to verify our ability to provide services to your property in the future.

Our firm was established over a decade ago, by combining already successful, regional landscape companies that had existed for more than twenty years, before they joined together to form Yellowstone Landscape. Since 2008, we've been linked by a common goal to better serve our clients, sharing decades of experience in landscape design and installation, tree care services, snow removal services and landscape maintenance. As one of the landscape industry's fastest growing and most respected commercial landscaping companies, we proudly serve more than 6000 clients from 58 local branch operations facilities in 14 states across the United States. In 2019 Yellowstone's growth reached a level that made us the largest, privately-owned landscape service company in North America.

We are incorporated in the state of Delaware, chartered in January of 2008. As a privately held company, it is not our practice to disclose operating budgets or financial statements, however, we can confirm that our firm's annual revenue exceeded \$539,000,000 in 2022. We also attest that we operate our company in accordance with all generally accepted best accounting practices, as have been confirmed by independently conducted audits each year since our founding. We maintain an open line of credit of \$50 million, with bonding capacity up to \$40 million.

As a part of the investment portfolio of Harvest Partners, a private equity firm based in New York, New York, Yellowstone is fully prepared to fund any capital expenses necessary to ensure our ability to perform services at full capacity in advance of the stated contract start date, should we be selected as your landscape contractor.

## Bank Reference Information:

Kyle Blummer  
Antares Capital, LP  
Chicago, IL 60661  
P: 312-638-4042

## **Experience & References**



# Reference Listing



Project Name  
Contact Information

**Meadow Pointe III CDD**  
**Darryl Adams**  
**813-994-1001**  
**\$292,000**  
**February 2019 to Present**

Project Name  
Contact Information

**Verandahs CDD**  
**Sean Craft**  
**813.994.1001**  
**\$110,000**  
**July 2014 to Present**

Project Name  
Contact Information

**Longleaf CDD**  
**Jayna Cooper**  
**813.873.7300**  
**\$260,000**  
**July 2016 to Present**

Project Name  
Contact Information

**Park Place CDD**  
**Angie Grunwald**  
**813.873.7300**  
**\$218,000**  
**February 2019 to Present**

Project Name  
Contact Information

**Epperson Ranch CDD**  
**Ray Latito**  
**321-263-0132**  
**\$188,000**  
**August 2021 to Present**

# Insurance







# CERTIFICATE OF LIABILITY INSURANCE

4/1/2024

DATE (MM/DD/YYYY)

3/21/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Lockton Companies 3280 Peachtree Road NE, Suite #250 Atlanta GA 30305 (404) 460-3600	<b>CONTACT NAME:</b> <b>PHONE (A/C, No, Ext):</b> <b>FAX (A/C, No):</b> <b>E-MAIL ADDRESS:</b>																					
<b>INSURED</b> 1472881 Yellowstone Landscape, Inc. and all Subsidiaries See Attached List 3235 N State Street P.O. Box 849 Bunnell FL 32110	<table><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A:</td><td>Safety National Casualty Corporation</td><td>15105</td></tr><tr><td>INSURER B:</td><td>ACE Property and Casualty Insurance Company</td><td>20699</td></tr><tr><td>INSURER C:</td><td></td><td></td></tr><tr><td>INSURER D:</td><td></td><td></td></tr><tr><td>INSURER E:</td><td></td><td></td></tr><tr><td>INSURER F:</td><td></td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	Safety National Casualty Corporation	15105	INSURER B:	ACE Property and Casualty Insurance Company	20699	INSURER C:			INSURER D:			INSURER E:			INSURER F:		
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INSURER C:																						
INSURER D:																						
INSURER E:																						
INSURER F:																						

**COVERAGES** Main NI COI's **CERTIFICATE NUMBER:** 19092496 **REVISION NUMBER:** XXXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Pesticide&Herbicide <input checked="" type="checkbox"/> SIR \$250,000 GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:	N	N	GL6676218	4/1/2023	4/1/2024	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	N	N	CA6676217	4/1/2023	4/1/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$	N	N	XOOG72569647 002	4/1/2023	4/1/2024	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$ XXXXXXXX
A	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	LDS4066360	4/1/2023	4/1/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

## CERTIFICATE HOLDER

## CANCELLATION See Attachments

19092496  
Evidence of Coverage

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

# About Us



# Trusted by Clients Across the Country



Yellowstone Landscape serves our clients from local branch locations across the South, Southwest, and Midwest United States.

Our talented Landscape Professionals are experts in their local areas, delivering excellence in commercial landscape maintenance, installations and enhancements, tree care, and snow & ice services.

These local operating teams are supported by the collective strength of a national leader in commercial landscaping services.

And we empower our local leadership to make decisions in the best interest of our clients and their properties. No excuses, no calling headquarters for approval, no corporate red tape. Just do what's right.

Working safely. Providing great service to our clients. Taking pride in our work. Building lasting partnerships with our clients.

That's how we've become the trusted commercial landscaping partner of choice to our valued clients across the country.

# Building Lasting Partnerships



Yellowstone Landscape has developed a reputation for creating and maintaining award-winning landscape environments for some of the country's most recognized brands.

**But the work is only part of the reason that clients choose to partner with us.**

Because of our proactive approach, flexible scheduling to accommodate special events, and a relentless focus on communication, our clients choose to continue their partnerships with us, year after year.

Our focus on building lasting relationships with the clients we serve, has led to many partnerships that have been established and grown over time. In fact many of these partnerships now span more than a decade of successful service. We believe that our

high-quality landscapes, coupled with superior customer service are why clients look to us for all their landscape needs.

Yellowstone clients know that effectively managing their property's landscape is a **lifetime commitment** that requires careful coordination of services. That's why our approach to managing your property's landscape investment includes regular maintenance services, paired with detailed fertilization and pest management plans, to keep your property looking its best, while preserving the long-term health of your landscape.

Yellowstone Landscape is honored to serve each of our clients' properties and we look forward to **continuing our tradition of award-winning service as we build new relationships** with clients across the United States.



# Proud to Serve Tampa



## *Excellence in Commercial Landscaping for Your Tampa Area Properties*

Yellowstone Landscape is proud to serve Tampa's commercial landscaping needs from our local branch location. With **more than 100 local employees**, we're one of the leading commercial landscape service firms in Tampa and the surrounding areas.

We offer landscape design, landscape installation, and landscape maintenance services

to some of the area's most beautiful homeowner associations, city and county governments, master planned developments, corporate campuses, commercial office parks, schools, universities, hospitals, apartment communities and retail centers.

Our service teams are ready to provide you with **Tampa's most professional and responsive commercial landscaping services**, always tailored to your needs and expectations.



# Services for Homeowner Associations



Our comprehensive landscape services for Homeowner Associations are designed to **create beautiful and healthy environments** and enhance the quality of life your residents experience in their community.

Professional Landscape Maintenance of your entryways, common areas, streetscapes, and amenity areas is essential for **creating the right image for your community** and protecting the value of your residents' investments in their homes.

Caring for your community's landscape is likely to be among the largest expenses in your association's annual budget. With the help of the

right landscape service partner, your community will see the value of their investment with every service visit and enjoy all the benefits a well maintained landscape can bring.

## Key benefits of a professionally maintained landscape include:

- An Average Increase of 12% in the Value of Your Residents' Homes
- Creating a Sense of Pride in the Community
- Extended Lifespan of Your Community's Landscape Materials and Feature Areas
- Demonstrating Visible Results for Your Residents' Investment in Professional Property Management Services



# Landscape Maintenance



Landscape Maintenance is all about the details. We're committed to getting the details right, so you can enjoy your landscape and take pride in its appearance.

From week to week, month to month, and year to year, there are **hundreds of details** that need to be coordinated for your landscape to look its best. Assuring that none of those details are overlooked requires a professionally administered, **integrated Landscape Maintenance program**.

Synchronizing routine maintenance activities like mowing, edging, weeding, trimming and clean-up, with fertilization and pest management applications, and your irrigation system's schedule and maintenance is no easy task.

That's why we incorporate all the details of our landscape services into your **Plan for Success™**.

Our Landscape Maintenance teams are trained in our industry's Best Practices. They behave as if they were a part of your staff and work hard to **solve problems while they're still called opportunities**. If the unexpected happens, our teams respond to correct the problem, quickly and professionally.

Your dedicated Account Manager will provide regular updates about what we're doing to maintain your landscape. Our goal is to provide you with **all the information you need** about your landscape, **when you need it**.



# Irrigation Installation & Management



There is **nothing** more essential to the success of your **landscape** than regular access to the right amount of water.

Commercial irrigation systems are sophisticated technology that require **special certification** to install and operate.

Our Irrigation Installation and Management Professionals are **experts in all major commercial irrigation systems**. From older systems in need of frequent repairs and updates, to the most modern and innovative water-wise systems available, **our Irrigation Teams are dedicated to protecting your valuable water resources**. Once installed, we always adhere

to local ordinances governing water use and have implemented the principles of the leading industry groups. These **guidelines govern how we design, install, and maintain your irrigation system**.

Professional irrigation management is an essential service to eliminate waste in your water consumption and reduce your water usage.

**Yellowstone Landscape provides you with the most experienced team of Irrigation Professionals in the industry.**



# Tree Care Services



Your trees add beauty and value to your property. In the case of mature trees, they are **an absolutely irreplaceable asset**. Keep them healthy and protect your property with regular evaluations and treatments.

Yellowstone Landscape is a full service tree care company, specializing in Plant Health Care and Pruning in accordance with the highest industry standards. Our Tree Care teams are led by **certified Arborists**, educated and trained in all aspects of Arboriculture.

We're dedicated to improving and protecting your trees and shrubs, utilizing the latest innovations in tree care science.

## Our Tree Care services include:

- Pruning
- Cabling & Bracing
- Lightning Protection
- Fertilization
- Disease & Pest Management
- Tree Removal
- Tree Planting
- Stump Grinding
- Root Management



# Landscape Design



You need your landscape to look its best, but you're not quite sure where to get started.

Whether you need a landscape design plan for a new development or just want to enhance a few feature areas in your existing landscape, our Landscape Designers are ready to help you see your landscape's full potential.

**Our Designers are specially trained, creative professionals.** They're knowledgeable about all the latest concepts in landscape design and they're also familiar with your area's local plant materials. This ensures that what they select to plant will thrive once it's in the ground.

The last thing you want is to invest in a landscape installation project, only to see the plants fail within the first year.

Working with a Landscape Designer starts with a meeting to find out what your goals are for your project. They'll create **photo renderings** so you can actually see what your new landscape will look like, before it's planted. You'll be a part of the process from beginning to end.

And best of all, we offer Landscape Design as a **complimentary service** to current Landscape Maintenance clients when we install your landscape enhancement.



# Seasonal Color Installations



If you want to make a big impact and create **dramatic curb appeal** for your community or commercial property, there is no better way than a professionally designed seasonal color display.

Our landscape designers and color bed installation experts will “**bring the wow**” to **your entrances and feature areas** with stunning seasonal color displays using only the highest quality, locally sourced plant materials.

Your color bed installations begin with a **custom design proposal tailored to your preferences**, incorporating seasonally appropriate flowers. We begin with bed preparation, the most critical part of the installation process, removing the

previous rotation’s plants and groundcover materials, bedline trenching, tilling of the soil and adding high quality fertilizers as needed.

We recommend installations with **tighter spacing to create more vibrant color and instant impact**. As conditions warrant, we can provide hand-watering and additional fertilization of seasonal flowers to promote healthy growth and prolong bloom times.

**Regular maintenance of your seasonal color installation** during service visits includes removal of withering plants and monitoring of the soil quality and checking that the plants’ watering requirements are being met.



# Industry Recognition



Our clients' properties have earned dozens of National Landscape Awards of Excellence, the highest honor given in the professional landscape industry. They've been recognized as some of the most outstanding commercial landscaping projects in the country. Below is a partial listing of our award-winning projects:

Rockstar BMX Park; Houston, Texas; 2020  
Old Palm; Palm Beach Gardens, Florida; 2019  
The Peninsula; Charlotte, North Carolina; 2019  
Emory Johns Creek Hospital; Atlanta, GA; 2019  
Del Webb Lake Oconee; Greensboro, Georgia; 2018  
Mesa Del Sol; Albuquerque, New Mexico; 2018  
Hermann Park; Houston, Texas; 2017  
Walton Riverwood; Atlanta, Georgia; 2017  
Swan and Dolphin Resort; Orlando, Florida; 2016  
Cane Island Amenity Village; Houston, Texas; 2016

Tradition; Port St Lucie, Florida; 2015  
Rob Fleming Park; The Woodlands, Texas; 2014  
AAA Headquarters; Orlando, Florida; 2013  
Technology Park Atlanta; Atlanta, Georgia; 2013  
Boeing 787 Facility; Charleston, South Carolina; 2012  
Waldorf Astoria Resort; Orlando, Florida; 2012  
Grand Haven; Palm Coast, Florida; 2011  
Fleming Island Plantation; Jacksonville, Florida; 2010  
Hammock Beach Resort; Palm Coast, Florida; 2008  
Reunion Resort & Club; Orlando, Florida; 2007



# Committed to Safety



Yellowstone Landscape has made safety our number one priority. We know that we are equally responsible for the safety of our employees, and our clients' residents, employees, guests and their property.

Our commitment to safety includes providing a **safe, healthy work environment**, kept free from hazards. Whether starting or ending the day at one of our branch locations, traveling over the area's roadways, or at a client's work site, all Yellowstone Landscape employees are trained to **behave professionally and remain alert** to all potential safety hazards they may encounter.

## Our Commitment to Safety includes:

- New Employee Training on Safe Operating Procedures
- Strict Compliance to All OSHA Regulations
- Weekly Tailgate Talks Conducted with All Field Service Teams
- Annual Safety Rodeos with Industry Safety Experts
- Dedicated Safety Officers in Each Branch Location
- Mandatory Use of Appropriate Personal Protective Equipment (PPE) at All Times



# Our Fleet Vehicles and Equipment



Yellowstone Landscape takes great pride in the maintenance our fleet vehicles and the specialized service equipment and tools we use. Our branch locations employ dedicated mechanics, experienced in working with the equipment we use. Their sole responsibility to keep our fleet and equipment in good working order, many times working overnight to keep equipment in service during the day.

We know how important it is that our service teams have the tools they need to get their jobs done. That's why we strive to keep all our vehicles and equipment in good repair, appearance, and in sanitary clean condition at all times.

All vehicles are appropriately registered and insured, clearly marked with our company identification, regularly inspected for safety and cleanliness, and only operated by licensed, approved drivers.

Our Company Owned Fleet Vehicle and Equipment Listing Includes:

- Over 800 Trucks, Vans and Utility Vehicles
- Wide Area Mowing Tractors
- Tree Care Trucks with Trailer Chippers
- Assorted Heavy Duty Caterpillar Equipment
- Motorized Work Carts
- Open Bed and Enclosed Trailers
- Motorized Edgers and Trimmers



# Environmental Stewardship



As a leader in the landscaping industry we have an added responsibility to be good stewards of our natural resources. We also understand that many clients have become keenly aware of the need to reduce their environmental impact.

**Our initiatives toward responsible environmental stewardship include:**

**Integrated Pest Management:** IPM Programs use a combination of targeted management tools rather than broad blanket applications to create an environment free from pests and disease.

**Innovation Irrigation:** This includes smart controllers, rain sensors, micro irrigation

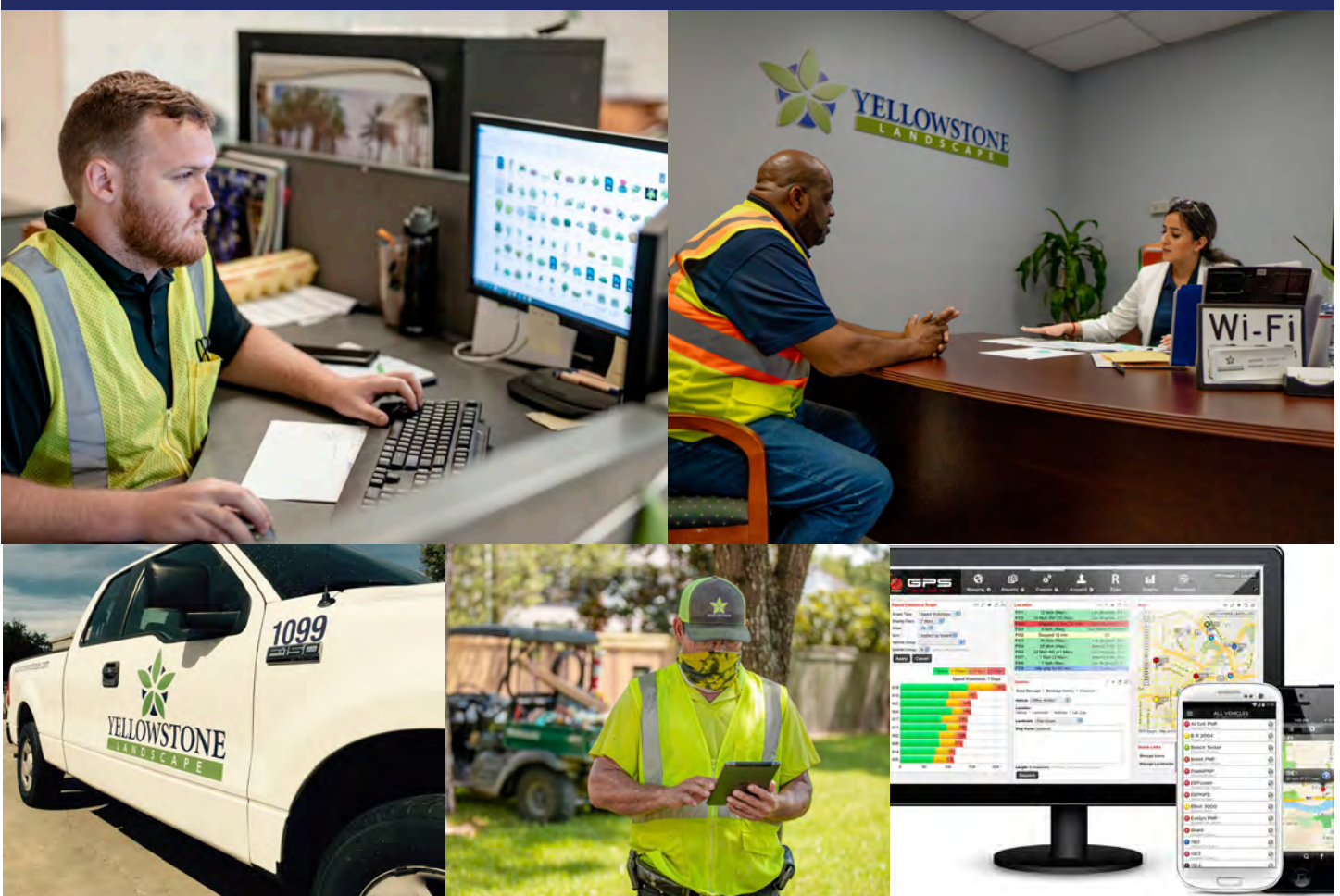
and drip irrigation to eliminate water waste, integrating recycled water intakes where natural sources are available.

**Reducing Carbon Emissions:** EFI equipment used by our service personnel reduces our fuel consumption by 25% compared with traditional outdoor power equipment. Our firm's EFI equipment purchases over the past 6 years have dramatically reduced greenhouse gas emissions over previously used carbuerated models.

**Drought-Tolerant Plants & Trees:** Installing the right plant material for your property's environment reduces the water consumption necessary for your plants and trees to thrive.



# Our Technology at Work for You



Technology in the landscape industry is rapidly evolving. Yellowstone Landscape is taking advantage of this innovation to improve our communication, tracking, and billing systems, allowing us to offer more efficient service visits and faster response times for our clients.

Over a decade ago, we began issuing **smart phones** to all our field service supervisors and technical specialists, but as new products have come to market, Yellowstone has continued to improve our technological capabilities.

All Yellowstone Landscape **fleet vehicles** are equipped with **GPS tracking devices**, enabling us to see where our vehicles are at any given time,

and how long our service crews spend at each property. GPS tracking also enables our Safety teams to make sure our drivers are obeying speed limits and traffic laws.

In addition to field level improvements, Yellowstone continues to lead the industry with real time reporting on costs and labor utilization, enabling us to produce monthly service billings at **greater than 99% accuracy**. We even integrate with most major accounting systems, to help you automate your procurement system's payment processes.

We will remain technological leaders in our industry and as technology improves, so will we.



# **Licenses & Certifications**



# Licenses & Certifications



State of



Florida

Department of Agriculture and Consumer Services  
Bureau of Entomology and Pest Control

## CERTIFIED PEST CONTROL OPERATOR

Number: JF124606

KEVIN PAUL OLIVA

*This is to Certify that the individual named above is a Certified Pest Control Operator and is privileged to practice*

*Lawn & Ornamental*

*in conformity with an Act of the Legislature of the State of Florida regulating the  
practice of Pest Control and imposing penalties for violations.*



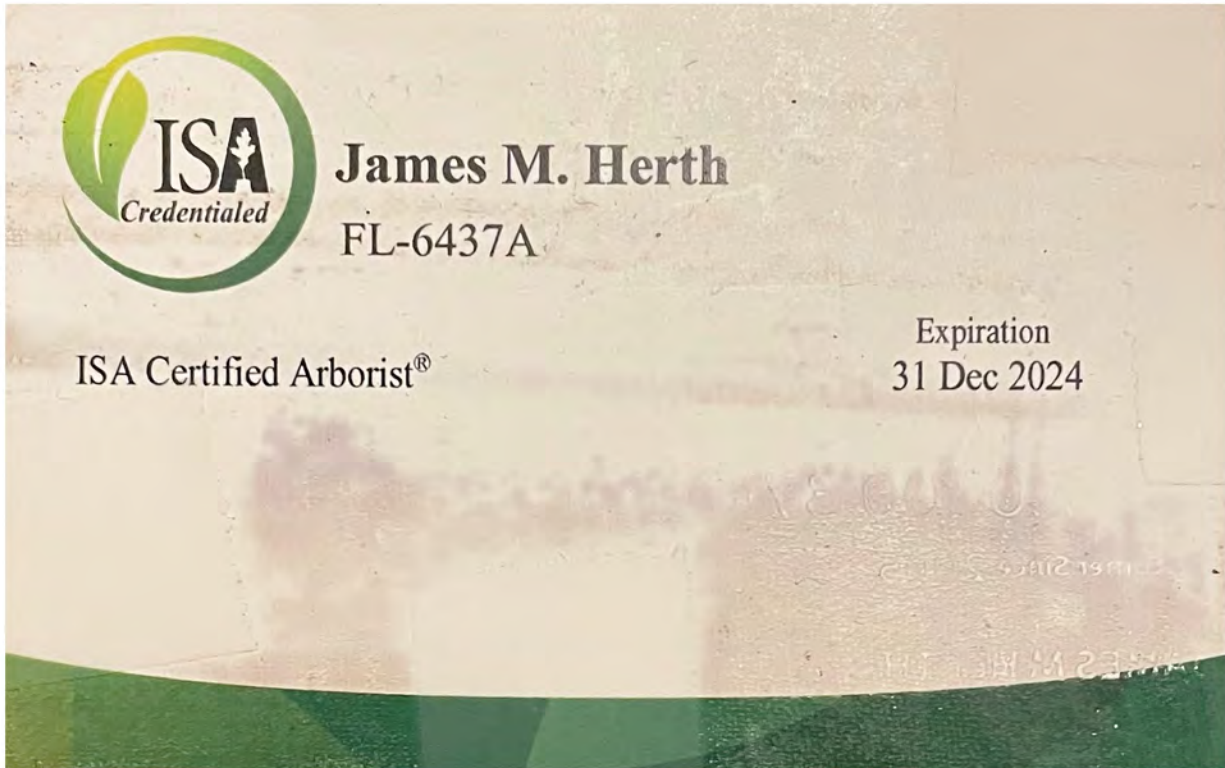
*Charles H. Bronson*

Charles H. Bronson  
Commissioner of Agriculture

*In Testimony Whereof, Witness this  
signature at Tallahassee, Florida on April 7, 2004*

*Walter Hays*  
Chief Bureau of Entomology and Pest Control

# Licenses & Certifications





# Our People. Your Partner.



At Yellowstone Landscape, we know that our people are what have made us the company we are today.

Our 1800 Full Time Landscape Professionals include industry veterans, many with more than 20 years of experience providing professional landscape services. We also recruit and hire some of the brightest young talent in the industry, recruited from the nation's finest colleges and university Horticulture and Agronomic programs.

We're proud that over 75% of our management staff hold advanced degrees and certifications related to their current position's responsibilities.

Our training programs reach far beyond our industry's Best Practices. We conduct ongoing Safety Training for our crews, to guarantee that they're working safely for you. Members of our management staff receive formal Customer Service Training, teaching them how to understand your expectations and communicate with you effectively and professionally.

**We're proud of our people. We want you to be proud of your landscape service partner.**



## **Tab 7**

# Summary

## 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. *Scheduled for 6/15 + 6/16.*

- ❖ Diagnose and treat the decline in the cypress tree at the manor entrance.

*Have treated with insecticide for mites*

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.

- 5/31  
4/2  
4/1
1. Improve the vigor in the Loropetalum at the Enclave entrance on Mentmore Blvd.  
*Re fertilized with 8-10-10*
  2. Remove the seed pods from the Sylvester palm at the enclave entrance.
  3. Remove the sucker growth popping up in the lift station inside of the enclave community on mentmore. Make sure we are removing from the bottom.

- 5/31
4. The viburnum suspensum is still not looking good along the white vinyl fence in the front of the Enclave community on Mentmore Blvd. What if anything has been done to this material? (Pic 4).

- 5/31
5. Improve the vigor in the Viburnum suspensum in the berm area on Manassas Drive.

- 6/1
6. **During my inspection I noticed a leaking valve on Manassas Drive on the northside in front of the berm plant material. It looked to be actively leaking while I was onsite. (Pic 6)**

*Replaced valve that was leaking*





# Concord Station CDD

- 6/2  
6/5  
4/5
7. Diagnose and treat the loropetalum below the Drexel monument sign on Mentmore Blvd. Make sure there are no signs of Chili Thrips. *Treated with insecticide*

8. **Treat the turf weeds at the Drexel entrance on the inbound and outbound side.**

9. Treat the turf weeds in the center island on Sunlake blvd in the saint Augustine. Improve the vigor in the saint Augustine in this area. (Pic 9)



Waterford main entrance on the inbound side.

- 4/31  
13. Improve the vigor in the viburnum suspensum on the inbound side of the Waterford entrance. These have been in past report and continue to struggle. *Fertilized with 9-10-10*

- 6/5  
14. During my inspection I noticed an area of Saint Augustine on the inbound side of the Waterford entrance that might be showing signs of active chinch bug please have this area checked. (Pic 14) *Treated with Alost*



- 4/6  
10. Can the leaning tree be Straightened at the Umberland place pocket park that is leaning? (Pic 10) *staked tree*



- See Attached*  
15. During my inspection there was caution tape wrapped around the trees at the manors entrance? *It was tagged for removal per request due to traffic*

16. **Have we diagnosed and treated the decline in the tree at the manors main entrance monument is showing even more signs of decline? (Pic 16)** *Have treated for mites*



- 4/6  
11. Improve the vigor in the saint Augustine on Lake patience road. *applied 24-0-11*

- 6/6  
12. Improve the vigor in the Saint Augustine at the

*Applied 24-0-11*



Rizzetta & Company  
Professionals in Community Management



## Debs Rhum

---

**From:** Debs Rhum  
**Sent:** Wednesday, May 10, 2023 7:09 PM  
**To:** Concord Station Clubhouse  
**Cc:** Debby Wallace  
**Subject:** RE: Trees need to be moved or removed at Pasco county request

Larry spoke with Shawn as soon as he got to the property to look at the trees.

As per Shawn of the Pasco County Traffic Division, they had received a few calls from the residents regarding this location and the trees.

He wants three of the Crape Myrtle trees remove and three of the Magnolia trees removed on the entrance side. Larry told Shawn that we would put yellow caution tape on the six trees ( this has already been done) and we will provide a cost to the association for the removal of these trees. Larry advised Shawn that if we get authorization to remove the trees it will be done the following day after receiving the approval if done during the work week. Cost to cut and remove the six trees as requested would be **\$750.00..** Please note to the board that once we heard of the situation regarding the urgency of the matter, Larry, himself was on the property , spoke with Shawn of the Pasco County Traffic Division, who also noted how quickly we responded to the situation and was pleased with our response as well as providing a proposal the very same day.

If you have any questions or concerns, please advise.

Since it was noted in the questions asked by the VP on how the often Larry is on the property, this is a perfect example of how quickly he was on property and how quickly we handled and provided the information to move forward once we are able.

Thank you.

**From:** Concord Station Clubhouse <manager@concordstationclubhouse.com>  
**Sent:** Wednesday, May 10, 2023 10:43 AM  
**To:** Debs Rhum <debs@greenvviewfl.com>  
**Cc:** Debby Wallace <dbwallace@rizzetta.com>  
**Subject:** Trees need to be moved or removed at pasco county request

Debs,

I had received a phone call from Pasco County Traffic Division.

They said that the trees are blocking the correct view of the crosswalk sign and need to be moved or taken out. The issue is that drivers cannot see the crosswalk sign when they are approaching hampstead heath while driving on Sunlake heading north.

The attached image shows the location of the trees.

His information :

Shawn

727.359.1251

He mentioned he would meet someone out there to go over it all.

Can you have someone reach out to him and see what we need to do?



Regards,

**Michael Speidel**

**Amenities Manager**

18636 Mentmore Blvd.

Land O' Lakes, FL 34638

Phone: 813.909.4569

**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: June 2, 2023

RE: WEEKLY ACTIVIEY REPORT

**ACTIVITY REPORT FOR WEEK OF MAY 22<sup>ND</sup> TO MAY 26<sup>TH</sup> 2023**

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

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

**WEDNESDAY: MOWED PONDS AND PARKS.**

5/22/2023: 1. PICKED UP AND REMOVED WIND BLOWN DEBRIS. 2. APPLIED ANT BAIT ON ANT HILLS.

5/23/2023: 1. TRIMMED SHRUBS ON MENTMORE. 2 SPRAYED ROUN DUP HERBICIDE ON MENTMORE PLANTER BEDS.

5/24/2023: 1. TRIMMED SHRUBS AT THE CLUBHOUSE.

**GREENVIEW LANDSCAPING INC.**

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**OFFICE: 727-906-8864**

**FAX: 727-867-4393**

**EMAIL: DEBS@GREENVIEWFL.COM**

TO: CONCORD STATION CDD

DATE: June 9, 2023

RE: WEEKLY ACTIVIEY REPORT

**ACTIVITY REPORT FOR WEEK OF MAY 29<sup>TH</sup> TO JUNE 2<sup>ND</sup> 2023**

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

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

**WEDNESDAY: MOWED PONDS AND PARKS.**

5/29/2023: 1. PICKED UP AND REMOVED WIND-BLOWN DEBRIS. 2. TREATED ALL VIBURNUM SUSPENSUM WITH SUBDUE FUNGICIDE.

5/30/2023: 1. PLACED YELLO CAUTION RIBBON AROUND THE CRAPE MYRTLE TREES AT THE HAMPSTEAD HEATH INTERSECTION. COMPLAINTS OF THE TREES BLOCKING TRAFFIC VISIBILITY WAS REPORTED TO US BY MICHAEL IN THE CONCORD STATION CDD CLUBHOUSE. MICHAEL WAS CONTACTED BY THE COUNTY ON THIS MATTER. A PROPOSAL WAS SUBMITTED BUT HAS NOT BEEN AUTHORIZED. 2. TREATED ISOLATED ST. AUGUSTINE TURF AREA FOR CHINCH BUGS.

5/31/2023: 1. FERTILIZED ST. AUGUSTINE TURF WITH GRANULAR 24-0-11. 2. REPLACED LEAKING IRRIGATION VALVE ON MANASSAS NEAR MENTMORE.



**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: June 21, 2023

RE: WEEKLY ACTIVIEY REPORT

**ACTIVITY REPORT FOR WEEK OF JUNE 5<sup>TH</sup> TO JUNE 9<sup>TH</sup> 2023**

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

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

**WEDNESDAY: MOWED PONDS AND PARKS.**

6/5/2023: 1. REMOVED THE SEED PODS FROM SYLVESTOR PALM TREE AT THE ENCLAVE ENTRANCE. 2. TREATED THE DECLINING TREE AT THE MANORS ENTRANCE FOR MITES. 3. TREATED THE ST. AUGUSTINE TURF ON LAKE PATIENCE FOR CHINCH BUGS. 3. PICKED UP AND REMOVED WIND BLOWN DEBRIS.

6/6/2023: 1. STRAIGHTENED LEANING TREE AT THE UMBERLAND POCKET PARK. 2. TRIMMED THE SHRUBS AT THE CLUBHOUSE.

6/7/2023: 1. REPLACED TWO ZONE BATTERY OPERATED TIMER IN THE  
UMBERLAND POCKET PARK. 1. REPLACED A ONE ZONE BATTERY OPERATED  
TIMER IN THE BUCKINGHAMSHIRE POCKET PARK.

**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: June 28, 2023

RE: WEEKLY ACTIVIEY REPORT

**ACTIVITY REPORT FOR WEEK OF JUNE 12<sup>TH</sup> TO JUNE 16<sup>TH</sup> 2023**

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

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

**WEDNESDAY: MOWED PONDS AND PARKS.**

6/12/2023: 1. TRIMMED SHRUBS AT THE CLUBHOUSE. 2. TRIMMED SHRUBS AT THE NEIGHBORHOOD ENTRANCES.

613/2023: 1. TREATED ST. AUGUSTINE TURF AREAS FOR WEEDS.

**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: July 3, 2023

RE: WEEKLY ACTIVIEY REPORT

**ACTIVITY REPORT FOR WEEK OF JUNE 19<sup>TH</sup> TO JUNE 24<sup>TH</sup> 2023**

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

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

**WEDNESDAY: MOWED PONDS AND PARKS.**

6/19/2023: 1. PICKED UP AND REMOVED WIND BLOWN DEBRIS. 2. WEEDED THE FLOWER BEDS AT NEIGHBORHOOD ENTRANCES.

6/20/2023: 1. WEEDED PLANTER BEDS AT THE CLUBHOUSE. 2. SPRAYED ROUND UP HERBICIDE IN CLUBHOUSE PLANTER BEDS.

6/21/2023: TREATED ISOLATED ST. AUGUSTINE TURF AREAS FOR CHINCH BUGS.



## Tab 8

## 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/Program Updates June 2023

- Splashpad Features UV tank had a leak, Pool Works is waiting on C.E.S. to confirm they have the remaining items needed for the repair to be completed.
- Door system (playground gates) DCSI has ordered the board to be replaced, waiting on this to be installed.
- Cleaned monument signs, painting will be taking place 1 monument at a time. Starting mid July.
- Updated closing checklist for staff.
- Created Playground Repair and emergency kit. (parts, tools, caution tape, touch up paint, nuts, bolts with contact sheet with manufacturer information.
- Stair Climber in the fitness center was malfunctioning, Fitness Logic came to Diagnose and repair.
- Fence surrounding the playground was repaired prior to playground opening.
- Contacted Spectrum enterprise and will be moving forward with final preparations before switch to spectrum business.
- Contacted Aqua Shield to quote a splash-pad renewal and maintenance program. (Working with them to provide information and quote, will provide this at the meeting due to the time this report is being finalized the quote is not in hand).

#### Items waiting for supplier updates

- Check has been issued and parts were ordered for the repair. Repairs will take place once the parts arrive and a technician is dispatched for the repair by C.E.S.

#### Key Fob Sales and Rentals

- 20 Key Fobs Sold @ \$30.00/each = \$600.00
- 14 Individual Party Rentals



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## Events

- June's Adult events went very well, residents had a great time enjoying the Social and Game Nights. The Residents enjoyed another well played volleyball tournament. The soft opening of the playground was well received, the residents were very eager to explore the new amenity.

## Potential Maintenance Software

### Maintenance X

<https://www.getmaintainx.com/industries/clubs-and-associations/>

### Facility Force

<https://www.facilityforce.com/maintenance>

## Spectrum Business Switch Final Phases

(Switching from Frontier to Spectrum approved in a previous meeting)

### Fiber internet /Firewall

7/10/23

9-10am

### Hosted Voice Pre-install

7/12/23

9-10am

### Online intro with engineer

7/13/23

12pm (meeting invite will be sent by our engineer)

### Cutover/Activation

7/14/23



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9-10am



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## Tab 9

## RESOLUTION 2023-05

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager submitted, prior to June 15<sup>th</sup>, to the Board of Supervisors (“**Board**”) of the Concord Station Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

**WHEREAS**, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

**WHEREAS**, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

#### **Section 1. Budget**

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2022-2023 and/or revised projections for fiscal year 2023-2024.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Concord Station Community Development District for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

**Section 2. Appropriations.** There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$\_\_\_\_\_, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
<i>Total Reserve Fund [if Applicable]</i>	\$ _____
Total Debt Service Funds	\$ _____
<b>Total All Funds*</b>	<b>\$ _____</b>

\*Not inclusive of any collection costs or early payment discounts.

**Section 3. Budget Amendments.** Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

**Section 4. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on July 13, 2023.**

Attested By:

**Concord Station  
Community Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: FY 2023-2024 Adopted Budget**





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**

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Rizzetta & Company

**Proposed Budget**  
**Concord Station Community Development District**  
**General Fund**  
**Fiscal Year 2023/2024**

Chart of Accounts Classification	Actual YTD through 05/31/23	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*	\$ 1,553,266	\$ 1,553,266	\$ 1,547,240	\$ 6,026	\$ 1,890,961	\$ 343,721	
Other Miscellaneous Revenues							
Clubhouse Revenues	\$ 9,141	\$ 13,712	\$ -	\$ 13,712	\$ -	\$ -	
Fees for Fence Project	\$ 1,000	\$ 1,500	\$ -	\$ 1,500	\$ -	\$ -	
Access Revenue	\$ 3,616	\$ 5,424	\$ -	\$ 5,424	\$ -	\$ -	
Interest Earnings		\$ -	\$ -	\$ -		\$ -	
Interest Earnings	\$ 14,510	\$ 21,765	\$ -	\$ 21,765	\$ -	\$ -	
Insurance Proceeds (Insurance Claims)	\$ 8,269						
<b>TOTAL REVENUES</b>	<b>\$ 1,589,802</b>	<b>\$ 1,595,667</b>	<b>\$ 1,547,240</b>	<b>\$ 48,427</b>	<b>\$ 1,890,961</b>	<b>\$ 343,721</b>	
<b>EXPENDITURES - ADMINISTRATIVE</b>							
Legislative							
Supervisor Fees	\$ 6,600	\$ 12,000	\$ 13,000	\$ 1,000	\$ 13,000	\$ -	
Financial & Administrative							
Administrative Services	\$ 4,548	\$ 6,822	\$ 6,822	\$ -	\$ 7,164	\$ 342	
District Management	\$ 21,771	\$ 32,394	\$ 32,394	\$ -	\$ 34,014	\$ 1,620	
District Engineer	\$ 19,303	\$ 28,955	\$ 30,000	\$ 1,046	\$ 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	\$ 3,750	\$ 5,624	\$ 5,624	\$ -	\$ 5,906	\$ 282	
Accounting Services	\$ 15,253	\$ 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	\$ 559	\$ 839	\$ 550	\$ (289)	\$ 800	\$ 250	
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	
Legal Advertising	\$ 1,157	\$ 900	\$ 800	\$ (100)	\$ 1,000	\$ 200	
Tax Collector /Property Appraiser Fees	\$ 150	\$ 150	\$ 150	\$ -	\$ 150	\$ -	
ADA Website Compliance	\$ 1,515	\$ 1,515	\$ 3,500	\$ 1,985	\$ 3,500	\$ -	
Website Fees & Maintenance	\$ 1,400	\$ 2,100	\$ 2,600	\$ 500	\$ 2,600	\$ -	
Legal Counsel							
District Counsel	\$ 26,158	\$ 39,237	\$ 22,500	\$ (16,737)	\$ 30,000	\$ 7,500	
<b>Administrative Subtotal</b>	<b>\$ 120,726</b>	<b>\$ 178,366</b>	<b>\$ 165,771</b>	<b>\$ (12,595)</b>	<b>\$ 180,939</b>	<b>\$ 15,168</b>	
<b>EXPENDITURES - FIELD OPERATIONS</b>							
Law Enforcement		\$ 103,263	\$ 118,015	\$ 14,752	\$ 132,802		

**Proposed Budget**  
**Concord Station Community Development District**  
**General Fund**  
**Fiscal Year 2023/2024**

Chart of Accounts Classification	Actual YTD through 05/31/23	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	\$ 9,088	\$ 13,632	\$ 12,000	\$ (1,632)	\$ 14,000	\$ 2,000	
Street Lights	\$ 58,072	\$ 87,108	\$ 89,300	\$ 2,192	\$ 106,000	\$ 16,700	
Utility - Recreation Facilities	\$ 19,881	\$ 29,822	\$ 27,000	\$ (2,822)	\$ 27,000	\$ -	
Garbage/Solid Waste Control Services							
Garbage - Recreation Facility	\$ 601	\$ 902	\$ 650	\$ (252)	\$ 1,040	\$ 390	
Solid Waste Assessment	\$ -	\$ 850	\$ 850	\$ -	\$ 850	\$ -	
Water-Sewer Combination Services				\$ -			
Utility Services- Recreation Facilities	\$ 5,026	\$ 7,539	\$ 12,000	\$ 4,461	\$ 7,500	\$ (4,500)	
Stormwater Control							
Stormwater Assessment	\$ 1,851	\$ 1,851	\$ 2,207	\$ 356	\$ 2,000	\$ (207)	
Aquatic Maintenance	\$ 49,976	\$ 74,964	\$ 80,212	\$ 5,248	\$ 80,212	\$ -	Solitude \$6247/mos = \$74,964 + 7%
Fountain Service Repairs & Maintenance	\$ 1,125	\$ 1,688	\$ 4,500	\$ 2,813	\$ 4,500	\$ -	No cap improvements anticipated, just maintenance.
Lake/Pond Bank Maintenance	\$ 6,250	\$ 5,000	\$ 15,000	\$ 10,000	\$ 15,000	\$ -	Pond bank repairs
Wetland Monitoring & Maintenance	\$ 28,343	\$ 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	\$ 7,795	\$ 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	\$ 164,830	\$ 250,000	\$ 252,000	\$ 2,000	\$ 276,000	\$ 24,000	Greenview \$20,900k /mos x 12=\$250,800 +10%
Landscape- Fertilization	\$ 12,700	\$ 19,050	\$ 31,900	\$ 12,850	\$ 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	\$ -	\$ 17,800	\$ 18,000	\$ 200	\$ 20,000	\$ 2,000	
Irrigation Repairs	\$ 4,188	\$ 6,282	\$ 5,000	\$ (1,282)	\$ 10,000	\$ 5,000	
Well Maintenance	\$ -	\$ 500	\$ 500	\$ -	\$ 500	\$ -	
Landscape Replacement Plants, Shrubs, Trees	\$ 686	\$ 1,029	\$ 15,000	\$ 13,971	\$ 15,000	\$ -	
Landscape Inspection Services	\$ 5,600	\$ 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	\$ 160,788	\$ 241,182	\$ 248,818	\$ 7,636	\$ 271,921	\$ 23,103	4 - 40hr Full Time, 1 -25 hr Part Time
Management Contract	\$ 8,914	\$ 13,200	\$ 13,200	\$ -	\$ 14,700	\$ 1,500	
Operations Maintenance & Repair	\$ 16,631	\$ 24,947	\$ 15,000	\$ (9,947)	\$ 27,000	\$ 12,000	
Gate Maintenance & Repairs	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ -	Pool/Amenity Gates
Computer Support, Maintenance & Repair	\$ 144	\$ 2,000	\$ 2,000	\$ -	\$ 2,000	\$ -	
Fitness Equipment Maintenance & Repairs	\$ 775	\$ 1,163	\$ 2,000	\$ 838	\$ 2,000	\$ -	Qtly Fitness Maintenance \$165x4 = \$660 + repairs
Clubhouse - Facility Janitorial Service	\$ 6,400	\$ 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 05/31/23	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	\$ 6,965	\$ 10,448	\$ 10,000	\$ (448)	\$ 10,000	\$ -	Clean Sweep Supply Co.
Pool Service Contract	\$ 17,500	\$ 26,250	\$ 24,000	\$ (2,250)	\$ 27,600	\$ 3,600	\$350/month (splashpad) + \$1950/month (pool)
Security System Monitoring & Maintenance	\$ 5,372	\$ 8,058	\$ 6,000	\$ (2,058)	\$ 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	\$ 9,350	\$ 14,190	\$ 13,200	\$ (990)	\$ 16,000	\$ 2,800	Greenview - \$1210/month + 10%
Furniture Repair/Replacement	\$ 3,427	\$ 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	\$ 1,908	\$ 2,500	\$ 592	\$ 2,500	\$ -	Includes annual inspections.
Vehicle Maintenance	\$ 440	\$ 660	\$ 750	\$ 90	\$ 750	\$ -	
Telephone, Fax, Internet	\$ 5,788	\$ 8,682	\$ 7,400	\$ (1,282)	\$ 9,000	\$ 1,600	
Athletic/Park Court/Field Repairs	\$ 77	\$ 2,000	\$ 6,500	\$ 4,500	\$ 2,500	\$ (4,000)	
Pool/Water Park/Fountain Maintenance	\$ 1,246	\$ 1,869	\$ 3,000	\$ 1,131	\$ 3,000	\$ -	
Pest Control & Termite Bond	\$ 403	\$ 1,300	\$ 1,300	\$ -	\$ 1,300	\$ -	
Office Supplies	\$ 3,565	\$ 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	\$ 18,834	\$ 25,000	\$ 18,000	\$ (7,000)	\$ 25,000	\$ 7,000	
Contingency							
Miscellaneous Contingency	\$ 47,059	\$ 70,589	\$ 50,000	\$ (20,589)	\$ 150,000	\$ 100,000	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>\$ 934,752</b>	<b>\$ 1,583,436</b>	<b>\$ 1,381,469</b>	<b>\$ (201,967)</b>	<b>\$ 1,710,022</b>	<b>\$ 328,553</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,055,478</b>	<b>\$ 1,761,802</b>	<b>\$ 1,547,240</b>	<b>\$ (214,562)</b>	<b>\$ 1,890,961</b>	<b>\$ 343,721</b>	
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ 534,324</b>	<b>\$ (95,480)</b>	<b>\$ -</b>	<b>\$ (95,480)</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

Chart of Accounts Classification	Series 2016	Budget for 2023/2024
<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		\$1,940,961.00
Pasco County Collection Costs @	2%	\$41,297.04
Early Payment Discount @	4%	\$82,594.09
2023/2024 Total		<u>\$2,064,852.13</u>

2022/2023 O&M Budget	\$1,567,240.00
2023/2024 O&M Budget	\$1,940,961.00

Total Difference	<u><u>\$373,721.00</u></u>
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	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	\$1,362.04	\$262.25	23.85%
<b>Total</b>	<b>\$2,229.44</b>	<b>\$2,491.69</b>	<b>\$262.25</b>	<b>11.76%</b>
Debt Service - Single Family 50'	\$1,286.97	\$1,286.97	\$0.00	0.00%
Operations/Maintenance - Single Family 50'	\$1,099.79	\$1,362.04	\$262.25	23.85%
<b>Total</b>	<b>\$2,386.76</b>	<b>\$2,649.01</b>	<b>\$262.25</b>	<b>10.99%</b>
Debt Service - Single Family 50' Prepaid	\$501.23	\$501.23	\$0.00	0.00%
Operations/Maintenance - Single Family 50' Prepaid	\$1,099.79	\$1,362.04	\$262.25	23.85%
<b>Total</b>	<b>\$1,601.02</b>	<b>\$1,863.27</b>	<b>\$262.25</b>	<b>16.38%</b>
Debt Service - Single Family 65'	\$1,402.57	\$1,402.57	\$0.00	0.00%
Operations/Maintenance - Single Family 65'	\$1,099.79	\$1,362.04	\$262.25	23.85%
<b>Total</b>	<b>\$2,502.36</b>	<b>\$2,764.61</b>	<b>\$262.25</b>	<b>10.48%</b>



**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE**

TOTAL O&M BUDGET		\$1,940,961.00
COLLECTION COSTS @	2.0%	\$41,297.04
EARLY PAYMENT DISCOUNT @	4.0%	\$82,594.09
TOTAL O&M ASSESSMENT		<u>\$2,064,852.13</u>

<u>LOT SIZE</u>	<u>UNITS ASSESSED</u>		<u>ALLOCATION OF O&amp;M ASSESSMENT</u>				<u>PER LOT ANNUAL ASSESSMENT</u>		
	<u>O&amp;M</u>	<u>SERIES 2016 DEBT SERVICE</u> <sup>(1) (2)</sup>	<u>EAU FACTOR</u>	<u>TOTAL EAU's</u>	<u>% TOTAL EAU's</u>	<u>TOTAL O&amp;M BUDGET</u>	<u>O&amp;M</u>	<u>SERIES 2016 DEBT SERVICE</u> <sup>(3)</sup>	<u>TOTAL</u> <sup>(4)</sup>
<b><u>Platted Parcels</u></b>									
Single Family 40'	289	289	1.00	289.00	19.06%	\$393,629.46	\$1,362.04	\$1,129.65	\$2,491.69
Single Family 50'	822	822	1.00	822.00	54.22%	\$1,119,596.60	\$1,362.04	\$1,286.97	\$2,649.01
Single Family 50' Prepaid	1	1	1.00	1.00	0.07%	\$1,362.04	\$1,362.04	\$501.23	\$1,863.27
Single Family 65'	404	403	1.00	404.00	26.65%	\$550,264.02	\$1,362.04	\$1,402.57	\$2,764.61
<b>Total Community</b>	<b>1516</b>	<b>1515</b>		<b>1516.00</b>	<b>100.00%</b>	<b>\$2,064,852.13</b>			

LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%): (\$123,891.13)

**Net Revenue to be Collected:** \$1,940,961.00

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.

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## **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.

---

### 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.

---

### **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.

## **Tab 10**



## RESOLUTION 2023-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Concord Station Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

**WHEREAS**, the District is located in Pasco County, Florida (“**County**”);

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2023-2024 attached hereto as **Exhibit A (“FY 2023-2024 Budget”)** and incorporated as a material part of this Resolution by this reference;

**WHEREAS**, the District must obtain sufficient funds to provide for the activities described in the FY 2023-2024 Budget;

**WHEREAS**, the provision of the activities described in the FY 2023-2024 Budget is a benefit to lands within the District;

**WHEREAS**, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

**WHEREAS**, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

**WHEREAS**, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

**WHEREAS**, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

**WHEREAS**, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2023-2024 Budget (“**O&M Assessments**”);

**WHEREAS**, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2023-2024 Budget;

**WHEREAS**, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

**WHEREAS**, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

**Section 1. Benefit from Activities and O&M Assessments.** The provision of the activities described in the FY 2023-2024 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2023-2024 Budget and in the Assessment Roll.

**Section 2. O&M Assessments Imposition.** Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2023-2024 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**Section 3. Collection and Enforcement of District Assessments.**

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**Section 4. Certification of Assessment Roll.** The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

**Section 5. Assessment Roll Amendment.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**Section 6. Assessment Challenges.** The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

**Section 7. Procedural Irregularities.** Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

**Section 8. Severability.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**Section 9. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on July 13, 2023.**

Attested By:

**Concord Station  
Community Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: FY 2023-2024 Budget**

## **Tab 11**



**RESOLUTION 2023-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CONCORD STATION  
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND  
LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS  
OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Concord Station Community Development District (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 District’s Board of Supervisors (the “**Board**”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF  
CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as **Exhibit “A”**.

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with Pasco County and the Department of Economic Opportunity, a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 13<sup>TH</sup> DAY OF JULY, 2023.**

**ATTEST:**

**CONCORD STATION COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Name: \_\_\_\_\_  
Chair / Vice Chair of the Board of Supervisors

**EXHIBIT “A”**  
**BOARD OF SUPERVISORS MEETING DATES**  
**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**

October 12, 2023

November 9, 2023 \* 6:30 p.m.

December 14, 2023

January 11, 2024

February 8, 2024 \* 6:30 p.m.

March 14, 2024

April 11, 2024

May 9, 2024

June 13, 2023 \* 6:30 p.m.

July 11, 2024

August 8, 2024 \* 6:30 p.m.

September 12, 2024

The meetings will convene at 10:00 a.m. (\*with the exceptions of the months of November, February, June and August) when they will convene at 6:30 p.m.). at\* the Concord Station Clubhouse, located at 18636 Mentmore Boulevard, Land O' Lakes, FL 34638.

## Tab 12

# **Financial Report**

**September 30, 2022**

## **Concord Station Community Development District**



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## INDEPENDENT AUDITOR'S REPORT

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

### Report on the Audit of the Financial Statements

#### Opinions

We have audited the financial statements of the governmental activities and each major fund of *Concord Station Community Development District* (the "District"), as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the District as of September 30, 2022, and the respective changes in financial position thereof and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### Auditor's Responsibility for the Audit of Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

#### **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis starting on page 3, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

#### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued a report dated June 23, 2023, on our consideration of the District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

*McDiarmid Davis*

Orlando, Florida  
June 23, 2023

Our discussion and analysis of the *Concord Station Community Development District's* (the "District") financial accomplishments provide an overview of the District's financial activities for the year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, financial statements and accompanying notes.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement (GASB) No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments* issued June 1999.

### Financial Highlights

- The liabilities of the District exceeded its assets at September 30, 2022 by resulting in a net position deficit balance of (\$8,972,842), an increase of \$431,213 in comparison with the prior year.
- At September 30, 2022, the District's governmental funds reported a combined fund balance of \$2,776,733, a decrease of \$124,634 in comparison with the prior year.

### Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the *Concord Station Community Development District's* financial statements. The District's financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to financial statements.

### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include general government, physical environment, and culture and recreation related functions.

### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: Governmental Funds.

#### *Governmental Funds*

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.



Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances for the general fund, and debt service fund, all of which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### Government-Wide Financial Analysis

#### *Statement of Net Position*

The District's deficit net position was (\$8,972,842), at September 30, 2022. The following analysis focuses on the net position of the District's governmental activities.

	2022	2021
Assets, excluding capital assets	\$ 2,826,662	\$ 2,952,749
Capital assets, net of depreciation	11,065,970	11,510,183
<b>Total assets</b>	<b>13,892,632</b>	<b>14,462,932</b>
Liabilities, excluding long-term liabilities	387,352	398,740
Long-term liabilities	22,478,122	23,468,247
<b>Total liabilities</b>	<b>22,865,474</b>	<b>23,866,987</b>
Net Position:		
Net investment in capital assets	687,920	655,533
Restricted for debt service	134,917	105,578
Unrestricted	(9,795,679)	(10,165,166)
<b>Total net position</b>	<b>\$ (8,972,842)</b>	<b>\$ (9,404,055)</b>

The following is a summary of the District's governmental activities for the fiscal years ended September 30, 2022 and 2021.

	2022	2021
Revenues:		
Program revenues	\$ 3,222,096	\$ 3,223,478
General revenues	23,088	47,284
<b>Total revenues</b>	<b>3,245,184</b>	<b>3,270,762</b>
Expenses:		
General government	206,394	220,130
Physical environment	785,434	815,645
Public safety	108,929	105,757
Roads and streets	-	3,200
Culture and recreation	884,614	829,467
Interest on long-term debt	828,600	852,595
<b>Total expenses</b>	<b>2,813,971</b>	<b>2,826,794</b>
Change in net position	431,213	443,968
Net position, beginning	(9,404,055)	(9,848,023)
<b>Net position, ending</b>	<b>\$ (8,972,842)</b>	<b>\$ (9,404,055)</b>

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2022 was \$2,813,971. The majority of these costs are comprised of physical environment expense, culture and recreation expense and interest on long-term debt.

#### Financial Analysis of the Government's Funds

The District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At September 30, 2022, the District's governmental funds reported combined ending fund balances of \$2,776,733. Of this total, \$45,559 is nonspendable, \$1,390,321 is restricted, \$357,740 is assigned and the remainder of \$983,113 is unassigned.

The fund balance of the general fund decreased by \$144,038 in the current year due to capital outlay expenditures. The debt service fund balance increased by \$19,404, due to debt service assessments exceeding debt service requirements.

#### General Fund Budgetary Highlights

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. There was one amendment to the September 30, 2022 general fund budget. The legal level of budgetary control is at the fund level.

### **Capital Asset and Debt Administration**

#### *Capital Assets*

At September 30, 2022, the District had \$11,065,970 invested in infrastructure, net of accumulated depreciation. More detailed information about the District's capital assets is presented in the notes to financial statements.

#### *Capital Debt*

At September 30, 2022, the District had \$22,600,000 in bonds outstanding. More detailed information about the District's capital debt is presented in the notes to financial statements.

### **Requests for Information**

If you have questions about this report or need additional financial information, contact the *Concord Station Community Development District's* Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

## FINANCIAL STATEMENTS



Concord Station Community Development District  
**Statement of Net Position**  
September 30, 2022

	<b>Governmental Activities</b>
<b>Assets</b>	
Cash	\$ 1,390,782
Prepaid costs	23,526
Deposits	22,033
Restricted Assets:	
Temporarily restricted investments	1,390,321
Capital Assets:	
Capital assets not being depreciated	8,000
Capital assets being depreciated, net	11,057,970
<b>Total assets</b>	<b>13,892,632</b>
<b>Liabilities</b>	
Accounts payable and accrued expenses	49,929
Accrued interest payable	337,423
Noncurrent liabilities:	
Due within one year	1,025,000
Due in more than one year	21,453,122
<b>Total liabilities</b>	<b>22,865,474</b>
<b>Net Position</b>	
Net investment in capital assets	687,920
Restricted for debt service	134,917
Unrestricted	(9,795,679)
<b>Total net position</b>	<b>\$ (8,972,842)</b>

Concord Station Community Development District  
**Statement of Activities**  
Year Ended September 30, 2022

Functions/Programs	Expenses	Program Revenue		Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Governmental Activities
Governmental Activities:				
General government	\$ 206,394	\$ 146,841	\$ -	\$ (59,553)
Public safety	108,929	72,387	-	(36,542)
Physical environment	785,434	542,582	-	(242,852)
Culture and recreation	884,614	612,222	-	(272,392)
Interest on long-term debt	828,600	1,843,591	4,473	1,019,464
<b>Total governmental activities</b>	<b>\$ 2,813,971</b>	<b>\$ 3,217,623</b>	<b>\$ 4,473</b>	<b>408,125</b>
<b>General Revenues:</b>				
Investment income				3,653
Miscellaneous				19,435
<b>Total general revenues</b>				<b>23,088</b>
<b>Change in net position</b>				<b>431,213</b>
Net position - beginning				(9,404,055)
<b>Net position, ending</b>				<b>\$ (8,972,842)</b>

Concord Station Community Development District  
**Balance Sheet - Governmental Funds**  
September 30, 2022

	General	Debt Service	Total Governmental Funds
<b>Assets</b>			
Cash	\$ 1,390,782	\$ -	\$ 1,390,782
Investments	-	1,390,321	1,390,321
Prepaid costs	23,526	-	23,526
Deposits	22,033	-	22,033
<b>Total assets</b>	<b>\$ 1,436,341</b>	<b>\$ 1,390,321</b>	<b>\$ 2,826,662</b>
<b>Liabilities and Fund Balances</b>			
Liabilities:			
Accounts payable and accrued expenses	\$ 49,929	\$ -	\$ 49,929
<b>Total liabilities</b>	<b>49,929</b>	<b>-</b>	<b>49,929</b>
Fund Balance:			
Nonspendable	45,559	-	45,559
Restricted for:			
Debt service	-	1,390,321	1,390,321
Assigned to capital reserves	357,740	-	357,740
Unassigned	983,113	-	983,113
<b>Total fund balances</b>	<b>1,386,412</b>	<b>1,390,321</b>	<b>2,776,733</b>
<b>Total liabilities and fund balances</b>	<b>\$ 1,436,341</b>	<b>\$ 1,390,321</b>	

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds. 11,065,970

Liabilities not due and payable from current available resources are not reported in governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide statements.

Accrued interest payable	(337,423)	
Bonds and capital leases payable	(22,478,122)	(22,815,545)

<b>Net Position of Governmental Activities</b>		<b>\$ (8,972,842)</b>
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Concord Station Community Development District  
**Statement of Revenues, Expenditures and Changes in Fund Balances –**  
**Governmental Funds**  
Year Ended September 30, 2022

	General	Debt Service	Total Governmental Funds
<b>Revenues</b>			
Special assessments	\$ 1,374,032	\$ 1,843,591	\$ 3,217,623
Miscellaneous revenues	19,435	-	19,435
Investment income	3,653	4,473	8,126
<b>Total revenues</b>	<b>1,397,120</b>	<b>1,848,064</b>	<b>3,245,184</b>
<b>Expenditures</b>			
Current:			
General government	206,394	-	206,394
Public safety	108,929	-	108,929
Physican environment	616,791	-	616,791
Culture and recreation	420,171	-	420,171
Debt Service:			
Interest	-	833,660	833,660
Principal	-	995,000	995,000
Capital Outlay	188,873	-	188,873
<b>Total expenditures</b>	<b>1,541,158</b>	<b>1,828,660</b>	<b>3,369,818</b>
<b>Net change in fund balances</b>	<b>(144,038)</b>	<b>19,404</b>	<b>(124,634)</b>
Fund balances, beginning of year	1,530,450	1,370,917	2,901,367
<b>Fund balances, end of year</b>	<b>\$ 1,386,412</b>	<b>\$ 1,390,321</b>	<b>\$ 2,776,733</b>



Concord Station Community Development District  
**Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of  
Governmental Funds to the Statement of Activities**  
Year Ended September 30, 2022

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Amounts reported for Governmental Activities in the Statement of Activities are different because:

Net Change in Fund Balances - total governmental funds	\$	(124,634)
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Governmental funds report outlays for capital assets as expenditures because such outlays use current financial resources; however, in the statement of net position the cost of those assets is recorded as capital assets. Depreciation of capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.

Capital outlay	188,873	
Depreciation and amortization expense	<u>(633,086)</u>	(444,213)

Repayments of long-term liabilities are reported as expenditures in governmental funds, while repayments reduce long-term liabilities in the statement of net position.	995,000
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Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Change in accrued interest	9,935	
Amortization of bond discount	<u>(4,875)</u>	<u>5,060</u>

<b>Change in Net Position of Governmental Activities</b>	<b>\$</b>	<b><u><u>431,213</u></u></b>
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Concord Station Community Development District  
**Statement of Revenues, Expenditures and Changes in Fund Balance -**  
**Budget and Actual - General Fund**  
Year Ended September 30, 2022

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Revenues</b>				
Special assessments	\$ 1,367,371	\$ 1,367,371	\$ 1,374,032	\$ 6,661
Miscellaneous income	-	-	19,435	19,435
Investment income	-	-	3,653	3,653
<b>Total revenues</b>	<u>1,367,371</u>	<u>1,367,371</u>	<u>1,397,120</u>	<u>29,749</u>
<b>Expenditures</b>				
Current:				
General government	174,726	174,726	206,394	(31,668)
Public safety	108,929	108,929	108,929	-
Physical environment	779,341	779,341	616,791	162,550
Roads and streets	1,000	1,000	-	1,000
Culture and recreation	364,030	734,030	420,171	313,859
Capital outlay	10,000	10,000	188,873	(178,873)
<b>Total expenditures</b>	<u>1,438,026</u>	<u>1,808,026</u>	<u>1,541,158</u>	<u>266,868</u>
<b>Excess (Deficit) of Revenues Over Expenditures</b>	<u>(70,655)</u>	<u>(440,655)</u>	<u>(144,038)</u>	<u>296,617</u>
<b>Net change in fund balance</b>	<u>(70,655)</u>	<u>(440,655)</u>	<u>(144,038)</u>	<u>296,617</u>
Fund balance, beginning of year	<u>1,530,450</u>	<u>1,530,450</u>	<u>1,530,450</u>	<u>-</u>
<b>Fund balance, end of year</b>	<u><u>\$ 1,459,795</u></u>	<u><u>\$ 1,089,795</u></u>	<u><u>\$ 1,386,412</u></u>	<u><u>\$ 296,617</u></u>

## NOTES TO FINANCIAL STATEMENTS

## NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

### Reporting Entity

The *Concord Station Community Development District*, (the "District") was established by Florida Rule 42UU-1 adopted by the Florida Land & Water Adjudicatory Commission enacted on September 15, 2004, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development, the power to borrow money and issue bonds, and the power to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure. The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors (the "Board"), which is composed of five members. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for, among other things:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements 14, 39 and 61. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

### Government-Wide and Fund Financial Statements

The financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants, contributions and investment income that are restricted to meeting the operational or capital requirements of a particular function or segment and 3) operating-type special assessments that are treated as charges for services (including assessments for maintenance and debt service). Other items not included among program revenues are reported instead as *general revenues*.

### Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.



**NOTE 1                      SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefited by the District's activities. Operation and maintenance assessments are typically levied by the District prior to the start of the fiscal year which begins October 1<sup>st</sup> and ends on September 30<sup>th</sup>. Operation and maintenance special assessments are imposed upon all benefited lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the District.

The general fund and debt service fund are considered to be major funds. The District reports the following governmental funds:

*General Fund* - Is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

*Debt Service Fund* - Accounts for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

**Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance**

*Restricted Assets*

These assets represent cash and investments set aside pursuant to bond covenants.

*Deposits and Investments*

The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

Investments of the District are reported at fair value and are categorized within the fair value hierarchy established in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*. The District's investments consist of investments authorized in accordance with Section 218.415, Florida Statutes.

*Receivables*

All receivables are shown net of an allowance for uncollectible accounts.

*Prepaid Items*

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

**NOTE 1                      SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

*Capital Assets*

Capital assets, which include property, plant, equipment and infrastructure assets (e.g., stormwater facilities, sidewalks and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Stormwater management	25
Landscaping	15
Recreational facilities	10-30
Improvements	10
Furniture, fixtures and equipment	5-7
Intangible asset - club plan	30

*Long Term Obligations*

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bond issuance costs are reported as expenses. Bonds payable are reported net of premiums or discounts.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

*Deferred Outflows/Inflows of Resources*

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2022.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2022.

*Net Position Flow Assumption*

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

**NOTE 1                      SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

*Fund Balance Flow Assumptions*

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

*Fund Balance Policies*

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The District itself can establish limitations on the use of resources through either commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes fund balance amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The Board of Supervisors is the highest level of decision-making authority for the government that can, by adoption of an ordinance or resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance or resolution remains in place until a similar action is taken to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Board of Supervisors has authorized the District Manager to assign amounts for specific purposes. The Board of Supervisors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above an additional action is essential to either remove or revise a commitment.

**Other Disclosures**

*Use of Estimates*

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

**New Accounting Standards**

In fiscal year 2022, the District has not implemented any new accounting standards with a material effect on the District's financial statements.

**NOTE 2                      STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY**

**Budgetary Information**

The District is required to establish a budgetary system and an approved annual budget for the General Fund. Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. All annual appropriations lapse at the fiscal year end. The legal level of budgetary control is at the fund level. Any budget amendments that increase the aggregate budgeted appropriations, at the fund level, must be approved by the Board of Supervisors.

## **NOTE 2            STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY (CONTINUED)**

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

1. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
2. A public hearing is conducted to obtain comments.
3. Prior to October 1, the budget is legally adopted by the District Board.
4. All budget changes must be approved by the District Board.
5. The budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.
6. The appropriation resolution authorizes District staff to initiate budget reclassifications.

## **NOTE 3            DEPOSITS AND INVESTMENTS**

### **Deposits**

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

### **Investments**

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted prices for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable, and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

The District has the following recurring fair value measurements as of September 30, 2022:

- First American Government Obligation Class Y mutual funds of \$1,390,321 are valued using Level 2 inputs.

The District's investment policies are governed by State Statutes and the District Trust Indentures. The District investment policy allows investments in any financial institution that is a qualified public depository of the State of Florida as identified by the State Treasurer, in accordance with Chapter 280 of the Florida Statutes. Authorized District investments include, but are not limited to:

1. The Local Government Surplus Funds Trust Fund (SBA);
2. Securities and Exchange Commission Registered Money Market Funds with the highest credit quality rating from a nationally recognized rating agency;
3. Interest-bearing time deposits or savings accounts in qualified public depositories;
4. Direct obligations of the U.S. Treasury.



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**NOTE 3                    DEPOSITS AND INVESTMENTS (CONTINUED)**

Investments made by the District at September 30, 2022 are summarized below:

<u>Investment Type</u>	<u>Fair Value</u>	<u>Credit Rating</u>	<u>Weighted Average Maturity</u>
First American Government Obligation Class Y	\$ 1,390,321	AAAm	18 days
	<u>\$ 1,390,321</u>		

*Credit Risk:*

The District's investment policy limits credit risk by restricting authorized investments to those described. Investments in U.S. Government securities and agencies must be backed by the full faith and credit of the United States Government. Short term bond funds shall be rated by a nationally recognized ratings agency and shall maintain the highest credit quality rating.

*Custodial Credit Risk:*

In the case of deposits, this is the risk that, in the event of a bank failure, the District's deposits may not be returned to it. The District's investment policy requires that bank deposits be secured as provided by Chapter 280, Florida Statutes. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida, and creates the Public Deposits Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2022, all of the District's bank deposits were in qualified public depositories.

For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2022, none of the investments listed are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

*Concentration of Credit Risk:*

The District's investment policy does not specify limits on the amount the District may invest in any one issuer.

*Interest Rate Risk:*

The District's investment policy does not specifically address interest rate risk; however, the general investment policy is to apply the prudent-person rule: Investments are made as a prudent person would be expected to act, with discretion and intelligence, to seek reasonable income, preserve capital, and in general, avoid speculative investments. The District manages its exposure to declines in fair values by investing primarily in pooled investments that have a weighted average maturity of less than three months.

**NOTE 4 CAPITAL ASSETS**

Capital asset activity for the year ended September 30, 2022 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Disposals</u>	<u>Ending Balance</u>
<b>Governmental Activities</b>				
Capital Assets Not Being Depreciated:				
Infrastructure under construction	\$ -	\$ 8,000	\$ -	\$ 8,000
<b>Total capital assets, not being depreciated</b>	<u>-</u>	<u>8,000</u>	<u>-</u>	<u>8,000</u>
Capital Assets Being Depreciated:				
Stormwater management	3,225,183	-	-	3,225,183
Improvements other than buildings	23,940	-	-	23,940
Landscaping	609,459	-	-	609,459
Recreational facilities	2,739,381	153,816	-	2,893,197
Furniture, fixtures and equipment	295,973	27,057	-	323,030
<b>Total capital assets being depreciated</b>	<u>6,893,936</u>	<u>180,873</u>	<u>-</u>	<u>7,074,809</u>
Less Accumulated Depreciation for:				
Stormwater management	(1,857,133)	(129,007)	-	(1,986,140)
Improvements other than buildings	(600)	(2,394)	-	(2,994)
Landscaping	(572,219)	(37,242)	-	(609,461)
Recreational facilities	(489,227)	(134,842)	-	(624,069)
Furniture, fixtures and equipment	(287,222)	(15,648)	-	(302,870)
<b>Total accumulated depreciation</b>	<u>(3,206,401)</u>	<u>(319,133)</u>	<u>-</u>	<u>(3,525,534)</u>
<b>Total capital assets being depreciated, net</b>	<u>3,687,535</u>	<u>(138,260)</u>	<u>-</u>	<u>3,549,275</u>
Intangible Capital Assets, Being Amortized:				
Club plan	9,418,575	-	-	9,418,575
<b>Total intangible capital assets, being amortized</b>	<u>9,418,575</u>	<u>-</u>	<u>-</u>	<u>9,418,575</u>
Less Accumulated Amortization for:				
Club plan	(1,595,927)	(313,953)	-	(1,909,880)
<b>Total accumulated amortization</b>	<u>(1,595,927)</u>	<u>(313,953)</u>	<u>-</u>	<u>(1,909,880)</u>
<b>Total intangible capital assets, being amortized, net</b>	<u>7,822,648</u>	<u>(313,953)</u>	<u>-</u>	<u>7,508,695</u>
<b>Governmental activities capital assets, net</b>	<u>\$ 11,510,183</u>	<u>\$ (444,213)</u>	<u>\$ -</u>	<u>\$ 11,065,970</u>

The total cost of the Series 2016 project was estimated at \$11,899,800 which consists of the purchase price of completed recreational facilities and acquisition costs incurred by the District for the purchase, inventory of and improvements to the clubhouse, and the value assigned to the club plan. The cost to construct comparable recreational facilities today has been estimated at approximately \$2.25 million. The purchase price of the recreational facilities was passed upon the purchase price formula utilizing the 2016 club member fee of \$39 per month for 1,516 units, which was the basis for the value assigned to the club plan. The club plan amendment provides that the club plan terminated and ceased to exist effective January 1, 2017. The project consists of the acquisition of completed recreational facilities, notably a clubhouse with a fitness center and meeting rooms, pool, basketball court, playground and associated infrastructure.

Depreciation expense for 2022 of \$168,643 was charged to physical environment and \$150,490 was charged to culture and recreation. Amortization expense for 2022 of \$313,953 was charged to culture and recreation.

**NOTE 5 LONG-TERM LIABILITIES**

**Capital Improvement Revenue and Refunding Bonds Series 2016 - Public Offering**

In August 2016, the District issued \$24,120,000 of Capital Improvement Revenue and Refunding Bonds Series 2016A-1 and \$4,305,000 of Capital Improvement Revenue and Refunding Bonds, Series 2016A-2 (collectively referred to as the "Series 2016 Bonds"). The Series 2016 Bonds consist of multiple term Bonds with maturity dates ranging from May 1, 2017 – May 1, 2046 and interest rates ranging from 2% - 4.75%. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially, commencing May 1, 2017. The Bonds were issued to refund a portion of the District's Capital Improvement Revenue Bonds Series 2005, acquire certain assessable infrastructure and improvements (the "2016 Project"), and pay certain costs associated with the issuance of the Bonds.

The Bonds are subject to redemption at the option of the District prior to maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with those requirements of the Bond Indenture at September 30, 2022.

The principal and interest remaining on the Series 2016 Bonds as of September 30, 2022 is \$31,820,868. For the year ended September 30, 2022, principal and interest paid was \$1,828,660 and total special assessment revenue pledged was \$1,843,591.

Long-term debt activity for the year ended September 30, 2022 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
<b>Governmental activities:</b>					
Bonds Payable:					
Series 2016	\$ 23,595,000	\$ -	\$ (995,000)	\$ 22,600,000	\$ 1,025,000
Less: issue discount	(126,753)	-	4,875	(121,878)	-
<b>Governmental activities long-term liabilities</b>	<u>\$ 23,468,247</u>	<u>\$ -</u>	<u>\$ (990,125)</u>	<u>\$ 22,478,122</u>	<u>\$ 1,025,000</u>

At September 30, 2022, the scheduled debt service requirements on the bonds payable were as follows:

<u>Year Ending September 30</u>	<u>Governmental Activities</u>	
	<u>Principal</u>	<u>Interest</u>
2023	\$ 1,025,000	\$ 809,816
2024	1,050,000	782,935
2025	1,085,000	754,248
2026	1,090,000	722,210
2027	1,155,000	687,935
2028-2032	6,435,000	2,796,831
2033-2037	5,365,000	1,557,143
2038-2042	2,765,000	847,500
2043-2046	2,630,000	262,250
	<u>\$ 22,600,000</u>	<u>\$ 9,220,868</u>

**NOTE 6                      RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties to mitigate the costs of these risks' coverage may not extend to all situations. There was one settlement for \$30,456 during the past three years.

**NOTE 7                      MANAGEMENT COMPANY**

The District has contracted with a management company to perform management consulting services, which include financial consulting and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreements, the District compensates the management company for management, accounting, financial reporting and other administrative costs.



## COMPLIANCE SECTION



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE  
AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

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

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of the *Concord Station Community Development District* (the "District") as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's financial statements, and have issued our report thereon dated June 23, 2023.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) as a basis for designing procedures that are appropriate in the circumstances for the purpose of expressing opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit, we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*McDermitt Davis*

Orlando, Florida  
June 23, 2023

## MANAGEMENT LETTER

Board of Supervisors  
*Concord Station Community Development District*

We have audited the financial statements of the *Concord Station Community Development District* (the "District"), as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated June 23, 2023.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Auditor General.

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 23, 2023, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, require that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no such findings in the preceding annual financial audit report.

### Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information has been disclosed in the notes to the financial statements.

### Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

### Specific Information (Unaudited)

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the District reported:

- a. The total number of District employees compensated in the last pay period of the District's fiscal year as zero.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year as 7.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as zero.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$94,689.

- e. Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as not applicable.
- f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final budget under Section 189.016(6), Florida Statutes, as included in the general fund budget statement.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the District reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the district as O&M- \$959.53; Debt Service- \$501.23- \$1,402.57.
- b. The total amount of special assessments collected by or on behalf of the District as \$3,217,623.
- c. The total amount of outstanding bonds issued by the District and the terms of such bonds as disclosed in the notes.

#### **Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

#### **Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*McDiarmid Davis*

Orlando, Florida  
June 23, 2023





934 North Magnolia Avenue, Suite 100  
Orlando, Florida 32803  
Tel. 407-843-5406  
[www.mcdermittdavis.com](http://www.mcdermittdavis.com)

**INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH  
THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES**

Board of Supervisors  
*Concord Station Community Development District*

We have examined *Concord Station Community Development District's* (the "District") compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2022. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2022.

*McDermitt Davis*

Orlando, Florida  
June 23, 2023

## **Tab 13**

**RESOLUTION 2023-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT  
REDESIGNATING THE SECRETARY OF THE DISTRICT, AND  
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Lynwood Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") previously designated Bob Schleifer as Secretary pursuant to Resolution 2020-04; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF  
THE CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT:**

Section 1.      Scott Brizendine is appointed Secretary

Section 2.      This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 14TH DAY OF JULY, 2023.**

**CONCORD STATION  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**CHAIRMAN/VICE CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**ASSISTANT SECRETARY**

## Tab 14



**From:** James Steele <[seat3@concordstationcdd.com](mailto:seat3@concordstationcdd.com)>  
**Date:** June 9, 2023 at 8:31:30 AM EDT  
**To:** Debby Bayne-Wallace <[dbwallace@rizzetta.com](mailto:dbwallace@rizzetta.com)>  
**Subject:** [EXTERNAL]Resignation letter

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Dear Debby,

Please accept this email as my formal resignation from the Concord Station Board of Supervisors (CDD). Effective immediately.

Thank you,

Jim Steele

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## **Tab 15**

**From:** Jeremy Baczkiewicz <[jeremy@suncoastlawfirm.com](mailto:jeremy@suncoastlawfirm.com)>  
**Sent:** Friday, May 19, 2023 11:12 AM  
**To:** Debby Bayne-Wallace <[dbwallace@rizzetta.com](mailto:dbwallace@rizzetta.com)>  
**Subject:** [EXTERNAL]Concord Station CDD

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Please see the attached requested copy of my resume.

--

Jeremy D. Baczkiewicz JD, MBA

Suncoast Law Firm

18346 Holland House Loop

Land O Lakes, FL 34638

(813) 812-5298

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

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**Jeremy Baczkiewicz JD, MBA, CPCU, ARe**

Land O Lakes, FL 34638

[jeremy@suncoastlawfirm.com](mailto:jeremy@suncoastlawfirm.com)

Accomplished leader with solid history of success leading high performing teams and driving strong results. Extensive background in Insurance Management, leading Underwriting teams and managing regulatory and legal compliance. Extensive experience in managing key relationships for vendor management, re-insurer audits, market conduct exams, and state filing officers.

**Experience:**

---

**Slide Insurance Company** Tampa, FL  
*Senior V.P. of Underwriting & Product*

**2021-Present**

Responsible for managing all aspects of underwriting and product management at Slide.

**Underwriting & Product Management**

Design create, draft and file all forms and rating programs for Slide. Developed proprietary custom forms to thrive in unique Florida market. Use 5+ trillion dollar dataset to develop a custom by-peril rating program for deployment to new states. Worked with Business analyst team to design and write specifications for new DuckCreek policy management system program. Find, develop and manage third party relationships with vendors and suppliers. Negotiate company contracts and draft NDAs and regulatory documents. Serve as corporate Secretary and handle regulatory licensing and corporate filings. Write corporate policies and procedures. Hire team of Underwriters and product managers to build out department capabilities. Responsible for all aspects of P&L for Florida and SC programs. Managed profit in first year of startup with two hurricanes. Worked with Risk Management team to design reinsurance structure. Reviewed and approved all reinsurance agreements. Set up captive reinsurance program with Bermuda offshore management group.

**Suncoast Law Firm** Land O Lakes, FL  
*Founder and Chief Executive Officer*

**2017-Present**

Founder of local Small Business law firm representing small businesses in formation, regulatory compliance and corporate disputes. Assisted many local small business in growing and developing from their startup phase to prospering operations in the community. Handle commercial real estate lease negotiation and contract drafting. Real estate deed transfer and transacting. Foreign real estate investment and off-shore trust drafting.

**Allied Trust Insurance Company** Tampa, FL  
*V.P. of Underwriting & Compliance*

**2017-2021**

Responsible for managing all aspects of underwriting and company regulatory and legal compliance.

**Underwriting**

Manage a team of 6 underwriters and the relationship with third party customer service provider. Main liaison for agency partners with escalations on Underwriting issues. Draft department of insurance complaint responses. Negotiate all vendor contracts for underwriting data and system integrations. Write all underwriting guidelines and manuals. Draft all insurance contracts including HO-3, DP-3, HO-6, Umbrella and all endorsements and special provisions for these products. Coordinate new product rollouts with product management, and business analysts and IT to ensure cohesive business strategy. Act as WYO program coordinator.

**Compliance/Legal**

Filed Federal Trademark and processed all office actions for Allied Trust service mark. Managed TDI and LDI audits, market conduct exams, and re-insurer audits. Drafted all policy forms. Researched all state laws and regulatory guidelines to train appropriate department personnel on compliance best practices. Review and edit all vendor agreements, drafted all NDAs for securities and non-securities transactions. Drafted corporate resolutions and meeting minutes. Reviewed and managed agreements for capital raises, and re-insurance contracts. Drafted real estate sub-lease for office move. Managed State Licensing requirements, created new entities, obtained proper licenses, and managed annual filings for each entity. Drafted Form B, C, D, F and Corporate Governance Annual Disclosure filings. Managed compliance with debt covenants.



Consulted with Claims on litigation files, provided legal opinions, discussed and referred matters to outside counsel. Recommended litigation strategy.

**Key Contributions:**

- Negotiated substantial discount on LexisNexis contracts resulting in over \$750,000 savings over 3 years.
- Developed all aspects of TX and LA Umbrella program including unique contract drafting, pricing, market research, profit modeling, and negotiated quota share contract with re-insurance partner.
- Developed drone inspection program to identify pre-existing hail damage on roofs using third party A/I.
- Developed and Managed initiatives to improve insurance to value ratio to 100% ITV on the book.
- Developed standards and protocols improving underwriter efficiency 4-5x during tenure.
- Filed for and Achieved Approval for Allied Trust to be a NFIP Write Your Own carrier.
- Mapped PIF to identify and proactively provide policy information to claims and actuary during impending storms.

**Mercury Insurance Group, Clearwater, FL**

**2004 - 2017**

*Manager of HO and Package Policies, Eastern Region*

Responsible for all aspects of Underwriting management. Managed teams of auto and property underwriters (32), two supervisors, underwriter assistants and trainees. Managed relationship with regulators for market conduct exams in Eastern Region. Managed, NY, NJ, VA, GA, FL, and PA books of business. Responsible for drafting underwriting guidelines, procedures, and policy manuals. Consulted and drafted language for policy forms, endorsements, and conducted analytics for new products and states. Managed relationships with vendors, agency partners, staff and managed interdepartmental teams.

**Key Contributions:**

- Turned \$150m Book of Business at 113% Combined to Profitable within 2 years through implementation of key underwriting initiatives after analyzing results.
- Developed web based procedure manual coded by hand to replace inefficient paper process. (HTML/JAVA)
- Directed development and deployment of data warehouse project in conjunction with MicroStrategy implementation team. Drafted all data dictionary terms.
- Developed key report to manage agency metrics and underwriting book. (Excel and V.B. coding)
- Managed system conversions and integrations, transition from legacy AS400 systems to Duck Creek, Phoenix, an internally developed system and ultimately Guidewire. First Company to integrate all three Guidewire components.
- Managed FL PIP sunset and sunrise contract forms, drafted endorsements to change from sinkhole to CGCC coverage.

**Education:**

---

**Stetson University College of Law, Gulfport, FL**

**2013 - 2017**

*Juris Doctor, Concentration in International Law*

Honors/Activities: *Sr. Associate, Stetson Law Review*  
*3<sup>rd</sup> Place Oralist, Phelps Dunbar Appellate Advocacy Competition*  
*Rank: Top 10%, 21/215, 3.56 GPA*

**Study Abroad:** Truman Bodden Law School, George Town, Grand Cayman Islands  
Trial Advocacy Summer Program, Oxford University, Oxford, U.K.

**University of Tampa, Tampa, FL**

**2003 - 2005**

*Master of Business Administration, Concentration in Finance*

Honors/Activities: *GPA 3.5*  
*Graduate Assistant: Taught Microsoft Office Course to Freshmen*

**State University of New York at Buffalo, Buffalo, NY**

**2000 - 2003**

*Bachelor of Science: Business Administration, 2003, Concentration in Finance*

Honors/Activities: GPA 3.41

Stewart Management Honors Scholar

*Member*, Financial Management Association

*Member*, Golden Key National Honors Society

---

**Designations:**

- ARe Designee – Associate in Reinsurance (2021)
- CPCU Designee – Chartered Property Casualty Underwriter (2011)
- AINS Designee – Associate in General Insurance, AICPCU (2009)

---

**Volunteer and Activities:**

- *Member*, Concord Station Resident's Council – Land O Lakes, FL (2008-2010)
- *Volunteer*, Habitat for Humanity of Pinellas and Hillsborough County (2013 -2014)
- *Volunteer*, Federal Public Defender's Office Clemency Project (2014)
- *Treasurer*, Stetson Law Part-Time Student Society (2014)
- *Intern*, Bay Area Legal Services iLawyer Clinics (2016-2017)
- *Pro-Bono Attorney*, <https://florida.freelegalanswers.org/> (2017-Present)

**From:** cptmars <cptmars@yahoo.com>

**Sent:** Friday, May 19, 2023 1:54 PM

**To:** Debby Bayne-Wallace <dbwallace@rizzetta.com>; cptmars@yahoo.com

**Cc:** Diana Kronick <DKronick@rizzetta.com>

**Subject:** RE: [EXTERNAL]Rizzetta: Concord Station [#296]

Debbie,

I should be able to attend. Please provide address, I am relatively new to the community. Please find my resume attached and note: This resume is tailored for a very specific military-civilian position. Additionally, I was once an at-large board member of a self-managed HOA and served as interim president.

Vr

Lyndon

(614) 353-7953

## **LYNDON E. MARSHALL**

4266 Shrewbury Pl Land O' Lakes FLKY 34630 / 614-353-7953 / cptmars@yahoo.com

---

Analytical leader seeking a Global Force Management Analyst position. Possessing more than 20 years of cross-functional team leadership experience; working horizontally and vertically across organizations designing and implementing strategic plans supporting a diverse menu of initiatives.

---

### **SPECIALIZED SKILLS TRAINING AND EDUCATION**

Global Force Management Branch Chief experience, overseeing all GFM planning functions to include preparation and submission of annual and emergent Requests for Forces. Lead action officer coordinating the organization's execution of the Secretary of Defense's Global Force Management Implementation Guidance and allocation plans. Routinely reviewed, briefed senior leaders, and entered force requirements into the Joint Capabilities Requirements Manager system of record to ensure the assignment and/or allocation of forces needed to perform Combatant Command missions.

### **PROFESSIONAL EXPERIENCE**

Chief, Force Management, V Corps, Fort Knox, KY, Jul 20 – Present  
Chief, Global Force Management Branch, US Northern Command/NORAD, Peterson AFB, CO, Sep 18 – Jun 20  
Force Management Instructor/Curriculum Developer for the Department of Logistics and Resource Operations (DLRO) Directorate, Command General Staff College (CGSC), Fort Leavenworth, Kansas, Aug 15 – Jun 18  
Branch Chief, Requirements Determination Division, Capabilities Development and Integration Directorate, MCCOE, U.S. Army Combined Arms Center, Ft. Leavenworth, KS, Jun 14-Jul 15  
Force Management Officer, US Army North, Ft. Sam Houston, TX, Jun 12 – Jun 14  
Force Management Officer, I Corps, Joint Base Lewis-McChord, WA, May 11 – Jun 12  
Force Management Officer, US Army South, Ft. Sam Houston, TX, Mar 10 – Apr 11  
Executive Officer, HQDA, G-3/5/7 DAMO-CI, Apr 2007 – Apr 2010  
Senior Fielder, PMO- Defense Travel System, Arlington, VA, May 2004- Apr 2007  
Civil Affairs Officer, HHD, OEF SPT Element, Bagram, Afghanistan, Jun2003 – Jan 2004  
Pharmaceutical Sales Management, Novavax, Jan 1999 – Jun 2002  
Key Account Executive, AirTouch Cellular, Columbus, OH, Nov 1996 – Jun 1998  
Fleet Service Agent, American Airlines (PT), Jan 2001-Present  
Lottery Sales Agent, Ohio Lottery Commission, Oct 1989 – Nov 1996

### **CLEARANCE**

## **CIVILIAN EDUCATION**

MBA, Columbia Southern University, 2013  
BS, Education, Ohio State University, 1990

## **MILITARY EDUCATION**

Joint Staff College, Joint and Combined Warfighting School, 2018  
Defense Acquisition University, Capabilities Developers Course, 2015  
Defense Support of Civil Authority, 2012  
Army Force Management School, Force Management Qualification Course, Ft. Belvoir, Virginia, 2010  
U.S. Army Command & General Staff College, Resident Program, ILE, 2008  
Defense Acquisition University, Contracting Officer Representative Course, 2008  
Defense Acquisition University, Acquisitions Logistics Foundations, 2005  
U.S. Air Force Joint Special Operations University, Joint Civil-Military Operations, 2002  
U.S. Army JFK Special Warfare Center and School, Civil Affairs Course, 2001  
Army Reserve Component Combined Arms and Services Staff School, 1996  
U.S. Army Military Police Officer Advanced, 1994  
U.S. Army Military Police Officer Basic, 1989

## **TEACHING EXPERIENCE**

U.S. Army Command and General Staff College, Department of Logistics and Resource Operations, Ft. Leavenworth, KS, Instructor, Aug 15 to Jun 18.  
UTSA, Assistant Professor of Military Science, 2003

## **ORGANIZATIONS AND SOCIETIES**

Ohio State Alumni Association

## **AWARDS, DECORATIONS, AND HONORS**

Bronze Star  
Defense Meritorious Service Medal  
Meritorious Service Medal (2nd award)  
Joint Service Commendation Medal  
Army Commendation Medal  
Joint Service Achievement Medal  
Army Achievement Medal (3rd award)  
Army Meritorious Unit Citation  
Army Superior Unit Award  
Army Reserve Components Achievement Medal  
National Defense Service Medal  
Afghanistan Campaign Medal  
Global War on Terrorism Expeditionary Medal  
Global War on Terrorism Service Medal



Armed Forces Reserve Ribbon  
Army Service Ribbon  
Overseas Service Ribbon (3 tours)  
Army Reserve Components Overseas Training Ribbon (7<sup>th</sup>)  
NATO ISAF Medal

**From:** Brian Shuford <[bshuford@parkwayconsulting.net](mailto:bshuford@parkwayconsulting.net)>  
**Sent:** Friday, May 19, 2023 10:53 AM  
**To:** Debby Bayne-Wallace <[dbwallace@rizzetta.com](mailto:dbwallace@rizzetta.com)>  
**Cc:** Diana Kronick <[DKronick@rizzetta.com](mailto:DKronick@rizzetta.com)>  
**Subject:** [EXTERNAL]Concord Station CDD board vacancy

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Good morning Debbie:

My name is Brian Shuford. I live at 18345 Scunthorpe Lane in Concord Station. I am interested in the board vacancy. I am attaching a copy of my resume for the CDD board's consideration.

Thank You,

**Brian Shuford**

Managing Partner

Parkway Consulting

[bshuford@parkwayconsulting.net](mailto:bshuford@parkwayconsulting.net)

(941) 914-1325

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### **Executive Summary**

Accomplished governmental affairs professional with over a decade of experience specializing in transit and land development-related issues. Worked in highly competitive public affairs and legislative environments with community leaders, showing leadership skills to develop strategies and influence public and regulatory policy. Achieved passage of legislation at local and state levels that has generated millions of dollars in new revenue.

### **Experience**

**Parkway Consulting Inc. – Tampa, FL**  
**Managing Partner**

**August 2019- Present**

- Assist clients with legislative and regulatory strategies focusing on land use, transportation, and business development-related matters at the local and state level.

**Outfront Media Inc. - Tampa, Florida**  
**Director of Government Affairs SE**

**April 2015 - August 2019**

- Passed legislation at the local and state level, generating millions of dollars in new revenue
- Managed all lobbying and political activities in assigned regions
- Represented Outfront at industry meetings
- Managed contract attorneys, lobbyists, and vendors in multiple states
- Helped respond to municipal RFPs
- Coordinated electoral activities in assigned regions
- Monitored, tracked, and analyzed local and state legislation

**Coalition Against Bigger Trucks - Land O Lakes, Florida**  
**Regional Director**

**December 2012 - April 2015**

- Was part of a team that stopped legislation that would have increased semi-trucks weight, which would have led to an increase in infrastructure damage and increased safety risk
- Drafted congressional correspondents
- Lobbied local, state, and federal governments
- Monitored local, state, and federal legislation
- Organized and managed fly-ins
- Analyzed local, state, and federal legislation
- Helped to build a coalition of rail and safety stakeholders in assigned states

**Pinellas Realtor Organization - Clearwater, Florida**  
**Director of Governmental Affairs**

**July 2008 - December 2012**

- Lobbied for and successfully passed a referendum that increased economic development funding and advocated for the passage of county regulatory policies that increased affordable housing
- Monitored local, state, and federal legislation
- Analyzed legislation and ordinances for impact on members related to housing, insurance, and transportation
- Managed electoral and political activities
- Drafted legislation and testimony
- Coordinated PAC fundraising, management, and financial reports
- Responded to inquiries by government officials and composed issue briefs

- Organized all grassroots activities
- Wrote monthly governmental affairs articles related to real estate, banking, and financial services issues
- Assisted with strategic planning and budgeting
- Represented the association at outside industry meetings

#### **American Association of Physician Specialists - Tampa, Florida**

**April 2007 - July 2008**

##### **Director of Governmental Affairs**

- Stopped legislation that would have eliminated the board of certification for ER doctors in Florida and put their careers in jeopardy
- Tracked legislation on national and state levels
- Analyzed legislation and regulations for impact on members
- Coordinated all PAC fundraising and budgeting
- Managed FEC reporting
- Lobbied for the association's healthcare issues
- Organized all grassroots and stakeholder management activities
- Responded to and researched inquiries by government officials as a subject matter expert
- Assisted with strategic planning and corporate partnerships for the organization
- Composed legislative and strategy briefs
- Drafted legislation and testimony

#### **Education**

- Master of Business Administration (MBA), New England College, Henniker, NH (2022)
- Master of Arts (MA) - Public Policy, New England College, Henniker, NH (2009)
- Bachelor of Arts (BA) - Political Science, Florida State University, Tallahassee, FL (2007)

#### **Civic Involvement**

- Georgia Chamber Board of Governors, April 2016 – August 2019
- Florida Chamber Board of Governors, April 2016 – August 2019
- Tampa Bay Regional Coalition, September 2008 - December 2012
- RNC Host Committee Communications Task Force, August 2011 - August 2012

## **Tab 16**



**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 13<sup>th</sup> DAY OF JULY 2023.**

**CONCORD STATION COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**CHAIRMAN/VICE CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY/ASST. SECRETARY**

## **Tab 17**

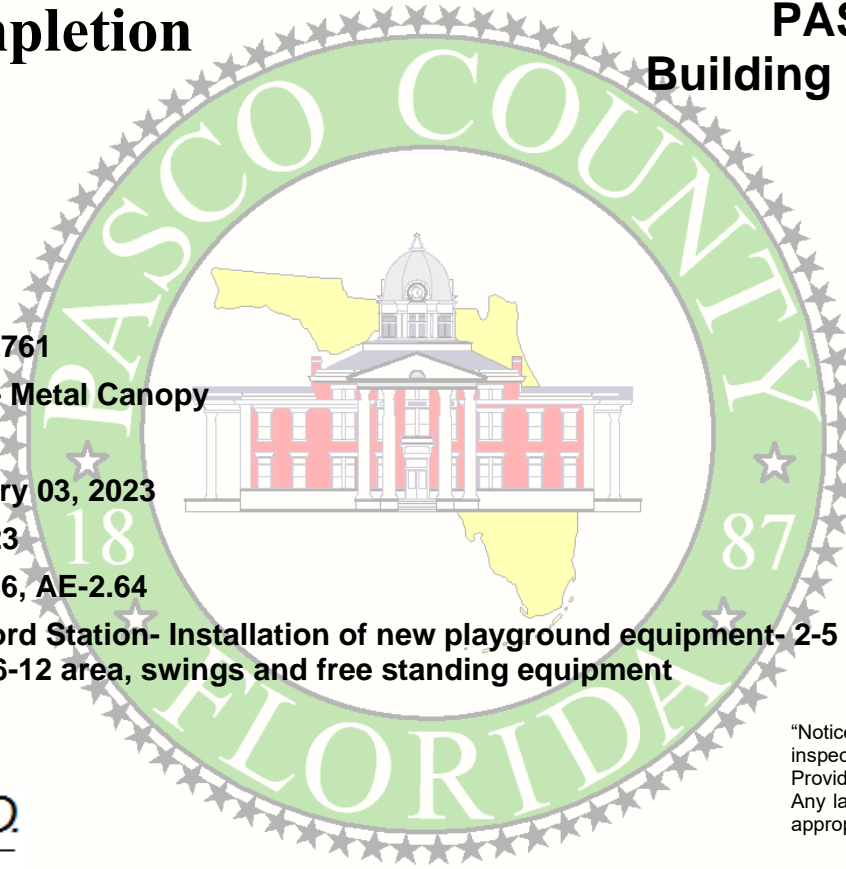
# Certificate of Completion

## PASCO COUNTY Building Inspection Division

Record #: 22B02761  
Record Type: COM - Metal Canopy  
Occupancy Group: Utility  
Date Issued: January 03, 2023  
Date Finaled: 6/19/23  
Flood Zone: X-97.36, AE-2.64  
Permit Purpose: Concord Station- Installation of new playground equipment- 2-5 area, 6-12 area, swings and free standing equipment  
Flood Elevation: N/A

*Esther Oluyemi, C.B.O.*

Certified Building Official



PLAYCORE WISCONSIN INC  
C.C.# CBC1264755  
Contractor

CONCORD STATION  
COMMUNITY  
Owner

18636 MENTMORE BOULEVARD  
Address

"Notice: Plan examination and/or one or more required inspections may have been performed by Private Providers - individuals other than Pasco County employees. Any latent code violations noted should be addressed to the appropriate State of Florida Board

**C.C. Issued Date: 6/19/23**

## **Tab 18**



THE PAMPERING PLUMBER  
13128 STATE ROAD 54  
ODESSA, FL 33556

Phone: (813) 926-0707  
Fax: (813) 926-0609  
INFO@PAMPERINGPLUMBER.COM  
WWW.PAMPERINGPLUMBER.COM

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

Ship to  
**CONCORD STATION CLUBHOUSE**  
18636 MENTMORE BLVD  
LAND O LAKES, FL 34638

#### Work Summary

Supply and install WSF model # words-2 - 0 Beige Shower tower . Will need 2 trips 1 to dismantle existing unit and prepare for new unit . Anchoring (etc) 2 - people both trips . 1st 3 hrs. 2nd 10hrs . Lb 13 tp 551.98. Does not include installation of concrete slab needed for installation of shower tower.

#### Quote #: q1066

Item	Description	Quantity	Price	Amount
T99999	Supply and install WSF model # Wods 2-0 beige Shower tower to Specifications. Does not include concrete slab. Needed for new shower tower.	1	\$7,128.35	\$7,128.35

Subtotal: \$7,128.35

Tax: \$0.00

Total: \$7,128.35

Payments: \$0.00

Bid is based on only what is specifically listed.

Contractor does not provide a warranty on homeowner supplied material.

Contractor reserves the right to quote additional labor if applicable for homeowner supplied materials.

Bid does not include permit fees of any kind unless specifically listed.

Bid does not include any demolition and removal of debris unless specifically listed.

Bid does not include any excavation equipment that may become necessary due to site conditions unless specifically listed.

In exchange for the plumbing services to be rendered by The Pampering Plumber, client certifies and agrees that the plumbing services may have risk of mold and customer expressly intends to assume the risk of damages and injury, if any, resulting from any and all mold-related damages resulting from the plumbing services due to plumber error.

Item cancellation may result in a 25% restock fee. Initial \_\_\_\_\_

All change orders received prior to start the project are to be invoiced as per draw schedule.

All change orders received after starting project are to be invoiced 95% immediately upon receipt of signed change order.

A 25% non-refundable deposit is required immediately upon acceptance of proposal.





THE PAMPERING PLUMBER  
13128 STATE ROAD 54  
ODESSA, FL 33556

Phone: (813) 926-0707  
Fax: (813) 926-0609  
INFO@PAMPERINGPLUMBER.COM  
WWW.PAMPERINGPLUMBER.COM

Draw schedule: 25% due upon acceptance, balance due upon completion.

## Authorization

I hereby authorize the proposed service, repair, or replacement and agree to pay the invoiced amount upon completion. I additionally certify that I am fully authorized to authorize this work and commit to payment. Customer understands that damages may occur in remodel installations and repairs on an existing plumbing system and further agrees that plumbing contractor will not be held responsible for such damages. Customer also understands that plumbing contractor will do their absolute best to avoid any and all damages. Customer understands and agrees that the plumbing contractor will not be held liable for any consequential damages that may occur during plumbing installations and services. In exchange for plumbing services to be rendered by The Pampering Plumber, company certifies and agrees that the plumbing services may have risk of mold and customer expressly intends to assume the risk of damages and injury, if any, resulting from any and all mold-related damages resulting from the plumbing services.

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## Acceptance

I accept the services performed are to my satisfaction. Warranty: All materials supplied by The Pampering Plumber are covered by the manufacturers written warranty. The Pampering Plumber workmanship and labor are warranted for 90 days unless otherwise specified. Stoppages are not warranted unless lines have been video taped in which case they will be warranted for 90 days.

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## **Tab 19**

**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**  
**June 8, 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 regular meeting of the Board of Supervisors of the Concord Station Community Development District was held on **Thursday, June 8, 2023, at 6:35 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>
Donna Matthias-Gorman	<b>Board Supervisor, Assistant Secretary</b>
Jerica Ramirez	<b>Board Supervisor, Assistant Secretary</b> (Resigned during the meeting)
Angel Rivera	<b>Board Supervisor</b> ( <i>joined after being sworn in</i> )
Jessica LaBarbera	<b>Board Supervisor</b> ( <i>joined after being sworn in</i> )

Also present were:

Scott Brizendine	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
Vivek Babbar	<b>District Counsel, Straley Robin Vericker</b>
Michael Speidel	<b>Clubhouse Manager</b> ( <i>via conference call</i> )
Deputy Brown	<b>Pasco County Sheriff's Office</b>
Audience	Present

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Brizendine called the meeting to order and performed the roll call confirming a quorum for the meeting.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

Laurie C. endorsed Mr. Rivera and Ms. LaBarbera for the Board of Supervisors.

Anthony C. recommended that Rizzetta and Company be voted out.

Michael V. endorsed Ms. LaBarbera for the Board of Supervisors.

**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**  
**June 8, 2023 - Minutes of Meeting**  
**Page 2**

---

Michelle W. expressed concern with declining amenities and the playground. She also endorsed Ms. LaBarbera for the Board of Supervisors.

David S. expressed his agreement with prior comments regarding replacing Rizzetta and emphasized that status quo is not working.

Renee C. expressed concern regarding the amenities and not being able to use the playground. She opined that the proposed increase for Rizzetta's services not be approved and a matrix for scheduled maintenance would be helpful. Her endorsement for Mr. Rivera and Ms. LaBarbera for the Board of Supervisors was also noted.

Marcella C. stated that the Tuckerton poop station is not being emptied regularly. The average pay increase for Rizzetta is 4.6% and they are not meeting expectations. She has heard that Rizzetta has made multiple mistakes. She expressed a desire to have a diverse Board.

Sarah V. expressed frustration with the lack of information regarding the status of the playground that has been closed for 15 months.

Julie C. endorsed Mr. Rivera and Ms. LaBarbera for the Board of Supervisors, stating that they have attended multiple meetings.

Melissa L. endorsed Mr. Rivera and Ms. LaBarbera for the Board of Supervisors.

Jessica L. stated that people are not happy with the status quo and want to be heard. She spoke regarding a poll taken by a supervisor that received 89 responses. She further noted that she would like to serve as Chairman of the Board.

Angel R. thanked the Board for their service in what is frequently a thankless job. He also expressed his interest in serving on the Board.

**THIRD ORDER OF BUSINESS**

**Discussion of Vacant Seat on the Board**

Mr. Brizendine announced the candidates who have expressed an interest in serving on the Board in Seat 1: Angel Rivera, Brian Shuford, Jeremy Bacziewicz, Jessica LaBarbera, and Lyndon Marshall. He noted that the term for Seat 1 runs through 2026.

Mr. Shuford and Mr. Marshall expressed their interest in serving on the Board, availability to attend meetings, and shared their experience. Nominations were put forward for Ms. LaBarbera.

**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**  
**June 8, 2023 - Minutes of Meeting**  
**Page 3**

On a Motion by Mr. Berdeguez, seconded by Ms. Ramirez with all in favor, the Board of Supervisors appointed Jessica LaBarbera as Board Supervisor for seat 1 with a term that ends in 2026, for the Concord Station Community Development District.

Mr. Brizendine administered the oath of office to Ms. LaBarbera who swore and affirmed the oath as read.

Ms. Ramirez resigned from her position as a Board Supervisor for Seat 5 with a term that runs through 2024. Mr. Brizendine provided Ms. Ramirez with the required Form1F that must be filed with the Supervisor of Elections upon leaving the Board.

Nominations were put forward for Mr. Shuford and Mr. Rivera. There was no second to the motion for Mr. Shuford.

On a Motion by Ms. Mathias-Gorman, seconded by Ms. LaBarbera, with 2 in favor and 1 against (Fred Berdeguez), the Board of Supervisors appointed Angel Rivera as Board Supervisor for seat 5 with a term that ends in 2024, for the Concord Station Community Development District.

Mr. Brizendine administered the oath of office to Mr. Rivera who swore and affirmed the oath as read. He reviewed the legal requirements of service on the Board, record retention, and confirmed that they would like to be compensated for meeting attendance.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. Deputy Brown**

Deputy Brown provided an update to the Board.

**B. District Engineer**

**i. Consideration of RFQ's for District Engineer**

Mr. Brizendine stated that Johnson Engineering was the only firm that responded to the RFQ for Engineering Services. Mr. Chang, from Johnson Engineering, noted that he and his firm have completed warranty work for 17 CDDs. He further noted that attending meetings on the 2nd Thursday of each month would not be an issue.

Mr. Rivera stated that he would like to have a civil engineer, who resides in the community, considered for the job. He asked that this matter be tabled. Mr. Babbar explained that another RFQ would need to be advertised based on a desire for additional respondents.



**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**  
**June 8, 2023 - Minutes of Meeting**  
**Page 4**

Mr. Berdeguez provided a brief update on the status of the playground, noting that nothing can be finalized until a new District Engineer is hired.

On a Motion by Mr. Rivera, seconded by Ms. LaBarbera, with all in favor, the Board of Supervisors tabled action on the RFQ for District Engineer, for the Concord Station Community Development District.

**C. District Counsel**

Mr. Babbar provided an update on recent legislation that passed this session; HB199 Ethics Training and SB744; Penalty for ethics violations and a brief discussion ensued.

Mr. Berdeguez sought and received confirmation that Mr. Babbar serves as District Counsel for other CDDs.

**D. Aquatics Report**

The Board reviewed the aquatics report.

**E. Field Inspection Report**

The Board reviewed the field inspection report, and a brief discussion was held regarding various concerns. Mr. Brizendine stated that he would follow up with Mr. Liggett on the Boards concerns.

**i. Review of Greenview Weekly Reports**

The Board reviewed Greenview's weekly reports. Mr. Berdeguez expressed concern with it taking 3 or 4 months to repair the irrigation issues. He also asked what the clock tower tanks are used for.

**F. Clubhouse Manager**

**i. Review of Monthly Clubhouse Report**

Mr. Speidel presented the monthly Clubhouse Report to the Board, noting that the fence near the Drexel pump station was repaired by staff. He asked about the possibility of obtaining membership at either Costco or Sam's Club.

Mr. Berdeguez asked if staff could pick up the trash and recommended that trash cans be placed in the parks.

The Board asked that Poop 911 be contacted regarding their failure to pick up the trash at every station, for a status on the uplighting project, and to review the pest control contract.

**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**  
**June 8, 2023 - Minutes of Meeting**  
**Page 5**

**ii. Sidewalk Repairs**

Mr. Speidel reviewed the report with the Board and responded to a question regarding O&E maps outlining the responsibility of sidewalks.

**G. District Manager**

Mr. Brizendine reminded the Board that the next meeting is scheduled for July 13, 2023, at 10:00 a.m. He reminded them that the Public Hearing on the Final Budget will be held during the meeting.

**FIFTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Audit Committee Meeting held on May  
11, 2023**

On a Motion by Mr. Berdeguez, seconded by Ms. Mathias-Gorman, with all in favor, the Board of Supervisors approved the Minutes of the Audit Committee Meeting held on May 11, 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 May 11, 2023**

The Board asked that various revisions be made to the minutes.

On a Motion by Mr. Berdeguez, seconded by Ms. LaBarbera, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Regular Meeting held on May 11, 2023, as amended, for the Concord Station Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for April  
2023**

Staff responded to questions regarding various expenditures.

On a Motion by Mr. Berdeguez, seconded by Mr. Rivera, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for April 2023 (\$96,590.09), for the Concord Station Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Update from Game Time Regarding  
Playground**

Mr. Berdeguez provided the update during the Engineer's report.

**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**  
**June 8, 2023 - Minutes of Meeting**  
**Page 6**

**NINTH ORDER OF BUSINESS**

**Announcement of Pasco Registered  
Voter Count**

Mr. Brizendine informed the Board that as of April 15, 2023, there were 3,223 registered voters residing in the district.

**TENTH ORDER OF BUSINESS**

**Consideration of Shower Tower  
Proposal**

On a Motion by Mr. Berdeguez, seconded by Mr. Rivera, with all in favor, the Board of Supervisors tabled consideration of the shower tower proposal, for the Concord Station Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Deputy Services for  
FY 2023/2024**

On a Motion by Mr. Berdeguez, seconded by Ms. Mathias-Gorman, with all in favor, the Board of Supervisors approved the contract with PCSO for FY 2023/2024 at an estimated cost of \$132,802, for the Concord Station Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Acceptance of Grau Audit Engagement  
Letter**

On a Motion by Mr. Berdeguez, seconded by Mr. Ms. LaBarbera, with all in favor, the Board of Supervisors accepted the Grau Audit Engagement Letter to complete the audit for year ending September 2023 with the option for four additional years, for the Concord Station Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-03;  
Redesignating Officers of the District**

This item was tabled.

**FOURTEENTH ORDER OF BUSINESS**

**Audience Comments**

Matt F. addressed the Board regarding the lack of landscaping in the easement area behind the homes on the south side of Marmalade Ct. He also asked that the 5% increase for Rizzetta be tabled.

Marcela C. expressed concern with fishing behind her home, stating that it was her understanding that this area was designated as no fishing. However, a map circulating on

**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**  
**June 8, 2023 - Minutes of Meeting**  
**Page 7**

social media shows that it is an allowed fishing area. She asked if there is a map that shows pond W18 as no fishing?

**FIFTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Rivera would like to see fireworks in the park (Trilby Field). He also asked that a proposal to install license plate readers for the gates be obtained.

Ms. LaBarbera would like to hold a back-to-school bash for the kids.

Mr. Berdeguez recommended that boulders or a fence be placed to block off the grassy area behind the homes on Morgan and that Greenview needs to treat the grass. Concern has been expressed about the noise in the area.

Ms. Matthias-Gorman inquired about obtaining proposals to separate out the landscaping and irrigations services for the District. She also noted that the weed whacking along the fencing on Mentmore has not been done for a while.

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Berdeguez, seconded by Mr. Rivera, the Board of Supervisors adjourned the meeting at 10:00 p.m., for the Concord Station Community Development District.

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

\_\_\_\_\_  
Chairman/Vice Chairman

## Tab 20



# 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**

**May 2023**

**For Board Approval**

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

The total items being presented:       **\$127,758.68**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

## Concord Station Community Development District

### Paid Operation & Maintenance Expenditures

May 1, 2023 Through May 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
ADT Security Services, Inc.	100306	988133373	Clubhouse Security Services 05/23	\$ 56.38
Arrow Exterminators	100326	51610056	Pest Control Service 05/23	\$ 51.00
Brletic Dvorak, Inc.	100313	1083	Engineering Services 04/23	\$ 3,260.00
City Wide Facility Solutions	ACH	32019016929 ACH	Monthly Cleaning Service 05/23	\$ 800.00
Clean Sweep Supply Co., Inc.	100310	6648	Janitorial Supplies 04/23	\$ 283.45
Clean Sweep Supply Co., Inc.	100314	6705	Janitorial Supplies 04/23	\$ 235.90
Clean Sweep Supply Co., Inc.	100327	6547	Janitorial Supplies 04/23	\$ 239.65
Concord Station CDD			Debit Card Replenishment 05/11/23	\$ 711.37
Concord Station CDD			Debit Card Replenishment 05/19/23	\$ 1,221.13
DCSI, Inc.	100323	30674	Camera Installation 04/23	\$ 3,625.00
Donna Matthias-Gorman	100316	DG051123	Board of Supervisors Meeting 05/11/23	\$ 200.00
Duke Energy	ACH	9100 8845 0087 03/23 Autopay	0000 Trinity Cottage Drive Light 03/23	\$ 1,216.49
Duke Energy	ACH	9100 8847 9022 03/23 Autopay	10920 State Road 54 Lite 03/23	\$ 6,242.89
Duke Energy	ACH	Summary Bill 04/23 460	Summary Bill 04/23	\$ 6,044.67
Finn Outdoor, LLC	100324	2734	Grading - Pond R9 Access 05/23	\$ 6,250.00
Fitness Logic, Inc.	100319	112691	Fitness Equipment Maintenance 05/23	\$ 49.50

## Concord Station Community Development District

### Paid Operation & Maintenance Expenditures

May 1, 2023 Through May 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Department of Health in Pasco County	100320	51- BID-6456675 05/23	Pool Permint 05/23	\$ 280.00
Florida Department of Health in Pasco County	100320	51-BID-6456868 05/23	Pool Permint 05/23	\$ 145.00
Florida Department of Revenue	100311	61-8017248652-6 04/23	Sales & Use Tax 04/23	\$ 96.82
Fred Berdeguez	100322	FB051123	Board of Supervisors Meeting 05/11/23	\$ 200.00
Frontier Florida, LLC	ACH	813-909-4569-121718-5 05/23	Account #813-909-4569-121718-5 05/23	\$ 651.54
Greenview Landscaping, Inc.	100304	4CCSIRR223	Irrigation Repairs & Annuals Installation 04/23	\$ 2,020.00
Greenview Landscaping, Inc.	100307	4CCSCDDFL23	Extra Charges for Seasonal Flowers 04/23	\$ 1,280.00
Greenview Landscaping, Inc.	100328	5CCSCHMO23	Monthly Maintenance for Clubhouse 05/23	\$ 1,210.00
Greenview Landscaping, Inc.	100329	5CCSCDDMO23	Monthly Landscape Maintenance 05/23	\$ 20,900.00
James C Steele	100317	JS051123	Board of Supervisors Meeting 05/11/23	\$ 200.00
Jerica Ramirez	100318	JR051123	Board of Supervisors Meeting 05/11/23	\$ 200.00
Pasco County Sheriff's Office	100308	AR001874	Law Enforcement Services 04/23	\$ 9,834.58
Pasco County Utilities	ACH	18192007 Autopay	18636 Mentmore Blvd 03/23	\$ 548.83
Pasco County Utilities	ACH	18197499 Autopay	3662 Buckinghamshire Dr 03/23	\$ 10.29
Pasco County Utilities	ACH	18339033 Autopay	18636 Mentmore Blvd 04/23	\$ 717.41
Pasco County Utilities	ACH	18351402 Autopay	3662 Buckinghamshire Dr 04/23	\$ 32.97

## Concord Station Community Development District

### Paid Operation & Maintenance Expenditures

May 1, 2023 Through May 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	100302	INV0000079776	Personnel Reimbursement 04/28/23	\$ 9,449.67
Rizzetta & Company, Inc.	100303	INV0000079673	District Management Fees 05/23	\$ 6,518.34
Rizzetta & Company, Inc.	100312	INV0000079836	Out of Pocket Expenses 04/23	\$ 127.40
Rizzetta & Company, Inc.	100315	INV0000079865	Amenity Management & Oversight/Personnel Reimbursement 05/23	\$ 10,618.25
Rizzetta & Company, Inc.	100325	INV0000080479	Personnel Reimbursement 05/26/23	\$ 10,094.83
Solitude Lake Management, LLC	100330	PSI-76820	Lake & Pond Management Services 05/23	\$ 6,247.00
Solitude Lake Management, LLC	100331	PSI-76097	Wetland Management Services 05/23	\$ 2,595.00
Solitude Lake Management, LLC	100332	PSI-75849	Wetland Management Services 05/23	\$ 513.00
Straley Robin Vericker	100309	23011	Legal Services 04/23	\$ 5,110.95
Suncoast Pool Service, Inc.	100333	9278	Monthly Pool Maintenance 05/23	\$ 2,300.00
Tampa Bay Contracting Co., LLC	100305	041423 Tampa Bay Contracting	Pergola Pool Repair 04/23	\$ 5,000.00
Times Publishing Company	100334	0000287409 05/14/23	Legal Advertising Acct# 121715 05/14/23	\$ 287.50
Waste Management Inc. of Florida	ACH	0845302-1568-4 Autopay	Waste Disposal Services 05/23	<u>\$ 81.87</u>

**Report Total**

**\$ 127,758.68**

Your account number: Security provided for: Your ADT system is located at:

Page 1/2

▷ 312728592

Concord Station Club  
House

18636 Mentmore Blvd  
Land O Lakes FL 34638-7978



Invoice date:

Apr 25, 2023

Service period:

May 13 - Jun 12, 2023

312728592  
MAY - 1 2023

DT: .....

Your total due is:

\$ 56.38

Due by:

May 15, 2023

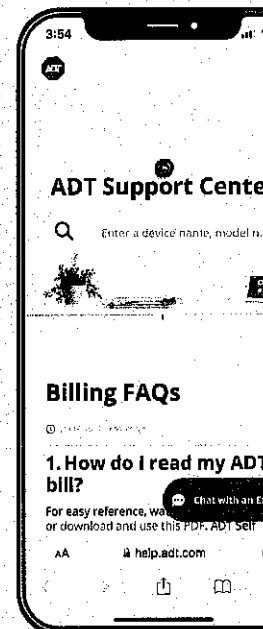
Get help fast - No need to call

ADT's Support Center has  
your answers and more.

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



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



👁 Your Bill at-a-glance

Previous Balance	\$56.38
Payments and Adjustments	-\$56.38
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

Want to receive ADT billing text updates for your account? **Text BILL1 to 91572 to join and stay in the know.**

Message frequency may vary. Msg & Data rates may apply.



Brilliantly Safe™



ADT  
3190 S Vaughn Way  
Aurora, CO 80014

6230 0020 NO RP 25 04252023 NNNNNNNY 01 008743 0023

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



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.

Account Number	312728592
Due Date	May 15, 2023
Amount Due	\$56.38

Amount Enclosed \$

Please send payment to:

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



00312728592000000000000042423000000000000056382



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://myadtdotcom) or in the [MyADT mobile app](#).

## Your Account Activity

<b>Previous Balance</b>		<b>\$56.38</b>
<b>Payments and Adjustments</b>		
Payment Received - Thank You!	Apr 18, 2023	<b>-\$56.38</b>
<b>Current Charges</b>		
RECURRING CHARGES		
<b>Services</b>		
Invoice Number 988133373	May 13 - Jun 12, 2023	\$56.38
<b>Total Non-taxable Charges</b>		<b>\$56.38</b>

**Total Due** to be paid by May 15, 2023 **\$56.38**

\* Taxable charges

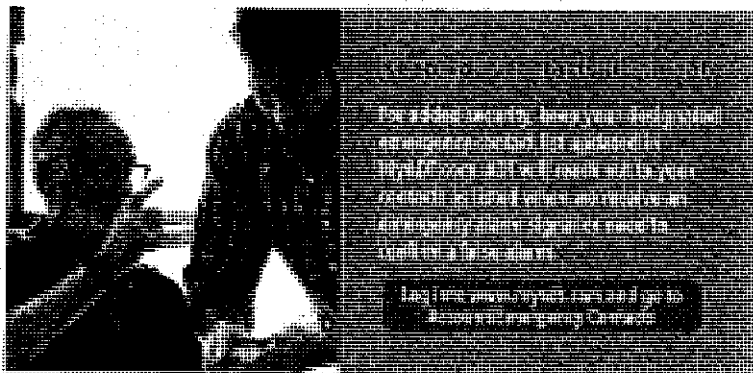
Any balance left from previous billing periods

All payments and adjustments received from you during billing period

About your Services: Security Services

Have questions?  
Chat with us through  
[MyADT mobile app](#).

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



### Prepare for storm season

It's never too early to be ready for weather events.  
Start your safety plan with a quick checklist.

- Build an emergency supply kit and know where to shelter or evacuate.
- Remove damaged trees, limbs and other debris from your property.
- Secure gutters, windows and doors.
- Lost power? Low-battery alerts usually clear on their own 24-48 hrs. after power is restored.

Need ADT system help after  
a storm or power outage?

Scan the QR code to the right,  
or go to [i.adt.com/storm](https://i.adt.com/storm)



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:** 51610056  
**DATE:** 5/19/2023  
**ORDER:** 51610056

**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
5/19/2023	01:06 PM		ZTHISSELL	
Purchase Order	Terms	Last Service	Map Code	Time Out
		5/19/2023		

Service	Description	Price
CPC-MONTHLY	Pest Control Service	\$51.00
Int/Ext Clubhouse, playground & Shed (maint bldg) & wasp nest *Red key ring for Int No issues reported at this time. Serviced location to reduce pest activity. No pest issues observed at this time. Thank you! Zach		
Contact Treated Areas - Do not allow unprotected persons, children, or pets to touch, enter, or replace it		
		<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> 05/22/23
		
		TECHNICIAN SIGNATURE
		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**  
Concord Station CDD  
c/o Rizzetta & Company  
3434 Colwell Avenue  
Suite 200  
Tampa, Florida 33614  
United States

**INVOICE** 1083  
**DATE** 04/14/2023  
**TERMS** Net 30  
**DUE DATE** 05/14/2023

**PROJECT NAME**  
Concord Station CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[Apr 3 – Apr 13]	14:00	200.00	2,800.00
Senior Inspector	[Apr 6]	4:00	115.00	460.00

**BALANCE DUE** **\$3,260.00**



**Concord Station COMMUNITY DEVELOPMENT DISTRICT**  
**Apr-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	5.50	\$200	S. Brletic	\$1,100.00
Pond Inspection - Pond W7,W16, L5	1.00	\$200	S. Brletic	\$200.00
	4.00	\$115	J. Whited	\$460.00
Playgorund Conflict inspection/Contractor Coordination	7.00	\$200	S. Brletic	\$1,400.00
Pool Pavilion Permitting and Construction Coordination	0.50	\$200	S. Brletic	\$100.00
<b>INVOICE TOTAL</b>	18.00			<b>\$3,260.00</b>



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

# INVOICE

**Total Due: \$800.00**

Invoice Number: 32019016929

Invoice Date: 5/1/2023

Due Date: 5/31/2023

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		05/01/23 to 05/31/23	
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**  
04/30/23



**Clean Sweep Supply Co., INC.**

206 E Waters Ave  
Tampa, FL 33604 US  
+1 8139329564  
patrick@cleansweepsupply.biz

**INVOICE**

BILL TO  
CONCORD STATION  
CONCORD STATION  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

SHIP TO  
CONCORD STATION  
CONCORD STATION  
18636 MENTMORE BLVD  
LAND O'LAKES, FL 34638

INVOICE #	DATE	TERMS	DUE DATE
6648	04/12/2023	Net 30	05/12/2023

SHIP DATE  
04/14/2023

PURCHASE ORDER  
B/O INV6547

SKU	DESCRIPTION	QTY	RATE	AMOUNT
CSC12312ABL1E	CSC12312ABL1E 3 IN 1 CONVERTIBLE HAND TRUCK 800 TO 1000 LB CAPACITY ALUMINUM	1	283.45	283.45T
SUBTOTAL				283.45
TAX				0.00
TOTAL				283.45
BALANCE DUE				<b>\$283.45</b>

**RECEIVED**  
04/14/23

**Clean Sweep Supply Co., INC.**

206 E Waters Ave  
Tampa, FL 33604 US  
+1 8139329564  
patrick@cleansweepsupply.biz

**INVOICE**

BILL TO  
CONCORD STATION  
CONCORD STATION  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

SHIP TO  
CONCORD STATION  
CONCORD STATION  
18636 MENTMORE BLVD  
LAND O'LAKES, FL 34638

INVOICE #	DATE	TERMS	DUE DATE
6705	04/18/2023	Net 30	05/18/2023

SHIP DATE  
04/21/2023

SKU	DESCRIPTION	QTY	RATE	AMOUNT
248	248 RESOLUTE TOILET TISSUE 2 PLY 4 X 3.1 400RL/96RL/CS	2	39.95	79.90T
HT400011	HT400011 TOWEL MULTI-FOLD WHITE 16/250/CS	2	30.50	61.00T
RAC80420CT	Refill Oil Scnt Wrm Apple - RAC80420CT2/6PK/CTPK	2	47.50	95.00T

SUBTOTAL 235.90

TAX 0.00

TOTAL 235.90

BALANCE DUE **\$235.90**

**RECEIVED**  
04/21/23

**Clean Sweep Supply Co., INC.**

206 E Waters Ave  
Tampa, FL 33604 US  
+1 8139329564  
patrick@cleansweepsupply.biz

**INVOICE**

BILL TO  
CONCORD STATION  
CONCORD STATION  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

SHIP TO  
CONCORD STATION  
CONCORD STATION  
18636 MENTMORE BLVD  
LAND O'LAKES, FL 34638

INVOICE #	DATE	TERMS	DUE DATE
6547	04/03/2023	Net 30	05/03/2023

SHIP DATE  
04/11/2023

SKU	DESCRIPTION	QTY	RATE	AMOUNT
IBSS243308N	IBSS243308N High-Density Commercial Can Liners, 16 gal, 8 microns, 24" x	2	35.95	71.90T
	IBSS243308N INTEGRATED BAGGING SYSTEMS High-Density Commercial Can Liners, 16 gal, 8 microns, 24" x 33", Natural, 1,000/Carton			
HT400011	HT400011 TOWEL MULTI-FOLD WHITE 16/250/CS	5	30.50	152.50T
	HT400011 TOWEL MULTI-FOLD WHITE 16/250/CS			
RAC78046	RAC 78046 SCENTED OIL WARMER WHITE/GREY 6/CT	1	15.25	15.25T
	RAC 78046 SCENTED OIL WARMER WHITE/GREY 6/CT			
CSC12312ABL1E	CSC12312ABL1E 3 IN 1 CONVERTIBLE HAND TRUCK 800 TO 1000 LB CAPACITY ALUMINUM	0		0.00T
	BACKORDERED			

SUBTOTAL	239.65
TAX	0.00
TOTAL	239.65
BALANCE DUE	<b>\$239.65</b>

**RECEIVED**  
05/17/23

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

May-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
				Operations Main & Repair	Special Events	Office Supplies
				57200-4705	57400-4775	57200-5101
Date	Vendor Name	Description	Amount			
4/25/2023	LumoPlay	Software - Game Room	(29.00)	(29.00)		
4/25/2023	Lumoplay	International Software	(0.87)	(0.87)		
4/25/2023	Lowe's	Concrete for fitness Station	(206.80)	(206.80)		
4/25/2023	Lowe's	Tax Refunded from above Transaction	13.53	13.53		
4/14/2023	Amazon	Refund- Kutol Foaming Handsoap	63.70	63.70		
4/19/2023	Lowe's	Paint and Supplies for Pillars on Pavillions	(109.24)	(109.24)		
4/10/2023	Apple, Inc.	Apple Service - Rental Movie	(0.99)		(0.99)	
4/14/2023	Amazon	Supplies	(52.76)	(52.76)		
4/28/2023	Amazon	SDS data sheet, stamped envelopes, pool brushes	(103.84)			(103.84)
4/28/2023	Amazon	Billiard Bridge	(14.99)	(14.99)		
4/28/2023	Publix	Adult Social, and supplies for game night + Crafts	(243.10)		(243.10)	
4/29/2023	Amazon	PC controller for game room pc, additional to	(27.01)			(27.01)
	<b>TOTAL</b>	001-10201	<b>(711.37)</b>	<b>(336.43)</b>	<b>(244.09)</b>	<b>(130.85)</b>

DM Approval:

Date:

# Receipt



Invoice number 9ED5AF0F-0016  
Receipt number 2323-8869  
Date paid April 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 April 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
LUMO Playground (per seat) Apr 25 – May 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>





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

- SALE -

SALES#: S22386EM 4730576 TRANS#: 88441358 04-25-23

293316 SAKRETE 60-LB CONCRETE MI	142.55
27 @ 5.28	
312284 5/4-6-8 STANDARD DECKING	17.64
3 @ 5.88	
960067 12-CT 18-IN WOOD GRADE ST	19.74
3 @ 6.58	
6005 2-4-8 KD WU SELECT STUD	3.35
787548 1LB CONSTRUCT SCRW 2-1/2 I	9.98

SUBTOTAL:	193.27
TAX:	13.53
INVOICE 01107 TOTAL:	206.80
DEBIT:	206.80

DEBIT: XXXXXXXXXXXX6880 AMOUNT:206.80 AUTHCD: 022705  
CHIP REFID:223801072309 04/25/23 12:44:28

\*PIN Verified

TRACE: 00690828

PURCHASE	CASH BACK	TOTAL DEBIT
206.80	0.00	206.80

APL: US DEBIT TUR: 8080048000

AID: A0000000980840 TSI: 6800

STORE: 2238 TERMINAL: 01 04/25/23 12:49:18

# OF ITEMS PURCHASED: 35  
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](http://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 #011075 223831 155101



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

**TAX CORRECTION REFUND 15936**  
SALES#:R S2238GHS 4786679 TRANS#: 15441625 04-25-23

RET SAKRETE 60-LB CONCRET	27 @	0.00-	0.00-
ORIG. STORE: 2238	DATE:042523	INV: 1107	
RET 5/4-6-8 STANDARD DECK	3 @	0.00-	0.00-
ORIG. STORE: 2238	DATE:042523	INV: 1107	
RET 12-CT 18-IN WOOD GRAD	3 @	0.00-	0.00-
ORIG. STORE: 2238	DATE:042523	INV: 1107	
RET 2-4-8 KD WJ SELECT ST			0.00-
ORIG. STORE: 2238	DATE:042523	INV: 1107	
RET 1LB CONSTRUC SCRW 2-1			0.00-
ORIG. STORE: 2238	DATE:042523	INV: 1107	

SUBTOTAL:	0.00-
TAX:	13.53-
TOTAL RETURN:	13.53-
VISA:	13.53-

VISA:XXXXXXXXXX6880 AMOUNT:13.53- AUTHCD:048402  
KEYED REFID:223815053730 04/25/23 12:53:56  
STORE: 2238 TERMINAL: 15 04/25/23 12:53:56

STORE MANAGER: JEFF BEESING

LOWE'S PRICE PROMISE  
FOR MORE DETAILS, VISIT LOWES.COM/PRICEPROMISE



Final Details for Order #113-9443656-2510620

**Paid By:** Concord Station Community CDD  
**Placed By:** Concord Station Clubhouse  
**Order Placed:** April 14, 2023  
**Amazon.com order number:** 113-9443656-2510620  
**Order Total:** \$63.70

Shipped on April 16, 2023	
<b>Items Ordered</b> 1 of: Kutol Health Guard 21310 Foaming Advanced Antibacterial Hand Soap, 1000 mL Refill Bag, Amber with Citrus Spice Scent (Pack of 4) Sold by: Amazon.com Condition: New	<b>Price</b> \$63.70
<b>Shipping Address:</b> Michael Speidel 18636 MENTMORE BLVD LAND O LAKES, FL 34638-7978 United States  <b>Shipping Speed:</b> FREE Shipping	Item(s) Subtotal: \$63.70 Shipping & Handling: \$11.23 Free Shipping: -\$11.23 ----- Total before tax: \$63.70 Sales Tax: \$0.00 ----- <b>Total for This Shipment: \$63.70</b> -----

Payment information	
<b>Payment Method:</b> Visa   Last digits: 6880	Item(s) Subtotal: \$63.70 Shipping & Handling: \$11.23 Promotion applied: -\$11.23 ----- Total before tax: \$63.70 <b>Estimated Tax: \$0.00</b> ----- <b>Grand Total: \$63.70</b>
<b>Credit Card transactions</b>	Visa ending in 6880: April 17, 2023: \$63.70

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

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

- SALE -

SALES#: S2238HUG 4279730 TRANS#: 8911381 04-19-23

936253 1G SEASONFLEX SATIN BASE	46.98
5109452 PS 6-IN-1 SCREWDRIIVER(-52	11.94
3 @ 3.98	
1255021 38-CT ZIPLOC FREEZER BAG	7.98
876996 4-PACK 56-CT PUFFS PLUS L	6.48
4904941 3-PACK 120-CT KLEENEX (-1	5.88
847661 24-IN X 8-FT RIB RUNNER G	29.98

SUBTOTAL:	109.24
TAX:	0.00
INVOICE 08062 TOTAL:	109.24
DEBIT:	109.24

DEBIT: XXXXXXXXXXXX6880 AMOUNT: 109.24 AUTHCD: 094822  
CHIP REF ID: 223808173377 04/19/23 09:35:28

+PIN Verified

TRACE: 00814913

PURCHASE	CASH BACK	TOTAL DEBIT
109.24	0.00	109.24

APL: US DEBIT TUR: 8080048000

AID: A0000000 IO ISI: 6800

STORE: 2238 TERMINAL: 08 04/19/23 09:36:21

# OF ITEMS PURCHASED: 8  
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 1,111 \$500 WINNERS DRAWN MONTHLY \*

\* GENTRE EN EL SORTEO MENSUAL \*

\* PARA SER UNO DE LOS CINCO GAGANADORES DE \$500! \*

\* ENTER BY COMPLETING A SHORT SURVEY \*

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

\* YOUR TRANSACTION #08062 223811 090459 \*

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

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

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

\*\*\*\*\*

\*\*\*\*\*

TERMINAL: 08 04/19/23 09:36:21

Your purchases from Apple

Apple <no\_reply@email.apple.com> To: manager@concordstationclubhouse.com



Receipt

Save 3% on all your Apple purchases with Apple Card.<sup>1</sup> Apply and use in minutes<sup>2</sup>

APPLE ID  
manager@concordstationclubhouse.com

DATE  
Apr 8, 2023

ORDER ID  
ML7RYVM334

DOCUMENT NO.  
173487393896

BILLED TO  
Visa .... 6860  
Michael Speidel  
18636 Mentmore Blvd.  
Land O Lakes, FL 34638  
USA

Apple TV



**Tangled - Rental**  
Kids & Family  
Movie  
Entertainment Room  
[Write a Review](#) | [Report a Problem](#)

\$ .99

TOTAL \$ .99



Save 3% on all your Apple purchases.



Apply and use in minutes

1. 3% savings is earned as Daily Cash and is transferred to your Apple Cash card when transactions post to your Apple Card account. If you do not have an Apple Cash card, Daily Cash can be applied by you as a credit on your statement balance. 3% is the total amount of Daily Cash earned for these purchases. See the Apple Card Customer Agreement for more details on Daily Cash and qualifying transactions.

2. Subject to credit approval.

Available for qualifying applicants in the United States.

Apple Card is issued by Goldman Sachs Bank USA, Salt Lake City Branch.

If you reside in the US territories, please call Goldman Sachs at 877-255-5923 with questions about Apple Card.

Get help with subscriptions and purchases. Visit [Apple Support](#). Learn how to manage your password preferences for [iTunes](#), [Apple Books](#), and [App Store](#) purchases.





Final Details for Order #113-2424412-8249828

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

Order Placed: April 12, 2023  
Amazon.com order number: 113-2424412-8249828  
Order Total: \$52.76

Shipped on April 13, 2023

Items Ordered	Price
1 of: <i>Sanuke 120Pcs AWG 8 6 4 2 Copper Wire Lugs with Heat Shrink Set, 60Pcs Heavy Duty Battery Cable Closed End Tubular Ring Terminals Connectors with 60Pcs Heat Shrink Tubing</i> Sold by: CPB-AZ ( <a href="#">seller profile</a> )   Product question? <a href="#">Ask Seller</a>	\$22.99
Condition: New	
1 of: <i>Pointool Heat Shrink Tubing Kit-Wire Shrink Wrap Tubing Wire Heat Shrink Tube Kit Insulation Electrical Colored Assorted Heat Shrink Tubing Assortment Electronics for Wires(Shrink Ratio2:1,650Pcs)</i> Sold by: PointoolDirect ( <a href="#">seller profile</a> )	\$10.99
Condition: New	
1 of: <i>Niight 540PCS Mixed Quick Disconnect Electrical Insulated Butt Bullet Spade Fork Ring Solderless Crimp Terminals 22-16/16-14/12-10 Gauge Electrical Wire Connectors Assortment Kit, 2 Years Warranty</i> Sold by: Amazon.com Services LLC	\$18.78
Condition: New	

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

**Shipping Speed:**  
Delivery in fewer trips to your address

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:	\$52.76
Shipping & Handling:	\$0.00
	-----
Total before tax:	\$52.76
Estimated tax to be collected:	\$0.00
	-----
<b>Grand Total:</b>	<b>\$52.76</b>

Visa ending in 6880: April 13, 2023:\$52.76

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



### Final Details for Order #112-6524277-7368227

**Paid By:** Concord Station Community CDD  
**Placed By:** Concord Station Clubhouse  
**Order Placed:** April 28, 2023  
**Amazon.com order number:** 112-6524277-7368227  
**Order Total:** \$103.84

Shipped on May 1, 2023	
<b>Items Ordered</b>	<b>Price</b>
1 of: <i>SDS Display Rack -Set with 3 Inch Heavy Duty Ring Binder, Wire Rack, SDS Station Sign, Chain, Mounting Hardware, SDS Poster Included</i> Sold by: Ring Binder Depot ( <a href="#">seller profile</a> ) Condition: New	\$59.97
1 of: <i>20 Forever Stamped Envelopes - #10 Self Seal Security Envelopes (4-1/8 x 9-1/2 inch) (One Pack) (Stamp Design Varies)</i> Sold by: South Gate Pack N Ship ( <a href="#">seller profile</a> )   Product question? ( <a href="#">Ask Seller</a> ) Business Price Condition: New	\$20.88
1 of: <i>Adhafera Pool Table Brush Set with 4 Tools, Brushes Made of Pure Solid Wood and Nylon Bristle, Pool Table Accessories for Pool Table</i> Sold by: Adhafera US ( <a href="#">seller profile</a> ) Business Price Condition: New	\$22.99
<b>Shipping Address:</b> Michael Speidel 18636 MENTMORE BLVD LAND O LAKES, FL 34638-7978 United States  <b>Shipping Speed:</b> FREE Shipping	Item(s) Subtotal: \$103.84 Shipping & Handling: \$8.98 Free Shipping: -\$8.98 ----- Total before tax: \$103.84 Sales Tax: \$0.00 ----- <b>Total for This Shipment: \$103.84</b> -----

Payment information	
<b>Payment Method:</b> Visa   Last digits: 6880	Item(s) Subtotal: \$103.84 Shipping & Handling: \$8.98 Promotion applied: -\$8.98 ----- Total before tax: \$103.84 <b>Estimated Tax:</b> \$0.00 ----- <b>Grand Total: \$103.84</b>
<b>Credit Card transactions</b>	Visa ending in 6880: May 1, 2023: \$103.84

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



### Final Details for Order #112-3194919-8749023

**Paid By:** Concord Station Community CDD  
**Placed By:** Concord Station Clubhouse  
**Order Placed:** April 28, 2023  
**Amazon.com order number:** 112-3194919-8749023  
**Order Total:** \$14.99

Shipped on April 28, 2023	
<b>Items Ordered</b> 1 Of: <i>Imperial Billiards Bridge Head, Slip-On/Portable, Coppertone Aluminum</i> Sold by: DBEC LLC ( <a href="#">seller profile</a> ) Condition: New	<b>Price</b> \$14.99
<b>Shipping Address:</b> Michael Speidel 18636 MENTMORE BLVD LAND O LAKES, FL 34638-7978 United States  <b>Shipping Speed:</b> Economy Shipping	Item(s) Subtotal: \$14.99 Shipping & Handling: \$0.00 ----- Total before tax: \$14.99 Sales Tax: \$0.00 ----- <b>Total for This Shipment: \$14.99</b> -----
Payment information	
<b>Payment Method:</b> Visa   Last digits: 6880	Item(s) Subtotal: \$14.99 Shipping & Handling: \$0.00 ----- Total before tax: \$14.99 <b>Estimated Tax:</b> \$0.00 ----- <b>Grand Total: \$14.99</b>
<b>Credit Card transactions</b>	Visa ending in 6880: April 28, 2023: \$14.99

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

# Publix

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



1219 4TN 068 393

KK XSHRP CHED CUP	6.79	F
KK P/W CHEDDAR CUP	6.79	F
DINNER KNIVES	7.99	I
CC STRAWS FLEX CLR	1.69	I
CC STRAWS FLEX CLR	1.69	I
PUB ED FORKS	2.79	I
PUB ED FORKS	2.79	I
PUB ED FORKS	2.79	I
PUB 12" FOIL	5.99	I
PUB 12" FOIL	5.99	I
RITZ PARTY SIZE	7.69	F
TOOM GARLIC DIP OR	5.99	F
TOOM GARLIC DIP BU	5.99	F
Promotion	5.99	F
PRETZEL CRIP ORIGI	4.49	F
PRETZEL CRIP ORIGI	4.49	F
PEPR & OIL TRISCUT		
1 @ 2 FOR 6.00	3.00	F
You Saved 1.21		
PUBLIX CC REGULAR	5.29	F
BH VT WHT CHEDDAR	6.55	F
BH IND TOP RST BF	15.59	F
STRW CRM CHS CKIES	5.39	F
SARA LEE CHEESECAK	6.99	F
CHOC CHIP COOKIES	3.49	F
You Saved 0.90		
FRUIT SALAD MEDIUM	8.86	F
TOSTITOS CON QUESO		
1 @ 2 FOR 10.00	5.00	F
You Saved 1.09		
BERI OLV OIL XT LT	15.99	F
You Saved 4.00		
PINWHEEL MINI PL	15.99	F
PINWHEEL MINI PL	15.99	F
VEG DIP TRAY SMALL	6.99	F
DELI TEA GINSENG G		
1 @ 2 FOR 7.00	3.50	F
PBX DELI TEA SWT G		
1 @ 2 FOR 7.00	3.50	F
TOSTITOS CRISP RND		
1 @ 2 FOR 7.00	3.50	F
You Saved 2.49		
SNYDR PIECES PS	6.29	F
PBX DELI BAN PUD	4.07	F
HVR RANCH EZ SQZ	5.99	F
PBX PLTR ORTB SLI	15.99	F
COCA-COLA ZERO	8.59	I
SPRITE 12 PK 12 OZ		

Order Total	243.10
Grand Total	243.10
Debit Payment	243.10
Change	0.00

TAX FORGIVEN 4.20

Savings Summary  
Special Price Savings 24.27  
\*\*\*\*\*  
\* Your Savings at Publix \*  
\* 24.27 \*  
\*\*\*\*\*

Receipt ID: 1219 4TN 068 393

PRESTO!  
Trace #: 066949  
Reference #: 0543185257  
Acct #: XXXXXXXXXXXX6880  
Debit Purchase FROM CHECKING  
Amount: \$243.10  
Auth #: 058370

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

Your cashier was Darien

04/26/2023 14:30 S1219 R106 8393 C0204

Join the Publix family!  
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Publix Super Markets, Inc.

**Final Details for Order #112-886643-9377057**[Print this page for your records.](#)**Order Placed:** April 29, 2023**Amazon.com order number:** 112-886643-9377057**Order Total:** \$27.01**Shipped on April 29, 2023****Items Ordered**

1 of: Power A USB WiFi Adapter, controller , AX1800 USB 3.0 WiFi 6 Wireless Network Adapter USB Wireless Dongle with Dual Band 2.4GHz/5GHz for Desktop PC Laptop Support Windows 10/11  
Sold by: Amazon.com Services LLC

**Price**

\$33.99

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  
Gift Card

**Billing address**

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

**Credit Card transactions**

Item(s) Subtotal: \$33.99

Shipping &amp; Handling: \$2.99

Free Shipping: -\$2.99

-----

Total before tax: \$33.99

Estimated tax to be collected: \$0.00

Discount: -\$6.98

-----

**Grand Total: \$27.01**

Visa ending in 6880: April 29, 2023: \$27.01

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](#).



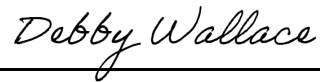
**Concord Station CDD****Debit Card****For the Month**

May-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
				Vehicle Maintenance	Operations Main & Repair	Special Events
				57200-4660	57200-4705	57400-4775
Date	Vendor Name	Description	Amount			
5/3/2023	Circle K	Fuel for Mule, Gas Powered Tools, Canisters	(40.00)	(40.00)		
5/4/2023	Lowe's	Concrete Drill Bits, Hammer, sledge hammer, tools	(216.92)		(216.92)	
5/4/2023	Amazon	Mothers Day / Fathers Day Décor	(100.95)			(100.95)
5/4/2023	Amazon	Football to add to clubhouse balls,	(46.50)		(46.50)	
5/12/202	Walmart	Social Night Event / Mothers Day Breakfast / kitchen	(420.31)			(420.31)
5/13/202	Lowe's	Replacement LED Can Lights, Kobalt Drill	(295.84)		(295.84)	
5/13/202	Amazon	Game Puzzles, Puzzle Storage, Lighting for Game	(100.61)		(100.61)	
	<b>TOTAL</b>	001-10201	<b>(1,221.13)</b>	<b>(40.00)</b>	<b>(659.87)</b>	<b>(521.26)</b>

DM Approval:



Date:

5/21/2023

## May-23

[illegible]

Receipts Attached.



5/17/23

Signature / Date

5/3/2023 2:31:36 PM  
Order Number: 641620  
Circle K 2707688  
17565 State Rd 54  
Lutz, FL 33558  
(813) 792-5604

Register:2 213950, Paul

Prepay Pump # 11	\$40.00
Sub. Total:	\$40.00
Tax:	\$0.00
Total:	\$40.00
Discount Total:	\$0.00
Debit:	\$40.00
<b>Change</b>	<b>\$0.00</b>

SALE  
Debit  
Card Num : (C) XXXXXXXXXXXX6880  
Chip Read  
Terminal : 101  
Approval : 072966  
Trace : 00877542

USD\$ 40.00

US DEBIT  
AID: A0000000980840  
TVR: 8000048000  
IAD: XXXXXXXXXXXXXXXX  
TSI: 6800  
ARC: 00  
ARQC: 695E3E66D2774D8C

Verified by PIN

By entering a verified PIN, cardholder  
agrees to pay issuer such total in  
accordance with issuer's agreement with  
cardholder

**Thank You  
Come Again**

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

- SALE -

SAL L.#: S2230KFN 4836029 TRNS#: 874774 05-04-23

24613 COBWEB DUSTER WITH HANDLE	11.88
62155 CLND 2CT 12IN FIXED HMI B	21.96
2 @ 10.98	
5226529 SS 12X48 WHI DEC BRD (-63	13.98
4117 HRS6 HEAVY STRAP 6-IN (14	13.12
4 @ 3.28	
420263 KB 4-LB BLACKSMITH HAMMER	19.98
5144445 TBLT 16OZ HAMMER SF	20.98
1405586 BSH SDS PLUS 7/8-IN X 10-	34.98
1120231 BSH BT SDS PL 3/4-IN X 12	34.68
1120229 BSH BT SDS PI 5/8-IN X 12	26.38
1060575 12-24 BOUNTY ESSENTIALS D	18.98

SUBTOTAL: 216.92  
TAX: 0.00  
INVOICE 08316 TOTAL: 216.92  
DEBIT: 216.92

DEBIT: XXXXXXXXXXXX6880 AMOUNT: 216.92 AUTHCD: 095835

CHIP REFID: 223808178408 05/04/23 19:24:32

\*PIN Verified

TRACE: 00010163

PURCHASE CASH BACK TOTAL DEBIT  
216.92 0.00 216.92

APL: US DEBIT TVR: 8080048000

AID: A0000000980840 TSI: 6800

STORE: 2238 TERMINAL: 08 05/04/23 19:26:14

# OF ITEMS PURCHASED: 14

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 #083167 223841 245775 \*

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

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

**Final Details for Order #112-4698399-9565037**[Print this page for your records.](#)

Order Placed: May 4, 2023

Amazon.com order number: 112-4698399-9565037

Order Total: \$100.95

**Shipped on May 4, 2023****Items Ordered**

1 of: *Happy Father's Day Glitter Gold Banner Blue Heart Bunting Banner for Dad Father's Party Decorations Backdrop Garland for Father's Day(blue heart)* **Price**  
 Sold by: Giga Gud ([seller profile](#)) \$9.99

Condition: New

1 of: *10M/32Ft Navy Blue Orange Pennant Banner Fabric Triangle Flag Cotton Bunting Garland for Outer Space Galaxy Birthday Anniversary Party Home Nursery Outdoor Garden Hanging Festivals Decoration (36Pcs)* **Price**  
 Sold by: MZY Trading Co., Ltd ([seller profile](#)) \$14.99

Condition: New

**Shipping Address:**

Michael Speidel  
 18636 MENTMORE BLVD  
 LAND O LAKES, FL 34638-7978  
 United States

**Shipping Speed:**

FREE Prime Delivery

**Shipped on May 5, 2023****Items Ordered**

1 of: *CAVLA Happy Mother's Day Banner Pink Rose Red Mothers Day Bunting Banner with Heart Signs Best Mom Ever Thanks Mom Paper Banner for Home* **Price**  
 Sold by: PartyCharming ([seller profile](#)) \$13.99

Condition: New

**Shipping Address:**

Michael Speidel  
 18636 MENTMORE BLVD  
 LAND O LAKES, FL 34638-7978  
 United States

**Shipping Speed:**

FREE Prime Delivery

**Shipped on May 4, 2023****Items Ordered**

1 of: *EpiqueOne 20 Piece Tissue Paper Pom Poms | Blush Pink, Dusty Rose, Mauve & Cream | Colorful Paper Flower Wall Decorations for Bridal Showers, Baby Showers, Weddings, Graduations, Tea Parties & More* **Price**  
 Sold by: EpiqueOne ([seller profile](#)) \$24.99

Condition: New

**Shipping Address:**

Michael Speidel  
 18636 MENTMORE BLVD  
 LAND O LAKES, FL 34638-7978  
 United States

**Shipping Speed:**

FREE Prime Delivery

**Shipped on May 4, 2023****Items Ordered**

1 of: *DHXXSC 7X5FT Father's Day Photography Backdrop Father's Day Party Decor Father's Day Banner Backdrops for Photography Retro Wood Photo Studio* **Price**  
 Background DH-402  
 Sold by: Dahaozhongmao ([seller profile](#)) \$16.99

Condition: New

**Shipping Address:**

Michael Speidel  
 18636 MENTMORE BLVD  
 LAND O LAKES, FL 34638-7978  
 United States

**Shipping Speed:**

FREE Prime Delivery

**Shipped on May 4, 2023****Items Ordered**

1 of: *Avezano Happy Mother's Day Backdrop Rustic Flower Lighting Mothers Day Backdrop Mother Day Pink Blush Flower Butterfly Mother Day Party Decorations Photoshoot Props (7x5ft)* **Price**  
 Sold by: Mehofoto Backdrop ([seller profile](#)) \$20.00



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:	\$100.95
Shipping & Handling:	\$0.00
-----	
Total before tax:	\$100.95
Estimated tax to be collected:	\$0.00
-----	
<b>Grand Total:</b>	<b>\$100.95</b>

Visa ending in 6880: May 5, 2023:\$100.95

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

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## Final Details for Order #112-4996835-5919420

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

Order Placed: May 4, 2023  
Amazon.com order number: 112-4996835-5919420  
Order Total: \$46.50

Shipped on May 5, 2023

## Items Ordered

1 of: *OMOTIYA Football, Youth Football, Official Size 6 Football for Kids, Juniors with Pump, Orange*  
Sold by: Amazon.com Services LL

Price  
\$26.26

Condition: New

## Shipping Address:

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

## Shipping Speed:

FREE Prime Delivery

Shipped on May 5, 2023

## Items Ordered

1 of: *SUNLAND Professional Stainless Steel Heavy Duty Tailor Scissors (11 inch, Gold)*  
Sold by: SAIMIRI ([seller profile](#))

Price  
\$10.90

Condition: New

## Shipping Address:

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

## Shipping Speed:

FREE Prime Delivery

Shipped on May 5, 2023

## Items Ordered

1 of: *TONIFUL 4 Inch x 22Yards Wide Red Satin Ribbon Solid Fabric Large Ribbon for Cutting Ceremony Kit Grand Opening Chair Sash Table Hair Car Bows*  
*Sewing Craft Gift Wrapping Wedding Party Decoration*  
Sold by: LITIALE ([seller profile](#))

Price  
\$10.99

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: \$48.15  
Shipping & Handling: \$0.00  
Your Coupon Savings: -\$1.65  
-----  
Total before tax: \$46.50  
Estimated tax to be collected: \$0.00  
-----  
**Grand Total: \$46.50**

Visa ending in 6880: May 5, 2023: \$46.50

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

Give us feedback @ survey.walmart.com  
Thank you! ID #: 7SJ67WBP5X

**Walmart** \*

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

STW 00988	OPW 004538	TEW 27	TRW 04068
DX 9IN 200CT	004200016233		12.54 0
AE ELMO 32PK	007630187040	F	10.48 0
BLK GRIDDLE	084014612340		24.98 0
SUPREME SUB	068113143367	F	7.47 0
COR DELI SUB	068113143368	F	7.47 0
SUPREME SUB	068113143367	F	7.47 0
COR DELI SUB	068113143368	F	7.47 0
DELI POP CKN	007874222362	F	2.96 0
ICE COFFEE	004850002238	F	5.98 0
CHNI CC 10	003770036183		7.62 0
ICE COFFEE	004850002238	F	5.98 0
ORANGE JUICE	007874235078	F	5.78 0
ORANGE JUICE	007874235078	F	5.78 0
TOST QUESO	002840007098	F	4.42 0
DIP	002840021573	F	4.42 0
GORDOS PLAIN	080033810103	F	4.98 0
SOJ LRG ORIG	002500005433	F	6.48 0
LACT CF 2	004158309074	F	4.48 0
CINN CREAMER	004127101993	F	3.77 0
ORANGE JUICE	007874235078	F	5.78 0
GV 2	007874235187	F	2.96 0
GV 2	007874235187	F	2.96 0
ID 64FO FV	004127102769	F	6.27 0
SLID BUTTER	007874202592	F	7.58 0
JAR DIP	002840022898	F	5.38 0
28CT BOLD HP	002840069429	F	14.98 0
BLUEBERRIES	085078900232	F	4.42 0
BLUEBERRIES	085078900232	F	4.42 0
STRAWBERRIES	085344700338	F	4.36 0
GV UHT WAF	007874236900	F	2.12 0
GV CHOC WAF	007874230899	F	2.12 0
SL BRIOCHE	007294561284	F	3.46 0
12/36OZ GVA	007874212701	F	7.94 0
PARTY TRAY	007874226304	F	4.98 0
STRAWBERRIES	081209203016	F	4.36 0
STRAWBERRIES	085344700338	F	4.36 0
GV CHOC WAF	007874230899	F	2.12 0
DORITOS CR	002840051777	F	5.38 0
MB PBCOOKIES	085002788050	F	4.48 0
RUFFLES REG	002840051773	F	5.38 0
PAT PRETZELS	007874203913	F	6.47 0
REDUCED TO CLEAR		WAS 9.98	
FRUIT BOUL	068113118023	F	7.98 0
STRAWBERRIES	081209203016	F	4.36 0
STRAWBERRIES	081209203016	F	4.36 0
CI ORIG FAM	002410044070	F	5.78 0
CI ORIG FAM	002410044070	F	5.78 0
CUTLERY	007874211670		3.94 0
CUTLERY	007874211675		3.94 0
COOKIE	007641090403	F	6.98 0
CRACKERS	007641090201	F	6.98 0
10STITO RSTC	002840051799	F	4.38 0
PANCAKE MIX	001600019428	F	3.76 0
PANCAKE MIX	001600019428	F	3.76 0
PANCAKE MIX	001600019428	F	3.76 0
BANANAS	000000004011KF		
3.41 lb @ 1 lb /0.58			1.98 0
RUFFLES REG	002840051773	F	5.38 0
TH MILK CHOC	002800021760	F	2.98 0
TH MILK CHOC	002800021760	F	2.98 0
TH MILK CHOC	002800021760	F	2.98 0
BANANAS	000000004011KF		
2.06 lb @ 1 lb /0.58			1.19 0
BANANAS	000000004011KF		
5.56 lb @ 1 lb /0.58			3.22 0
BANANAS	000000004011KF		
4.42 lb @ 1 lb /0.58			2.56 0
PANCAKE MIX	001600019428	F	3.76 0
FRN DIJON	004156000099	F	3.24 0
GV WHIPTOP	007874201709	F	3.20 0
GV WHIPTOP	007874201709	F	3.20 0
GV WHIPTOP	007874201709	F	3.20 0
GV WHIPTOP	007874201711	F	3.20 0
GV WHIPTOP	007874201711	F	3.20 0
GV WHIPTOP	007874201709	F	3.20 0
GV WHIPTOP	007874201709	F	3.20 0
HJ 27.6 FL	001330000956	F	3.47 0
HJ 27.6 FL	001330000956	F	3.47 0
DX 12OZ 4OCT	004200016265		8.12 0
24OZ BUSYBEE	007329900007	F	9.47 0
MAYONNAISE	004800135450	F	5.48 0
MAYONNAISE	004800135450	F	5.48 0
CHNT 9OZ CUP	003770038345		5.94 0
CHNT 9OZ CUP	003770038345		5.94 0
PNC ORIG 36	003000065960	F	4.72 0
GV BTRHLK	007874214723	F	4.98 0
SUBTOTAL			428.31
TOTAL			428.31

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

- SALE -

SALES#: S2238S16 4153525 TRANS#: 8920801 05-12-23

5189272	1.72-GAL ACALYPHA	16.98
4145482	1-GAL FERN WATERING CAN C	8.98
309791	NIAGARA 32-CT PURIFIED WA	4.98
5126030	KB 4AH ULT OUTPUT BATTERY	140.00
1100119	HALO 6-IN SECT SURFACE RE	57.96
	2 @ 28.98	
1500748	UT 5/6-IN 3000K NIGHTLOW	45.96
	2 @ 22.98	
289370	RAYOVAC AA BATTERY 36-CT	20.98

SUBTOTAL:	295.84
TAX:	0.00
INVOICE 08116 TOTAL:	295.84
DEBIT:	295.84

DEBIT: XXXXXXXXXXXXXXXX6600 AMOUNT:295.84 AUTHCD: 087650

CHIP REFID:223806160621 05/12/23 15:45:06

\*PIN Verified

TRACE: 00154369

PURCHASE	CASH BACK	TOTAL DEBIT
295.84	0.00	295.84

APL: US DEBIT TR: 8000048000

AID: A0000000980840 TSI: 6800

STORE: 2238 TERMINAL: 08 05/12/23 15:46:41

# OF ITEMS PURCHASED: 9

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOVE'S.  
FOR DETAILS ON OUR RETURN POLICY, VISIT  
[LOVES.COM/RETURNS](http://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](http://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: <a href="http://www.loves.com/survey">www.loves.com/survey</a>	*
*	YOUR ID #081169 223841 326932	*
*		*

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 05/12/23 15:46:41

**Final Details for Order #112-5144144-2758600**[Print this page for your records.](#)

**Order Placed:** May 13, 2023  
**Amazon.com order number:** 112-5144144-2758600  
**Order Total: \$100.61**

**Shipped on May 13, 2023****Items Ordered**

	Price
1 of: Ceaco - 5 in 1 Jigsaw Puzzle Multipack - Disney Movie Posters - Encanto, Moana, Luca, Soul & Raya and The Last Dragon - (2) 300 Piece, (2) 500 Piece, (1) 750 Piece Jigsaw Puzzles	\$15.89

Sold by: Amazon.com Services LLC

Condition: New

2 of: JIMIMORO 8 Pack led Light Sync LED Lights Lights with APP & Remote Control Wall Lights for Home Decor, Living Room, Bedroom, Gaming Room, Kids, Adults

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

Condition: New

**Shipping Address:**

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

**Shipping Speed:**

FREE Prime Delivery

**Shipped on May 14, 2023****Items Ordered**

	Price
1 of: Jigsaw Puzzle Mat Roll Up - 2000 1500 500 Pieces Saver Large Puzzles Board for Adults Kids, Storage and Transport Premium Pump Puzzle Glue Felt Mat Inflatable Tube Cover Keeper Pad Holder Organizer	\$12.74

Sold by: sabana ([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:	\$108.61
Shipping & Handling:	\$0.00
Promotion Applied:	-\$8.00
-----	
Total before tax:	\$100.61
Estimated tax to be collected:	\$0.00
-----	
<b>Grand Total:</b>	<b>\$100.61</b>

Visa ending in 6880: May 14, 2023: \$100.61

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





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

# Invoice

**BILL TO**

Concord Station  
3434 Colwell Ave. Suite 200  
Tampa, FL 33614

**SHIP TO**

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
30674	04/26/2023	\$3,625.00	05/11/2023	Net 15	

**P.O. NUMBER**  
Estimate #:12048

**SALES REP**  
DC

**ACCT#/LOT/BLK**  
Clubhouse CCTV

DATE	ACTIVITY	QTY	RATE	AMOUNT
	This invoice is for adding (4) cameras to the existing camera system. (2) Tennis Court area (2) on main building.  Included: <b>Cameras</b> (2) 5MP IP bullet cameras with night vision (2) POE injectors (1) Point to Point IP transmitter (1) outdoor Nema enclosure 30' of trenching and 1" Pipe installed (2) 5MP AHD Dome cameras with IR night vision  Wire, Installation, and Programming Included.	1	3,625.00	3,625.00

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

BALANCE DUE

**\$3,625.00**

**Concord Station CDD**  
Meeting Date: May 11, 2023

**SUPERVISOR PAY REQUEST**

Name of Board Supervisor	Check if Paid	
Jerica Ramirez	<input checked="" type="checkbox"/>	JR051123
Jim Steele	<input checked="" type="checkbox"/>	JS051123
Donna Matthias-Gorman	<input checked="" type="checkbox"/>	DG051123
Fred Berdeguez	<input checked="" type="checkbox"/>	FB051123

(\*) Does not get paid

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

**RECEIVED**  
05/12/23

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	10:08 am
Meeting End Time:	12:14 pm
Total Meeting Time:	2hr 6min

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

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

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

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

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

DM Signature: 



duke-energy.com  
877.372.8477

RECEIVED  
MAY 15 2023

# Your Energy Bill

Page 1 of 3

## Service address

CONCORD STATION CDD  
0000 TRINITY COTTAGE DR  
LITE CONCORD STATION 4A &

Bill date May 10, 2023  
For service Apr 12 - May 9  
28 days

Account number **9100 8845 0087**

## Billing summary

Previous Amount Due	\$1,216.49
Payment Received May 03	-1,216.49
Current Lighting Charges	1,209.00
Taxes	7.49
<b>Total Amount Due May 31</b>	<b>\$1,216.49</b>

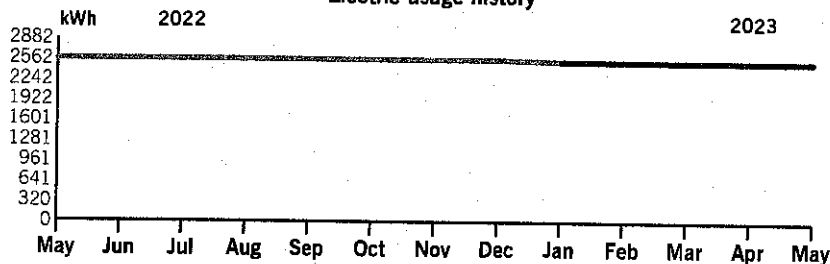


Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8.6%, Purchased Power 10.5%, Gas 77.1%, Oil 0.1%, Nuclear 0%, Solar 3.7% (For prior 12 months ending March 31, 2023).

## Your usage snapshot

### Electric usage history



### Average temperature in degrees

79° 82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 76° 76°

	Current Month	May 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2,537	2,562	30,619	2,552
Avg. Daily (kWh)	91	88	84	
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 8845 0087**

**\$1,216.49**  
by May 31

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**

020133 000001378



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



Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

889100884500870006600000000000000012164900001216497

fb.def.duke.bills.20230509202759.76.afp-40265-000001378

**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: Jun 9**

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eight times 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

Outdoor Lighting		
Billing period Apr 12 - May 09		
Description	Quantity	Usage
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

Billing Period - Apr 12 23 to May 09 23	
Customer Charge	\$1.65
Energy Charge	
2,537.000 kWh @ 4.784c	121.37
Fuel Charge	
2,537.000 kWh @ 5.270c	133.70
Asset Securitization Charge	
2,537.000 kWh @ 0.051c	1.29
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>\$1,209.00</b>

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

## Billing details - Taxes

Regulatory Assessment Fee	\$0.87
Gross Receipts Tax	6.62
<b>Total Taxes</b>	<b>\$7.49</b>







duke-energy.com  
877.372.8477

## Your Energy Bill

Page 1 of 4

**Service address**  
CONCORD STATION CDD  
10920 STATE ROAD 54  
LITE

**Bill date** Apr 5, 2023  
**For service** Mar 4 - Apr 3  
31 days

**Account number** 9100 8847 9022

### Billing summary

Previous Amount Due	\$6,155.20
Payment Received Mar 14	-6,155.20
Current Lighting Charges	6,194.46
Taxes	48.43

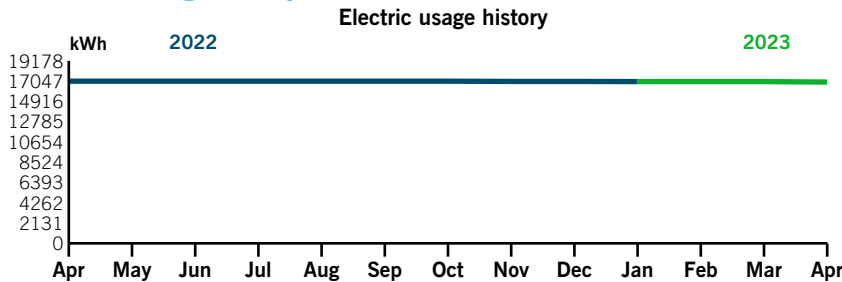


Thank you for your payment.

Your payment is scheduled to be made by monthly automatic draft on April 26, 2023.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least two full Business days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit [sunshine811.com](http://sunshine811.com).

### Your usage snapshot



#### Average temperature in degrees

74° 79° 82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 78°

	Current Month	Apr 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	16,954	17,047	204,292	17,024
Avg. Daily (kWh)	547	533	561	
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](http://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 of automatic draft

**\$6,242.89**  
by Apr 28

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 8847 9022

**CONCORD STATION CDD**  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

8891008847902200066000000000000000062428900006242893

## 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: May 2

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 Mar 04 - Apr 03</b>		
<b>Description</b>	<b>Quantity</b>	<b>Usage</b>
40W RDWAY LED UG GRY	1	14 kWh
50 MICRO II 3K UG	2	34 kWh
50W LED RW GRY MICRO III 3K OH	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	228	9,576 kWh
SV RW 9500	4	168 kWh
HPS UG RDWAY 16000L	24	1,560 kWh
<b>Total</b>	<b>316</b>	<b>16,954 kWh</b>

## Billing details - Lighting

<b>Billing Period - Mar 04 to Apr 03</b>	
Customer Charge	\$1.65
Energy Charge	
16,954.000 kWh @ 4.784c	811.08
Fuel Charge	
16,954.000 kWh @ 5.270c	893.48
Asset Securitization Charge	
16,954.000 kWh @ 0.051c	8.65
Fixture Charge	
SV RW 9500	16.16
SV RW 27500	295.36
HPS UG RDWAY 9500L	1,295.04
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	7.38
50W LED RW GRY MICRO III 3K OH	3.69
Maintenance Charge	
SV RW 9500	7.36
SV RW 27500	96.20
HPS UG RDWAY 9500L	419.52
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	2.78
50W LED RW GRY MICRO III 3K OH	1.39

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

## Billing details - Lighting continued

Pole Charge	
CONCRETE, 30/35	
260 Pole(s) @ \$8.110	\$2,108.60
<hr/>	
<b>Total Current Charges</b>	<b>\$6,194.46</b>

## Billing details - Taxes

Regulatory Assessment Fee	\$4.46
Gross Receipts Tax	43.97
<hr/>	
<b>Total Taxes</b>	<b>\$48.43</b>

Concord Station						
Duke Energy						
04/02/23-05/01/23						
Account #	Bill Date	Amount	Due Date	Service Address	GL Code	Object Code
9100 8844 8413	5/3/2023	\$59.38	5/24/2023	3882 Sunlake Blvd. - Sign, Irrigation	53100	4301
9100 8844 8629	5/3/2023	\$30.79	5/24/2023	3444 Tuckerton Rd Sign - Entry	53100	4301
9100 8844 8851	5/3/2023	\$449.88	5/24/2023	18636 Mentmore Blvd- Splash	53100	4304
9100 8844 9084	5/3/2023	\$30.79	5/24/2023	3869 Sunlake Blvd. Sign	53100	4301
9100 8844 9266	5/3/2023	\$83.65	5/24/2023	18636 Mentmore Blvd - CH Maint Build	53100	4301
9100 8844 9448	5/3/2023	\$1,364.94	5/24/2023	18933 Mentmore Blvd - Sign Lights	53100	4307
9100 8844 9654	5/3/2023	\$39.40	5/24/2023	18661 State Road 54	53100	4301
9100 8844 9852	5/3/2023	\$73.91	5/24/2023	3936 Buckinghamshire Drive- Irrigation	53100	4301
9100 8845 0300	5/3/2023	\$30.79	5/24/2023	19135 Manassas Dr-Lighting	53100	4307
9100 8845 0532	5/3/2023	\$123.45	5/24/2023	18933 Chislehurst Dr - Irrigation	53100	4301
9100 8845 0780	5/3/2023	\$113.87	5/24/2023	3753 Tuckerton Dr- Irrigation	53100	4301
9100 8847 9220	5/3/2023	\$30.79	5/24/2023	18552 Mentmore Blvd - Entry Lights	53100	4301
9100 8847 9395	5/3/2023	\$30.79	5/24/2023	19109 Mentmore Blvd - Entry Wall Light	53100	4301
9100 8847 9600	5/3/2023	\$109.92	5/24/2023	18433 Mentmore Blvd- Irrigation	53100	4301
9100 8847 9824	5/3/2023	\$129.38	5/24/2023	19069 Lake Patience Rd - Light	53100	4301
9100 8848 0265	5/3/2023	\$30.79	5/24/2023	18108 Mentmore Blvd - Entry Lights	53100	4301
9100 8848 0463	5/3/2023	\$299.40	5/24/2023	3332 Sun Lake Blvd - Fountain	53100	4301
9100 8848 0661	5/3/2023	\$30.79	5/24/2023	18230 Snowdonia Drive -Entry Lights	53100	4301
9100 8848 0877	5/3/2023	\$2,951.17	5/24/2023	18636 Mentmore Blvd, Clubhouse/Pool	53100	4304
9100 8848 1125	5/3/2023	\$30.79	5/24/2023	3440 Buckinghamshire Blvd. - Entry Sign	53100	4301
Total		<b>\$6,044.67</b>				

<b>53100</b>	4301	<b>\$1,247.89</b>	Entry Lights & Irrigation
<b>53100</b>	4307	<b>\$1,395.73</b>	Street Lights
<b>53100</b>	4304	<b>\$3,401.05</b>	Utilities Recreational Facilities
<b>Grand Total</b>		<b>\$6,044.67</b>	





duke-energy.com  
877.372.8477

## Your Energy Bill

Page 1 of 3

### Service address

CONCORD STATION CDD  
3882 SUNLAKE BLVD SIGN  
SIGN IRRIG

Bill date May 3, 2023

For service Apr 2 - May 1  
30 days

Account number **9100 8844 8413**

## Billing summary

Previous Amount Due	\$91.90
Payment Received Apr 25	-91.90
Current Electric Charges	57.86
Taxes	1.52

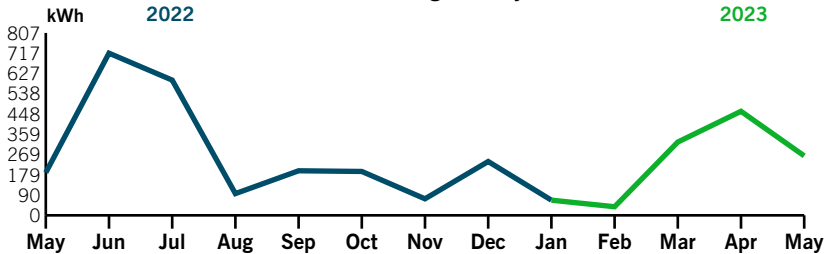


Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8.6%, Purchased Power 10.5%, Gas 77.1%, Oil 0.1%, Nuclear 0%, Solar 3.7% (For prior 12 months ending March 31, 2023).

## Your usage snapshot

### Electric usage history



### Average temperature in degrees

79° 82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 76° 75°

	Current Month	May 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	263	189	3,265	272
Avg. Daily (kWh)	9	6	9	
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.

### Amount of automatic draft



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
**9100 8844 8413**

**\$59.38**  
by May 24

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

889100884484130006600000000000000000593800000059380

## 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: Jun 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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### 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.

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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.

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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.

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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 4456641</b>	
Actual reading on May 1	8066
Previous reading on Apr 2	- 7803
<hr/>	
Energy Used	263 kWh
Billed kWh	263.000 kWh

## Billing details - Electric

<b>Billing Period - Apr 02 23 to May 01 23</b>	
<b>Meter - 4456641</b>	
Customer Charge	\$15.55
Energy Charge	
263.000 kWh @ 10.278c	27.03
Fuel Charge	
263.000 kWh @ 5.630c	14.81
Asset Securitization Charge	
263.000 kWh @ 0.179c	0.47
<hr/>	
<b>Total Current Charges</b>	<b>\$57.86</b>

Your current rate is General Service Non-Demand Sec (GS-1).

## Billing details - Taxes

Regulatory Assessment Fee	\$0.04
Gross Receipts Tax	1.48
<hr/>	
<b>Total Taxes</b>	<b>\$1.52</b>



## We're here for you

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For hearing impaired TDD/TTY 711  
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St Petersburg, FL 33733

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## Your usage snapshot - Continued

<b>Current electric usage for meter number 4455659</b>	
Actual reading on May 1	1982
Previous reading on Apr 2	- 1923
<hr/>	
Energy Used	59 kWh
Billed kWh	59.000 kWh

## Billing details - Electric

<b>Billing Period - Apr 02 23 to May 01 23</b>	
<b>Meter - 4455659</b>	
Customer Charge	\$15.55
Energy Charge	
59.000 kWh @ 10.278c	6.06
Fuel Charge	
59.000 kWh @ 5.630c	3.32
Asset Securitization Charge	
59.000 kWh @ 0.179c	0.11
Minimum Bill Adjustment	4.96
<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 May 3, 2023

For service Apr 2 - May 1  
30 days

Account number **9100 8844 8851**

## Billing summary

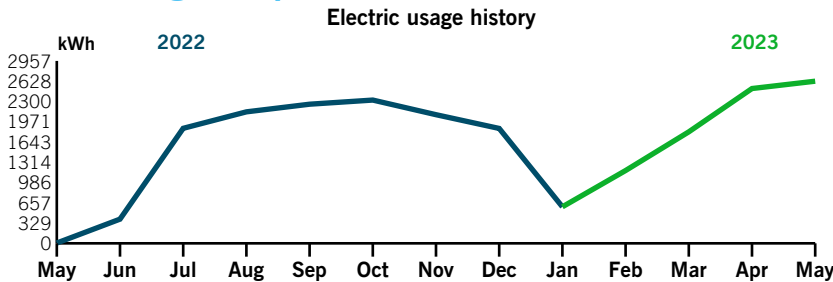
Previous Amount Due	\$430.23
Payment Received Apr 25	-430.23
Current Electric Charges	438.32
Taxes	11.56



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8.6%, Purchased Power 10.5%, Gas 77.1%, Oil 0.1%, Nuclear 0%, Solar 3.7% (For prior 12 months ending March 31, 2023).

## Your usage snapshot



### Average temperature in degrees

79° 82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 76° 75°

	Current Month	May 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2,628	5	21,627	1,802
Avg. Daily (kWh)	88	0	59	
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.

### Amount of automatic draft



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
**9100 8844 8851**

**\$449.88**  
by May 24

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

8891008844885100066000000000000000004498800000449889

## 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

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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 1260698</b>	
Actual reading on May 1	62791
Previous reading on Apr 2	- 60163
<hr/>	
Energy Used	2,628 kWh
Billed kWh	2,628.000 kWh

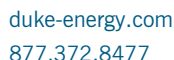
## Billing details - Electric

<b>Billing Period - Apr 02 23 to May 01 23</b>	
<b>Meter - 1260698</b>	
Customer Charge	\$15.55
Energy Charge	
2,628.000 kWh @ 10.278c	270.11
Fuel Charge	
2,628.000 kWh @ 5.630c	147.96
Asset Securitization Charge	
2,628.000 kWh @ 0.179c	4.70
<hr/>	
<b>Total Current Charges</b>	<b>\$438.32</b>

Your current rate is General Service Non-Demand Sec (GS-1).

## Billing details - Taxes

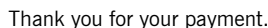
Regulatory Assessment Fee	\$0.32
Gross Receipts Tax	11.24
<hr/>	
<b>Total Taxes</b>	<b>\$11.56</b>



Bill date May 3, 2023  
For service Apr 2 - May 1  
30 days

Account number **9100 8844 9084**

Previous Amount Due	\$30.79
<i>Payment Received Apr 25</i>	-30.79
Current Electric Charges	30.00
Taxes	0.79



Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8.6%, Purchased Power 10.5%, Gas 77.1%, Oil 0.1%, Nuclear 0%, Solar 3.7% (For prior 12 months ending March 31, 2023).

The chart displays monthly electricity usage in kWh. The y-axis ranges from 0 to 57 kWh in increments of 6. The x-axis shows months from May 2022 to May 2023. The data is as follows:

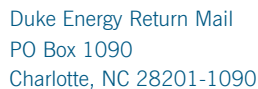
Month	Usage (kWh)
May 2022	19
Jun 2022	16
Jul 2022	16
Aug 2022	19
Sep 2022	18
Oct 2022	23
Nov 2022	19
Dec 2022	38
Jan 2023	51
Feb 2023	19
Mar 2023	18
Apr 2023	17
May 2023	18

**Average temperature in degrees**

79° 82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 76° 75°

	Current Month	May 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	19	18	273	23
Avg. Daily (kWh)	1	1	1	
12-month usage based on most recent history				

Please return this portion with your payment. Thank you for your business.



Account number  
**9100 8844 9084**

**Mail your payment at least 7 days before the due date** or pay instantly at [duke-energy.com/billing](http://duke-energy.com/billing). Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

**\$30.79**  
by May 24

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

88910088449084000660000000000000000000307900000030797



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800.228.8485

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For hearing impaired TDD/TTY  
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## Your usage snapshot - Continued

<b>Current electric usage for meter number 4454486</b>	
Actual reading on May 1	733
Previous reading on Apr 2	- 714
<hr/>	
Energy Used	19 kWh
Billed kWh	19.000 kWh

## Billing details - Electric

<b>Billing Period - Apr 02 23 to May 01 23</b>	
<b>Meter - 4454486</b>	
Customer Charge	\$15.55
Energy Charge	
19.000 kWh @ 10.278c	1.95
Fuel Charge	
19.000 kWh @ 5.630c	1.07
Asset Securitization Charge	
19.000 kWh @ 0.179c	0.03
Minimum Bill Adjustment	11.40
<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>



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## Your usage snapshot - Continued

<b>Current electric usage for meter number 1249918</b>	
Actual reading on May 1	30259
Previous reading on Apr 2	- 29849
<hr/>	
Energy Used	410 kWh
Billed kWh	410.000 kWh

## Billing details - Electric

<b>Billing Period - Apr 02 23 to May 01 23</b>	
<b>Meter - 1249918</b>	
Customer Charge	\$15.55
Energy Charge	
410.000 kWh @ 10.278c	42.14
Fuel Charge	
410.000 kWh @ 5.630c	23.08
Asset Securitization Charge	
410.000 kWh @ 0.179c	0.73
<hr/>	
<b>Total Current Charges</b>	<b>\$81.50</b>

Your current rate is General Service Non-Demand Sec (GS-1).

## Billing details - Taxes

Regulatory Assessment Fee	\$0.06
Gross Receipts Tax	2.09
<hr/>	
<b>Total Taxes</b>	<b>\$2.15</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

---

### 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: Jun 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

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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 4475386</b>	
Actual reading on May 1	1435
Previous reading on Apr 2	- 1398
<hr/>	
Energy Used	37 kWh
Billed kWh	37.000 kWh

<b>Outdoor Lighting</b>		
<b>Billing period Apr 02 - May 01</b>		
<b>Description</b>	<b>Quantity</b>	<b>Usage</b>
50 MICRO V 3K UG	1	17 kWh
SV RW 50000	24	4,056 kWh
SV RW 9500	29	1,218 kWh
SV MONTICELLO 9500L	6	294 kWh
<b>Total</b>	<b>60</b>	<b>5,585 kWh</b>

## Billing details - Lighting

<b>Billing Period - Apr 02 23 to May 01 23</b>	
Customer Charge	\$1.65
Energy Charge	
5,585.000 kWh @ 4.784c	267.18
Fuel Charge	
5,585.000 kWh @ 5.270c	294.33
Asset Securitization Charge	
5,585.000 kWh @ 0.051c	2.85
Fixture Charge	
50 MICRO V 3K UG	3.69
SV RW 50000	138.96
SV MONTICELLO 9500L	75.54
SV RW 9500	117.16
Maintenance Charge	
SV RW 9500	53.36
SV MONTICELLO 9500L	11.04
SV RW 50000	44.88
50 MICRO V 3K UG	1.39
Pole Charge	
CONCRETE, 30/35	
30 Pole(s) @ \$8.110	243.30
16 SMOOTH DEC CNCRT/COLONIAL	
6 Pole(s) @ \$10.560	63.36
<b>Total Current Charges</b>	<b>\$1,318.69</b>

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

## Billing details - Electric

<b>Billing Period - Apr 02 23 to May 01 23</b>
--

The total charges incurred during this billing period are below the

## Billing details - Electric continued

<b>Meter - 4475386</b>	
Customer Charge	\$15.55
Energy Charge	
37.000 kWh @ 10.278c	3.81
Fuel Charge	
37.000 kWh @ 5.630c	2.08
Asset Securitization Charge	
37.000 kWh @ 0.179c	0.07
Minimum Bill Adjustment	8.49
<b>Total Current Charges</b>	<b>\$30.00</b>

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	\$0.97
Gross Receipts Tax	15.28
<b>Total Taxes</b>	<b>\$16.25</b>



duke-energy.com  
877.372.8477

## Your Energy Bill

Page 1 of 3

### Service address

CONCORD STATION CDD  
18661 STATE ROAD 54  
LAND O LAKES FL 34639

Bill date May 3, 2023

For service Apr 2 - May 1  
30 days

Account number **9100 8844 9654**

## Billing summary

Previous Amount Due	\$34.60
Payment Received Apr 25	-34.60
Current Electric Charges	38.39
Taxes	1.01

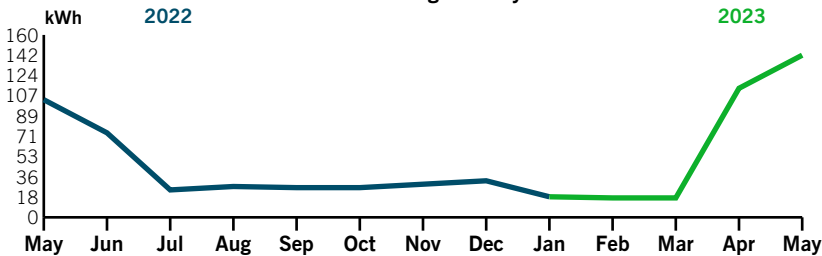


Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8.6%, Purchased Power 10.5%, Gas 77.1%, Oil 0.1%, Nuclear 0%, Solar 3.7% (For prior 12 months ending March 31, 2023).

## Your usage snapshot

### Electric usage history



### Average temperature in degrees

79° 82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 76° 75°

	Current Month	May 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	142	103	545	45
Avg. Daily (kWh)	5	3	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.

Please return this portion with your payment. Thank you for your business.

### Amount of automatic draft



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
**9100 8844 9654**

**\$39.40**  
by May 24

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

8891008844965400066000000000000000000000394000000039402



## We're here for you

### Report an emergency

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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  
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Business [duke-energy.com/manage-bus](https://duke-energy.com/manage-bus)

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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

### Call before you dig

Call 800.432.4770 or 811

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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

## Important to know

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### Special Needs Customers

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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 4451659</b>	
Actual reading on May 1	2184
Previous reading on Apr 2	- 2042
<hr/>	
Energy Used	142 kWh
Billed kWh	142.000 kWh

## Billing details - Electric

<b>Billing Period - Apr 02 23 to May 01 23</b>	
<b>Meter - 4451659</b>	
Customer Charge	\$15.55
Energy Charge	
142.000 kWh @ 10.278c	14.60
Fuel Charge	
142.000 kWh @ 5.630c	7.99
Asset Securitization Charge	
142.000 kWh @ 0.179c	0.25
<hr/>	
<b>Total Current Charges</b>	<b>\$38.39</b>

Your current rate is General Service Non-Demand Sec (GS-1).

## Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.98
<hr/>	
<b>Total Taxes</b>	<b>\$1.01</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

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

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## Your usage snapshot - Continued

<b>Current electric usage for meter number 3391915</b>	
Actual reading on May 1	5819
Previous reading on Apr 2	- 5468
<hr/>	
Energy Used	351 kWh
Billed kWh	351.000 kWh

## Billing details - Electric

<b>Billing Period - Apr 02 23 to May 01 23</b>	
<b>Meter - 3391915</b>	
Customer Charge	\$15.55
Energy Charge	
351.000 kWh @ 10.278c	36.07
Fuel Charge	
351.000 kWh @ 5.630c	19.76
Asset Securitization Charge	
351.000 kWh @ 0.179c	0.63
<hr/>	
<b>Total Current Charges</b>	<b>\$72.01</b>

Your current rate is General Service Non-Demand Sec (GS-1).

## Billing details - Taxes

Regulatory Assessment Fee	\$0.05
Gross Receipts Tax	1.85
<hr/>	
<b>Total Taxes</b>	<b>\$1.90</b>





duke-energy.com  
877.372.8477

## Your Energy Bill

Page 1 of 3

### Service address

CONCORD STATION CDD  
19135 MANASSAS DR LITE  
LITE LIGHTING

Bill date May 3, 2023

For service Apr 2 - May 1  
30 days

Account number **9100 8845 0300**

## Billing summary

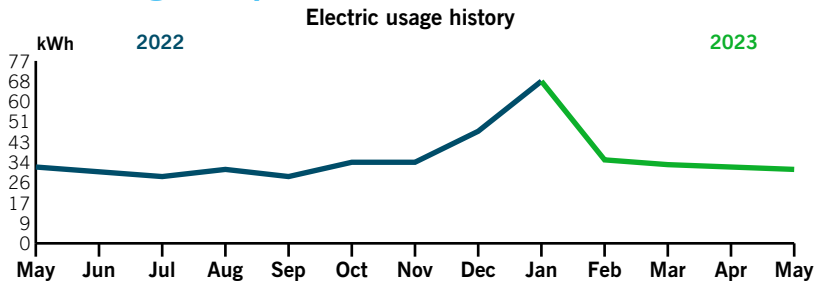
Previous Amount Due	\$30.79
Payment Received Apr 25	-30.79
Current Electric Charges	30.00
Taxes	0.79



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8.6%, Purchased Power 10.5%, Gas 77.1%, Oil 0.1%, Nuclear 0%, Solar 3.7% (For prior 12 months ending March 31, 2023).

## Your usage snapshot



### Average temperature in degrees

79° 82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 76° 75°

	Current Month	May 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	31	32	431	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. 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 of automatic draft



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
**9100 8845 0300**

**\$30.79**  
by May 24

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

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For hearing impaired TDD/TTY 711  
International 1.407.629.1010

### Call before you dig

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## Your usage snapshot - Continued

<b>Current electric usage for meter number 4456665</b>	
Actual reading on May 1	1239
Previous reading on Apr 2	- 1208
<hr/>	
Energy Used	31 kWh
Billed kWh	31.000 kWh

## Billing details - Electric

<b>Billing Period - Apr 02 23 to May 01 23</b>	
<b>Meter - 4456665</b>	
Customer Charge	\$15.55
Energy Charge	
31.000 kWh @ 10.278c	3.19
Fuel Charge	
31.000 kWh @ 5.630c	1.75
Asset Securitization Charge	
31.000 kWh @ 0.179c	0.06
Minimum Bill Adjustment	9.45
<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>



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800.700.8744  
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## Your usage snapshot - Continued

### Current electric usage for meter number 222393

Actual reading on May 1	6653
Previous reading on Apr 2	- 6002
<hr/>	
Energy Used	651 kWh
Billed kWh	651.000 kWh

## Billing details - Electric

### Billing Period - Apr 02 23 to May 01 23

#### Meter - 222393

Customer Charge	\$15.55
Energy Charge	
651.000 kWh @ 10.278c	66.91
Fuel Charge	
651.000 kWh @ 5.630c	36.65
Asset Securitization Charge	
651.000 kWh @ 0.179c	1.17
<hr/>	
<b>Total Current Charges</b>	<b>\$120.28</b>

Your current rate is General Service Non-Demand Sec (GS-1).

## Billing details - Taxes

Regulatory Assessment Fee	\$0.09
Gross Receipts Tax	3.08
<hr/>	
<b>Total Taxes</b>	<b>\$3.17</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

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: Jun 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 7858177</b>	
Actual reading on May 1	9586
Previous reading on Apr 2	- 8993
<hr/>	
Energy Used	593 kWh
Billed kWh	593.000 kWh

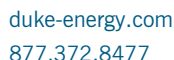
## Billing details - Electric

<b>Billing Period - Apr 02 23 to May 01 23</b>	
<b>Meter - 7858177</b>	
Customer Charge	\$15.55
Energy Charge	
593.000 kWh @ 10.278c	60.95
Fuel Charge	
593.000 kWh @ 5.630c	33.39
Asset Securitization Charge	
593.000 kWh @ 0.179c	1.06
<hr/>	
<b>Total Current Charges</b>	<b>\$110.95</b>

Your current rate is General Service Non-Demand Sec (GS-1).

## Billing details - Taxes

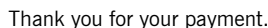
Regulatory Assessment Fee	\$0.08
Gross Receipts Tax	2.84
<hr/>	
<b>Total Taxes</b>	<b>\$2.92</b>



Bill date May 3, 2023  
For service Apr 2 - May 1  
30 days

Account number **9100 8847 9220**

Previous Amount Due	\$30.79
<i>Payment Received Apr 25</i>	-30.79
Current Electric Charges	30.00
Taxes	0.79



Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8.6%, Purchased Power 10.5%, Gas 77.1%, Oil 0.1%, Nuclear 0%, Solar 3.7% (For prior 12 months ending March 31, 2023).

The chart displays the monthly electric usage in kWh. The y-axis ranges from 0 to 50 kWh in increments of 5. The x-axis shows months from May 2022 to May 2023. The data is as follows:

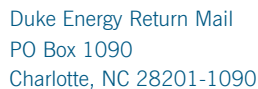
Month	Usage (kWh)
May 2022	11
Jun 2022	8
Jul 2022	12
Aug 2022	18
Sep 2022	18
Oct 2022	18
Nov 2022	40
Dec 2022	8
Jan 2023	44
Feb 2023	11
Mar 2023	11
Apr 2023	11
May 2023	9

**Average temperature in degrees**

79° 82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 76° 75°

	Current Month	May 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	9	10	209	17
Avg. Daily (kWh)	0	0	1	
12-month usage based on most recent history				

Please return this portion with your payment. Thank you for your business.



Account number  
**9100 8847 9220**

**Mail your payment at least 7 days before the due date** or pay instantly at [duke-energy.com/billing](http://duke-energy.com/billing). Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

**\$30.79**  
*by May 24*

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

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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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### 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: Jun 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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### When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

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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

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### 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 4454508</b>	
Actual reading on May 1	1150
Previous reading on Apr 2	- 1141
<hr/>	
Energy Used	9 kWh
Billed kWh	9.000 kWh

## Billing details - Electric

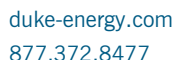
<b>Billing Period - Apr 02 23 to May 01 23</b>	
<b>Meter - 4454508</b>	
Customer Charge	\$15.55
Energy Charge	
9.000 kWh @ 10.278c	0.93
Fuel Charge	
9.000 kWh @ 5.630c	0.51
Asset Securitization Charge	
9.000 kWh @ 0.179c	0.02
Minimum Bill Adjustment	12.99
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</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>

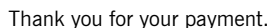


Bill date May 3, 2023  
For service Apr 2 - May 1  
30 days

Account number **9100 8847 9395**

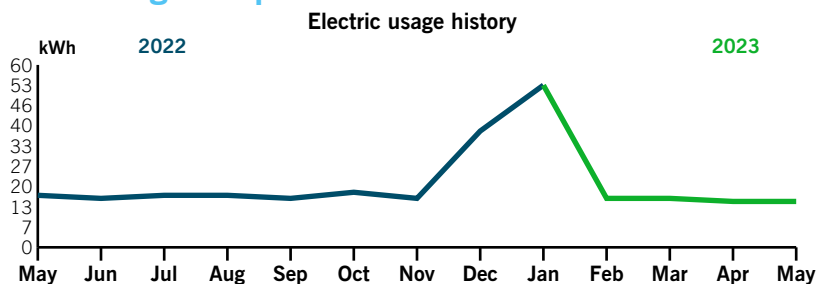
## Billing summary

Previous Amount Due	\$30.79
<i>Payment Received Apr 25</i>	-30.79
Current Electric Charges	30.00
Taxes	0.79



Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8.6%, Purchased Power 10.5%, Gas 77.1%, Oil 0.1%, Nuclear 0%, Solar 3.7% (For prior 12 months ending March 31, 2023).

## Your usage snapshot



**Average temperature in degrees**

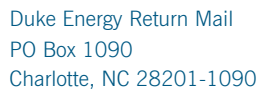
79° 82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 76° 75°

	Current Month	May 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	15	17	253	21
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](http://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.



Account number  
**9100 8847 9395**

**\$30.79**  
*by May 24*

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

88910088479395000660000000000000000000307900000030796

## 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: Jun 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

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### 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

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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 4445065</b>	
Actual reading on May 1	659
Previous reading on Apr 2	- 644
<hr/>	
Energy Used	15 kWh
Billed kWh	15.000 kWh

## Billing details - Electric

<b>Billing Period - Apr 02 23 to May 01 23</b>	
<b>Meter - 4445065</b>	
Customer Charge	\$15.55
Energy Charge	
15.000 kWh @ 10.278c	1.54
Fuel Charge	
15.000 kWh @ 5.630c	0.84
Asset Securitization Charge	
15.000 kWh @ 0.179c	0.03
Minimum Bill Adjustment	12.04
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

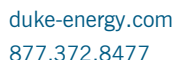
The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will 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>





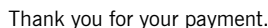
## Page 1 of 3

Bill date May 3, 2023  
For service Apr 2 - May 1  
30 days

Account number **9100 8847 9600**

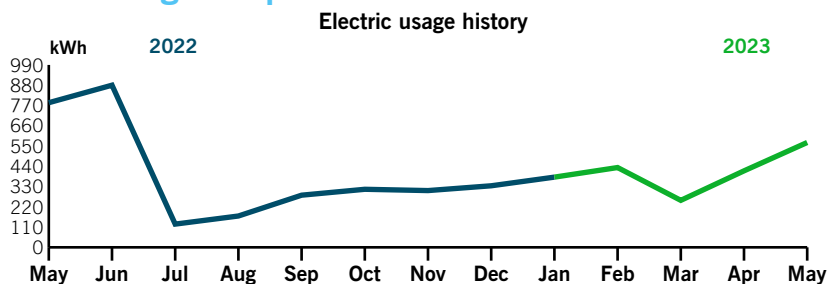
## Billing summary

Previous Amount Due	\$84.47
<i>Payment Received Apr 25</i>	-84.47
Current Electric Charges	107.09
Taxes	2.83



Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8.6%, Purchased Power 10.5%, Gas 77.1%, Oil 0.1%, Nuclear 0%, Solar 3.7% (For prior 12 months ending March 31, 2023).

## Your usage snapshot



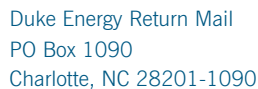
**Average temperature in degrees**

79° 82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 76° 75°

	Current Month	May 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	569	785	4,469	372
Avg. Daily (kWh)	19	25	12	
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](http://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.



Account number  
**9100 8847 9600**

**\$109.92**  
by May 24

*After 90 days from bill date, a late charge will apply.*

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a **Amount enclosed**  
contribution to Share the Light

**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

Online [duke-energy.com/billing](https://duke-energy.com/billing)  
Automatically from your bank account [duke-energy.com/automatic-draft](https://duke-energy.com/automatic-draft)  
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)

Register for free paperless billing [duke-energy.com/paperless](https://duke-energy.com/paperless)  
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

## Important to know

### Your next meter reading on or after: Jun 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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### Electric service does not depend on payment for other products or services

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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](https://duke-energy.com/home/billing/special-assistance/medically-essential).

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## Your usage snapshot - Continued

<b>Current electric usage for meter number 2773463</b>	
Actual reading on May 1	13416
Previous reading on Apr 2	- 12847
<hr/>	
Energy Used	569 kWh
Billed kWh	569.000 kWh

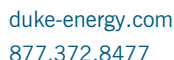
## Billing details - Electric

<b>Billing Period - Apr 02 23 to May 01 23</b>	
<b>Meter - 2773463</b>	
Customer Charge	\$15.55
Energy Charge	
569.000 kWh @ 10.278c	58.49
Fuel Charge	
569.000 kWh @ 5.630c	32.03
Asset Securitization Charge	
569.000 kWh @ 0.179c	1.02
<hr/>	
<b>Total Current Charges</b>	<b>\$107.09</b>

Your current rate is General Service Non-Demand Sec (GS-1).

## Billing details - Taxes

Regulatory Assessment Fee	\$0.08
Gross Receipts Tax	2.75
<hr/>	
<b>Total Taxes</b>	<b>\$2.83</b>

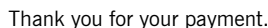


## Page 1 of 3

Bill date	May 3, 2023
For service	Apr 2 - May 1
	30 days

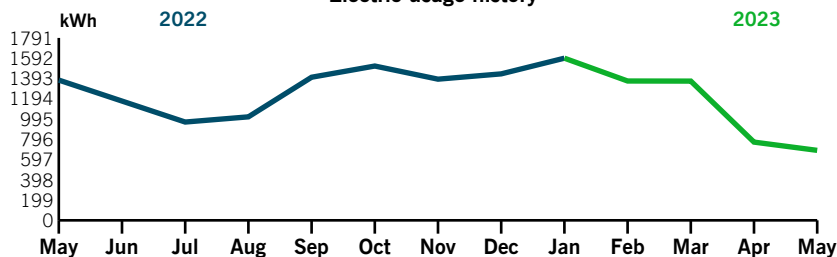
Account number **9100 8847 9824**

Previous Amount Due	\$142.77
<i>Payment Received Apr 25</i>	-142.77
Current Electric Charges	126.06
Taxes	3.32



Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8.6%, Purchased Power 10.5%, Gas 77.1%, Oil 0.1%, Nuclear 0%, Solar 3.7% (For prior 12 months ending March 31, 2023).

## Electric usage history



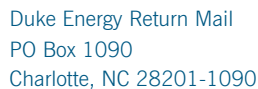
**Average temperature in degrees**

79° 82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 76° 75°

	Current Month	May 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	687	1,377	14,678	1,223
Avg. Daily (kWh)	23	44	40	
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](http://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.



Account number  
**9100 8847 9824**

## Amount of automatic draft

**\$129.38**  
by May 24

*After 90 days from bill date, a late charge will apply.*

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a **Amount enclosed**  
contribution to Share the Light

**CONCORD STATION CDD**  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

88910088479824000660000000000000000001293800000129387

## 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: Jun 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 3511179</b>	
Actual reading on May 1	21687
Previous reading on Apr 2	- 21000
<hr/>	
Energy Used	687 kWh
Billed kWh	687.000 kWh

## Billing details - Electric

<b>Billing Period - Apr 02 23 to May 01 23</b>	
<b>Meter - 3511179</b>	
Customer Charge	\$15.55
Energy Charge	
687.000 kWh @ 10.278c	70.60
Fuel Charge	
687.000 kWh @ 5.630c	38.68
Asset Securitization Charge	
687.000 kWh @ 0.179c	1.23
<hr/>	
<b>Total Current Charges</b>	<b>\$126.06</b>

Your current rate is General Service Non-Demand Sec (GS-1).

## Billing details - Taxes

Regulatory Assessment Fee	\$0.09
Gross Receipts Tax	3.23
<hr/>	
<b>Total Taxes</b>	<b>\$3.32</b>

**Service address**  
CONCORD STATION CDD  
18108 MENTMORE BLVD  
LITE ENTRYWAY

**Bill date** May 3, 2023  
**For service** Apr 2 - May 1  
30 days

**Account number** 9100 8848 0265

**Billing summary**

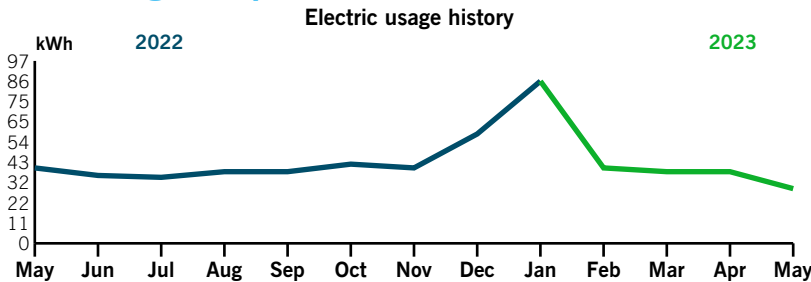
Previous Amount Due	\$30.79
Payment Received Apr 25	-30.79
Current Electric Charges	30.00
Taxes	0.79



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8.6%, Purchased Power 10.5%, Gas 77.1%, Oil 0.1%, Nuclear 0%, Solar 3.7% (For prior 12 months ending March 31, 2023).

**Your usage snapshot**



**Average temperature in degrees**

79° 82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 76° 75°

	Current Month	May 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	29	40	518	43
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 8848 0265

**Amount of automatic draft**

**\$30.79**  
by May 24

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

8891008848026500066000000000000000000000307900000030798

## 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: Jun 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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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

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### Special Needs Customers

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### 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 4454487</b>	
Actual reading on May 1	1551
Previous reading on Apr 2	- 1522
<hr/>	
Energy Used	29 kWh
Billed kWh	29.000 kWh

## Billing details - Electric

<b>Billing Period - Apr 02 23 to May 01 23</b>	
<b>Meter - 4454487</b>	
Customer Charge	\$15.55
Energy Charge	
29.000 kWh @ 10.278c	2.98
Fuel Charge	
29.000 kWh @ 5.630c	1.63
Asset Securitization Charge	
29.000 kWh @ 0.179c	0.05
Minimum Bill Adjustment	9.79
<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

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: Jun 1

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### 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

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### Para nuestros clientes que hablan Español

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## Your usage snapshot - Continued

### Current electric usage for meter number 1030480

Actual reading on May 1	68189
Previous reading on Apr 2	- 65513
<hr/>	
Energy Used	2,676 kWh
Billed kWh	2,676.000 kWh

## Billing details - Electric

### Billing Period - Apr 02 23 to May 01 23

#### Meter - 1030480

Customer Charge	\$16.03
Energy Charge	
2,676.000 kWh @ 4.545c	121.62
Fuel Charge	
2,676.000 kWh @ 5.630c	150.66
Asset Securitization Charge	
2,676.000 kWh @ 0.127c	3.40
<hr/>	
<b>Total Current Charges</b>	<b>\$291.71</b>

Your current rate is Gen Service Non-Demand Municipal 100% Load Factor Mtr.

## Billing details - Taxes

Regulatory Assessment Fee	\$0.21
Gross Receipts Tax	7.48
<hr/>	
<b>Total Taxes</b>	<b>\$7.69</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

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: Jun 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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We may process the payment as a regular check or convert it into a one-time electronic check payment.

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### 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

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### 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 915318</b>	
Actual reading on May 1	2380
Previous reading on Apr 2	- 2314
<hr/>	
Energy Used	66 kWh
Billed kWh	66.000 kWh

## Billing details - Electric

<b>Billing Period - Apr 02 23 to May 01 23</b>	
<b>Meter - 915318</b>	
Customer Charge	\$15.55
Energy Charge	
66.000 kWh @ 10.278c	6.78
Fuel Charge	
66.000 kWh @ 5.630c	3.72
Asset Securitization Charge	
66.000 kWh @ 0.179c	0.12
Minimum Bill Adjustment	3.83
<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** May 3, 2023  
**For service** Apr 2 - May 1  
30 days

**Account number** 9100 8848 0877

Billing summary

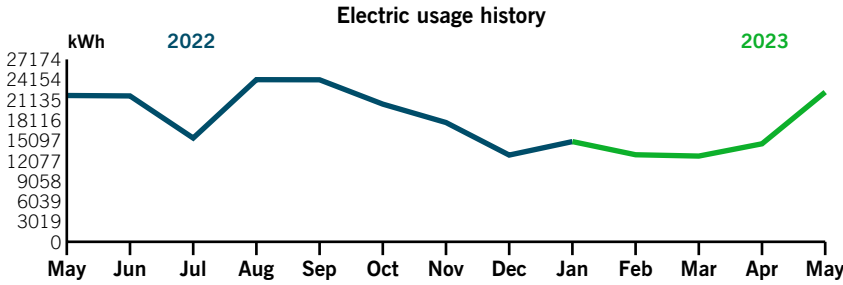
Previous Amount Due	\$2,124.89
Payment Received Apr 25	-2,124.89
Current Electric Charges	2,697.84
Current Lighting Charges	180.87
Taxes	72.46



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8.6%, Purchased Power 10.5%, Gas 77.1%, Oil 0.1%, Nuclear 0%, Solar 3.7% (For prior 12 months ending March 31, 2023).

Your usage snapshot



Average temperature in degrees

79° 82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 76° 75°

	Current Month	May 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	22,298	21,796	214,247	17,854
Avg. Daily (kWh)	743	703	589	

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 8848 0877

Amount of automatic draft

**\$2,951.17**  
by May 24

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

8891008848087700066000000000000029511700002951174

## 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)

Register for free paperless billing [duke-energy.com/paperless](http://duke-energy.com/paperless)  
Home [duke-energy.com/manage-home](http://duke-energy.com/manage-home)  
Business [duke-energy.com/manage-bus](http://duke-energy.com/manage-bus)

### General questions or concerns

Online [duke-energy.com](http://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](http://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: Jun 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

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### 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](http://duke-energy.com/home/billing/special-assistance/medically-essential).

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### 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

### Current Electric Usage

<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
222394	Actual	Apr 2 - May 1
<b>Usage Values</b>		
Billed kWh		21,848.414 kWh
Billed Demand kW		46.740 kW
Load Factor		64.92 %

### Outdoor Lighting

Billing period Apr 02 - May 01

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 - Apr 02 23 to May 01 23

Customer Charge	\$1.65
Energy Charge	
450.000 kWh @ 4.784c	21.53
Fuel Charge	
450.000 kWh @ 5.270c	23.72
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
<b>Total Current Charges</b>	<b>\$180.87</b>

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

## Billing details - Electric

### Billing Period - Apr 02 23 to May 01 23

#### Meter - 222394

Customer Charge	\$16.03
Energy Charge	
21,848.414 kWh @ 3.932c	859.08
Fuel Charge	
21,848.414 kWh @ 5.630c	1,230.07
Demand Charge	
46.740 kW @ \$11.96	559.01

Your current rate is General Service Demand Sec (GSD-1).

## Billing details - Electric continued

Asset Securitization Charge	
21,848.414 kWh @ 0.154c	\$33.65
<b>Total Current Charges</b>	<b>\$2,697.84</b>

## Billing details - Taxes

Regulatory Assessment Fee	\$2.07
Gross Receipts Tax	70.39
<b>Total Taxes</b>	<b>\$72.46</b>



duke-energy.com  
877.372.8477

## Your Energy Bill

Page 1 of 3

### Service address

CONCORD STATION CDD  
3440 BUCKINGHAMSHIRE DR  
SIGN

Bill date May 3, 2023

For service Apr 2 - May 1  
30 days

Account number **9100 8848 1125**

## Billing summary

Previous Amount Due	\$30.79
Payment Received Apr 25	-30.79
Current Electric Charges	30.00
Taxes	0.79

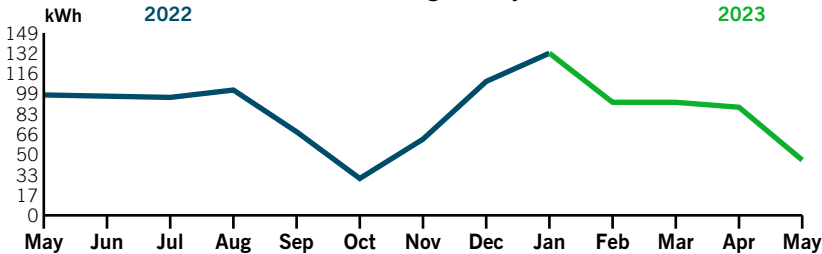


Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8.6%, Purchased Power 10.5%, Gas 77.1%, Oil 0.1%, Nuclear 0%, Solar 3.7% (For prior 12 months ending March 31, 2023).

## Your usage snapshot

### Electric usage history



### Average temperature in degrees

79° 82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 76° 75°

	Current Month	May 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	45	98	1,013	84
Avg. Daily (kWh)	2	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. 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 of automatic draft



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
**9100 8848 1125**

**\$30.79**  
by May 24

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

8891008848112500066000000000000000000000307900000030795



## 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

Online [duke-energy.com/billing](https://duke-energy.com/billing)  
Automatically from your bank account [duke-energy.com/automatic-draft](https://duke-energy.com/automatic-draft)  
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)

Register for free paperless billing [duke-energy.com/paperless](https://duke-energy.com/paperless)  
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

## Important to know

### Your next meter reading on or after: Jun 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](https://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 May 1	2651
Previous reading on Apr 2	- 2606
<hr/>	
Energy Used	45 kWh
Billed kWh	45.000 kWh

## Billing details - Electric

<b>Billing Period - Apr 02 23 to May 01 23</b>	
<b>Meter - 4442571</b>	
Customer Charge	\$15.55
Energy Charge	
45.000 kWh @ 10.278c	4.62
Fuel Charge	
45.000 kWh @ 5.630c	2.53
Asset Securitization Charge	
45.000 kWh @ 0.179c	0.08
Minimum Bill Adjustment	7.22
<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>

Finn Outdoor  
730 20th Ave N  
Saint Petersburg, FL 33704 US  
(813)957-6075  
robb@finnoutdoor.com



## INVOICE

**BILL TO**  
Concord Station CDD

**INVOICE #** 2734  
**DATE** 05/04/2023  
**DUE DATE** 05/04/2023  
**TERMS** Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
<b>Grading</b> Pond R9 Access (adjacent to 19238 Umberland) -- Rear corner only-- Import fill to raise grade at turn near end of fencing, grade to meet existing while still allowing for runoff from yard, install flexamat to stabilize. Approximately 30 linear feet total.	1	6,250.00	6,250.00

---

BALANCE DUE **\$6,250.00**



# Fitness Logic

380 Scarlet Blvd.  
Oldsmar, FL 34677

Phone #

727-784-4964

Fax #

727-784-0223

E-mail

fitlogic@aol.com

## Invoice

Date	Invoice #
5/9/2023	112691

Bill To
Concord Station Concord Station CDD 5844 Old Pasco Rd. Wesley Chapel, FL 33559 *MAIL INVOICES*

Location/Contact/Phone
Concord Station 18636 Mentmore Blvd. Land O Lakes, FL 34638 Contact: Michael Speidel Land O Lakes, FL 34638

P.O. Number	Terms	Rep	Work Order #	Completed
	Net 10	WKM	113022	5/8/2023

Item Code	Description	Quantity	Price Each	Amount
Labor	Reseated all connections on Spirit Stepmill (Serial#9006692103000146; Model#CSC900).	0.5	99.00	49.50

Thank you for your business. Invoices over 30 Days will incur 1.5% Interest per month	<b>Subtotal</b>	\$49.50
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$49.50

**RECEIVED**  
05/10/23



Florida Department of Health  
in Pasco County  
Notification of Fees Due



51-BID-6456675

Permit Number

**51-60-00674**

For: Swimming Pools - Public Pool > 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2023).

Fee Amount: \$280.00

Previous Balance: \$0.00

**Total Amount Due: \$280.00**

Payment Due Date: 06/30/2023 or Upon Receipt

RECEIVED  
MAY 15 2023

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

Please verify all information below at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com) and make changes as necessary.

**Account Information:**

Name: Concord Station CDD Clubhouse  
Location: 18636 Mentmore Boulevard  
Land O Lakes, FL 34639

Pool Volume: 209,700 gallons  
Bathing Load: 233  
Flow Rate: 1200

**Owner Information:**

Name: Concord Station CDD  
Address: 5844 Old Pasco Road, Suite 100  
(Mailing) Wesley Chapel, FL 33544

Home Phone: (813) 960-4569

Work Phone: ()

Please go online to pay fee at:  
[www.MyFloridaEHPermit.com](http://www.MyFloridaEHPermit.com)

Permit Number: 51-60-00674 BID ID: 51-BID-6456675

Billing Calendar due Date: 06/30/2023

If you do not pay online, make checks payable to and mail to:

Florida Department of Health in Pasco County

5844 Old Pasco

Wesley Chapel, FL 33544

Signature

Date

[Please RETURN Invoice with your payment]

Batch Billing ID:66977

PERMIT HOLDERS CAN NOW

**pay invoices online!**

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- ❑ No sign-up cost.
- ❑ Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- ❑ Our safe and secure system will keep your information protected.
- ❑ Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

**Pay this invoice online at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com)**

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information







Florida Department of Health  
in Pasco County  
Notification of Fees Due



51-BID-6456868

Permit Number

**51-60-1969945**

**For: Swimming Pools - Water Attractions**

**Notice:** This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2023).

Fee Amount: \$145.00

Previous Balance: \$0.00

**Total Amount Due: \$145.00**

Payment Due Date: 06/30/2023 or Upon Receipt

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

RECEIVED  
MAY 15 2023

Please verify all information below at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com) and make changes as necessary.

**Account Information:**

Name: Concord Station Splash Pad  
Location: 18636 Mentmore Boulevard  
Land O Lakes, FL 34638

Pool Volume: 1,200 gallons  
Bathing Load: 10  
Flow Rate: 50

**Owner Information:**

Name: Concord Station CDD  
Address: 5844 Old Pasco Road, Suite 100  
(Mailing) Wesley Chapel, FL 33544

Home Phone: (813) 908-4555

Work Phone: ()

**Please go online to pay fee at:**  
**[www.MyFloridaEHPermit.com](http://www.MyFloridaEHPermit.com)**

Permit Number: 51-60-1969945 Bill ID: 51-BID-6456868

Using Credit Card for Payment is NOT Allowed

If you do not pay online, please send payment to the local office with a check or money order payable to:

Florida Department of Health - Pasco County

5844 Old Pasco Road

Wesley Chapel, FL 33544

Signature

Date

[Please RETURN Invoice with your payment]

Batch Billing ID:66977

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Florida Department of Health  
in Pasco County  
Notification of Fees Due



51-BID-6456675

Permit Number

**51-60-00674**

For: Swimming Pools - Public Pool > 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2023).

Fee Amount: \$280.00

Previous Balance: \$0.00

**Total Amount Due: \$280.00**

Payment Due Date: 06/30/2023 or Upon Receipt

RECEIVED  
MAY 15 2023

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

Please verify all information below at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com) and make changes as necessary.

**Account Information:**

Name: Concord Station CDD Clubhouse  
Location: 18636 Mentmore Boulevard  
Land O Lakes, FL 34639

Pool Volume: 209,700 gallons  
Bathing Load: 233  
Flow Rate: 1200

**Owner Information:**

Name: Concord Station CDD  
Address: 5844 Old Pasco Road, Suite 100  
(Mailing) Wesley Chapel, FL 33544

Home Phone: (813) 948-4568

Work Phone: ()

Please go online to pay fee at:  
[www.MyFloridaEHPermit.com](http://www.MyFloridaEHPermit.com)

Permit Number: 51-60-00674 BID ID: 51-BID-6456675

Billing Calendar due Date: 06/30/2023

If you do not pay online, make checks payable to and mail to:

Florida Department of Health in Pasco County

5844 Old Pasco

Wesley Chapel, FL 33544

Signature

Date

[Please RETURN Invoice with your payment]

Batch Billing ID:66977

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- ❑ Our safe and secure system will keep your information protected.
- ❑ Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

**Pay this invoice online at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com)**

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information





# Sales and Use Tax Return

DR-15  
R. 01/20

Rule 12A-1.097  
Florida Administrative Code  
Effective 01/20

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

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

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

Concord Station CDD  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

## FLORIDA SALES AND USE TAX RETURN

Reporting Period

DR-15  
R. 01/20

Certificate Number: 61-8017248652-6

Apr 2023

Surtax Rate: .0100

Name  
Address  
City/St  
ZIP

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

Location/Mailing Address Changes:

New Location Address:

Telephone Number: ( )

New Mailing Address:

**DOR USE ONLY**

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

postmark or hand-delivery date

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

Due: May. 1, 2023

Late After: May. 20, 2023

Amount Due From Line 9  
On Reverse Side

96.82

☐ Check here if payment was made electronically.

0600 0 20230228 0001003031 7 4000001724 8652 1

## FLORIDA SALES AND USE TAX RETURN

Reporting Period

DR-15  
R. 01/20

Certificate Number: 61-8017248652-6

Apr 2023

Surtax Rate: .0100

Name  
Address  
City/St  
ZIP

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

Location/Mailing Address Changes:

New Location Address:

Telephone Number: ( )

New Mailing Address:

**DOR USE ONLY**

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

postmark or hand-delivery date

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

Due: May. 1, 2023

Late After: May. 20, 2023

Amount Due From Line 9  
On Reverse Side

96.82

☐ Check here if payment was made electronically.

0600 0 20230228 0001003031 7 4000001724 8652 1



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

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

	DOLLARS				CENTS		
1. Gross Sales (Do not include tax)				1	3	83	Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.
2. Exempt Sales (Include these in Gross Sales, Line 1)							
3. Taxable Sales/Purchases (Include Internet/Out-of-State Purchases)							Signature of Taxpayer
4. Total Tax Due (Include Discretionary Sales Surtax from Line B)				9	6	82	Date
5. Less Lawful Deductions							Telephone #
6. Less DOR Credit Memo							
7. Net Tax Due				9	6	82	Signature of Preparer
8. Less Collection Allowance or Plus Penalty and Interest							Date
9. Amount Due With Return (Enter this amount on front)				9	6	82	Telephone #

**Discretionary Sales Surtax Information**

A. Taxable Sales and Purchases **NOT** Subject to **DISCRETIONARY SALES SURTAX**   

B. Total Discretionary Sales Surtax Due   

**E-file / E-pay to Receive Collection Allowance**

**Please do not fold or staple.**

	DOLLARS				CENTS		
1. Gross Sales (Do not include tax)				1	3	83	Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.
2. Exempt Sales (Include these in Gross Sales, Line 1)							
3. Taxable Sales/Purchases (Include Internet/Out-of-State Purchases)							Signature of Taxpayer
4. Total Tax Due (Include Discretionary Sales Surtax from Line B)				9	6	82	Date
5. Less Lawful Deductions							Telephone #
6. Less DOR Credit Memo							
7. Net Tax Due				9	6	82	Signature of Preparer
8. Less Collection Allowance or Plus Penalty and Interest							Date
9. Amount Due With Return (Enter this amount on front)				9	6	82	Telephone #

**Discretionary Sales Surtax Information**

A. Taxable Sales and Purchases **NOT** Subject to **DISCRETIONARY SALES SURTAX**   

B. Total Discretionary Sales Surtax Due   

**E-file / E-pay to Receive Collection Allowance**

**Please do not fold or staple.**

**Your Monthly Invoice****Account Summary****New Charges Due Date****5/19/23**

Billing Date=

4/25/23=

Account Number=

813-909-4569-121718-5=

PIN=

Previous Balance=

655.48=

Payments Received Thru 4/18/23=

-655.48=

Thank you for your payment!=

Balance Forward=

.00=

New Charges=

**Total Amount Due****\$651.54****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](https://frontier.com/resources/myfrontier-mobile-app)**WAYS  
TO PAY  
YOUR  
BILL**[frontier.com/  
signupforautopay](https://frontier.com/signupforautopay)

800-801-6652



MyFrontier app



P.O. Box 211579=  
Eagan, MN 55121-2879=

6790 0007 NO RP 25 04252023 NNNNNNNN 01 994038

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](https://frontier.com) or MyFrontier mobile app.**





Date of Bill  
Account Number

4/25/23  
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

4/25/23  
813-909-4569-121718-5

**CURRENT BILLING SUMMARY**

Local Service from 04/25/23 to 05/24/23

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		13.92
FCA Long Distance - Federal USF Surcharge		4.06
<b>Total Basic Charges</b>		<b>171.61</b>
<b>Non Basic Charges</b>		
FiberOptic Internet 500 Static IP w/ OneVoice		235.97
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
FCA Long Distance - Federal USF Surcharge		13.92
<b>Total Non Basic Charges</b>		<b>377.85</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>651.54</b>

**\*\* ACCOUNT ACTIVITY \*\***

Qty Description	Order Number	Effective Dates	
FiberOptic Local Plus Credit	AUTOCH	4/25	-7.98
813/909-4569		<b>Subtotal</b>	<b>-7.98</b>
<b>Subtotal</b>			<b>-7.98</b>

**Detail of Frontier Charges**

Toll charged to 813/909-4569

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E	1 APR 19	5:03P	1.0	DD	LAKELAND FL (863)937-8867	.00 U
					<b>813/909-4569</b>	<b>Subtotal .00</b>

**Detail of Frontier Com of America Charges**

Toll charged to 813/909-4569

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E	2 MAR 25	4:14P	1.0	DD	THOUSAOAKS CA (805)358-0286	.00 U
E	3 MAR 31	3:13P	1.0	DD	NWYRCYZN03 NY (718)772-7665	.00 U
E	4 MAR 31	5:13P	1.0	DD	ROCHESTER MN (507)398-2284	.00 U
E	5 APR 19	5:24P	2.0	DD	ORLANDO FL (407)454-3191	.00 U
E	6 APR 19	5:37P	10.0	DD	LADUE MO (314)503-2908	.00 U
E	7 APR 19	6:41P	1.0	DD	ATLANTA GA (404)602-2634	.00 U
E	8 APR 19	6:42P	1.0	DD	ATLANTA GA (404)602-2634	.00 U
E	9 APR 19	6:45P	1.0	DD	ATLANTA GA (404)602-2634	.00 U
E	10 APR 21	1:58P	2.0	DD	MIDDLETOWN NJ (732)216-4634	.00 U
E	11 APR 21	4:05P	4.0	DD	NEW YORK NY (917)658-9646	.00 U
E	12 APR 24	9:41A	5.0	DD	NEW YORK NY (917)658-9646	.00 U
					<b>813/909-4569</b>	<b>Subtotal .00</b>

**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 \$263.48 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.

Our contract with Newsmax and Fuse/FM expired, and we made the business decision not to renew. Visit [frontier.com/channelupdates](http://frontier.com/channelupdates) for more information and other ways to watch this programming.

We are increasing the Road Recovery Surcharge by \$1.00 per month starting on May 1. We charge this fee to cover a portion of the money we spend to move our network due to road work projects required by government agencies. To learn more, go to [frontier.com/taxes-and-surcharges](http://frontier.com/taxes-and-surcharges)

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 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





**Date of Bill**  
**Account Number**

**4/25/23**  
**813-909-4569-121718-5**

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**Legend Call Types:**DD - Day

---

**Caller Summary Report**

	<b>Calls</b>	<b>Minutes</b>	<b>Amount</b>
Main Number	12	30	.00
***Customer Summary	12	30	.00

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**Caller Summary Report**

	<b>Calls</b>	<b>Minutes</b>	<b>Amount</b>
Intra-Lata	1	1	.00
Interstate	10	27	.00
Intrastate	1	2	.00
***Customer Summary	12	30	.00



Greenview Landscaping Inc.

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

# Invoice

Date	Invoice #
4/17/2023	4CCSIRR223

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 INCH IRRIGATION VALVE THAT RUNS WATER ON THE SHALLOT PARK. PARTS: 2 INCH ELECTRIC VALVE, 2 DRY WIRE SPLICES, 2 INCH MALE ADAPTOR, 2 INCH SLIP FIX. \$160.00. LABOR: 5 HOURS LABOR TO LOCATE THE VALVE AND REPLACE. \$200.00.	360.00	360.00
	REPLACED TWO INCH ELECTRIC VALVE ON SOUTHEAST CORNER OF MENTMORE AND MANASSAS. PARTS: 2 INCH ELECTRIC VALVE, 2 DRY WIRE SPLICES, 2 INCH TEE, 2 INCH MALE ADAPTOR, 2 INCH SLIP FIX, CEMENT THRUST BLOCK. \$180.00. LABOR: 5 HOURS LABOR TO LOCATE THE VALVE AND REPLACE. \$200.00.	380.00	380.00
	INSTALLED 640 FOUR INCH VINCA FLOWERS AT THE CLUBHOUSE AND NEIGHBORHOOD ENTRANCES	1,280.00	1,280.00

THANK FOR YOUR BUSINESS. PAYMENT DUE AT TIME OF RECEIPT

**RECEIVED**  
04/17/23

**Total**

\$2,020.00

Greenview Landscaping Inc.

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

Invoice

Date	Invoice #
4/25/2023	4CCSCDDFL23

Bill To
CONCORD STATION CDD 3434 COLWELL AVENUE STE 200 TAMPA, FL 33614

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
640	EXTRA CHARGES	0.00	0.00
	INSTALLED SEASONAL FLOWERS AT THE NEIGHBORHOOD ENTRANCES	2.00	1,280.00
THANK FOR YOUR BUSINESS. PAYMENT DUE AT TIME OF RECEIPT		<div>RECEIVED</div> <div>04/25/23</div>	
		Total	\$1,280.00



Greenview Landscaping Inc.

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

Invoice

Date	Invoice #
4/10/2023	5CCSCDDMO23

Bill To
CONCORD STATION CDD 3434 COLWELL AVENUE STE 200 TAMPA, FL 33614

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	MAY MONTHLY MAINTENANCE	20,900.00	20,900.00
		<b>Total</b>	\$20,900.00

RECEIVED  
04/11/23

Greenview Landscaping Inc.

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

Invoice

Date	Invoice #
4/10/2023	5CCSCHMO23

Bill To
CONCORD STATION CDD CONCORD STATION CLUBHOUSE 3434 COLWELL AVENUE STE 200 TAMPA, FL 33614

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	MAY MONTHLY MAINTENANCE	1,210.00	1,210.00
		<b>Total</b>	\$1,210.00

RECEIVED  
04/11/23



Pasco Sheriff's Office

# INVOICE

Customer Number: C00072  
Invoice Number: AR001874  
Invoice Date: 04/05/23  
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
04/05/23	APR23 #7	9,834.58
Total Due		9,834.58

**RECEIVED**  
04/19/23

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Please make checks payable to:

Customer Number: C00072  
Invoice Number: AR001874  
Invoice Date: 04/05/23  
Total Amount Due \$ 9,834.58



Pasco Sheriff's Office

20101 Central Blvd  
Land O' Lakes, FL 34637

- Please send your check payable remit to  
Pasco Sheriff's Office  
8700 Citizen Drive  
New Port Richey FL 24654  
Attn: Finance

Total Payment \$ \_\_\_\_\_

Account / Account	Echo Account	Misc Cd	Ref Dt	Invoice Number	Def. Plan	Tax 1 Amount	Rec#
Amount	Description	Prep ID	Due Dt	PO Reference	Int. Rate	Tax 2 Amount	
Customer ID	Text Pt	Format	Name	Bill Dt	Product ID	Disc.Term	Duty Amount
Cust Type ID	Cust Type	Div	PC	Fee Code	Rel Code	Quantity	Reference Amt
						Disc Amt	Charge Amount
0001-0000-3692000	General Fund	CONCORD STATION	04/05/23	AR001874	0	0.00	1
9,834.58	APR23 #7	CL3012			0.00	0.00	
C00072	NONE	NB 01	CONCORD STATION CDD		0.0000	0.00	
C00072	LES	OTHE	AR-CONCORD CONTRACT PMT	1.00000	55308,184,535.36	0.00	0.00
Reference: AR001874	System Computed Ref Total:	9,834.58	User Computed Ref Total:	9,834.59	** WARNING **	Not Equal	
Set ID: AR004607	System Computed Total:	9,834.58	User Computed Total:	9,834.58	TOTALS MATCH		
GRAND TOTAL	System Computed Total:	9,834.58	User Computed Total:	9,834.58	TOTALS MATCH		

Final Budget Check  
-----  
No Budget Errors

**APPROVED**

**By K. Donoghue at 9:55 am, Apr 12, 2023**

**Concord Station  
Law Enforcement Budget  
Fiscal Year 2022-2023**

**Personal Services:**

<i>Salary:</i>	<i>Rates</i>	<i># Hours</i>	<i>Line Item Total</i>	<i>Category Total</i>
Base Salary (Grade C01)	28.75	2,210.00	63,546	
Stipend	0.00		0	
OT as a % of Base Salary	0%		0	
<b>Total Salary:</b>			<b>63,546</b>	
 <i>Benefits:</i>	 <i>Rates</i>	 <i># Hours</i>		
Holiday Pay	28.75	110.50	3,177	
FICA	7.65%		5,104	
Retirement	27.67%		18,462	
Group Health/Life Insurance	9,500.00		9,500	
<b>Total Benefits:</b>			<b>36,244</b>	

<b>Total Personal Services:</b>	<b>99,790</b>
---------------------------------	---------------

**Operating Expenses:**

Office Supply/furniture Estimate	0
Communication (cell/air card)	1,040
Software Procurement/Licenses (BWC)	1,000
Software Maintenance	330
Vehicle Equipment incl. extra keys/remotes	0
Vehicle printer/inverter	0
Vehicle Expenses Estimate (gas/repairs/maint)	3,210
Radio Maintenance Estimate	180
Hiring Costs - Psyc/Poly/Drug/Credit	500
Vehicle Insurance	775
Professional Liability Insurance	1,165
Uniform and Equip replacement	500
Ammo Estimate	947
Sig/Shotgun/Carbine w/accessories	443
Taser w/battery pack	235
Taser Warranty	0
Laptop	325
Mobile Radio for Vehicle	741
Hand Held Radio/Enhanced Charger/Battery	673

<b>Total Operating Expenses:</b>	<b>12,064</b>
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**Capital:**

Patrol vehicle (\$32,801 less residual value of \$2,000/5 years) Year 3	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>118,015</b>
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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 0 1  
32-52805

CONCORD STATION CDD

Service Address: **18636 MENTMORE BOULEVARD**

Bill Number: 18192007

Billing Date: 4/4/2023

Billing Period: 2/15/2023 to 3/17/2023

**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 15-digit number below when making a payment through your bank	
031503501352379	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13595176	2/15/2023	5586	3/17/2023	5632	30	46

Usage History

Water	
March 2023	46
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

Transactions

Previous Bill	327.67
Payment 03/14/23	-327.67 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Water	
Water Base Charge	38.63
Water Tier 1 25.0 Thousand Gals X \$2.04	51.00
Water Tier 2 21.0 Thousand Gals X \$3.24	68.04
Sewer	
Sewer Base Charge	93.08
Sewer Charges 46.0 Thousand Gals X \$6.48	298.08
<b>Total Current Transactions</b>	548.83
<b>TOTAL BALANCE DUE</b>	<b>\$548.83</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 548.83

**Total Balance Due \$548.83**  
**Due Date 4/27/2023**

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

**The Total Due will be electronically transferred on 04/27/2023.**

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





PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
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NEW PORT RICHEY, FL 34656-2139

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1 0 1  
32-52805

CONCORD STATION CDD

Service Address: **3662 BUCKINGHAMSHIRE DR**

Bill Number: 18197499

Billing Date: 4/4/2023

Billing Period: 2/15/2023 to 3/17/2023

**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	2/15/2023	14	3/17/2023	14	30	0

Usage History

Water

Irrigation

March 2023	0
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

Transactions

Previous Bill	146.18
Payment 03/10/23	-17.07 CR
Payment 03/07/23	-129.11 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Water	
Water Base Charge	10.29
<b>Total Current Transactions</b>	10.29
<b>TOTAL BALANCE DUE</b>	<b>\$10.29</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 # 1180965  
Customer # 01436650  
Balance Forward 0.00  
Current Transactions 10.29

**Total Balance Due \$10.29**  
**Due Date 4/27/2023**

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

**The Total Due will be electronically transferred on 04/27/2023.**

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





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UtilCustServ@MyPasco.net  
Pay By Phone: 1-855-786-5344

PASCO COUNTY UTILITIES

MAY - 4 2023



68 0 1  
32-52805

# CONCORD STATION CDD

Service Address: **18636 MENTMORE BOULEVARD**

Bill Number: 18339033

Billing Date: 5/2/2023

Billing Period: 3/17/2023 to 4/18/2023

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

New Water, Sewer, Reclaim rates, fees and charges took effect Oct. 1, 2022.

Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Water	13595176	3/17/2023	5632	4/18/2023	5692	32	60

## Usage History

Water	
April 2023	60
March 2023	46
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

## Transactions

Previous Bill	548.83
Payment 04/27/23	-548.83 CR
<b>Past Due</b>	<b>0.00</b>
Current Transactions	
Water	
Water Base Charge	38.63
Water Tier 1	25.0 Thousand Gals X \$2.04 51.00
Water Tier 2	25.0 Thousand Gals X \$3.24 81.00
Water Tier 3	10.0 Thousand Gals X \$6.49 64.90
Sewer	
Sewer Base Charge	93.08
Sewer Charges	60.0 Thousand Gals X \$6.48 388.80
<b>Total Current Transactions</b>	<b>717.41</b>
<b>TOTAL BALANCE DUE</b>	<b>\$717.41</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.

\*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 #	0315035
Customer #	01352379
Past Due	0.00
Current Transactions	717.41

<b>Total Balance Due</b>	<b>\$717.41</b>
<b>Due Date</b>	<b>5/19/2023</b>

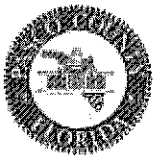
10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 05/19/2023.

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

013523794031503571833903380000717416



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

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Pay By Phone: 1-855-786-5344

MAY - 4 2023



67 0 1  
32-52805

# CONCORD STATION CDD

Service Address: **3662 BUCKINGHAMSHIRE DR**

Bill Number: 18351402

Billing Date: 5/2/2023

Billing Period: 3/17/2023 to 4/18/2023

**New Water, Sewer, Reclaim rates, fees and charges took effect Oct. 1, 2022.**  
Please visit [bit.ly/pdurates](http://bit.ly/pdurates) 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	3/17/2023	14	4/18/2023	21	32	7

## Usage History

Water

Irrigation

April 2023	7
March 2023	0
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

## Transactions

Previous Bill	10.29
Payment 04/27/23	-10.29 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Water	
Water Base Charge	10.29
Water Charges	7.0 Thousand Gals X \$3.24
	22.68
<b>Total Current Transactions</b>	32.97
<b>TOTAL BALANCE DUE</b>	<b>\$32.97</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 #	1180965
Customer #	01436650
Balance Forward	0.00
Current Transactions	32.97

<b>Total Balance Due</b>	<b>\$32.97</b>
<b>Due Date</b>	<b>5/19/2023</b>

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

**The Total Due will be electronically transferred on 05/19/2023.**

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

014366503118096541835140280000032979



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



PAID

MAY - 4 2023

69 1 1  
32-52805

CONCORD STATION CDD

Service Address: **19322 UMBERLAND PLACE**

Bill Number: 18347304

Billing Date: 5/2/2023

Billing Period: 3/17/2023 to 4/18/2023

Account #	Customer #
0952410	01352379
Please use the 15-digit number below when making a payment through your bank	
095241001352379	

New Water, Sewer, Reclaim rates, fees and charges took effect Oct. 1, 2022.

Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	15082370	3/17/2023	637	4/18/2023	647	32	10

Usage History

Water

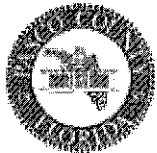
Irrigation

April 2023	10
March 2023	0
February 2023	0
January 2023	0
December 2022	4
November 2022	23
October 2022	14
September 2022	0
August 2022	0
July 2022	0
June 2022	17
May 2022	8

Transactions

Previous Bill	-113.34 CR
<b>Balance Forward</b>	<b>-113.34 CR</b>
Current Transactions	
Water	
Water Base Charge	10.29
Water Charges	10.0 Thousand Gals X \$3.24
	32.40
<b>Total Current Transactions</b>	<b>42.69</b>
<b>TOTAL BALANCE DUE</b>	<b>-\$70.65 CR</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 #	0952410
Customer #	01352379
Balance Forward	-113.34 CR
Current Transactions	42.69
<b>Total Balance Due</b>	<b>-\$70.65 CR</b>

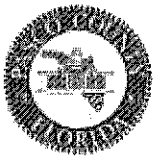
CREDIT - DO NOT PAY

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

013523794095241011834730420000000000





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

MAY - 4 2023



67 0 1  
32-52805

# CONCORD STATION CDD

Service Address: **3662 BUCKINGHAMSHIRE DR**

Bill Number: 18351402

Billing Date: 5/2/2023

Billing Period: 3/17/2023 to 4/18/2023

**New Water, Sewer, Reclaim rates, fees and charges took effect Oct. 1, 2022.**  
Please visit [bit.ly/pdurates](http://bit.ly/pdurates) 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	3/17/2023	14	4/18/2023	21	32	7

## Usage History

Water

Irrigation

April 2023	7
March 2023	0
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

## Transactions

Previous Bill	10.29
Payment 04/27/23	-10.29 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Water	
Water Base Charge	10.29
Water Charges	7.0 Thousand Gals X \$3.24 22.68
<b>Total Current Transactions</b>	32.97
<b>TOTAL BALANCE DUE</b>	<b>\$32.97</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 #	1180965
Customer #	01436650
Balance Forward	0.00
Current Transactions	32.97

<b>Total Balance Due</b>	<b>\$32.97</b>
<b>Due Date</b>	<b>5/19/2023</b>

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

**The Total Due will be electronically transferred on 05/19/2023.**

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

014366503118096541835140280000032979

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

# Invoice

Date	Invoice #
4/28/2023	INV0000079776

**Bill To:**

Concord Station CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

April	Upon Receipt	04004

[illegible]

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

# Invoice

Date	Invoice #
5/1/2023	INV0000079673

**Bill To:**

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

Services for the month of	Terms	Client Number
May	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

RECEIVED  
04/25/23

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

## Invoice

Date	Invoice #
4/30/2023	INV0000079836

**Bill To:**

Concord Station CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

April	Upon Receipt	04004

Description	Qty	Rate	Amount
Cell Phone	25.00	\$1.00	\$25.00
Cell Phone	50.00	\$1.00	\$50.00
Auto Mileage & Travel	39.30	\$1.00	\$39.30
Auto Mileage & Travel	13.10	\$1.00	\$13.10
			\$127.40
			\$127.40

**RECEIVED**  
05/08/23

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

# Invoice

Date	Invoice #
5/12/2023	INV0000079865

**Bill To:**

Concord Station CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

May	Upon Receipt	04004

[illegible]

RECEIVED  
05/15/23



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

# Invoice

Date	Invoice #
5/26/2023	INV0000080479

**Bill To:**

Concord Station CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

May	Upon Receipt	04004

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$10,094.83	\$10,094.83

RECEIVED  
05/25/23



# 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-76820  
Invoice Date: 5/2/2023

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 5/2/2023  
Due Date 6/1/2023  
Terms Net 30

Customer ID 5466  
P.O. Number  
P.O. Date 5/2/2023  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance May Billing 5/1/2023 - 5/31/2023 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

**Subtotal:** 6,247.00  
Invoice Discount: 0.00  
Total Sales Tax: 0.00  
Payment Amount: 0.00  
**Total:** 6,247.00

**RECEIVED**  
05/02/23



# 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-76097  
Invoice Date: 5/1/2023

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 5/1/2023  
Due Date 5/31/2023  
Terms Net 30

Customer ID 5466  
P.O. Number  
P.O. Date 5/1/2023  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance May Billing 5/1/2023 - 5/31/2023 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

**Subtotal:** 2,595.00  
Invoice Discount: 0.00  
Total Sales Tax: 0.00  
Payment Amount: 0.00  
**Total:** 2,595.00

RECEIVED  
05/02/23



# 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-75849  
Invoice Date: 5/1/2023

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 5/1/2023  
Due Date 5/31/2023  
Terms Net 30

Customer ID 5466  
P.O. Number  
P.O. Date 5/1/2023  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance May Billing 5/1/2023 - 5/31/2023 Wetland-ALL		1	1	513.00	513.00

Amount Subject to Sales Tax 0.00  
Amount Exempt from Sales Tax 513.00

RECEIVED  
05/02/23

**Subtotal:** 513.00  
Invoice Discount: 0.00  
Total Sales Tax: 0.00  
Payment Amount: 0.00  
**Total:** 513.00

# 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

May 03, 2023

Client: 001004

Matter: 000001

Invoice #: 23011

Page: 1

RE: General Matters

For Professional Services Rendered Through April 15, 2023

## SERVICES

Date	Person	Description of Services	Hours	Amount
3/16/2023	WAS	COMMUNICATIONS WITH D. WALLACE REGARDING POOL MAINTENANCE AGREEMENT, REVISIONS TO AGREEMENT, SEND FINAL AGREEMENT TO D. WALLACE FOR CIRCULATION AND REQUEST UPDATED CERTIFICATE OF INSURANCE FROM VENDOR.	3.3	\$1,006.50
3/21/2023	WAS	COMMUNICATIONS WITH S. BRLETIC AND D. WALLACE REGARDING ADDENDUM TO AGREEMENT WITH TAMPA BAY CONTRACTING CO LLC FOR UPDATES TO PERGOLA, BEGIN DRAFT OF ADDENDUM.	0.9	\$274.50
3/22/2023	WAS	FINALIZE ADDENDUM TO TAMPA BAY CONTRACTING CO AGREEMENT FOR PERGOLA COLUMNS, REQUEST SIGNATURES AND UPDATED INSURANCE CERTIFICATE.	1.6	\$488.00
3/23/2023	JMV	REVIEW COMMUNICATION FROM D. WALLACE; REVIEW SUPERVISOR RESIGNATION NOTICE.	0.3	\$91.50
3/24/2023	JMV	TELEPHONE CALL FROM D. WALLACE.	0.3	\$91.50
3/29/2023	WAS	REVIEW EXECUTED ADDENDUM TO TAMPA BAY CONTRACTING CO AGREEMENT; COMMUNICATIONS WITH D. KRONICK REGARDING VENDOR'S EXPIRING INSURANCE CERTIFICATE.	0.3	\$91.50
3/31/2023	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED MARCH 31, 2023.	0.3	\$52.50
4/3/2023	JMV	TELEPHONE CALL FROM D. WALLACE RE: POND MAINTENANCE.	0.5	\$152.50
4/6/2023	MS	PREPARE RESOLUTION SETTING HEARING AND APPROVING PROPOSED BUDGET FOR FY23/24.	0.8	\$140.00



May 03, 2023

Client: 001004

Matter: 000001

Invoice #: 23011

Page: 2

**SERVICES**

Date	Person	Description of Services	Hours	Amount
4/9/2023	JMV	PREPARE QUARTERLY DISTRICT COUNSEL REPORT TO CDD BOND DISSEMINATION AGENT.	0.3	\$91.50
4/12/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.7	\$213.50
4/12/2023	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED MARCH 31, 2023; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT RE SAME.	0.2	\$35.00
4/13/2023	JMV	TELEPHONE CALL WITH D. WALLACE; PREPARE FOR AND ATTEND CDD BOARD MEETING.	6.5	\$1,982.50
4/14/2023	JMV	TELEPHONE CALL FROM J. RAMIREZ; REVIEW NOTICE FROM S. BRLETIC; TELEPHONE CALL WITH D. WALLACE.	1.3	\$396.50
Total Professional Services			17.3	\$5,107.50

**DISBURSEMENTS**

Date	Description of Disbursements	Amount
4/15/2023	Photocopies	\$2.70
Total Disbursements		\$2.70

Total Services	\$5,107.50
Total Disbursements	\$2.70
Total Current Charges	\$5,110.20
Previous Balance	\$3,814.30
Less Payments	(\$3,813.55)
<b>PAY THIS AMOUNT</b>	<b>\$5,110.95</b>



*Please Include Invoice Number on all Correspondence*

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
22735	March 01, 2023	\$0.75	\$0.00	\$0.00	\$0.00	\$5,110.95
Total Remaining Balance Due						\$5,110.95

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$5,110.20	\$0.00	\$0.75	\$0.00

Suncoast Pool Service

P.O. Box 224  
Elfers, FL 34680

# Invoice

Date	Invoice #
5/1/2023	9278

Bill To
Concord Station CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

P.O. No.	Terms	Project
May 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**  
04/30/23

**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

**April 14, 2023**

Concord Station CDD

Deborah Wallace

18636 Mentmore Blvd.

Land O' Lakes, FL 34638

**INVOICE:** **April 14, 2023**

**The following work has been completed:** Alteration of pergola column caps.

All work described in the proposal dated March 20, 2023 between **Concord Station Community Development District and Tampa Bay Contracting Co LLC.**

Alterations have been completed as of Thursday April 13, 2023.

**Amount now due:** **\$5,000.00**

**RECEIVED**  
04/14/23

Sincerely,

Steven T. Anthony

Tampa Bay Contracting Co LLC

# 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

Advertising Run Dates		Advertiser Name	
05/14/23		CONCORD STATION CDD	
Billing Date	Sales Rep	Customer Account	
05/14/2023	Deirdre Bonett	121715	
Total Amount Due		Ad Number	
\$287.50		0000287409	

MAY 23 2023

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins	Size	Net Amount
05/14/23	05/14/23	0000287409	Times	Legals CLS	RFQ ENGINEERING	1	2x82 L	\$283.50
05/14/23	05/14/23	0000287409	Tampabay.com	Legals CLS	RFQ ENGINEERING AffidavitMaterial	1	2x82 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	
05/14/23		CONCORD STATION CDD	
Billing Date	Sales Rep	Customer Account	
05/14/2023	Deirdre Bonett	121715	
Total Amount Due		Ad Number	
\$287.50		0000287409	

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



0000287409

**Tampa Bay Times****Published Daily****STATE OF FLORIDA****COUNTY OF Pasco**

MAY 23 2023

} ss

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: RFQ ENGINEERING** was published in said newspaper by print in the issues of: **5/14/23** 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.



Signature Affiant

Sworn to and subscribed before me this **05/14/2023**


Signature of Notary Public

Personally known       X       or produced identification

Type of identification produced \_\_\_\_\_

**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 11:00 a.m. on May 30, 2023, 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.

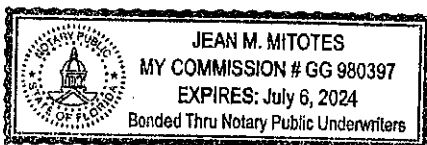
The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

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: 5/14/2023

0000287409





# INVOICE

**Customer ID:****17-45064-33006**

Customer Name:

CONCORD STATION COMMUNITY  
DEVELOPMENT DISTRICT

Service Period:

05/01/23-05/31/23

Invoice Date:

04/27/2023

Invoice Number:

0845302-1568-4

**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****May 27, 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  
05/27/2023: **\$ 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	05/01/23		1.00	81.87
<b>Total Current Charges</b>				<b>81.87</b>



----- 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)
04/27/2023	0845302-1568-4	<b>17-45064-33006</b>
Payment Terms	Total Due	Amount
Total Due by 05/27/2023	\$81.87	
If Received after 05/27/2023	\$86.87	

\*\*\* DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED \*\*\*

Your bank account will be drafted \$81.87.

1568000174506433006008453020000000818700000008187 6

10290C05

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**



## EASY WAYS TO PAY

**AutoPay**

Set up recurring payments with us at [wm.com/myaccount](http://wm.com/myaccount).

**Online**

Use [wm.com](http://wm.com) or **My WM** for a quick and easy payment.

**By Phone**

Pay 24/7 by calling  
**866-964-2729**

**By Mail**

Fill out your invoice and mail it in.  
We'll provide the envelope.

## HOW TO READ YOUR INVOICE

How to Contact Us

Visit **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: (775) 329-8822

Your Payment is Due

January 1, 1968

If full payment of the invoice amount is not received within your contract 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

1

\$124.73

If payment is received after 01/01/1968: \$126.60

2

Previous Balance

119.68

+

Payments

(119.68)

+

Adjustments

0.00

+

Current Invoice Charges

124.73

=

Total Account Balance Due

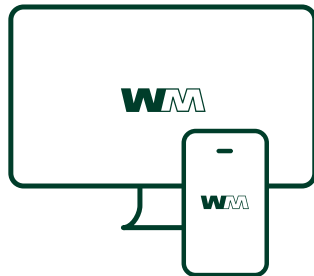
124.73

Details for Service Location:  
311 Jackson Street, Stockton CA 95202

Customer ID: 2-82290-00885  
PO Numbers: 45693

Description	Date	Ticket	Quantity	Amount
<div>3</div> Van Toter	01/01/68		1.00	90.00
Extra Toter Recycle	01/01/68		1.00	0.00
Extra Pickup Service	01/01/68	5934	1.00	15.00
Fuel/Environmental Charge				19.73
Total Current Charges				124.73

- States the date payment is due to **WM**. Anything beyond that date may incur additional charges. Your Total Due is the total amount of current charges and any previous unpaid balances combined.
- Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.
- Service location details the total current charges of this invoice.



## Get More with My WM

Scan to enroll in AutoPay & Paperless Billing, manage your services, view your pickup schedule and see your pickup ETA, all in one place.

Scan the QR code to get started today!



Visit [wm.com/MyWM](http://wm.com/MyWM)

If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

<input type="checkbox"/> Check Here to Change Contact Info		<input type="checkbox"/> Check Here to Sign Up for Automatic Payment Enrollment	
List your new billing information below. For a change of service address, please contact <b>WM</b> .		If I enroll in Automatic Payment services, I authorize <b>WM</b> to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying <b>WM</b> at <a href="http://wm.com">wm.com</a> or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.	
Address 1			
Address 2			
City			
State		Email	
Zip		Date	
Email		Bank Account	
Date Valid		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)