



Rizzetta & Company

Concord Station Community Development District

**Board of Supervisors'
Meeting
August 10, 2023**

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

www.concordstationcdd.com

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT AGENDA

Concord Station Clubhouse, 18636 Mentmore Boulevard, Land O' Lakes, FL 34638
www.concordstationcdd.com

District Board of Supervisors	Fred Berdeguez	Vice Chairman
	Donna Matthias-Gorman	Assistant Secretary
	Jessica LaBarbera	Assistant Secretary
	Angel Rivera	Assistant Secretary
	Randall Griffin	Assistant Secretary
District Manager	Debby Wallace	Rizzetta & Company, Inc.
District Counsel	Vivek Babbar	Straley Robin Vericker
District Engineer	Phil Chang	Johnson Engineering, Inc.

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

August 2, 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, August 10, 2023 at 6:30 p.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. ADMINISTER OATH OF OFFICE TO RANDALL GRIFFIN**
- 4. STAFF REPORTS**
 - A. Deputy Update
 - B. District Engineer
 - i. Discussion Regarding Extending Fence by Playground Tab 1
 - ii. Update on Sidewalk Repairs Tab 2
 - iii. Consideration of Sidewalk Repair Proposal Tab 3
 - iv. Update on Easements Tab 4
 - C. District Counsel
 - D. Field Operations Manager
 - i. Aquatics Report Tab 5
 - ii. Landscape Inspection Services Report
(under separate cover)
 - iii. Consideration of Top Choice Proposal..... Tab 6
 - iv. Greenview Weekly Reports..... Tab 7
 - E. Clubhouse Manager/Amenity Services
 - i. Review Monthly Clubhouse Report..... Tab 8
 - ii. Update on Wellington Pond
 - F. District Manager
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors'
Regular Meeting held on July 13, 2023 Tab 9
 - B. Consideration of Operation and Maintenance Expenditures
for June 2023 Tab 10
- 6. BUSINESS ITEMS**
 - A. Consideration of Resolution 2023-03; Re-Designating
Officers of the District Tab 11
 - B. Consideration of Arbitrage Services Engagement Letter Tab 12
 - C. Discussion of License Plate Readers
 - D. Discussion of Waterford Field Options
 - E. Discussion of Maintenance Schedule Tab 13
 - F. Discussion Regarding the CDD Website
- 7. AUDIENCE COMMENTS**
- 8. SUPERVISOR REQUESTS**
- 9. ADJOURNMENT**

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

Sincerely,

Debby Wallace

Debby Wallace
Regional District Manager

Tab 1

From: Natalie Moss <shesmiles2004@yahoo.com>
Sent: Thursday, March 23, 2023 1:23 PM
To: Debby Bayne-Wallace <dbwallace@rizzetta.com>
Subject: [EXTERNAL]Fence at Concord Station Playground

Hi Debby,

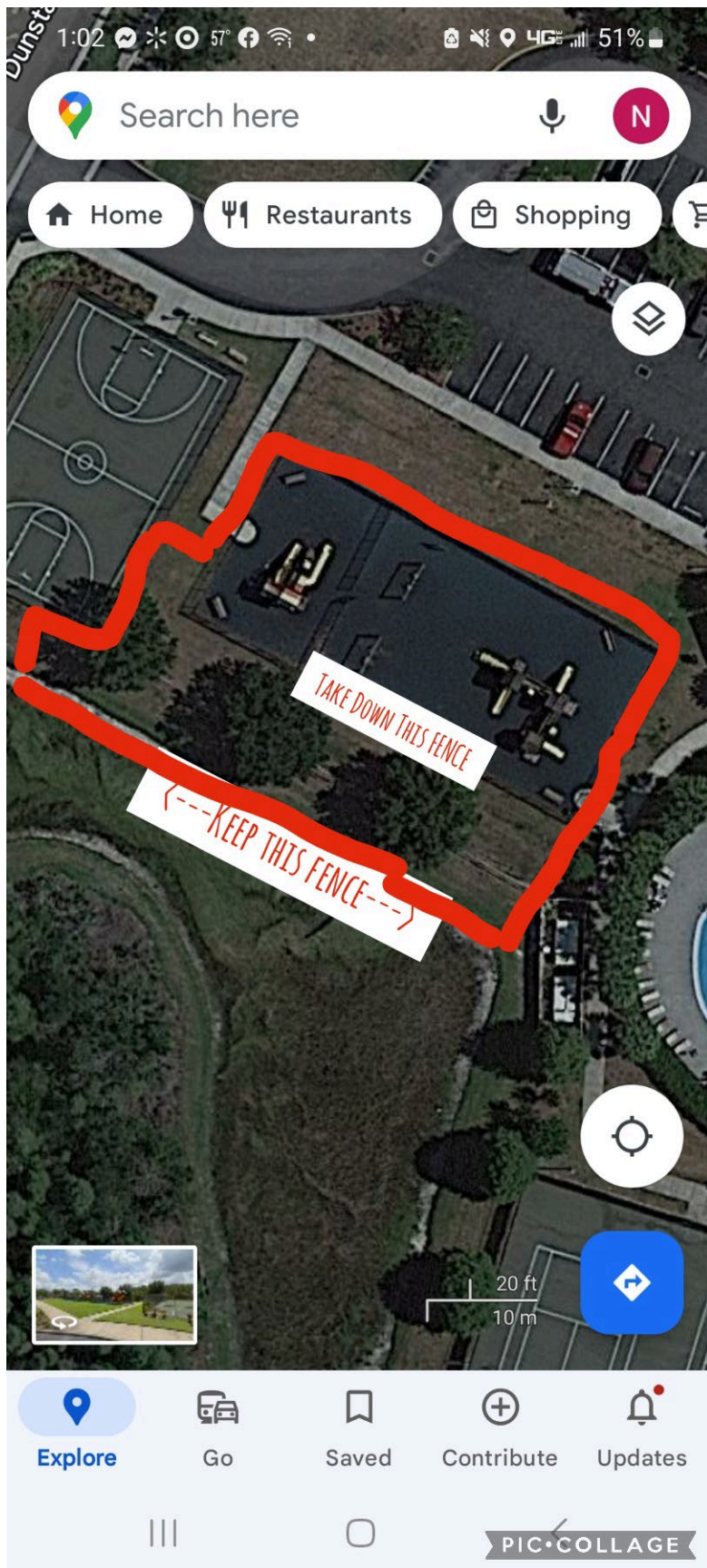
Happy to hear playground will be built soon! When we the playground at the mtg last July was chosen, I believe there was a decision to open up the fence along the back to include the shade of the trees. There is already a fence separating the pond that they could remain in place and repurpose the fence to close in the sides? Also there is a fence within the playground that could be repurposed to close off the sides as well.

The shade those trees provide are absolutely necessary and so refreshing for residents and parents to use while at the playground. It really opens up the playground and should be a simple fix.

Please see pic for details. Red line is fencing.

Is this still the plan?

Natalie Moss



Tab 2

From: Nicole Bellamy <nbellamy@condominiumassociates.com>
Sent: Tuesday, July 18, 2023 11:29 AM
To: Debby Bayne-Wallace <dbwallace@rizzetta.com>
Cc: Michael Speidel <MSpeidel@rizzetta.com>; Phil Chang <pc@johnsoneng.com>
Subject: [EXTERNAL]RE: Sidewalks in front of homes - Concord Station

Good morning,

Yes. Sidewalks and easements are homeowner responsibility per Section 11.1.14

Thank-you,

Nicole Bellamy, LCAM, CMCA®, AMS®

Concord Station Association Manager

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

nbellamy@condominiumassociates.com

www.Condominiumassociates.com



From: Debby Bayne-Wallace <dbwallace@rizzetta.com>
Sent: Monday, July 17, 2023 7:25 PM
To: Nicole Bellamy <nbellamy@condominiumassociates.com>
Cc: Michael Speidel <MSpeidel@rizzetta.com>; Phil Chang <pc@johnsoneng.com>
Subject: Sidewalks in front of homes - Concord Station

Hi Nicole,

Do the homeowner's covenants/deed restrictions note that sidewalk maintenance/repair for sidewalks in front of their property the responsibility of the homeowner?

Thank you.

Debby

Debby Wallace

Regional Manager

From: Phil Chang <pc@johnsoneng.com>
Sent: Monday, July 17, 2023 2:37 PM
To: Diana Kronick <DKronick@rizzetta.com>
Cc: Debby Bayne-Wallace <dbwallace@rizzetta.com>
Subject: [EXTERNAL]RE: Concord Station CDD - Sidewalk Repairs

Hi Diana and Debby,

Being new to the community, I'm not sure what has previously been discussed within the District with regards to sidewalk responsibility.

Typically, in Pasco County, the County takes no responsibility for sidewalk maintenance/repair anywhere within a residential community or CDD even if it's sidewalk within County right-of-way. Many of the Pasco CDDs I work with take the stance that it is the homeowner's responsibility to repair broken sidewalks but will grind/repair/replace sidewalk if it is a trip hazard **within a CDD owned right-of-way**.

Since these sidewalks are within County owned right-of-way, I do not think it is the responsibility of the CDD to address any issues related to sidewalk trip hazards or any sidewalk repairs within County right-of-way. Many times, the homeowner's covenants/deed restrictions will note that sidewalk maintenance/repair is the responsibility of the homeowner. The only exception being the first location in the PDF on Hamstead Heath Ct just west of Sunlake Blvd – this would be CDD responsibility since it does not front a homeowner owned lot.

I would, however, like to defer to District Counsel for his legal opinion on the sidewalk repair responsibility issue since he's been working with the District longer than I have.

Phil Chang, P.E.

Branch Manager – Lutz, FL

JOHNSON ENGINEERING, INC.

Hi all,

I concur with Phil.

The CDD would be responsible for sidewalks in Pasco County rights-of-way if it is adjacent to property owned by the CDD and there is not an abutting home.

I found the provisions in the HOA documents as well.

Thanks,

Vivek

Vivek K. Babbar

Attorney at Law

Board Certified in City, County, and Local Government Law

From: Diana Kronick <DKronick@rizzetta.com>
Sent: Friday, July 14, 2023 8:24 AM
To: Phil Chang <pc@johnsoneng.com>
Cc: Debby Bayne-Wallace <dbwallace@rizzetta.com>
Subject: Concord Station CDD - Sidewalk Repairs

Dear Phil:

See the attached list of sidewalk repairs. Per Debby Wallace email the board approved subject to you confirming if it is the CDD's responsibility to repair. The roads and sidewalks are County but we are not sure about the areas adjacent to CDD property.

Please advise of your findings.

Thank you.

Diana Kronick



2005106406

Rept: 888519 Rec: 1098.00
DS: 0.00 IT: 0.00
05/27/05 Dpty Clerk

JED PITTMAN, PASCO COUNTY CLERK
05/27/05 04:23pm 1 of 129
OR BK 6393 PG 1

PREPARED BY AND RETURN TO:

Christian F. O'Ryan, Esq.
Pennington, Moore, Wilkinson, Bell & Dunbar, P.A.
2701 N. Rocky Point Drive, Suite 930
Tampa, Florida 33607



**COMMUNITY DECLARATION
FOR
CONCORD STATION**

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**COMMUNITY DECLARATION
FOR
CONCORD STATION**

THIS COMMUNITY DECLARATION FOR CONCORD STATION (this "**Declaration**") is made this 26th day of May, 2005 by CONCORD STATION, LLP, a Florida limited liability partnership ("**LLP**") and joined in by **CONCORD STATION Community Association, Inc.**, a Florida not-for-profit corporation.

RECITALS

- A. LLP will be the owner of the real property in Pasco County, Florida ("**County**"), more particularly described in **Exhibit 1** attached hereto and made a part hereof ("**CONCORD STATION**").
- B. LLP desires to subject CONCORD STATION to the covenants, conditions and restrictions contained in this Declaration.
- C. This Declaration is a covenant running with all of the land comprising CONCORD STATION, and each present and future owner of interests therein and their heirs, successors and assigns are hereby subject to this Declaration.

NOW THEREFORE, in consideration of the premises and mutual covenants contained in this Declaration, LLP hereby declares that every portion of CONCORD STATION is to be held, transferred, sold, conveyed, used and occupied subject to the covenants, conditions, restrictions, easements, reservations, regulations, charges and liens hereinafter set forth.

1. **Recitals.** The foregoing Recitals are true and correct and are incorporated into and form a part of this Declaration.

2. **Definitions.** In addition to the terms defined elsewhere in this Declaration, all initially capitalized terms herein shall have the following meanings:

"**ACC**" shall mean the Architectural Control Committee for CONCORD STATION established pursuant to Section 19.1 hereof.

"**Access Control System**" shall mean any system intended to control access and/or enhance the welfare of CONCORD STATION.

"**Articles**" shall mean the Articles of Incorporation of Association filed with the Florida Secretary of State in the form attached hereto as **Exhibit 2** and made a part hereof, as amended from time to time.

"**Assessments**" shall mean any assessments made in accordance with this Declaration and as further defined in Section 17.1 hereof.

"**Association**" shall mean CONCORD STATION Community Association, Inc., its successors and assigns.

"**Board**" shall mean the Board of Directors of Association.

"**Bonds**" shall have the meaning set forth in Section 25.2 hereof.

"**Builder**" shall mean and refer to any person or entity who purchases one or more Lots for the purpose of constructing improvements for later sale to consumers, or who purchases one or more Parcels of land within CONCORD STATION for further subdivision, development, and/or resale in the ordinary course of such person's or entity's business.

11.1.10 Right of Association to Enforce. Each Owner grants Association an easement over his or her Home for the purpose of insuring compliance with the requirements of this provision and the Lawn Maintenance Standards. In the event an Owner does not comply with this Section, Association may perform the necessary maintenance to the lawn and charge the costs thereof to the noncomplying Owner as an Individual Assessment. Association shall have the right to enforce the foregoing Lawn Maintenance Standards by all necessary legal action. In the event that Association is the prevailing party with respect to any litigation respecting the Lawn Maintenance Standards, it shall be entitled to recover all of its attorneys' fees and paraprofessional fees, and costs, at trial and upon appeal.

11.1.11 Landscaping and Irrigation of Lots; Removal of Sod and Shrubbery; Additional Planting.

11.1.11.1 Every Owner shall be required to irrigate the grass and landscaping located on the Lots in a routine and ordinary manner, and shall ensure that sufficient irrigation occurs during all periods when the Owner is absent from the Lot

11.1.11.2 All grass and landscaping located within any rear yard of a Lot that is fenced pursuant to Section 12.14 herein, shall be maintained by the Owner. No gardens, Jacuzzis, fountains, playground equipment, pools, screened rooms, or other permitted improvements shall be constructed within the rear yard of a Lot without the prior written approval of the ACC. Each Owner understands that Lots within CONCORD STATION may not be large enough to accommodate any of the foregoing items in any event.

11.1.11.3 Without the prior consent of the ACC, no sod, topsoil, tree or shrubbery shall be removed from CONCORD STATION and there shall be no change in the plant landscaping, elevation, condition of the soil or the level of the land of such areas which results in any change in the flow and drainage of surface water which the ACC, in its sole discretion, considers detrimental or potentially detrimental to person or property. Notwithstanding the foregoing, Owners who install improvements to the Home (including, without limitation, concrete or brick pavers) which result in any change in the flow and/or drainage of surface water shall be responsible for all of the costs of drainage problems resulting from such improvement. Further, in the event that such Owner fails to pay for such required repairs, each Owner agrees to reimburse Association for all expenses incurred in fixing such drainage problems including, without limitation, removing excess water and/or repairing the Surface Water Management System.

11.1.11.4 No landscape lighting shall be installed by an Owner without the prior written approval of the ACC.

11.1.12 Lake and Canal Common Areas. The rear yard of some Homes may contain lake slopes. Association may establish from time to time maintenance standards for the lake and canal maintenance by Owners who own Homes adjacent to Common Area waterbodies ("Lake Slope Maintenance Standards"). Such standards may include requirements respecting compaction and strengthening of lake banks. Association shall have the right to inspect such lake and canal slopes and banks to insure that each Owner has complied with its obligations hereunder and under the Lake Slope Maintenance Standards. Each Owner hereby grants Association an easement of ingress and egress across his or her Home to all adjacent lake and canal areas for the purpose of insuring compliance with the requirements of this provision and the Lake Slope Maintenance Standards. For the purposes of this Declaration, each day that an Owner fails to comply with the requirements of this paragraph or any Lake Slope Maintenance Standards shall be deemed a separate and independent violation of this Declaration.

11.1.13 Weeds and Refuse. No weeds, underbrush, or other unsightly growth shall be permitted to be grown or remain upon any Home. No refuse or unsightly objects shall be allowed to be placed or suffered to remain upon any Home.

11.1.14 Driveway and Sidewalk Repair Easement. Each Owner shall be responsible to

timely repair, maintain and/or replace the driveway comprising part of a Home and the sidewalk abutting the front Lot of the Home, including, but not limited to, any damage caused by Developer, Association or by the holder of any easement over which such driveway or sidewalk is constructed. Each Owner, by acceptance of a deed to a Home, shall be deemed to have agreed to indemnify and hold harmless Association and the holder of any such easement, including without limitation, all applicable utility companies and governmental agencies, their agents, servants, employees and elected officials, from and against any and all actions or claims whatsoever arising out of the use of the Common Areas and any easement or the construction and/or maintenance of any driveway or sidewalk in that portion of the Common Areas, easement area, or in a public right-of-way between the boundary of such Owner's Home and the edge of the adjacent paved roadway. Further, each Owner agrees to reimburse Association any expense incurred in repairing any damage to such driveway or sidewalk in the event that such Owner fails to make the required repairs, together with interest at the highest rate allowed by law.

12. Use Restrictions. The following Use Restrictions shall apply to all Homes within CONCORD STATION; provided, however, Neighborhoods may be subject to more restrictive use restrictions as adopted by the Board of Directors or by Supplemental Declaration. Each Owner must comply with the following:

12.1 Alterations and Additions. No material alteration, addition or modification to a Lot or Home, or material change in the appearance thereof, shall be made without the prior written approval thereof being first had and obtained from the ACC as required by this Declaration.

12.2 Animals. No animals of any kind shall be raised, bred or kept within CONCORD STATION for commercial purposes. Other than vicious breeds and uninsurable pets (i.e. pets that create policy coverage exclusions under insurance policies purchased by the Association or pets that cause increases in insurance policy premiums under insurance policies purchased by the Association), Owners may keep no more than two (2) dogs and two (2) cats or other domestic pets as permitted by Hillsborough County ordinances and otherwise in accordance with the Rules and Regulations established by the Board from time to time. Notwithstanding the foregoing, pets may be kept or harbored in a Home only so long as such pets or animals do not constitute a nuisance. A determination by the Board that an animal or pet kept or harbored in a Home is a nuisance shall be conclusive and binding on all parties. All pets shall be walked on a leash. No pet shall be permitted outside a Home unless such pet is kept on a leash or within an enclosed portion of the yard of a Home, as approved by the ACC. No pet or animal shall be "tied out" on the exterior of the Home or in the Common Areas, or left unattended in a yard or on a balcony, porch, or patio. No dog runs or enclosures shall be permitted on any Home. When notice of removal of any pet is given by the Board, the pet shall be removed within forty-eight (48) hours of the giving of the notice. All pets shall defecate only in the "pet walking" areas within CONCORD STATION designated for such purpose, if any, or on that Owner's Home. The person walking the pet or the Owner shall clean up all matter created by the pet. Each Owner shall be responsible for the activities of its pet. Notwithstanding anything to the contrary, seeing eye dogs shall not be governed by the restrictions contained in this Section.

12.3 Artificial Vegetation. No artificial grass, plants or other artificial vegetation, or rocks or other landscape devices, shall be placed or maintained upon the exterior portion of any Home or Lot, unless approved by the ACC.

12.4 Vehicles.

12.4.1 Parking. Owners' automobiles shall be parked in the garage, driveway, or parking lot, as appropriate, and shall not block the sidewalk. No vehicles of any nature shall be parked on any portion of CONCORD STATION or a Lot except on the surfaced parking area thereof. To the extent CONCORD STATION has any guest parking, Owners are prohibited from parking in such guest parking spaces. No vehicles used in business for the purpose of transporting goods, equipment and the like, shall be parked in CONCORD STATION except during the period of a delivery.

12.4.2 Repairs and Maintenance of Vehicles. No vehicle which cannot operate on its

Tab 3

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Estimate

Date	Estimate #
8/1/2023	898

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

			Project
Description	Qty	Rate	Total
Using a Diamond grinder, grind out areas that are lifting due to tree roots. Areas will be grinded down to and acceptable lift but if possible to level the sidewalks, vendor will grind as such. There are approximately 4 areas that will need to be grinded. Price includes all labor and materials		950.00	950.00
There is an area near the corner of Sunlake and Mentmore that has been damaged and is currently dipping and cracking on the street side. This area should be broken out and new concrete should be poured. This area consists of multiple areas around the corner that need attention.		5,500.00	5,500.00
There is a sidewalk outside the direct entrance to The manors. The sidewalk has been damaged and is cracked and falling apart. There are approximately 6-7 sections that will need to be broken out and re-poured.		4,500.00	4,500.00
There is a sidewalk area located between the tennis court and playground where it is broken and dipping down due to a crane being used onsite during the playground installation. This will be broken out and re-poured.		1,200.00	1,200.00
All areas will be cautioned off at each location once demolition has started and will remain after the concrete is poured until it has cured and is safe for traffic. Prices are base on completion of all jobs at one time, Approximately, 2 days. One day for prep and one day for pouring. This allows the delivery of concrete based on cubic yards needed for completion of all areas.			
Client Signature		Total	\$12,150.00

Tab 4

From: Phil Chang <pc@johnsoneng.com>
Sent: Monday, July 17, 2023 3:31 PM
To: Diana Kronick <DKronick@rizzetta.com>
Cc: Debby Bayne-Wallace <dbwallace@rizzetta.com>
Subject: [EXTERNAL]RE: Concord Station CDD - Easements

Diana/Debby,

After reviewing the applications, here are my comments:

2944 Trinity Collage Drive – lot survey shows that the fencing will be constructed across a drainage easement. We do not recommend constructing any structures within a drainage easement. However, the plat from the Property Appraiser's website does not show these easements. Until we have confirmation that these easements were shown in error on the lot survey, I can not recommend approval.

3542 Gerrads Court – no objection

4071 Mount Brandon Drive – no lot survey provided. Therefore cannot approve until it is provided.

4239 Shrewbury Place – denied. Fence is proposed in location that would block access across a platted Drainage-Access Easement (this was also identified in the lot survey).

18256 Holland House Loop - lot survey shows that the fencing will be constructed across a drainage utility easement. We do not recommend constructing any structures within a drainage utility easement. However, the plat from the Property Appraiser's website does not show these easements. Until we have confirmation that these easements were shown in error on the lot survey, I can not recommend approval.

18320 Aylesbury Lane – no objection

19184 Andrea Lynn Lane – no objection

If you have any questions, please let me know.

Thanks.

Phil Chang, P.E.

JOHNSON ENGINEERING, INC.

Tab 5



Concord Station CDD - Wellington Waterway Inspection Report

Reason for Inspection: Site looks good

Inspection Date: 2023-07-18

Prepared for:

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

Prepared by:

Nick Margo, Aquatic Biologist

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Pg

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PONDS W13 & 14 7

PONDS

PONDS

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SITE MAP 9

Site: W1

Comments:

Site looks good

The site is in much improved condition since the last inspection with significantly reduced torpedograss.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: W2

Comments:

Site looks good

The site remains in good condition with minimal nuisance species and a healthy stand of native gulf spikerush along the perimeter.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: W3

Comments:

Site looks good

The site has no nuisance vegetation to currently note and a healthy stand of native, beneficial Gulf Spikerush within it.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: W4

Comments:

Site looks good

The site remains in good condition with minimal nuisance species growth and a healthy stand of gulf spikerush along the perimeter.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: W5

Comments:

Site looks good

There were no noted nuisance vegetation. There is a healthy stand of gulf spikerush along the perimeter and the water clarity is good.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: W6

Comments:

Site looks good

The water level has receded a bit leaving exposed bank but there is minimal nuisance vegetation growth and the native vegetation looks healthy.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: W7

Comments:

Site looks good

While the Gulf Spikerush has not grown back since someone sprayed it out, the site is in good condition with minimal nuisance vegetation and minimal algae.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: W8

Comments:

Site looks good

The site is in good condition with a good amount of native vegetation, minimal nuisance vegetation and good water clarity.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: W9

Comments:

Site looks good

The site remains in good condition with no noted issues. The water is at the high watermark.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: W10

Comments:

Site looks good

The site has water and is in good condition with minimal nuisance vegetation and no algae.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: W11

Comments:

Site looks good

The site remains in overall good condition with minimal seasonal growth and a healthy stand of gulf spike rush along the perimeter of the site.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: W12

Comments:

Site looks good

The site remains in good condition with minimal nuisance vegetation and excellent water clarity.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: W13

Comments:

Site looks good

The site remain in good condition with minimal nuisance species noted and a strong monoculture of Gulf Spikerush along the perimeter.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: W14

Comments:

Site looks good

The water is still not at the high water mark but the site is in good condition with minimal nuisance vegetation or algae.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Management Summary

So as you can see, most of the sites are now near or at the high watermark which is good after having months of exposed banks. Enough pre-emergent was applied to the exposed bank to give the sites a nice, manicured look now that the water level looks normal.

There were no algae, nuisance floating weeds or submersed weeds noted in any sites.

W11 had some spots of torpedograss but it is among the Gulf Spikerush and overall the site looks good. No other shoreline weeds issues were noted.

Thank You For Choosing SOLitude Lake Management!

Site	Comments	Target	Action Required
W1	Site looks good	Species non-specific	Routine maintenance next visit
W2	Site looks good	Species non-specific	Routine maintenance next visit
W3	Site looks good	Species non-specific	Routine maintenance next visit
W4	Site looks good	Species non-specific	Routine maintenance next visit
W5	Site looks good	Species non-specific	Routine maintenance next visit
W6	Site looks good	Species non-specific	Routine maintenance next visit
W7	Site looks good	Species non-specific	Routine maintenance next visit
W8	Site looks good	Species non-specific	Routine maintenance next visit
W9	Site looks good	Species non-specific	Routine maintenance next visit
W10	Site looks good	Species non-specific	Routine maintenance next visit
W11	Site looks good	Species non-specific	Routine maintenance next visit
W12	Site looks good	Species non-specific	Routine maintenance next visit
W13	Site looks good	Species non-specific	Routine maintenance next visit
W14	Site looks good	Species non-specific	Routine maintenance next visit

SOLITUDE
LAKE MANAGEMENT

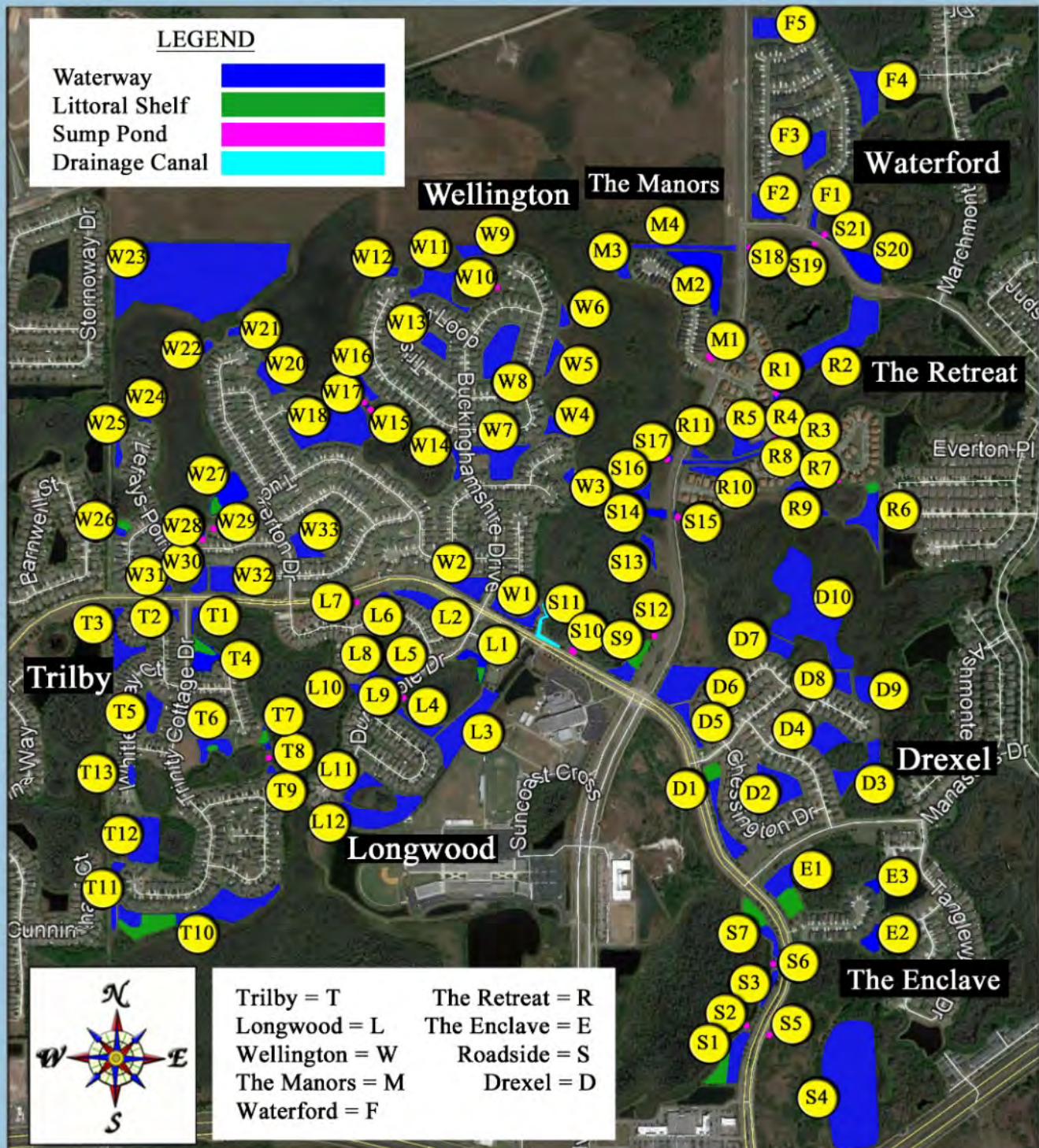
A Senieck Company

Restoring Balance. Enhancing Beauty.

Concord Station CDD

Land O' Lakes, Florida

Call 888.480.LAKE



PCB

1/2020

Tab 6



Proposal #336315

Date: 08/01/2023

From: Joshua Oliva

Proposal For

Location

Rizzetta & Company Inc.

ATTN: AP Rizzetta & Company, Inc.

Rizzetta & Company, Inc.

3434 Colwell Ave

Suite 200

Tampa, FL 33614

main: 904-436-6270

mobile:

sloadholtz@rizzetta.com

Rizzetta & Company Inc.: Concord Station Top Choice field between
3747-3781 Tuckerton

Terms:

ITEM DESCRIPTION	AMOUNT
------------------	--------

Fert/Pest

Client Notes

Yellowstone will apply a Top Choice treatment to the field at Concord Station, between 3747 and 3781 Tuckerton Dr, for the annual control of fire ants. Top Choice gives 1 full year control of fire ants as guaranteed by the manufacturer. Top Choice is dependent on adequate hydration for the first 3-4 weeks to properly activate. Any disturbance or digging of the treated soil can reduce the effectiveness of the barrier and allow the reoccurrence of ants. Top Choice is specifically for the treatment of Fire ants.

Signature

x

SUBTOTAL \$385.72

SALES TAX \$0.00

TOTAL \$385.72

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Assigned To

Print Name: _____

Joshua Oliva

joliva@yellowstonelandscape.com

Title: _____

Date: _____

Tab 7

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 10, 2023

RE: WEEKLY ACTIVIEY REPORT

ACTIVITY REPORT FOR WEEK OF JUNE 26TH TO JUNE 30TH 2023

MONDAY: MOWED MENTMORE ROADSIDES AND MEDIANS.

TUESDAY: MOWED SUNLAKE AND LAKE PATIENCE.

WEDNESDAY: MOWED PONDS AND PARKS.

6/26/2023: 1. PICKED UP AND REMOVED WIND BLOWN DEBRIS. 2. TREATED THE VINCA SEASONAL FLOWERS WITH FUNGICIDE.

6/27/2023: 1. TRIMMED THE PODACARPUS HEDGES ALONG WHITE VINYL FENCES.

6/28/2023: 1. SPRAYED ROUND UP HERBICIDE IN NEIGHBORHOOD ENTRANCES PLANTER BEDS.

GREENVIEW LANDSCAPING INC.

P.O. BOX 12668

ST. PETERSBURG, FL 33733

CELL: 727-804-8864

OFFICE: 727-906-8864

FAX: 727-867-4393

EMAIL: DEBS@GREENVIEWFL.COM

TO: CONCORD STATION CDD

DATE: July 17, 2023

RE: WEEKLY ACTIVIEY REPORT

ACTIVITY REPORT FOR WEEK OF JULY 3RD TO JULY 7TH 2023

MONDAY: MOWED MENTMORE ROADSIDES AND MEDIANS.

TUESDAY: MOWED SUNLAKE AND LAKE PATIENCE.

WEDNESDAY: MOWED PONDS AND PARKS.

7/03/2023: 1. PICKED UP AND REMOVED WIND BLOWN DEBRIS. 2. SPRAYED
ROUND UP HERBICIDE ON CLUBHOUSE PLANTER BEDS.

7/05/2023: 1. TRIMMED SHRUBS AT THE CLUBHOUSE. 2. TRIMMED SHRUBS ON
SUNLAKE MEDIAN.

7/06/2023: 1. TRIMMED SHRUBS ON LAKE PATIENCE.

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 25, 2023

RE: WEEKLY ACTIVIEY REPORT

ACTIVITY REPORT FOR WEEK OF JULY 10TH TO JULY 14TH 2023

MONDAY: MOWED MENTMORE ROADSIDES AND MEDIANS.

TUESDAY: MOWED SUNLAKE AND LAKE PATIENCE.

WEDNESDAY: MOWED PONDS AND PARKS.

7/14/2023: 1. PICKED UP AND REMOVED WIND BLOWN DEBRIS. 2. APPLIED ANT BAIT ON ANT HILLS.

7/15/2023: 1. SPRAYED ROUND UP HERBICIDE ON CLUBHOUSE PAVER AND SIDEWALK CRACKS. 2. SPRAYED ROUND UP HERBICIDE ON SUNLAKE MEDIAN PLANTER BEDS. 3. SPRAYED ROUND UP HERBICIDE ON LAKE PATIENCE PLANTER BEDS.

GREENVIEW LANDSCAPING INC.

P.O. BOX 12668

ST. PETERSBURG, FL 33733

CELL: 727-804-8864

OFFICE: 727-906-8864

FAX: 727-867-4393

EMAIL: DEBS@GREENVIEWFL.COM

TO: CONCORD STATION CDD

DATE: July 25, 2023

RE: WEEKLY ACTIVIEY REPORT

ACTIVITY REPORT FOR WEEK OF JULY 17TH TO JULY 21ST 2023

MONDAY: MOWED MENTMORE ROADSIDES AND MEDIANS.

TUESDAY: MOWED SUNLAKE AND LAKE PATIENCE.

WEDNESDAY: MOWED PONDS AND PARKS.

7/17/2023: PICKED UP AND REMOVED WIND BLOWN DEBRIS. 2. SPRAYED
ROUND UP HERBICIDE ON SIDEWALK AND PAVEMENT CRACKS.

7/18/2023: TRIMMED THE SHRUBS AT NEIGHBORHOOD ENTRANCES. 2.
SPRAYED ROUND UP HERBICIDE AT NEIGHBORHOOD ENTRANCES.

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

Operations/Maintenance/Program Updates July 2023

- Pool works and CES have successfully repaired the UV holding tank repair and replacement. Work was completed
- DCSI has restored the door system controls. DCSI is recommending a system overhaul at some point soon since the system is not supported by Bosch anymore and the boards are not possible to order from the manufacturer. They will be
- The Columns on the pavilion at the clubhouse pool were painted to color match the existing paint but maintenance.
- Maintenance replaced the faucet in the billiard room
- Filled large pothole in parking lot on west end near overflow parking field.
- Stair Climber in the fitness center was malfunctioning, Fitness Logic came to Diagnose and repair.
- Bubbler in the Tuckerton pond was accidentally pulled to the shore by someone fishing, this has been placed back into its proper position.
- Spectrum is now installed and we are utilizing the new tv and internet services as well as phones.
- Replaced failed valve solenoid on splash pad.
- Consider additional shade options for playground slides.

Items waiting for supplier updates

Key Fob Sales and Rentals

- 30 Key Fobs Sold @ \$30.00/each = \$900.00
- 13 Individual Party Rentals/ 18 Classes/8 Event Rentals



Rizzetta & Company

Potential Maintenance Software

Maintenance X

<https://www.getmaintainx.com/industries/clubs-and-associations/>

Facility Force

<https://www.facilityforce.com/maintenance>



Rizzetta & Company

Tab 9

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
July 13, 2023 - Minutes of Meeting
Page 1

MINUTES OF MEETING

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

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Concord Station Community Development District was held on **Thursday, July 13, 2023, at 10:07 a.m.** at Concord Station Clubhouse located at 18636 Mentmore Boulevard, Land O' Lakes, Florida 34638.

Present and constituting a quorum:

Fred Berdeguez	Board Supervisor, Vice Chairman
Donna Matthias-Gorman	Board Supervisor, Assistant Secretary
Angel Rivera	Board Supervisor
Jessica LaBarbera	Board Supervisor

Also present were:

Debby Wallace	Regional District Manager, Rizzetta & Co., Inc.
Vivek Babbar	District Counsel, Straley Robin Vericker
Michael Speidel	Clubhouse Manager
Jason Liggett	Landscape Insp. Services, Rizzetta & Co., Inc.
Deputy Brown	Pasco County Sheriff's Office

Audience Present

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

Patricia H. asked that the trees on Trilby be trimmed.

Renee B. recommended a new amenities maintenance app.

Henry B. spoke about the budget.

Sandra expressed concern with trash in some of the ponds.

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
July 13, 2023 - Minutes of Meeting
Page 2

Jennifer I. spoke regarding her ARC request for 3944 Trinity Cottage.

On a Motion by Ms. Matthias-Gorman, seconded by Mr. Rivera with all in favor, the Board of Supervisors approved the ARC request subject to District Engineer confirmation as to whether the resident is building on an easement or if this is even a CDD issue, for the Concord Station Community Development District.

THIRD 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

Ms. Wallace stated that Johnson Engineering was the only firm that responded to the RFQ for Engineering Services submitted on July 3, 2023.

On a Motion by Mr. Berdeguez, seconded by Ms. LaBarbera, with all in favor, the Board of Supervisors approved Johnson Engineering for Engineering Services and authorized District Counsel to finalize the agreement, for the Concord Station Community Development District.

ii. Consideration of Easements

It was stated that request for 18256 Hollard House was not being built on a CDD easement, so no CDD approval is needed.

On a Motion by Mr. Berdeguez, seconded by Mr. Rivera, with all in favor, the Board of Supervisors authorized District Management to forward all pending applications to District Engineer for opinion and for District Counsel to move forward with the form of agreements with any that the District Engineer approves, for the Concord Station Community Development District.

iii. Discussion of Sidewalk Repairs

On a Motion by Ms. LaBarera, seconded by Mr. Rivera, with all in favor, the Board of Supervisors authorized District Management to forward pending repair locations to District Engineer to confirm which ones are CDD responsibility and move forward with repairs to any that are CDD responsibility for the Concord Station Community Development District.

C. District Counsel

No report.

D. Field Operations Manager

i. Aquatics Report

The Board reviewed the report. There were no questions put forward.

ii. Landscape Inspection Services Report

Mr. Liggett reviewed the report and a brief discussion ensued.

On a Motion by Mr. Rivera, seconded by Ms. La Barbera, with all in favor, the Board of Supervisors authorized Mr. Berdeguez to join Mr. Liggett during the next inspection, for the Concord Station Community Development District.

III. Consideration of Greenview Cancellation Notice

On a Motion by Mr. Berdeguez, seconded by Mr. Rivera, with all in favor, the Board of Supervisors accepted the 60-day cancellation notice for landscape services from Greenview Landscaping, Inc. with August 15, 2023, being the last week of service, for the Concord Station Community Development District.

iv. Consideration of RFP Landscape Proposals

Mr. Liggett reviewed the RFP process and responded to Board questions on the topic. Representatives from firms submitting proposals also responded to Board questions.

Mr. Liggett collected ranking sheets from the Board and tallied the results. He stated that Yellowstone Landscape was ranked #1 with 386 points.

On a Motion by Ms. LaBarera, seconded by Ms. Mathias-Gorman, with all in favor, the Board of Supervisors awarded the landscape and irrigation contract to Yellowstone Landscape, for the Concord Station Community Development District.

v. Greenview Weekly Reports

There was no discussion on the report.

E. Clubhouse Manager

i. Review of Monthly Clubhouse Report

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

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
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F. District Manager

Ms. Wallace reminded the Board that the next meeting is scheduled for August 10, 2023, at 6:30 p.m.

FOURTH ORDER OF BUSINESS

Public Hearing on FY 2023-2024 Budget

On a Motion by Ms. LaBarera, seconded by Mr. Berdeguez, with all in favor, the Board of Supervisors opened the public hearing on the FY 2023-2024 budget, for the Concord Station Community Development District.

Ms. Wallace presented the FY 2023-2024 budget, and the Board made several changes for a new general fund total of \$1,694,847, plus \$50,000 in reserves for a grand total of \$1,744,846.50.

The Board entertained several audience comments.

On a Motion by Ms. LaBarera, seconded by Mr. Rivera, with all in favor, the Board of Supervisors closed the public hearing on the FY 2023-2024 budget, for the Concord Station Community Development District.

i. Consideration of Resolution 2023-05; Adopting FY 2023-2024 Budget

On a Motion by Mr. Berdeguez, seconded by Ms. Matthias-Gorman, with all in favor, the Board of Supervisors approved Resolution 2023-05, adopting the FY 2023-2024 Budget as amended with a total of \$1,744,846.50, for the Concord Station Community Development District.

FIFTH ORDER OF BUSINESS

Public Hearing on Adopting Levying of Assessments for FY 2023-2024

On a Motion by Mr. Rivera, seconded by Ms. LaBarera, with all in favor, the Board of Supervisors opened the public hearing on the levying of assessment for FY 2023-2024, for the Concord Station Community Development District.

Ms. Wallace reviewed the Resolution.

There were no audience comments out forward.

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
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On a Motion by Mr. Rivera, seconded by Ms. LaBarera, with all in favor, the Board of Supervisors closed the public hearing on the levying of assessment for FY 2023-2024, for the Concord Station Community Development District.

i. Consideration of Resolution 2023-06; Adopting Levying of Special Assessments

On a Motion by Mr. Rivera, seconded by Ms. Matthias-Gorman, with all in favor, the Board of Supervisors approved Resolution 2023-06, adopting the levying of Assessments for FY 2023-2024, and certifying the assessment roll, for the Concord Station Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2023-07
Setting FY 2023-2024 Meeting Schedule**

Ms. Wallace presented Resolution 2023-07 and a brief discussion was held regarding changing the April and July meetings to evening meetings.

On a Motion by Ms. Matthias-Gorman, seconded by Mr. Rivera, with all in favor, the Board of Supervisors approved Resolution 2023-07, setting the FY 2023-2024 meeting schedule as the 2nd Thursday of each month at 10:00 a.m. (except for November, February, April, June, July, 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 3463, for the Concord Station Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Fiscal Year 2022 Audit

Ms. Wallace stated that it was a clean audit, with no findings.

On a Motion by Ms. LaBarera, seconded by Mr. Rivera, with all in favor, the Board of Supervisors accepted the FY 2022 audit as completed by McDirmit Davis and authorized its filing with the appropriate governmental entities, for the Concord Station Community Development District.

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
July 13, 2023 - Minutes of Meeting
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EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2023-08
Re-Designating Scott Brizendine as
Secretary**

On a Motion by Ms. LaBarera, seconded by Mr. Rivera, with all in favor, the Board of Supervisors approved Resolution 2023-08, naming Scott Brizendine as Secretary, for the Concord Station Community Development District.

NINTH ORDER OF BUSINESS

Resignation of James Steele

On a Motion by Mr. Rivera, seconded by Ms. LaBarera, with all in favor, the Board of Supervisors accepted the resignation of James Steele as Board Supervisor, for the Concord Station Community Development District.

TENTH ORDER OF BUSINESS

Appointment of New Board Supervisor

Ms. Wallace read the names of interested candidates into the record in alphabetical order (Jeremy Baezkiewiez, Lyndon Marshall, and Brian Shuford), plus the names of two other individuals not listed in the agenda (Randy Griffin and Sarah Pitzer). Candidates responded to Board questions and the following Board action was taken:

On a Motion by Mr. Berdeguez, seconded by Ms. LaBarera, with all in favor, the Board of Supervisors appointed Randy Griffin as Board Supervisor in Seat 3 with a term expiring in 2026, for the Concord Station Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2023-03,
Re-Designating Officers of the District**

This item was tabled.

TWELFTH ORDER OF BUSINESS

**Certificate of Completion for
playground**

Ms. Wallace stated that this was presented as an informational matter. There were no questions.

THIRTEENTH ORDER OF BSUBSINESS

**Discussion regarding extending
playground Fence**

This item was tabled.

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
July 13, 2023 - Minutes of Meeting
Page 7

FOURTEENTH ORDER OF BUSINESS **Consideration of Shower Tower**

Ms. Wallace presented the proposal from the Pampering Plumber to install 2 shower towers at the clubhouse at a cost of \$7,128.35.

On a Motion by Mr. Rivera, seconded by Mr. Berdeguez, with all in favor, the Board of Supervisors approved the proposal from the Pampering Plumber with a not-to-exceed amount of \$7,128.35, for the Concord Station Community Development District.

FIFTEENTH ORDER OF BUSINESS **Discussion of License Plate Reader**

This item was tabled.

SIXTEENTH ORDER OF BUSINESS **Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on June 8, 2023**

On a Motion by Mr. Berdeguez, seconded by Mr. Rivera, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Regular Meeting held on June 8, 2023, as presented, for the Concord Station Community Development District.

SEVENTEENTH ORDER OF BUSINESS **Consideration of Operation and Maintenance Expenditures for May 2023**

Staff responded to questions regarding various expenditures.

On a Motion by Mr. Berdeguez, seconded by Ms. LaBarera, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for May 2023 (\$127,758.68), for the Concord Station Community Development District.

EIGHTEENTH ORDER OF BUSINESS **Audience Comments**

There were no audience comments at this time.

NINETEENTH ORDER OF BUSINESS **Supervisor Requests**

Mr. Rivera asked that a discussion regarding Waterford Field options be added to the next agenda.

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
July 13, 2023 - Minutes of Meeting
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TWENTIETH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Matthias-Gorman, seconded by Mr. Rivera, the Board of Supervisors adjourned the meeting at 2:58 p.m., for the Concord Station Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 10

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

Operations and Maintenance Expenditures

June 2023

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2023 through June 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$126,309.83**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
ADT Security Services, Inc.	100336	994192497	Clubhouse Security Services 06/23	\$ 56.38
Angel L Rivera	100346	AR060823	Board of Supervisors Meeting 06/08/23	\$ 200.00
Bounce Party of Tampa	100368	062223 Bounce	Entertainment for Playground Grand Opening	\$ 509.93
City Wide Facility Solutions	ACH	32019017535 ACH	Monthly Cleaning Service 06/23	\$ 800.00
Clean Sweep Supply Co., Inc.	100344	6993	Janitorial Supplies 05/23	\$ 229.33
Clean Sweep Supply Co., Inc.	100347	7033	Janitorial Supplies 05/23	\$ 166.73
Clean Sweep Supply Co., Inc.	100348	7032	Janitorial Supplies 05/23	\$ 150.80
Clean Sweep Supply Co., Inc.	100373	7174	Janitorial Supplies 06/23	\$ 298.22
Concord Station CDD			Debit Card Replenishment 06/06/23	\$ 1,603.88
Concord Station CDD			Debit Card Replenishment 06/15/23	\$ 685.00
DCSI, Inc.	100349	30814	Service Call 06/23	\$ 1,985.50
DCSI, Inc.	100350	30831	Service Call 06/09/23	\$ 125.00
Donna Matthias-Gorman	100351	DG060823	Board of Supervisors Meeting 06/08/23	\$ 200.00
Duke Energy	ACH	9100 8845 0087 04/23	0000 Trinity Cottage Drive Light 04/23	\$ 1,216.49
Duke Energy	ACH	9100 8847 9022 04/23	10920 State Road 54 Lite 04/23	\$ 6,242.89

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Duke Energy	ACH	9100 8847 9022 05/23	10920 State Road 54 Lite 05/23	\$ 6,243.04
Duke Energy	ACH	Summary Bill 05/23 460	Summary Bill 05/23	\$ 5,821.79
First Pinoy, Inc.	100362	2538-2	A/C Maintenance for 3 Units 02/23	\$ 310.00
Fitness Logic, Inc.	100352	113246	Quarterly General Maintenance & Cleaning Labor 06/23	\$ 165.00
Fitness Logic, Inc.	100363	113309	Fitness Equipment Replacement 06/23	\$ 249.99
Fitness Logic, Inc.	100374	113383	Fitness Equipment Maintenance 06/23	\$ 65.00
Florida Department of Revenue	100345	61-8017248652-6 05/23	Sales & Use Tax 05/23	\$ 130.84
Fred Berdeguez	100353	FB060823	Board of Supervisors Meeting 06/08/23	\$ 200.00
Frontier Florida, LLC	ACH	813-909-4569-121718-5 06/23	Account #813-909-4569-121718-5 06/23	\$ 652.54
Gaspar Stitch, LLC	100369	000001252	Staff Shirts 06/23	\$ 206.52
Greenview Landscaping, Inc.	100357	6CCSCHOU23	Monthly Maintenance for Clubhouse 06/23	\$ 1,210.00
Greenview Landscaping, Inc.	100365	6CCSMO23	Monthly Landscape Maintenance 06/23	\$ 20,900.00
Jerica Ramirez	100354	JR060823	Board of Supervisors Meeting 06/08/23	\$ 200.00
McDirmitt Davis & Company, LLC	100375	55391	Auditing Services FY 2021-2022	\$ 4,000.00
Outdoor Furniture Connection	100339	524231	Furniture Repairs 05/23	\$ 2,952.50

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Pasco County Property Appraiser	100337	050223 460	Non-Ad Valorem Annual Fees 05/23	\$ 150.00
Pasco County Sheriff's Office	100370	AR001899	Law Enforcement Services 06/23	\$ 9,834.58
Pasco County Sheriff's Office	100371	AR0011884	Law Enforcement Services 05/23	\$ 9,834.58
Pasco County Utilities	100341	18501862	19322 Umlerland Place 05/23	\$ 22.01
Pasco County Utilities	ACH	18492320 ACH	18636 Mentmore Blvd 05/23	\$ 665.53
Pasco County Utilities	ACH	18510241 ACH	3662 Buckinghamshire Dr 05/23	\$ 10.29
Rizzetta & Company, Inc.	100335	INV0000080696	District Management Fees 06/23	\$ 6,518.34
Rizzetta & Company, Inc.	100340	INV0000080795	Out of Pocket Expenses 05/23	\$ 137.23
Rizzetta & Company, Inc.	100356	INV0000080851	Personnel Reimbursement 06/23/23	\$ 10,442.75
Rizzetta & Company, Inc.	100359	INV0000081114	Mass Mailing - Budget Notices 06/23	\$ 1,658.74
Rizzetta & Company, Inc.	100360	INV0000081116	Excess Meeting Time 06/23	\$ 70.00
Rizzetta & Company, Inc.	100361	INV0000081314	Personnel Reimbursement 06/23/23	\$ 9,267.46

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Shinebright Glitter Tattoos	100372	000010	Entertainment for Playground Grand Opening	\$ 250.00
Solitude Lake Management, LLC	100364	PSI-85957	Wetland Management Services 06/23	\$ 513.00
Solitude Lake Management, LLC	100366	PSI-85783	Wetland Management Services 06/23	\$ 2,595.00
Solitude Lake Management, LLC	100367	PSI-84793	Lake & Pond Management Services 06/23	\$ 6,247.00
Straley Robin Vericker	100342	23141	Legal Services 05/23	\$ 6,490.45
Straley Robin Vericker	100343	23142	Legal Services Easement Encroachment 05/23	\$ 231.50
Suncoast Pool Service, Inc.	100358	9357	Monthly Pool Maintenance 06/23	\$ 2,300.00
Times Publishing Company	100338	0000287844 05/21/23	Legal Advertising Acct# 121715 05/21/23	\$ 424.00
Times Publishing Company	100355	0000290310 06/14/23	Legal Advertising Acct# 121715 06/14/23	\$ 788.13
Waste Management Inc. of Florida	ACH	0856718-1568-7	Waste Disposal Services 06/23	<u>\$ 81.87</u>
Report Total				<u>\$ 126,309.83</u>

Concord Station CDD
Meeting Date: June 8, 2023

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Paid	
Fred Berdeguez	<input checked="" type="checkbox"/>	FB060823
Donna Matthias-Gorman	<input checked="" type="checkbox"/>	DG060823
Angel Rivera	<input checked="" type="checkbox"/>	AR060823
Jessica LaBarbera	<input checked="" type="checkbox"/>	JL060823
Jerica Ramirez	<input type="checkbox"/>	

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

RECEIVED
06/15/23

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:35
Meeting End Time:	10:00
Total Meeting Time:	3:25

Time Over (3) Hours:	.40
------------------------	-----

Total at \$175 per Hour:	\$70.00 \$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: _____



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

Page 1/2



Invoice date: **May 25, 2023** Service period: **Jun 13 - Jul 12, 2023**

Your total due is: **\$56.38** Due by: **Jun 14, 2023**

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**

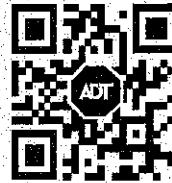
Would you like more detail? See the back of the bill for your account activity and charges.

Message from ADT

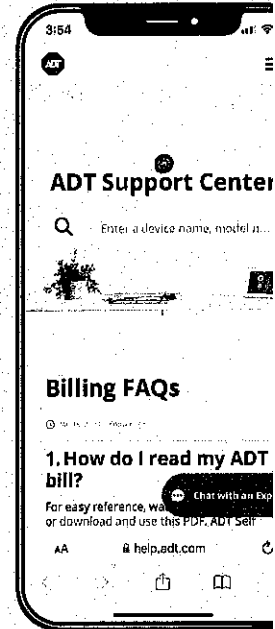
Get help fast - No need to call

ADT's Support Center has your answers and more.

Just scan the QR code below to go to i.adt.com/stmnt



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



Brilliantly Safe™



ADT
3190 S Vaughn Way
Aurora, CO 80014

6230 0020 NO RP 25 05252023 NNNNNNNY 01 003612 0010

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

Account Number	312728592
Due Date	Jun 14, 2023
Amount Due	\$56.38

Amount Enclosed \$ _____

Please send payment to:

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

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



003127285920000000000000524230000000000000056389

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.com) or in the [MyADT mobile app](#).

Your Account Activity

Previous Balance		\$56.38
Payments and Adjustments		
Payment Received - Thank You!	May 18, 2023	-\$56.38
Current Charges		
RECURRING CHARGES		
Services		
Invoice Number 994192497	Jun 13 - Jul 12, 2023	\$56.38
Total Non-taxable Charges		\$56.38

Total Due to be paid by Jun 14, 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.com) 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



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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CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount:	\$ 509.93
Item:	Entertainment for Playground Grand Opening
Event Date:	7/2/23
Payable To:	Bounce Party of Tampa 1331 Gunn Highway Odessa, FL 33556
Reason:	Event entertainment, games, etc.
Requestor:	Michael Speidel
Directions for Check:	Pick up or deliver to Michael Speidel (Manager)
Requested on:	6/22/23



1331 Gunn Highway
Odessa, FL 33556
813-665-0664

Bounce Party of Tampa

QUOTE #11896:

Your Quote:

Please Note - This quote is for informational purposes only. **The inventory has not been reserved.** Please place an order online or call our office to reserve this date. Weekends fill up fast so reserve early for best selection.

Bill To:

Concord Station Community Development District
5844 Old Pasco Road Suite 100
Wesley Chapel, FL 33544

Location of Services at:

Concord Station Clubhouse
18636 Mentmore Blvd
Land O' Lakes, FL 34638

Contact: Kelsee R.

kratcliff@rizzetta.com

813-909-4569

Sun, Jul 2 10:00 am - 4:00 pm		
Basketball	\$129.99 x 1	= \$129.99
Double ax throw	\$249.95 x 1	= \$249.95
Football	\$129.99 x 1	= \$129.99
SubTotal		\$509.93
Tax: 0%	\$0.00	\$509.93

Total \$509.93

Min Payment Req'd \$254.97

Due \$509.93

Quote Created by: Mike Howroyd



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

INVOICE

Total Due: \$800.00

Invoice Number: 32019017535

Invoice Date: 6/1/2023

Due Date: 7/1/2023

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		06/01/23 to 06/30/23	
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

Clean Sweep Supply Co., INC.

206 E Waters Ave
Tampa, FL 33604 US
+1 8139329564
patrick@cleansweepsupply.biz

**INVOICE**

BILL TO
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
6993	05/19/2023	Net 30	06/18/2023

SHIP DATE
05/25/2023

SKU	DESCRIPTION	QTY	RATE	AMOUNT
MLLEGDFB020304	MLLEGDFB020304 MILLENNIUM MAT COMPANY EcoGuard Diamond Floor Mat, Rectangular, 24 x 36, Charcoal	0		0.00T
MLLEGDFB030404	MLLEGDFB030404 MILLENNIUM MAT COMPANY EcoGuard Diamond Floor Mat, Rectangular, 36 x 48, Charcoal	1		0.00T
SJN 322338	WINDEX GLASS CLEANER - SJN322338 8/32OZ/CS	6	5.60	33.60T
UNGV350	UNGV350 UNGER Visa Versa Squeegee, 14" Wide Blade	2	52.84	105.68T
BWK430	Anti-Microbial Hand Soap - Gallon 4/case BWK430	2	14.00	28.00T
BWK396LBXA	GLOVE NITRILE BLACK, LARGE 4.4 MIL 100/BX	1	16.55	16.55T
BWK47112EA	CLEANER A/P NATURAL BWK 47112EA 12/CS	0		0.00T
98012	98012 POWER BOWL CLEANER DISINFECTANT 9/24OZ/CS	1	45.50	45.50T

SUBTOTAL	229.33
TAX	0.00

TOTAL

229.33

BALANCE DUE

\$229.33

RECEIVED
05/26/23

Clean Sweep Supply Co., INC.

206 E Waters Ave
Tampa, FL 33604 US
+1 8139329564
patrick@cleansweepsupply.biz

**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	TERMS	DUE DATE
7033	05/26/2023	Net 30	06/25/2023

SHIP DATE
06/13/2023

PURCHASE ORDER
B/O INV 6993

SKU	DESCRIPTION	QTY	RATE	AMOUNT
MLLEGDFB02030 4	MLLEGDFB020304 MILLENNIUM MAT COMPANY EcoGuard Diamond Floor Mat, Rectangular, 24 x 36, Charcoal	1	28.30	28.30T
MLLEGDFB03040 4	MLLEGDFB030404 MILLENNIUM MAT COMPANY EcoGuard Diamond Floor Mat, Rectangular, 36 x 48, Charcoal	1	51.43	51.43T
BWK47112EA	CLEANER A/P NATURAL BWK 47112EA 12/CS	12	7.25	87.00T

SUBTOTAL	166.73
TAX	0.00
TOTAL	166.73
BALANCE DUE	\$166.73

RECEIVED
06/14/23

Clean Sweep Supply Co., INC.

206 E Waters Ave
Tampa, FL 33604 US
+1 8139329564
patrick@cleansweepsupply.biz

**INVOICE**

BILL TO
CONCORD STATION
3434 Colwell Ave, Suite 200
Tampa, FL 33614

SHIP TO
CONCORD STATION
18636 MENTMORE BLVD
LAND O'LAKES, FL 34638

INVOICE #	DATE	TERMS	DUE DATE
7032	05/26/2023	Net 30	06/25/2023

SHIP DATE
06/02/2023

SKU	DESCRIPTION	QTY	RATE	AMOUNT
NOVA519	NOVA519 55 GL LINER 38 X 58 BLACK 1.5 MIL 100/CS	3	32.75	98.25T
6145	BWK614 5 TOILET TISSUE 2 PLY 4 X 3 500SH 96RL/CS	1	52.55	52.55T

SUBTOTAL	150.80
TAX	0.00
TOTAL	150.80
BALANCE DUE	\$150.80

RECEIVED
06/02/23

Clean Sweep Supply Co., INC.

206 E Waters Ave
Tampa, FL 33604 US
+1 8139329564
patrick@cleansweepsupply.biz

**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	TERMS	DUE DATE
7174	06/13/2023	Net 30	07/13/2023

SHIP DATE
06/20/2023

SKU		DESCRIPTION	QTY	RATE	AMOUNT
RAC90036CT	LYSOL® Brand Disinfectant Power Bathroom Foamer, Liquid, Atlantic Fresh, 22 oz Trig Bottle, 6BTL/CA	LYSOL® Brand Disinfectant Power Bathroom Foamer, Liquid, Atlantic Fresh, 22 oz Trigger Spray Bottle, 6/Carton RAC90036CT	1	33.37	33.37T
37301	Wipes Plus Disinfecting Surface Wipe 800 ct Refill (GYM WIPES) 4/CASE	Wipes Plus Disinfecting Surface Wipe 800 ct Refill	2	129.95	259.90T
EVPFL4003	Vinyl Glove Powder Free Large box / 10 box/ case EVPFL4003	Vinyl Glove Powder Free Large box / 10 box/ case EVPFL4003	1	4.95	4.95T

SUBTOTAL	298.22
TAX	0.00
TOTAL	298.22
BALANCE DUE	\$298.22

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

June-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
				Operations Main & Repair	Special Events
				57200-4705	57400-4775
Date	Vendor Name	Description	Amount		
5/13/2023	Cracker Barrel	Catering for mothers day breakfast	(509.94)		(509.94)
5/22/2023	Lowe's	Ballasts X 4, 4 led can lights, faucet for	(366.78)	(366.78)	
5/22/2023	Amazon	Folding Chair for outdoor events	(24.99)	(24.99)	
5/22/2023	Amazon	8 ft. tent for events , replacing broken older tent, door	(205.11)	(205.11)	
5/26/2023	Publix	summer event supplies, adult social food and kitchen	(252.00)		(252.00)
5/27/2023	Lowe's	Drive set for drill, screen for maint building, exit sign	(237.06)	(237.06)	
5/12/202	Walmart	Social Night Event / Mothers Day Breakfast / kitchen	(8.00)		(8.00)
	TOTAL	001-10201	(1,603.88)	(833.94)	(769.94)

DM Approval:

Debby Wallace

Date:

6/9/2023

type text here



OLD COUNTRY STORE

Receipt: 18225710269759488

Time Wanted: 5/13/2023 9:30 AM (EDT)

Kelsee Ratcliff
kratcliff@rizzetta.com
(813) 909-4569

18636 Mentmore Blvd-Concord Station Community Clubhouse

Land O' Lakes 34638

WESLEY CHAPEL - HOLIDAY
5636 Oakley Blvd.
I-75 & Route 54
(813) 973-4884

3 x Momma's Pancake Breakfast® - Buffet Style	\$239.97
3 x Momma's Pancake Breakfast® - Buffet Style	\$239.97
70 x Plates	\$0.00
SubTotal:	\$479.94
Estimated Tax:	\$0.00
Tip:	\$15.00
Delivery Fee:	\$15.00
Total: Credit Card -x6880	\$509.94



LOWE'S HOME CENTERS, LLC
21500 STATE RD #4
FORT, FL 33549 (813) 345-9020

- SALE -

SALES#: S2230XNO 2366224 TRANS#: 9/02/23 05 22-23

846983 1/2" X 3-11 HYDRAULIC HOSE	19.98
1612997 TUBELESS TIRE KIT HD	11.18
2537970 10 STAINLESS STEEL WIRE S	14.28
805363 GUN GORE PRO POWER 2402	8.48
5116655 SUNCASE 150 CAP NOSE HANG	18.98
1021672 18-CT SWIFFER DUSTER REFILL	15.98
820531 PFISTER MASEY 2H CR CS	49.00
MINIMUM RETAIL PRICE APPLIED TO THIS ITEM	
503780 DE BLIST 18 4 LMP IS MV 4	136.98
1500746 HT 5/8-IN 3000K NIGHTGLOW	91.92
4 3	22.98

SUBTOTAL	366.76
TAX	0.00
INVOICE 09626 TOTAL	366.76
DEBIT	366.76

DEBIT: XXXXXXXXXXXX6880 AMOUNT: 366.76 AUTHCD: 041014

CHTP REFID: 223809158720 05/22/23 15:10:27

*PIN Verified

TRACE: 00262590

PURCHASE	CASH BACK	TOTAL DEBIT
366.76	0.00	366.76

RPL: US DEBIT TOR: 8080048000

AID: A0000000980840 ISI: 6890

STORE: 2238 TERMINAL: 09 05/22/23 15:12:13

OF ITEMS PURCHASED: 12

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.

FOR DETAILS ON OUR RETURN POLICY, VISIT

LOWES.COM/RETURNS

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

STORE MANAGER: JEFF BEESING

LOWE'S PRICE PROMISE

FOR MORE DETAILS, VISIT LOWES.COM/PRICEPROMISE

* SHARE YOUR FEEDBACK! *

* ENTER FOR A CHANCE TO BE *

* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! *

* ENTRE EN EL SORTEO MENSUAL *

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

* ENTER BY COMPLETING A SHORT SURVEY *

* WITHIN ONE WEEK AT: www.lowes.com/survey *

U D H B F K 400702 370004 47004E

Final Details for Order #112-7420286-7275465

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

Order Placed: May 22, 2023
Amazon.com order number: 112-7420286-7275465
Order Total: \$24.99

Shipped on May 24, 2023

Items Ordered

1 of: *Trademark Innovations Folding Outdoor Beach Camp Chair, 18" L x 31" W x 32" H, Blue*
Sold by: Amazon.com Services LLC

Condition: New

Price
\$24.99

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa | Last digits: 6880

Billing address

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

Credit Card transactions

Item(s) Subtotal: \$24.99
Shipping & Handling: \$0.00

Total before tax: \$24.99
Estimated tax to be collected: \$0.00

Grand Total:\$24.99

Visa ending in 6880: May 24, 2023:\$24.99

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

Final Details for Order #112-2425746-882634[Print this page for your records.](#)

Order Placed: May 22, 2023

Amazon.com order number: 112-2425746-882634

Order Total: \$205.11

Shipped on May 22, 2023**Items Ordered**

1 of: VASGOR 15" Ground Anchors (8pcs) Easy to Use with Drill, 3" Helix Diameter, Heavy Duty Anchor Hook for Camping Tent, Canopies, Car Ports, Sheds, Swing Sets, Securing Animals - Black Powder Coated (8)

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

Condition: New

1 of: COOSHADE Pop Up Canopy Tent 8x8Ft Outdoor Festival Tailgate Event Vendor Craft Show Canopy with 2 Removable Sunwalls Instant Sun Protection Shelter with Wheeled Carry Bag (GRAY)

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

Condition: New

Price

\$28.95

\$160.90

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

Std Shipping

Shipped on May 22, 2023**Items Ordered**

1 of: Safety Sensor Eyes for 41A5034 Liftmaster Sears Chamberlain Garage Door (1 Door) ALARM SENSOR

Sold by: Garage Stop ([seller profile](#))

Condition: New

Price

\$15.26

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

Std Shipping

Payment information**Payment Method:**

Visa | Last digits: 6880

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

Item(s) Subtotal: \$205.11

Shipping & Handling: \$2.99

Free Shipping: -\$2.99

Total before tax: \$205.11

Estimated tax to be collected: \$0.00

Grand Total:\$205.11

Visa ending in 6880: May 22, 2023:\$205.11

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

RUFFLES PARTY SIZE	6.99	F
FRUIT SALAD MEDIUM	8.98	F
ANDES CRM/DE MENT	2.79	T F
I HEART BEES HONEY	8.69	F
STRAWBERRIES		
1 @ 3 FOR	10.00	3.33 F
You Saved	1.16	
STRAWBERRIES		
1 @ 3 FOR	10.00	3.33 F
You Saved	1.16	
OG RS SALSA MILD		
1 @ 2 FOR	7.00	3.50 F
You Saved	1.49	
PBX DELI BAN PUD	3.35	T F
DESSERT SHELLS	3.99	F
DESSERT SHELLS	3.99	F
BH FS EVERST CHICK	7.25	F
BH FS SNOWCH PPRNT	5.65	F
BH FS YELLOW AMERI	4.60	F

TAX EXEMPT

Order Total	252.00
Grand Total	252.00
Debit	252.00
Change	0.00

TAX FORGIVEN 2.72

Savings Summary

Special Price Savings	23.42

* Your Savings at Publix *	
* 23.42 *	

Receipt ID: 1219 5RN 514 637

PRESTO!

Trace #: 517069

Reference #: 0573382594

Acct #: XXXXXXXXXXXX6880

Debit Purchase FROM CHECKING

Amount: \$252.00

Auth #: 064025

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

Your cashier was Alfie

05/26/2023 18:02 S1219 R151 4637 C0414

Join the Publix family!
Apply today at apply.publix.jobs.
We're an equal opportunity employer.

Publix Super Markets, Inc.

Publix

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



1219 5RN 514 637

RECALL TRANSACTION
TERMINAL: 109
TRANS-NO: 3533

COCA-COLA ZERO	8.59	T F
SPRITE LYMON LEGAC	8.59	T F
PUBLIX SPRNG 24PK		
1 @ 3 FOR	10.00	3.34 F
You Saved	1.25	
BREY CHOCOLATE PB	6.89	F
BREY CKIE & CREAM	6.89	F
Promotion	6.89	F
COCA-COLA ZERO	3.49	T F
SPRITE ZERO	3.49	T F
POPPI GRAPE	2.49	T F
FANTA ORANGE	3.49	T F
FANTA ORANGE	3.49	T F
Promotion	-3.49	T F
Promotion	-3.49	T F
DELI TEA GINSENG G		
1 @ 2 FOR	6.00	3.00 T F
You Saved	0.50	
DELI TEA GINSENG G		
1 @ 2 FOR	6.00	3.00 T F
You Saved	0.50	
STARBUCKS 40 OZ	6.49	F
STARBUCKS CB BLACK	6.49	F
CM RICE KRSPIE TRI		
1 @ 2 FOR	7.50	3.75 F
You Saved	1.13	
SOUR CREAM CAKE GC	2.99	F
You Saved	0.80	
ASSI COOKIES 2 DOZ	4.59	F
PBX PLTTR ORIB SLI	15.99	F
PBX PLTTR CBNTG M	15.99	F
PBX PLTTR ORTB SLI	15.99	F
FRENCH BREAD	2.99	F
FRENCH BREAD	2.99	F
S/L ARTESANO BREAD	4.49	F
TOSTITOS CREAMY DIP	5.09	F
NEST S&B CHOC CHIP	7.69	F
BOURB CHOC WALNUNT	4.99	F
You Saved	0.40	
LOL SPRD CANOLA OI	2.87	F
LOL SPRD CANOLA	7.39	F

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

- SALE -

SALES#: S2238KWU 4382329 TRANS#: 8205787 05-27-23

1049218 CM 3/8IN DRIVE 20IN EXTEN	19.98
3108330 KB 3/8DQR FLXHD RATCH 90	34.98
1049254 CM 11PC 3/8IN DRIVE MM 6P	34.98
202 PROFESSIONAL SCREENING TO	9.48
94450 6-IN STANDARD CLAY POT	3.28
94448 4-IN STANDARD CLAY POT	2.28
93762 8-QT POTTING MIX MIRACLE-	5.38
1184909 PHR 0.190-IN X 25-FT BLAC	10.96
2 @	5.48
1184908 PHR 0.175-IN X 25-FT BLAC	5.38
1184906 PHR 0.125-IN X 25-FT BLAC	4.98
1264933 PHR.160 X 25' BLACK SPLIN	4.98
1184910 PHR 0.140-IN X 25-FT BLAC	5.48
1049192 CM 4PC DRIVE SIZE ADAPTER	22.98
62158 CLOSETMAID 7CT DRYWALL CL	3.98
1034248 BATTERY 12V 7AH	34.98
1034249 BATTERY 12V 5AH	32.98

SUBTOTAL: 237.06

TAX: 0.00

INVOICE 08526 TOTAL: 237.06

DEBIT: 237.06

DEBIT: XXXXXXXXXXXX6880 AMOUNT:237.06 AUTHCD: 014220

CHIP REFID:223808184770 05/27/23 12:40:22

*PIN Verified

TRACE: 00138143

PURCHASE	CASH BACK	TOTAL DEBIT
237.06	0.00	237.06

APL: US DEBIT TVR: 8080048000

AID: A0000000980840 TSI: 6800

STORE: 2238 TERMINAL: 08 05/27/23 12:43:07

OF ITEMS PURCHASED: 17

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	*
* Y O U R I D #085267 223841 475160	*

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 ELND 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

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$685.00

Date: 06/15/2023

Project: Preload Debit Card

Vendor: BigSun Fencing

Description: Playground Fence Installation

Requester: Roxana Quiroz, Staff Accountant

Special Instructions:

1. Please Preload Debit Card

Approval: Debby Wallace

Appointment
Date: 6/14/23 Time: 3:40



ESTIMATE FOR SERVICES

Customer Name: Concord Station Community

Address: 18636 Mentmore Blvd

Land o Lakes

Phone: 727-207-9552

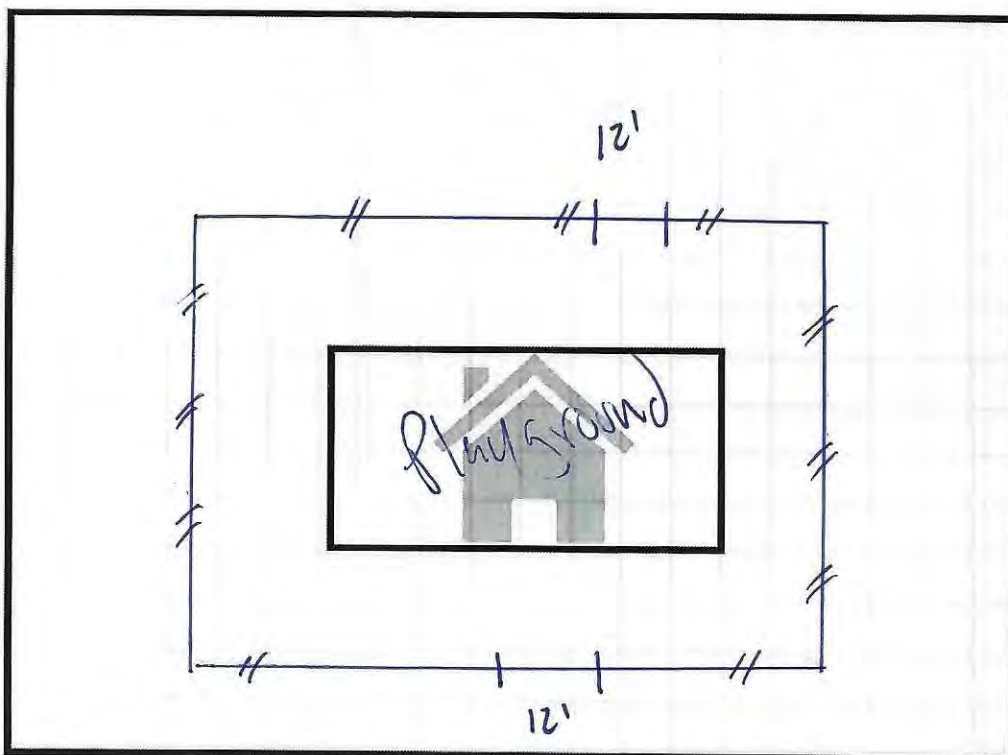
E-Mail: _____

Fence Style: AL 3 Rail Color: Black

Fence Height: ☐ 4ft ☐ 5ft ☒ 6ft ☐ 7ft ☐ 8ft Other: _____

Terrain: Even ☐ Slight ☐ Steep ☐ Other: Level on Top

Tear Down & Haul Off footage: none



NOTES:

Installing 24' of
6' high 3 Rail AL
Commercial Grade
Fence of Existing
materials

Total Footage: 24' Estimated By: Victor Date: 6/14/23

Total Cost: 685.00 50% Deposit: 342.50

Customer Signature: _____ 10 % Cancellation Fee

Lennox Concord St



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
30814	06/07/2023	\$1,985.50	06/22/2023	Net 15	

P.O. NUMBER
10549

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
05/25/2023	Access/ Gate:Service Reason for call: Check access control panel - beeping & doors not working after storm. Tech notes: Checked panel - MCP is not communicating with door controllers. Door boards 1 & 3 not working. Replaced both boards & tested - system OK.	1.50	125.00	187.50
05/25/2023	Access/ Gate:Parts API-AEC21-4WR 4 Wiegand Reader Board	2	899.00	1,798.00

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

\$1,985.50



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
30831	06/09/2023	\$125.00	06/24/2023	Net 15	

P.O. NUMBER
10595

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
06/03/2023	Access/ Gate:Service Reason for call: Access system down after power surge. Tech notes: 1. Checked system and found door board #2 not communicating causing the system not to boot up properly. Removed board #2 and powered up and tested the rest of the system - OK. 2. The controller boards are "EOL" and we are trying to locate a replacement board.	1	125.00	125.00

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

\$125.00

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

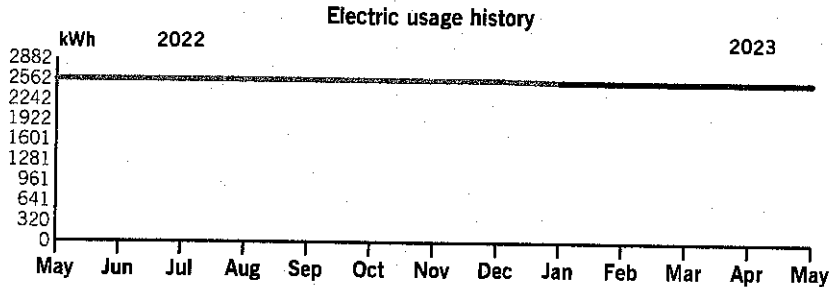
Previous Amount Due	\$1,216.49
<i>Payment Received May 03</i>	-1,216.49
Current Lighting Charges	1,209.00
Taxes	7.49
Total Amount Due May 31	\$1,216.49



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° 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

to.def.duke.bills.20230509202759.78.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 lights 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
Total	61	2,537 kWh

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
Total Current Charges	\$1,209.00

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

Billing details - Taxes

Regulatory Assessment Fee	\$0.87
Gross Receipts Tax	6.62
Total Taxes	\$7.49



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
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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 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.

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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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Your usage snapshot - Continued

Outdoor Lighting		
Billing period Apr 04 - May 02		
Description	Quantity	Usage
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
Total	316	16,954 kWh

Billing details - Lighting

Billing Period - Apr 04 23 to May 02 23	
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/>	
Total Current Charges	\$6,194.46

Billing details - Taxes

Regulatory Assessment Fee	\$4.46
Gross Receipts Tax	43.97
<hr/>	
Total Taxes	\$48.43



duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 4

Service address
CONCORD STATION CDD
576 STREETLIGHTS
LAND O LAKES FL 34639

Bill date Jun 6, 2023
For service May 3 - Jun 2
31 days

Account number 9100 8847 9022

Billing summary

Previous Amount Due	\$6,242.89
Payment Received May 30	-6,242.89
Current Lighting Charges	6,194.46
Taxes	48.58
Total Amount Due Jun 28	\$6,243.04



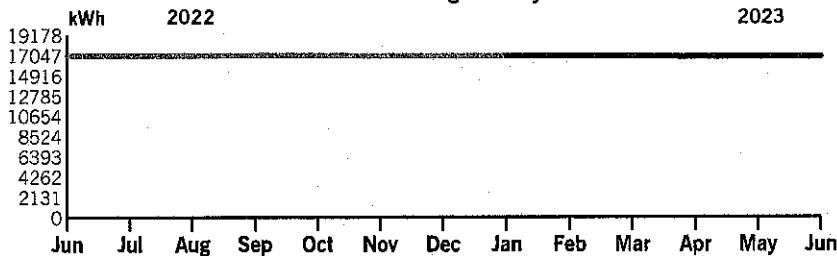
Thank you for your payment.

JUN - 9 2023

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair. 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot

Electric usage history



Average temperature in degrees

82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 76° 78° 77°

	Current Month	Jun 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	16,954	17,047	204,106	17,009
Avg. Daily (kWh)	547	568	559	
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 8847 9022

\$6,243.04
by Jun 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**

032985 000001355



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



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

889100884790220006600000000000000062430400006243045

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)

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Business
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General questions or concerns

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duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.)
800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)
877.372.8477
For hearing impaired TDD/TTY
711
International
1.407.629.1010

Call before you dig

Call
800.432.4770 or 811

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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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 May 03 - Jun 02		
Description	Quantity	Usage
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
Total	316	16,954 kWh

Billing details - Lighting

Billing Period - May 03 23 to Jun 02 23	
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).





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Account number **9100 8847 9022**

Billing details - Lighting continued

Pole Charge	
CONCRETE, 30/35	
260 Pole(s) @ \$8.110	\$2,108.60
<hr/>	
Total Current Charges	\$6,194.46

Billing details - Taxes

Regulatory Assessment Fee	\$4.58
Gross Receipts Tax	44.00
<hr/>	
Total Taxes	\$48.58

Concord Station						
Duke Energy						
05/03/23-06-01-23						
Account #	Bill Date	Amount	Due Date	Service Address	GL Code	Object Code
9100 8844 8413	6/5/2023	\$78.54	6/26/2023	3882 Sunlake Blvd. - Sign, Irrigation	53100	4301
9100 8844 8629	6/5/2023	\$30.79	6/26/2023	3444 Tuckerton Rd Sign - Entry	53100	4301
9100 8844 8851	6/5/2023	\$468.54	6/26/2023	18636 Mentmore Blvd- Splash	53100	4304
9100 8844 9084	6/5/2023	\$30.79	6/26/2023	3869 Sunlake Blvd. Sign	53100	4301
9100 8844 9266	6/5/2023	\$96.87	6/26/2023	18636 Mentmore Blvd - CH Maint Build	53100	4301
9100 8844 9448	6/5/2023	\$1,364.97	6/26/2023	18933 Mentmore Blvd - Sign Lights	53100	4307
9100 8844 9654	6/5/2023	\$42.53	6/26/2023	18661 State Road 54	53100	4301
9100 8844 9852	6/5/2023	\$75.91	6/26/2023	3936 Buckinghamshire Drive- Irrigation	53100	4301
9100 8845 0300	6/5/2023	\$30.79	6/26/2023	19135 Manassas Dr-Lighting	53100	4307
9100 8845 0532	6/5/2023	\$60.72	6/26/2023	18933 Chislehurst Dr - Irrigation	53100	4301
9100 8845 0780	6/5/2023	\$98.85	6/26/2023	3753 Tuckerton Dr- Irrigation	53100	4301
9100 8847 9220	6/5/2023	\$30.79	6/26/2023	18552 Mentmore Blvd - Entry Lights	53100	4301
9100 8847 9395	6/5/2023	\$30.79	6/26/2023	19109 Mentmore Blvd - Entry Wall Light	53100	4301
9100 8847 9600	6/5/2023	\$100.16	6/26/2023	18433 Mentmore Blvd- Irrigation	53100	4301
9100 8847 9824	6/5/2023	\$149.38	6/26/2023	19069 Lake Patience Rd - Light	53100	4301
9100 8848 0265	6/5/2023	\$30.79	6/26/2023	18108 Mentmore Blvd - Entry Lights	53100	4301
9100 8848 0463	6/5/2023	\$205.95	6/26/2023	3332 Sun Lake Blvd - Fountain	53100	4301
9100 8848 0661	6/5/2023	\$30.79	6/26/2023	18230 Snowdonia Drive -Entry Lights	53100	4301
9100 8848 0877	6/5/2023	\$2,833.05	6/26/2023	18636 Mentmore Blvd, Clubhouse/Pool	53100	4304
9100 8848 1125	6/5/2023	\$30.79	6/26/2023	3440 Buckinghamshire Blvd. - Entry Sign	53100	4301
Total		\$5,821.79				

53100	4301	\$1,124.44	Entry Lights & Irrigation
53100	4307	\$1,395.76	Street Lights
53100	4304	\$3,301.59	Utilities Recreational Facilities
Grand Total		\$5,821.79	



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Your Energy Bill

Page 1 of 3

Service address

CONCORD STATION CDD
3882 SUNLAKE BLVD SIGN
SIGN IRRIG

Bill date Jun 5, 2023

For service May 2 - Jun 1
31 days

Account number **9100 8844 8413**

Billing summary

Previous Amount Due	\$59.38
Payment Received May 24	-59.38
Current Electric Charges	76.52
Taxes	2.02
Total Amount Due Jun 26	\$78.54

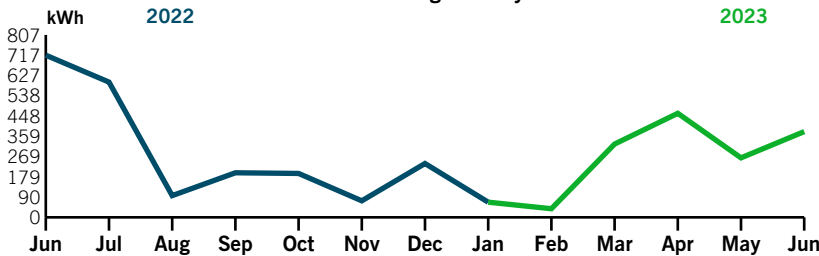


Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair. 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot

Electric usage history



Average temperature in degrees

82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 76° 78° 78°

	Current Month	Jun 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	379	717	2,927	244
Avg. Daily (kWh)	12	24	8	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.

Amount of automatic draft



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8844 8413

\$78.54
by Jun 26

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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Your usage snapshot - Continued

Current electric usage for meter number 4456641	
Actual reading on Jun 1	8445
Previous reading on May 2	- 8066
<hr/>	
Energy Used	379 kWh
Billed kWh	379.000 kWh

Billing details - Electric

Billing Period - May 02 23 to Jun 01 23	
Meter - 4456641	
Customer Charge	\$15.55
Energy Charge	
379.000 kWh @ 10.278c	38.95
Fuel Charge	
379.000 kWh @ 5.630c	21.34
Asset Securitization Charge	
379.000 kWh @ 0.179c	0.68
<hr/>	
Total Current Charges	\$76.52

Your current rate is General Service Non-Demand Sec (GS-1).

Billing details - Taxes

Regulatory Assessment Fee	\$0.06
Gross Receipts Tax	1.96
<hr/>	
Total Taxes	\$2.02



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Your Energy Bill

Page 1 of 3

Service address
CONCORD STATION CDD
3444 TUCKERTON DR
SIGN ENTRY

Bill date Jun 5, 2023
For service May 2 - Jun 1
31 days

Account number 9100 8844 8629

Billing summary

Previous Amount Due	\$30.79
Payment Received May 24	-30.79
Current Electric Charges	30.00
Taxes	0.79
Total Amount Due Jun 26	\$30.79

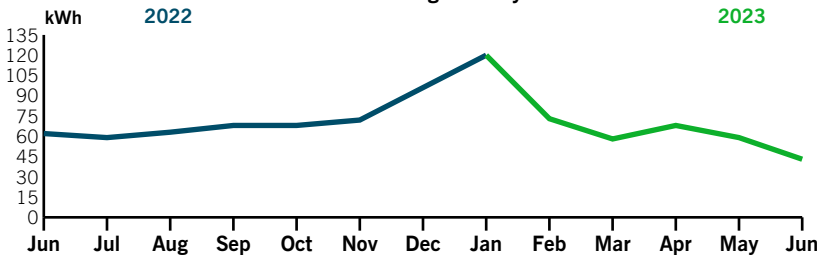


Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair. 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot

Electric usage history



Average temperature in degrees

82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 76° 78° 78°

	Current Month	Jun 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	43	62	847	71
Avg. Daily (kWh)	1	2	2	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.

Amount of automatic draft



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8844 8629

\$30.79
by Jun 26

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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Your usage snapshot - Continued

Current electric usage for meter number 4455659	
Actual reading on Jun 1	2025
Previous reading on May 2	- 1982
<hr/>	
Energy Used	43 kWh
Billed kWh	43.000 kWh

Billing details - Electric

Billing Period - May 02 23 to Jun 01 23	
Meter - 4455659	
Customer Charge	\$15.55
Energy Charge	
43.000 kWh @ 10.278c	4.41
Fuel Charge	
43.000 kWh @ 5.630c	2.42
Asset Securitization Charge	
43.000 kWh @ 0.179c	0.08
Minimum Bill Adjustment	7.54
<hr/>	
Total Current Charges	\$30.00

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.

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/>	
Total Taxes	\$0.79

Service address
CONCORD STATION CDD
18636 MENTMORE BLVD
SPLASH

Bill date Jun 5, 2023
For service May 2 - Jun 1
31 days

Account number 9100 8844 8851

Billing summary

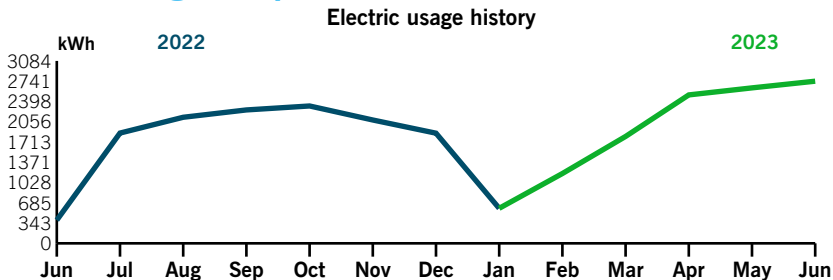
Previous Amount Due	\$449.88
Payment Received May 24	-449.88
Current Electric Charges	456.49
Taxes	12.05
Total Amount Due Jun 26	\$468.54



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair. 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 76° 78° 78°

	Current Month	Jun 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2,741	392	23,976	1,998
Avg. Daily (kWh)	88	13	66	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8844 8851

Amount of automatic draft

\$468.54
by Jun 26

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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Your usage snapshot - Continued

Current electric usage for meter number 1260698

Actual reading on Jun 1	65532
Previous reading on May 2	- 62791
<hr/>	
Energy Used	2,741 kWh
Billed kWh	2,741.000 kWh

Billing details - Electric

Billing Period - May 02 23 to Jun 01 23

Meter - 1260698

Customer Charge	\$15.55
Energy Charge	
2,741.000 kWh @ 10.278c	281.71
Fuel Charge	
2,741.000 kWh @ 5.630c	154.32
Asset Securitization Charge	
2,741.000 kWh @ 0.179c	4.91
<hr/>	
Total Current Charges	\$456.49

Your current rate is General Service Non-Demand Sec (GS-1).

Billing details - Taxes

Regulatory Assessment Fee	\$0.34
Gross Receipts Tax	11.71
<hr/>	
Total Taxes	\$12.05



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Your Energy Bill

Page 1 of 3

Service address
CONCORD STATION CDD
3869 SUNLAKE BLVD
SIGN IRRIG

Bill date Jun 5, 2023
For service May 2 - Jun 1
31 days

Account number 9100 8844 9084

Billing summary

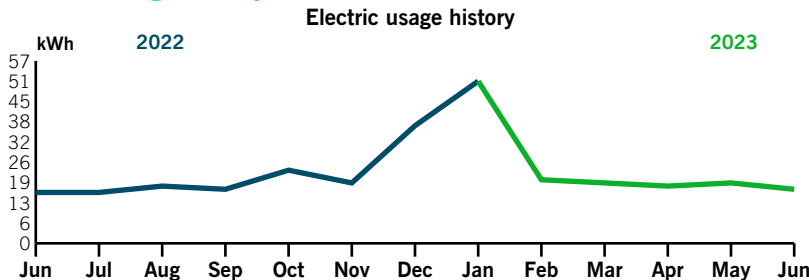
Previous Amount Due	\$30.79
Payment Received May 24	-30.79
Current Electric Charges	30.00
Taxes	0.79
Total Amount Due Jun 26	\$30.79



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair. 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 76° 78° 78°

	Current Month	Jun 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	17	16	274	23
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 8844 9084

\$30.79
by Jun 26

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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Your usage snapshot - Continued

Current electric usage for meter number 4454486	
Actual reading on Jun 1	750
Previous reading on May 2	- 733
<hr/>	
Energy Used	17 kWh
Billed kWh	17.000 kWh

Billing details - Electric

Billing Period - May 02 23 to Jun 01 23	
Meter - 4454486	
Customer Charge	\$15.55
Energy Charge	
17.000 kWh @ 10.278c	1.74
Fuel Charge	
17.000 kWh @ 5.630c	0.96
Asset Securitization Charge	
17.000 kWh @ 0.179c	0.03
Minimum Bill Adjustment	11.72
<hr/>	
Total Current Charges	\$30.00

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.

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/>	
Total Taxes	\$0.79



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Your Energy Bill

Page 1 of 3

Service address

CONCORD STATION CDD
18636 MENTMORE BLVD
MAINT

Bill date Jun 5, 2023

For service May 2 - Jun 1
31 days

Account number **9100 8844 9266**

Billing summary

Previous Amount Due	\$83.65
Payment Received May 24	-83.65
Current Electric Charges	94.38
Taxes	2.49
Total Amount Due Jun 26	\$96.87

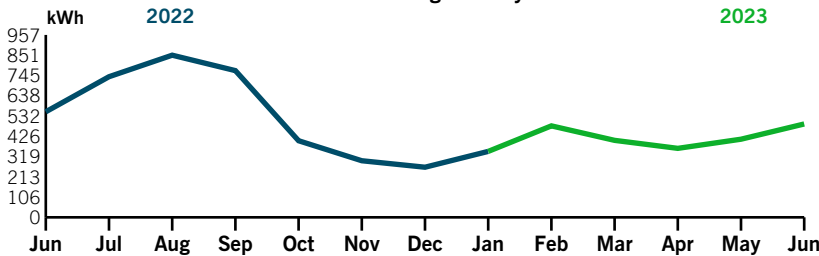


Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair. 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot

Electric usage history



Average temperature in degrees

82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 76° 78° 78°

	Current Month	Jun 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	490	554	5,813	484
Avg. Daily (kWh)	16	18	16	
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 9266

\$96.87
by Jun 26

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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Your usage snapshot - Continued

Current electric usage for meter number 1249918	
Actual reading on Jun 1	30749
Previous reading on May 2	- 30259
<hr/>	
Energy Used	490 kWh
Billed kWh	490.000 kWh

Billing details - Electric

Billing Period - May 02 23 to Jun 01 23	
Meter - 1249918	
Customer Charge	\$15.55
Energy Charge	
490.000 kWh @ 10.278c	50.36
Fuel Charge	
490.000 kWh @ 5.630c	27.59
Asset Securitization Charge	
490.000 kWh @ 0.179c	0.88
<hr/>	
Total Current Charges	\$94.38

Your current rate is General Service Non-Demand Sec (GS-1).

Billing details - Taxes

Regulatory Assessment Fee	\$0.07
Gross Receipts Tax	2.42
<hr/>	
Total Taxes	\$2.49

Your usage snapshot - Continued

Current electric usage for meter number 4475386	
Actual reading on Jun 1	1474
Previous reading on May 2	- 1435
<hr/>	
Energy Used	39 kWh
Billed kWh	39.000 kWh

Outdoor Lighting		
Billing period May 02 - Jun 01		
Description	Quantity	Usage
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
Total	60	5,585 kWh

Billing details - Lighting

Billing Period - May 02 23 to Jun 01 23	
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
Total Current Charges	\$1,318.69

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

Billing details - Electric

Billing Period - May 02 23 to Jun 01 23
--

The total charges incurred during this billing period are below the

Billing details - Electric continued

Meter - 4475386	
Customer Charge	\$15.55
Energy Charge	
39.000 kWh @ 10.278c	4.01
Fuel Charge	
39.000 kWh @ 5.630c	2.20
Asset Securitization Charge	
39.000 kWh @ 0.179c	0.07
Minimum Bill Adjustment	8.17
Total Current Charges	\$30.00

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.

Your current rate is General Service Non-Demand Sec (GS-1).

Billing details - Taxes

Regulatory Assessment Fee	\$0.99
Gross Receipts Tax	15.29
Total Taxes	\$16.28



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Your Energy Bill

Page 1 of 3

Service address
CONCORD STATION CDD
18661 STATE ROAD 54
LAND O LAKES FL 34639

Bill date Jun 5, 2023
For service May 2 - Jun 1
31 days

Account number 9100 8844 9654

Billing summary

Previous Amount Due	\$39.40
Payment Received May 24	-39.40
Current Electric Charges	41.44
Taxes	1.09
Total Amount Due Jun 26	\$42.53

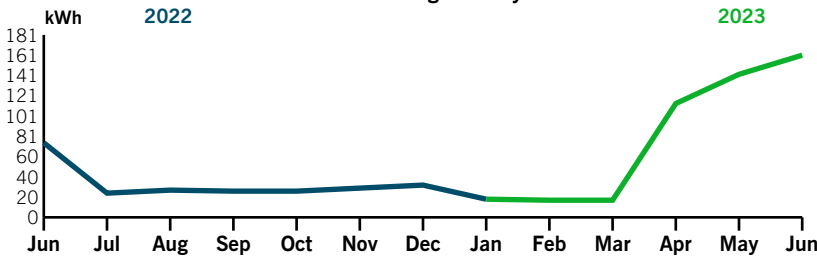


Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair. 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot

Electric usage history



Average temperature in degrees

82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 76° 78° 78°

	Current Month	Jun 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	161	74	632	53
Avg. Daily (kWh)	5	2	2	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.

Amount of automatic draft



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8844 9654

\$42.53
by Jun 26

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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Your usage snapshot - Continued

Current electric usage for meter number 4451659	
Actual reading on Jun 1	2345
Previous reading on May 2	- 2184
<hr/>	
Energy Used	161 kWh
Billed kWh	161.000 kWh

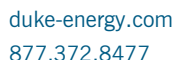
Billing details - Electric

Billing Period - May 02 23 to Jun 01 23	
Meter - 4451659	
Customer Charge	\$15.55
Energy Charge	
161.000 kWh @ 10.278c	16.54
Fuel Charge	
161.000 kWh @ 5.630c	9.06
Asset Securitization Charge	
161.000 kWh @ 0.179c	0.29
<hr/>	
Total Current Charges	\$41.44

Your current rate is General Service Non-Demand Sec (GS-1).

Billing details - Taxes

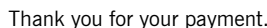
Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	1.06
<hr/>	
Total Taxes	\$1.09



Bill date Jun 5, 2023
For service May 2 - Jun 1
31 days

Account number **9100 8844 9852**

Previous Amount Due	\$73.91
<i>Payment Received May 24</i>	-73.91
Current Electric Charges	73.96
Taxes	1.95
Total Amount Due Jun 26	\$75.91



To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair. 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

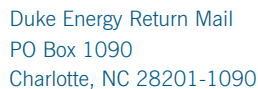
The chart displays the monthly electric usage in kWh. The y-axis ranges from 0 to 443 kWh in increments of 49. The x-axis shows months from June 2022 to June 2023. The data is color-coded by year: 2022 (dark blue) and 2023 (green).

Month	Year	Usage (kWh)
Jun	2022	345
Jul	2022	345
Aug	2022	355
Sep	2022	345
Oct	2022	355
Nov	2022	345
Dec	2022	348
Jan	2023	365
Feb	2023	345
Mar	2023	345
Apr	2023	348
May	2023	348
Jun	2023	350

82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 76° 78° 78°

	Current Month	Jun 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	363	360	4,335	361
Avg. Daily (kWh)	12	12	12	
12-month usage based on most recent history				

Please return this portion with your payment. Thank you for your business.



Account number
9100 8844 9852

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.

\$75.91
by Jun 26

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

CONCORD STATION CDD
3434 COLWELL AVE
TAMPA FL 33614

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

8891008844985200066000000000000000759100000075916

Your usage snapshot - Continued

Current electric usage for meter number 3391915	
Actual reading on Jun 1	6182
Previous reading on May 2	- 5819
<hr/>	
Energy Used	363 kWh
Billed kWh	363.000 kWh

Billing details - Electric

Billing Period - May 02 23 to Jun 01 23	
Meter - 3391915	
Customer Charge	\$15.55
Energy Charge	
363.000 kWh @ 10.278c	37.32
Fuel Charge	
363.000 kWh @ 5.630c	20.44
Asset Securitization Charge	
363.000 kWh @ 0.179c	0.65
<hr/>	
Total Current Charges	\$73.96

Your current rate is General Service Non-Demand Sec (GS-1).

Billing details - Taxes

Regulatory Assessment Fee	\$0.05
Gross Receipts Tax	1.90
<hr/>	
Total Taxes	\$1.95



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877.372.8477

Your Energy Bill

Page 1 of 3

Service address
CONCORD STATION CDD
19135 MANASSAS DR LITE
LITE LIGHTING

Bill date Jun 5, 2023
For service May 2 - Jun 1
31 days

Account number 9100 8845 0300

Billing summary

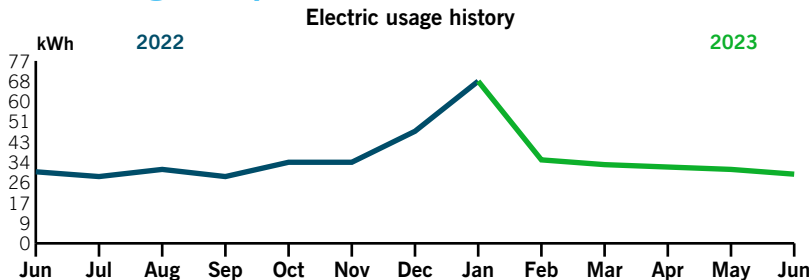
Previous Amount Due	\$30.79
Payment Received May 24	-30.79
Current Electric Charges	30.00
Taxes	0.79
Total Amount Due Jun 26	\$30.79



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair. 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 76° 78° 78°

	Current Month	Jun 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	29	30	430	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 Jun 26

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

Your usage snapshot - Continued

Current electric usage for meter number 4456665	
Actual reading on Jun 1	1268
Previous reading on May 2	- 1239
<hr/>	
Energy Used	29 kWh
Billed kWh	29.000 kWh

Billing details - Electric

Billing Period - May 02 23 to Jun 01 23	
Meter - 4456665	
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/>	
Total Current Charges	\$30.00

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.

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/>	
Total Taxes	\$0.79



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Your Energy Bill

Page 1 of 3

Service address

CONCORD STATION CDD
18933 CHISLEHURST DR
IRRIGATION

Bill date Jun 5, 2023

For service May 2 - Jun 1
31 days

Account number **9100 8845 0532**

Billing summary

Previous Amount Due	\$123.45
Payment Received May 24	-123.45
Current Electric Charges	59.16
Taxes	1.56
Total Amount Due Jun 26	\$60.72

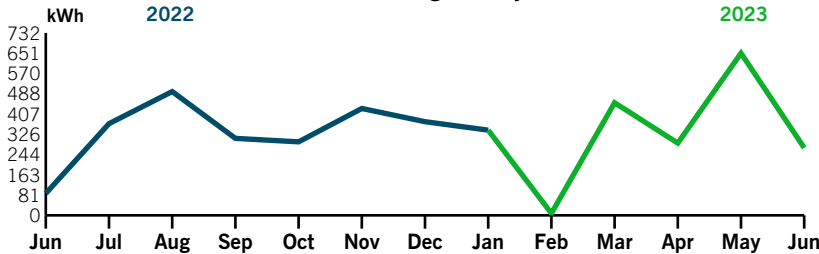


Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair. 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot

Electric usage history



Average temperature in degrees

82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 76° 78° 78°

	Current Month	Jun 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	271	88	4,288	357
Avg. Daily (kWh)	9	3	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. 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

\$60.72 by Jun 26	After 90 days from bill date, a late charge will apply.
-----------------------------	---



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8845 0532

\$ _____ \$ _____
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

88910088450532000660000000000000000607200000060728

Your usage snapshot - Continued

Current electric usage for meter number 222393	
Actual reading on Jun 1	6924
Previous reading on May 2	- 6653
<hr/>	
Energy Used	271 kWh
Billed kWh	271.000 kWh

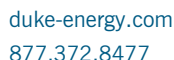
Billing details - Electric

Billing Period - May 02 23 to Jun 01 23	
Meter - 222393	
Customer Charge	\$15.55
Energy Charge	
271.000 kWh @ 10.278c	27.86
Fuel Charge	
271.000 kWh @ 5.630c	15.26
Asset Securitization Charge	
271.000 kWh @ 0.179c	0.49
<hr/>	
Total Current Charges	\$59.16

Your current rate is General Service Non-Demand Sec (GS-1).

Billing details - Taxes

Regulatory Assessment Fee	\$0.04
Gross Receipts Tax	1.52
<hr/>	
Total Taxes	\$1.56

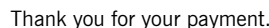


Page 1 of 3

Bill date	Jun 5, 2023
For service	May 2 - Jun 1
	31 days

Account number **9100 8845 0780**

Previous Amount Due	\$113.87
<i>Payment Received May 24</i>	-113.87
Current Electric Charges	96.31
Taxes	2.54
Total Amount Due Jun 26	\$98.85



To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair. 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

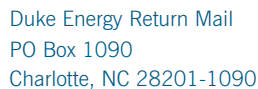
The chart displays electric usage in kWh over a 12-month period. The y-axis ranges from 0 to 882 kWh with major gridlines every 196 kWh. The x-axis shows months from June to June. The data is split into two years: 2022 (dark blue line) and 2023 (green line). Usage in 2022 was relatively stable, fluctuating between approximately 686 and 784 kWh. In early 2023, usage dropped to zero for two months (Feb and Mar) before rising sharply to about 588 kWh in May and ending at approximately 490 kWh in June.

Month	Year	Usage (kWh)
Jun	2022	686
Jul	2022	686
Aug	2022	784
Sep	2022	686
Oct	2022	784
Nov	2022	686
Dec	2022	686
Jan	2023	686
Feb	2023	0
Mar	2023	0
Apr	2023	98
May	2023	588
Jun	2023	490

82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 76° 78° 78°

	Current Month	Jun 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	502	740	6,418	535
Avg. Daily (kWh)	16	25	18	
12-month usage based on most recent history				

Please return this portion with your payment. Thank you for your business.



Account number
9100 8845 0780

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.

\$98.85
by Jun 26

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

CONCORD STATION CDD
3434 COLWELL AVE
TAMPA FL 33614

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

88910088450780000660000000000000000000988500000098852

Your usage snapshot - Continued

Current electric usage for meter number 7858177	
Actual reading on Jun 1	10088
Previous reading on May 2	- 9586
<hr/>	
Energy Used	502 kWh
Billed kWh	502.000 kWh

Billing details - Electric

Billing Period - May 02 23 to Jun 01 23	
Meter - 7858177	
Customer Charge	\$15.55
Energy Charge	
502.000 kWh @ 10.278c	51.60
Fuel Charge	
502.000 kWh @ 5.630c	28.26
Asset Securitization Charge	
502.000 kWh @ 0.179c	0.90
<hr/>	
Total Current Charges	\$96.31

Your current rate is General Service Non-Demand Sec (GS-1).

Billing details - Taxes

Regulatory Assessment Fee	\$0.07
Gross Receipts Tax	2.47
<hr/>	
Total Taxes	\$2.54

Your usage snapshot - Continued

Current electric usage for meter number 4454508	
Actual reading on Jun 1	1160
Previous reading on May 2	- 1150
<hr/>	
Energy Used	10 kWh
Billed kWh	10.000 kWh

Billing details - Electric

Billing Period - May 02 23 to Jun 01 23	
Meter - 4454508	
Customer Charge	\$15.55
Energy Charge	
10.000 kWh @ 10.278c	1.02
Fuel Charge	
10.000 kWh @ 5.630c	0.56
Asset Securitization Charge	
10.000 kWh @ 0.179c	0.02
Minimum Bill Adjustment	12.85
<hr/>	
Total Current Charges	\$30.00

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.

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/>	
Total Taxes	\$0.79

Service address
CONCORD STATION CDD
19109 MENTMORE BLVD
ENTRANCE WALL

Bill date Jun 5, 2023
For service May 2 - Jun 1
31 days

Account number 9100 8847 9395

Billing summary

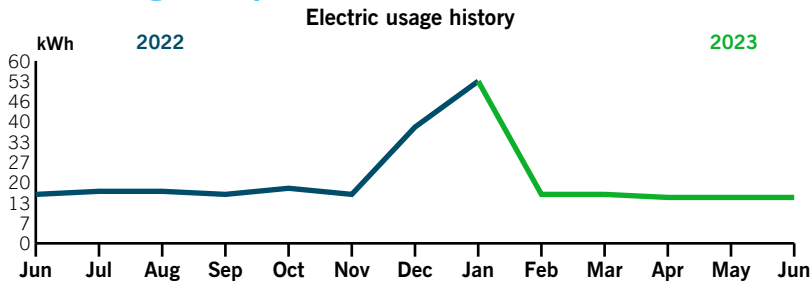
Previous Amount Due	\$30.79
Payment Received May 24	-30.79
Current Electric Charges	30.00
Taxes	0.79
Total Amount Due Jun 26	\$30.79



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair. 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 76° 78° 78°

	Current Month	Jun 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	15	16	252	21
Avg. Daily (kWh)	0	1	1	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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 8847 9395

Amount of automatic draft

\$30.79
by Jun 26

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

889100884793950006600000000000000000307900000030796

Your usage snapshot - Continued

Current electric usage for meter number 4445065	
Actual reading on Jun 1	674
Previous reading on May 2	- 659
<hr/>	
Energy Used	15 kWh
Billed kWh	15.000 kWh

Billing details - Electric

Billing Period - May 02 23 to Jun 01 23	
Meter - 4445065	
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/>	
Total Current Charges	\$30.00

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.

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/>	
Total Taxes	\$0.79

Your usage snapshot - Continued

Current electric usage for meter number 2773463	
Actual reading on Jun 1	13926
Previous reading on May 2	- 13416
<hr/>	
Energy Used	510 kWh
Billed kWh	510.000 kWh

Billing details - Electric

Billing Period - May 02 23 to Jun 01 23	
Meter - 2773463	
Customer Charge	\$15.55
Energy Charge	
510.000 kWh @ 10.278c	52.42
Fuel Charge	
510.000 kWh @ 5.630c	28.71
Asset Securitization Charge	
510.000 kWh @ 0.179c	0.91
<hr/>	
Total Current Charges	\$97.59

Your current rate is General Service Non-Demand Sec (GS-1).

Billing details - Taxes

Regulatory Assessment Fee	\$0.07
Gross Receipts Tax	2.50
<hr/>	
Total Taxes	\$2.57

Your usage snapshot - Continued

Current electric usage for meter number 3511179	
Actual reading on Jun 1	22495
Previous reading on May 2	- 21687
<hr/>	
Energy Used	808 kWh
Billed kWh	808.000 kWh

Billing details - Electric

Billing Period - May 02 23 to Jun 01 23	
Meter - 3511179	
Customer Charge	\$15.55
Energy Charge	
808.000 kWh @ 10.278c	83.05
Fuel Charge	
808.000 kWh @ 5.630c	45.49
Asset Securitization Charge	
808.000 kWh @ 0.179c	1.45
<hr/>	
Total Current Charges	\$145.54

Your current rate is General Service Non-Demand Sec (GS-1).

Billing details - Taxes

Regulatory Assessment Fee	\$0.11
Gross Receipts Tax	3.73
<hr/>	
Total Taxes	\$3.84



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Your Energy Bill

Page 1 of 3

Service address

CONCORD STATION CDD
18108 MENTMORE BLVD
LITE ENTRYWAY

Bill date Jun 5, 2023

For service May 2 - Jun 1
31 days

Account number **9100 8848 0265**

Billing summary

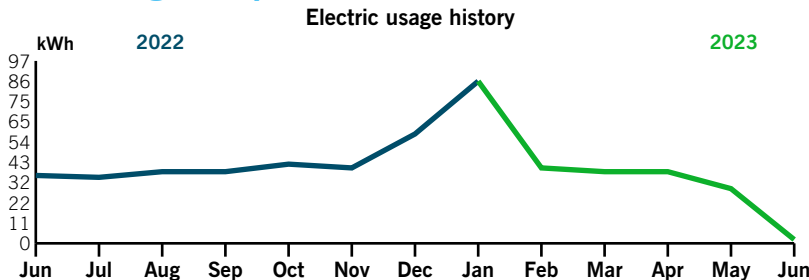
Previous Amount Due	\$30.79
Payment Received May 24	-30.79
Current Electric Charges	30.00
Taxes	0.79
Total Amount Due Jun 26	\$30.79



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair. 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 76° 78° 78°

	Current Month	Jun 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2	36	484	40
Avg. Daily (kWh)	0	1	1	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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 0265

\$30.79
by Jun 26

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

889100884802650006600000000000000000307900000030798

Your usage snapshot - Continued

Current electric usage for meter number 4454487	
Actual reading on Jun 1	1553
Previous reading on May 2	- 1551
<hr/>	
Energy Used	2 kWh
Billed kWh	2.000 kWh

Billing details - Electric

Billing Period - May 02 23 to Jun 01 23	
Meter - 4454487	
Customer Charge	\$15.55
Energy Charge	
2.000 kWh @ 10.278c	0.21
Fuel Charge	
2.000 kWh @ 5.630c	0.11
Minimum Bill Adjustment	14.13
<hr/>	
Total Current Charges	\$30.00

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.

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/>	
Total Taxes	\$0.79

Service address
CONCORD STATION CDD
3332 SUN LAKE BLVD FOUNTAIN
FOUNTAIN

Bill date Jun 5, 2023
For service May 2 - Jun 1
31 days

Account number 9100 8848 0463

Billing summary

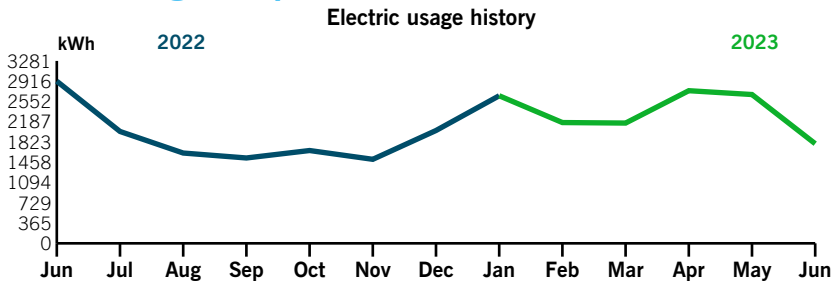
Previous Amount Due	\$299.40
Payment Received May 24	-299.40
Current Electric Charges	200.65
Taxes	5.30
Total Amount Due Jun 26	\$205.95



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair. 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 76° 78° 78°

	Current Month	Jun 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,792	2,916	24,582	2,049
Avg. Daily (kWh)	58	97	67	
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 0463

Amount of automatic draft

\$205.95
by Jun 26

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

8891008848046300066000000000000000002059500000205951



Your usage snapshot - Continued

Current electric usage for meter number 1030480

Actual reading on Jun 1	69981
Previous reading on May 2	- 68189
<hr/>	
Energy Used	1,792 kWh
Billed kWh	1,792.000 kWh

Billing details - Electric

Billing Period - May 02 23 to Jun 01 23

Meter - 1030480

Customer Charge	\$16.03
Energy Charge	
1,792.000 kWh @ 4.545c	81.45
Fuel Charge	
1,792.000 kWh @ 5.630c	100.89
Asset Securitization Charge	
1,792.000 kWh @ 0.127c	2.28
<hr/>	
Total Current Charges	\$200.65

Your current rate is Gen Service Non-Demand Municipal 100% Load Factor Mtr.

Billing details - Taxes

Regulatory Assessment Fee	\$0.15
Gross Receipts Tax	5.15
<hr/>	
Total Taxes	\$5.30



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Your Energy Bill

Page 1 of 3

Service address
CONCORD STATION CDD
18230 SNOWDONIA DR
LAND O LAKES FL 34638

Bill date Jun 5, 2023
For service May 2 - Jun 1
31 days

Account number 9100 8848 0661

Billing summary

Previous Amount Due	\$30.79
Payment Received May 24	-30.79
Current Electric Charges	30.00
Taxes	0.79
Total Amount Due Jun 26	\$30.79

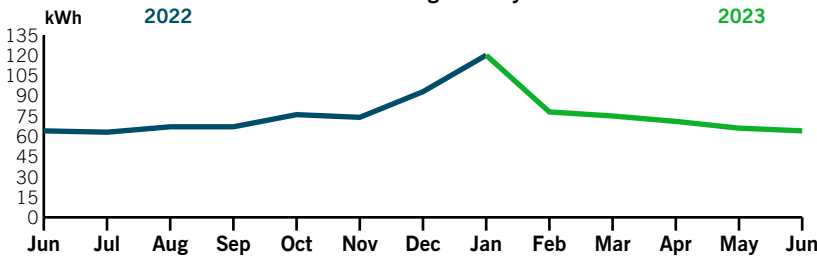


Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair. 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot

Electric usage history



Average temperature in degrees

82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 76° 78° 78°

	Current Month	Jun 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	64	64	914	76
Avg. Daily (kWh)	2	2	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 0661

\$30.79
by Jun 26

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

8891008848066100066000000000000000000000307900000030796

Your usage snapshot - Continued

Current electric usage for meter number 915318	
Actual reading on Jun 1	2444
Previous reading on May 2	- 2380
<hr/>	
Energy Used	64 kWh
Billed kWh	64.000 kWh

Billing details - Electric

Billing Period - May 02 23 to Jun 01 23	
Meter - 915318	
Customer Charge	\$15.55
Energy Charge	
64.000 kWh @ 10.278c	6.58
Fuel Charge	
64.000 kWh @ 5.630c	3.60
Asset Securitization Charge	
64.000 kWh @ 0.179c	0.11
Minimum Bill Adjustment	4.16
<hr/>	
Total Current Charges	\$30.00

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.

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/>	
Total Taxes	\$0.79

Service address
CONCORD STATION CDD
18636 MENTMORE BLVD
CLUBHOUSE /POOL

Bill date Jun 5, 2023
For service May 2 - Jun 1
31 days

Account number 9100 8848 0877

Billing summary

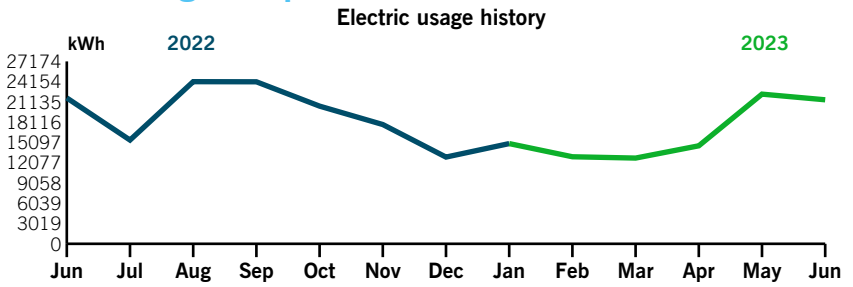
Previous Amount Due	\$2,951.17
Payment Received May 24	-2,951.17
Current Electric Charges	2,582.66
Current Lighting Charges	180.87
Taxes	69.52
Total Amount Due Jun 26	\$2,833.05



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair. 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 76° 78° 78°

	Current Month	Jun 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	21,453	21,732	213,969	17,831
Avg. Daily (kWh)	692	724	586	

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

\$2,833.05
by Jun 26

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

8891008848087700066000000000000028330500002833054



Your usage snapshot - Continued

Current Electric Usage

<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
222394	Actual	May 2 - Jun 1
Usage Values		
Billed kWh		21,003.489 kWh
Billed Demand kW		43.974 kW
Load Factor		64.20 %

Outdoor Lighting

Billing period May 02 - Jun 01

Description	Quantity	Usage
213W LED SHBX BLK IV	6	450 kWh
Total	6	450 kWh

Billing details - Lighting

Billing Period - May 02 23 to Jun 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
Total Current Charges	\$180.87

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

Billing details - Electric

Billing Period - May 02 23 to Jun 01 23

Meter - 222394

Customer Charge	\$16.03
Energy Charge	
21,003.489 kWh @ 3.932c	825.85
Fuel Charge	
21,003.489 kWh @ 5.630c	1,182.50
Demand Charge	
43.974 kW @ \$11.96	525.93

Your current rate is General Service Demand Sec (GSD-1).

Billing details - Electric continued

Asset Securitization Charge	
21,003.489 kWh @ 0.154c	\$32.35
Total Current Charges	\$2,582.66

Billing details - Taxes

Regulatory Assessment Fee	\$2.04
Gross Receipts Tax	67.48
Total Taxes	\$69.52

Service address **Bill date** Jun 5, 2023
CONCORD STATION CDD **For service** May 2 - Jun 1
3440 BUCKINGHAMSHIRE DR 31 days
SIGN

Account number 9100 8848 1125

Billing summary

Previous Amount Due	\$30.79
<i>Payment Received May 24</i>	-30.79
Current Electric Charges	30.00
Taxes	0.79
Total Amount Due Jun 26	\$30.79

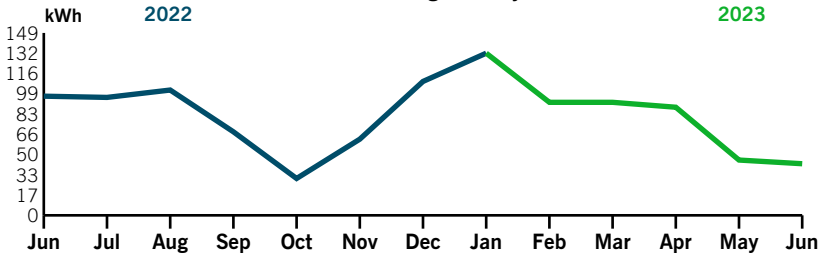


Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair. 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot

Electric usage history



Average temperature in degrees

82° 83° 83° 80° 73° 70° 63° 63° 68° 71° 76° 78° 78°

	Current Month	Jun 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	42	97	958	80
Avg. Daily (kWh)	1	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.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8848 1125

Amount of automatic draft

\$30.79
by Jun 26

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

Your usage snapshot - Continued

Current electric usage for meter number 4442571	
Actual reading on Jun 1	2693
Previous reading on May 2	- 2651
<hr/>	
Energy Used	42 kWh
Billed kWh	42.000 kWh

Billing details - Electric

Billing Period - May 02 23 to Jun 01 23	
Meter - 4442571	
Customer Charge	\$15.55
Energy Charge	
42.000 kWh @ 10.278c	4.32
Fuel Charge	
42.000 kWh @ 5.630c	2.36
Asset Securitization Charge	
42.000 kWh @ 0.179c	0.08
Minimum Bill Adjustment	7.69
<hr/>	
Total Current Charges	\$30.00

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.

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/>	
Total Taxes	\$0.79



First Pinoy Inc

Concord Station CDD
Concord Station CDD
5844 Old Pasco Rd, SUITE 100
Wesley Chapel, FL 33544

(813) 909-4573
 manager@concordstationclubhouse.com

INVOICE	#2538
SERVICE DATE	Feb 21, 2023
INVOICE DATE	Feb 21, 2023
DUE	Upon receipt
AMOUNT DUE	\$310.00

SERVICE ADDRESS

18636 Mentmore Blvd
Land O Lakes, FL 34638

CONTACT US

8235 LEO KIDD AVE
PORT RICHEY, FL 34668

(727) 846-3322
 info@firstpinoyairsystem.com

INVOICE

Services	qty	unit price	amount
A/C MAINTENANCE OF 3 A/C UNITS 2023	3.0	\$289.00	\$867.00
Check operating suction and discharge pressure on all compressors			
2.Check and adjust operating refrigerant charge; refrigerant at additional charge			
3.Check for refrigerant leaks on all exposed piping			
4.Inspect and adjust all temperature controls as necessary			
5.Inspect and adjust all safety controls as necessary.			
6.Check air cooled condensers			
7.Check condition of cooling coils, condensate pans and condensate drains			
8.Clean condensate pans and drains			
9.Inspection of all fans			
10.Inspection of all fan drives and adjustments as necessary			
11.Lubrication of all motor bearings as necessary			
12.Inspection of all electrical connections and components			
13.Change Air filters 4x/YEAR			

Two capacitors were weak on small TRANE units. Replaced them both with new ones. See pictures	1.0	\$0.00
---	-----	--------

Materials	qty	unit price	amount
CAPACITOR 5 TO 30 MFD REPLACE AND INSTALL CAPACITOR, ELECTRICAL WIRING, INSTALL ELECTRICAL TERMINAL EYE, OBSERVATION OF OPERATION OK.	2.0	\$155.00	\$310.00

Total	\$1,177.00
--------------	-------------------

Payment History

May 09	Tue 11:45am	Check	\$867.00
--------	-------------	-------	----------

Thank you for choosing First Pinoy Inc and we appreciate your business.

Pls send payments to :

First Pinoy Inc

P.O. Box 2780

LAND O LAKES FL 34639

Please make sure to give us a like on Facebook ...FirstPinoyAirsystem.

Best Regards,

First Pinoy Inc

✓ Signed on 02/21/23 for \$1177









Fitness Logic

380 Scarlet Blvd.
Oldsmar, FL 34677

Phone #

727-784-4964

Fax #

727-784-0223

E-mail

fitlogic@aol.com

Invoice

Date	Invoice #
6/15/2023	113246

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	MAN	114902	6/14/2023

Item Code	Description	Quantity	Price Each	Amount
Maintenance	Quarterly General Maintenance and cleaning of all equipment - Labor Only Maintenance completion during June.	1	165.00	165.00

Thank you for your business. Invoices over 30 Days will incur 1.5% Interest per month	Subtotal	\$165.00
	Sales Tax (0.0%)	\$0.00
	Total	\$165.00



Fitness Logic

380 Scarlet Blvd.
Oldsmar, FL 34677

Phone #

727-784-4964

Fax #

727-784-0223

E-mail

fitlogic@aol.com

Invoice

Date	Invoice #
6/20/2023	113309

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	113118	6/19/2023

Item Code	Description	Quantity	Price Each	Amount
Parts	Crank Assembly	1	128.99	128.99
Shipping	Shipping charges are estimated and subject to change. Standard Shipping: 7-10 business days	1	22.00	22.00
Labor	Replace crank assembly on Precor Upright Bike (Serial#AKFZL16210001; Model#UBK885).	1	99.00	99.00

Thank you for your business. Invoices over 30 Days will incur 1.5% Interest per month	Subtotal	\$249.99
	Sales Tax (0.0%)	\$0.00
	Total	\$249.99



Fitness Logic

380 Scarlet Blvd.
Oldsmar, FL 34677

Phone #

727-784-4964

Fax #

727-784-0223

E-mail

fitlogic@aol.com

Invoice

Date	Invoice #
6/26/2023	113383

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	JoseR	114695	6/23/2023

Item Code	Description	Quantity	Price Each	Amount
Service	Performed hard reset on Spirit Stepmill. Diagnose Precor Elliptical.	1	65.00	65.00

Thank you for your business. Invoices over 30 Days will incur 1.5% Interest per month	Subtotal	\$65.00
	Sales Tax (0.0%)	\$0.00
	Total	\$65.00



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.

Concord Station CDD
3434 Colwell Ave, Suite 200
Tampa, FL 33614

FLORIDA SALES AND USE TAX RETURN

Reporting Period

May 2023

DR-15
R. 01/20

Certificate Number: 61-8017248652-6

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: Jun. 1, 2023

Late After: Jun. 20, 2023

Amount Due From Line 9
On Reverse Side

130.84

☐ Check here if payment was made electronically.

0600 0 20230228 0001003031 7 4000001724 8652 1

FLORIDA SALES AND USE TAX RETURN

Reporting Period

May 2023

DR-15
R. 01/20

Certificate Number: 61-8017248652-6

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: Jun. 1, 2023

Late After: Jun. 20, 2023

Amount Due From Line 9
On Reverse Side

130.84

☐ 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.

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)			1,869.16	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 _____ Date _____ Telephone # _____
4. Total Tax Due (Include Discretionary Sales Surtax from Line 3)			130.84	Signature of Preparer <i>Roxana Quiroz</i> Date 06/08/2023 Telephone # (813)-994-1001
5. Less Lawful Deductions				Discretionary Sales Surtax Information A. Taxable Sales and Purchases NOT Subject to DISCRETIONARY SALES SURTAX
6. Less DOR Credit Memo				
7. Net Tax Due			130.84	B. Total Discretionary Sales Surtax Due
8. Less Collection Allowance or Plus Penalty and Interest				
9. Amount Due With Return (Enter this amount on front)			130.84	E-file / E-pay to Receive Collection Allowance

Please do not fold or staple.

	DOLLARS		CENTS	
1. Gross Sales (Do not include tax)			1,869.16	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 _____ Date _____ Telephone # _____
4. Total Tax Due (Include Discretionary Sales Surtax from Line 3)			130.84	Signature of Preparer <i>Roxana Quiroz</i> Date 06/08/2023 Telephone # (813)-994-1001
5. Less Lawful Deductions				Discretionary Sales Surtax Information A. Taxable Sales and Purchases NOT Subject to DISCRETIONARY SALES SURTAX
6. Less DOR Credit Memo				
7. Net Tax Due			130.84	B. Total Discretionary Sales Surtax Due
8. Less Collection Allowance or Plus Penalty and Interest				
9. Amount Due With Return (Enter this amount on front)			130.84	E-file / E-pay to Receive Collection Allowance

Please do not fold or staple.



CONCORD STATION CDD

Page 1 of 4

RECEIVED

Your Monthly Invoice

JUN - 2 2023

Account Summary

New Charges Due Date

6/20/23

Billing Date

5/25/23

Account Number

813-909-4569-121718-5

Previous Balance

651.54

Payments Received Thru 5/19/23

-651.54

Thank you for your payment!

Balance Forward

.00

New Charges

652.54

Total Amount Due

\$652.54



**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

**WAYS
TO PAY
YOUR
BILL**



[frontier.com/
signupforautopay](https://frontier.com/signupforautopay)



800-801-6652



GET IT ON
Google Play



Download on the
App Store

MyFrontier app



P.O. Box 211579
Eagan, MN 55121-2879

6790 0007 NO RP 25 05252023 YNNNNNNN 01 003081 0012

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 or MyFrontier mobile app.



Date of Bill
Account Number

5/25/23
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

For help: Customer Service at frontier.com/helpcenter or chat at 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.

SERVICE TERMS

Visit frontier.com/terms, 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). **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.

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 Number5/25/23
813-909-4569-121718-5

CURRENT BILLING SUMMARY

Local Service from 05/25/23 to 06/24/23

Qty Description	813/909-4569.0	Charge
Basic Charges		
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		2.75
Federal USF Recovery Charge		13.92
FCA Long Distance - Federal USF Surcharge		4.06
Total Basic Charges		172.61
Non Basic Charges		
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
Total Non Basic Charges		377.85
Video		
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
Total Video		102.08
TOTAL	652.54	

** ACCOUNT ACTIVITY **

Qty Description	Order Number	Effective Dates	
FiberOptic Local Plus Credit	AUTOCH	5/25	-7.98
813/909-4569		Subtotal	-7.98
Subtotal			-7.98

Detail of Frontier Charges

Toll charged to 813/909-4569

Detail of Frontier Com of America Charges

Toll charged to 813/909-4569

Legend Call Types:

DD - Day

Caller Summary Report

	Calls	Minutes	Amount
Main Number	4	7	.00
***Customer Summary	4	7	.00

Caller Summary Report

	Calls	Minutes	Amount
Intra-Lata	2	2	.00
Interstate	2	5	.00
***Customer Summary	4	7	.00

CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$264.48 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.

Effective June 25, 2023, Frontier will charge a \$50.00 Equipment Restocking Fee per account to recover some of the expense of arranging and returning to inventory Frontier provided CommScope and Sagemcom routers when Internet is disconnected, including logistics, shipping, and refurbishing costs. Charges for non-returned equipment will continue to apply. We are also removing the \$9.99 per account disconnect fee.

We are increasing the Road Recovery Surcharge by \$1.00 starting this month. 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

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



CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount:	\$ 206.52
Item:	Staff Shirts/Hats
Date:	6/27/23
Payable To:	Gaspar Stitch 30225 Double Drive Wesley Chapel, FL 33545
Reason:	Staff Shirts
Requestor:	Michael Speidel
Directions for Check:	Mail to Vendor
Requested on:	6/27/23

GASPAR STITCH LLC
30225 Double Dr.
Wesley Chapel, FL 33545
813.906.0033



Michael Speidel
Concord Station Community Development District
5844 Old Pasco Road
Suite 100
Wesley Chapel, FL 33544

Invoice Number 000001252
Date of Issue 03/22/2023
Due Date 03/24/2023
Reference 10 BUSINESS DAYS

Amount Due (USD) \$206.52

Description	Rate	Qty	Line Total
ST640 Sport-Tek® PosiCharge® RacerMesh® Polo with embroidery logo on left chest COLOR: MARRON SIZE: XL	\$17.95	6	\$107.70
LW100 shirt with logo on left chest COLOR: MAROON KELSEE XXL-1	\$31.14	1	\$31.14
C813-Port Authority® Flexfit® Cotton Twill Cap with embroi- dery logo on front Color: Marron	\$22.56	3	\$67.68

Subtotal	206.52
Tax	0.00
Total	206.52
Amount Paid	0.00
Amount Due (USD)	\$206.52

Notes
** tax exempt
LOGO: CONCORD STATION

Terms
Logo Disclaimer
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Rights:
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Greenview Landscaping Inc.

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

Invoice

Date	Invoice #
5/10/2023	6CCSCHOU23

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
	JUNE MONTHLY MAINTENANCE	1,210.00	1,210.00
		Total	\$1,210.00

Greenview Landscaping Inc.

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

Invoice

Date	Invoice #
5/10/2023	6CCSMO23

Bill To
CONCORD STATION CDD 3434 COLWELL AVENUE STE 200 TAMPA, FL 33614

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	JUNE MONTHLY MAINTENANCE	20,900.00	20,900.00
		Total	\$20,900.00



934 N. Magnolia Ave.
Suite 100
Orlando, FL 32803

(407) 843-5406
www.mcdermittdavis.com

CONCORD STATION CDD
12750 CITRUS PARK LANE
Ste SUITE 115
TAMPA, FL 33625

Date: 5/19/2023
Invoice Number: 55391
Client: 27457.0

Accounting services rendered in connection with the preparation and issuance of audited financial statements for CONCORD STATION CDD for the year ended September 30, 2022.

Total Due This Invoice \$4,000.00

RECEIVED
05/19/23

Thank you for your business.



Outdoor Furniture

C O N N E C T I O N

Comfort under the sun.

INVOICE

Outdoor Furniture Connection LLC

14 Corchaug Ave
Port Washington NY 11050

Date

5/24/23

Invoice #

524231

Attention: CCD

Order No.	Department
	Pool/Patio Furniture
Customer Name	
Concord Station Community Development District	
Address	
5844 Old Pasco Road / Suite 100	
City, State, Zip	
Wesley Chapel, FL 33544	

Quantity	Description	Unit Price	Line Total
	Furniture Project - Repairs		
	Restrap - Cross Strap Vinyl		
9	Existing Chaise Lounges - Full Restraps	115.00	1,035.00
11	Existing Dining Chairs - Full Restraps	80.00	880.00
	Vinyl: 252 Dove		
	Picked up 10 Umbrellas for repairs		
6	Replace Rope	60.00	360.00
3	NEW Finials (balls on top)	25.00	75.00
10	Resew Tops	60.00	600.00
	Volume Discount - 5%		(147.50)

SUBTOTAL \$ 2,802.50

Sales Tax 7.00%

PICK UP & DELIVERY \$ 150.00

TOTAL \$ 2,952.50

Phone		Email	Web Site
(727) 386-3566		petemazer@gmail.com	www.ofc-florida.com

THANK YOU FOR YOUR BUSINESS!



Mike Wells

Property Appraiser

Proudly Serving Pasco County, Florida

Mr. Scott Brizendine
Rizzetta & Company, Inc.

May 2, 2023

Dear Mr. Brizendine:

Listed below is the Non-Ad Valorem Calendar for Bexley Wesley Chapel, **Concord Station**, Connerton West, Connerton East, Copperspring, Country Walk, Del Webb Bexley, Hidden Creek North, Lake Padgett Estates ISD, Lakeside, Long Lake Reserve, Meadow Pointe III, Meadow Pointe IV, Mitchell Ranch, Riverwood Estates, Seven Oaks, Summit View, Talavera, The Groves, The Preserve at Wilderness Lake, The Verandahs, Water's Edge, Wesbridge, Wiregrass, Wiregrass II, and Deerbrook Development Districts.

Non-Ad Valorem Calendar

- | | |
|---|--------------------|
| • Annual Fees Due (\$150 each district) * | June 1, 2023 |
| • Preliminary Certification and Certificate deadline date | July 21, 2023 |
| • Final Certification and Certificate deadline date | September 22, 2023 |

Please note: All CDD payments must be postmarked by **June 1st** in order to have the CDD information included on the TRIM Notice. Payments postmarked after June 1st will be returned and the CDD will **NOT** be included on the notice. Please send all payments to PO Box 401, Dade City, FL 33526-0401.

***Note: This notification will serve as your invoice for payment.**

Enclosed for your use is the "Certificate to Non-Ad Valorem Assessment Roll" DR-408A form. All future correspondence will be sent via email rather than USPS mail.

If you have any questions, please contact Gayle Pavek at extension 4493 or you may reach her at gpavek@pascopa.com.

Respectfully,

Mike Wells
Pasco County Property Appraiser
352-521-4437
mwells@pascopa.com
MW/gp

RECEIVED
06/05/23

PLEASE MAIL ALL CORRESPONDENCE TO: PASCO COUNTY PROPERTY APPRAISER - PO BOX 401, DADE CITY, FLORIDA 33526-0401

WEST PASCO GOVERNMENT CENTER
NEW PORT RICHEY
TELEPHONE: 727-847-8151
FAX: 727-847-8013

EAST PASCO GOVERNMENT CENTER
14236 6TH STREET, SUITE 101
DADE CITY, FL 33523-3408
TELEPHONE: 352-521-4433
FAX: 352-521-4411

CENTRAL PASCO PROFESSIONAL CENTER
LAND O' LAKES
TELEPHONE: 813-929-2780
FAX: 813-929-2784



Pasco Sheriff's Office
F.I.R.S.T.

INVOICE

Customer Number: C00072
Invoice Number: AR001899
Invoice Date: 06/06/23
Terms: DUE UPON RECEIPT

To: CONCORD STATION CDD
CONCORD STATION CDD
C/O RIZZETTA & COMPANY
12750 CITRUS PARK LANE, SUITE 115
TAMPA, FL 33625

Date	Description	Amount
06/06/23	JUN23 #9	9,834.58
Total Due		9,834.58

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Please make checks payable to:



Pasco Sheriff's Office
F.I.R.S.T.
20101 Central Blvd.
Land O' Lakes, FL 34637

Customer Number: C00072
Invoice Number: AR001899
Invoice Date: 06/06/23
Total Amount Due \$ 9,834.58

Total Payment \$ _____



Pasco Sheriff's Office

INVOICE

Customer Number: C00072
Invoice Number: AR001884
Invoice Date: 05/03/23
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
05/03/23	MAY23 #8	9,834.58
Total Due		9,834.58

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Please make checks payable to:

Customer Number: C00072
Invoice Number: AR001884
Invoice Date: 05/03/23
Total Amount Due \$ 9,834.58



Pasco Sheriff's Office
20101 Central Blvd.
Land O' Lakes, FL 34637

Total Payment \$ _____



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

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

(813) 235-6012
(727) 847-8131
(352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

RECEIVED
JUN - 5 2023



72 1 1

32-52805

CONCORD STATION CDD

Service Address: **19322 UMBERLAND PLACE**

Bill Number: 18501862

Billing Date: 6/2/2023

Billing Period: 4/18/2023 to 5/18/2023

New Water, Sewer, Reclaim rates, fees and charges took effect Oct. 1, 2022.
Please visit bit.ly/pascurates for additional details.

BY:

Account #	Customer #
0952410	01352379
Please use the 15-digit number below when making a payment through your bank	
095241001352379	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	15082370	4/18/2023	647	5/18/2023	664	30	17

Usage History

Water

	Irrigation
May 2023	17
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

Transactions

Previous Bill	-70.65 CR
Balance Forward	-70.65 CR
Current Transactions	
Water	
Water Base Charge	10.29
Water Charges	10.0 Thousand Gals X \$3.24
Water Charges	5.0 Thousand Gals X \$6.49
Water Charges	2.0 Thousand Gals X \$8.76
Total Current Transactions	92.66
TOTAL BALANCE DUE	\$22.01

Annual Water Quality Report: The 2022 Consumer Confidence Report is available online at bit.ly/PascoRegionalCCR. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0952410
Customer # 01352379

Balance Forward -70.65 CR
Current Transactions 92.66

Total Balance Due	\$22.01
Due Date	6/19/2023

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

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

CONCORD STATION CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

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

013523794095241011850186250000022013



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

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

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(727) 847-8131
(352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

RECEIVED
JUN - 5 2023



71 0 1
32-52805

CONCORD STATION CDD

Service Address: **18636 MENTMORE BOULEVARD**

Bill Number: 18492320

Billing Date: 6/2/2023

Billing Period: 4/18/2023 to 5/18/2023

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 for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13595176	4/18/2023	5692	5/18/2023	5748	30	56

Usage History

Water

May 2023	56
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

Transactions

Previous Bill	717.41
Payment 05/19/23	-717.41 CR
Balance Forward	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	25.0 Thousand Gals X \$3.24 81.00
Water Tier 3	6.0 Thousand Gals X \$6.49 38.94
Sewer	
Sewer Base Charge	93.08
Sewer Charges	56.0 Thousand Gals X \$6.48 362.88
Total Current Transactions	665.53
TOTAL BALANCE DUE	\$665.53

Annual Water Quality Report: The 2022 Consumer Confidence Report is available online at bit.ly/PascoRegionalCCR. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

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

Account # 0315035
Customer # 01352379
Balance Forward 0.00
Current Transactions 665.53

Total Balance Due \$665.53
Due Date 6/19/2023

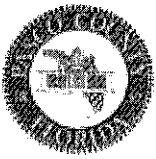
10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 06/19/2023.

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

013523794031503571849232090000665533



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

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

(813) 235-6012
(727) 847-8131
(352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

RECEIVED
JUN - 5 2023



70 0 1
32-52805

CONCORD STATION CDD

Service Address: 3662 BUCKINGHAMSHIRE DR

Bill Number: 18510241

Billing Date: 6/2/2023

Billing Period: 4/18/2023 to 5/18/2023

New Water, Sewer, Reclaim rates, fees and charges took effect Oct. 1, 2022.
Please visit 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	4/18/2023	21	5/18/2023	21	30	0

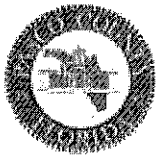
Usage History
Water

	Irrigation
May 2023	0
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

Transactions

Previous Bill	32.97
Payment 05/19/23	-32.97 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	10.29
Total Current Transactions	10.29
TOTAL BALANCE DUE	\$10.29

Annual Water Quality Report: The 2022 Consumer Confidence Report is available online at bit.ly/PascoRegionalCCR. To request a paper copy, please call (813) 929-2733.



Please return this portion with payment

TO PAY ONLINE, VISIT 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 6/19/2023

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

The Total Due will be electronically transferred on 06/19/2023.

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

014366503118096541851024140000010294

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

Invoice

Date	Invoice #
6/1/2023	INV0000080696

Bill To:

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

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

[illegible]

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

Invoice

Date	Invoice #
5/31/2023	INV0000080795

Bill To:

Concord Station CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
May	Upon Receipt	04004

[illegible]

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

Invoice

Date	Invoice #
6/9/2023	INV0000080851

Bill To:

Concord Station CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
June	Upon Receipt	04004

[illegible]

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

Invoice

Date	Invoice #
6/15/2023	INV0000081114

Bill To:

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

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

[illegible]

RECEIVED
06/15/23

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

Invoice

Date	Invoice #
6/15/2023	INV0000081116

Bill To:

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

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

Description	Qty	Rate	Amount
Excess Meeting Time (over contract limit) 3 hours 25 min	0.40	\$175.00	\$70.00
Subtotal			\$70.00
Total			\$70.00

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

Invoice

Date	Invoice #
6/23/2023	INV0000081314

Bill To:

Concord Station CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

Services for the month of		Terms	Client Number
June		Upon Receipt	04004
Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$9,267.46	\$9,267.46
		Subtotal	\$9,267.46
		Total	\$9,267.46

RECEIVED
06/23/23

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount:	\$ 250.00
Item:	Entertainment for Playground Grand Opening
Event Date:	7/2/23
Payable To:	Shinebright Glitter Tattoos 8520 May Port Court Land O' Lakes, FL 34638
Reason:	Event entertainment, etc.
Requestor:	Michael Speidel
Directions for Check:	Pick up or deliver to Michael Speidel (Manager)
Requested on:	6/22/23



Shinebright Glitter Tattoos
8520 May Port Ct
Land O Lakes, FL 34638 United States
shinebrightglittertattoos@gmail.com | 813-451-5303

Invoice #000010

Issue date
Jun 21, 2023

Invoice #000010

Customer

Kelsee Ratcliff
Concord Station Community
Development District
kratcliff@rizetta.com
813-909-4569
5844 Old Pasco Road
Suite 100
Wesley Chapel, Florida 33544

Invoice Details

PDF created June 21, 2023
\$250.00

Payment

Due July 2, 2023
\$250.00

Items

Quantity

Price

Amount

2

\$125.00

\$250.00

Concord Station Playground Grand Opening
Sunday July2, 2023, 11am-1pm

18636 Mentmore Blvd.
Land O Lakes, FL 34638

Subtotal

\$250.00

Total Due

\$250.00



Pay online

To pay your invoice go to <https://squareup.com/u/0eMejSzV>

Or open the camera on your mobile device and place the QR code in the camera's view.



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-85957
Invoice Date: 6/1/2023

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 6/1/2023
Due Date 7/1/2023
Terms Net 30

Customer ID 5466
P.O. Number
P.O. Date 6/1/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	513.00	513.00
June Billing					
6/1/2023 - 6/30/2023					
Wetland-ALL					

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 513.00

RECEIVED
06/02/23

Subtotal: 513.00
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 513.00



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Invoice Number: PSI-85783
Invoice Date: 6/1/2023

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 6/1/2023
Due Date 7/1/2023
Terms Net 30

Customer ID 5466
P.O. Number
P.O. Date 6/1/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance June Billing 6/1/2023 - 6/30/2023 Mt-ALL (4xMonth)		1	1	2,595.00	2,595.00

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 2,595.00

RECEIVED
06/02/23

Subtotal: 2,595.00
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 2,595.00



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Invoice Number: PSI-84793
Invoice Date: 6/1/2023

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 6/1/2023
Due Date 7/1/2023
Terms Net 30

Customer ID 5466
P.O. Number
P.O. Date 6/1/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance June Billing 6/1/2023 - 6/30/2023 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
06/02/23

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

June 05, 2023

Client: 001004

Matter: 000001

Invoice #: 23141

Page: 1

RE: General Matters

For Professional Services Rendered Through May 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
4/17/2023	JMV	TELEPHONE CALL WITH D. WALLACE; REVIEW COMMUNICATION FROM F. BERDEGUEZ; REVIEW LEGAL NOTICE.	1.4	\$427.00
4/18/2023	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE LETTER.	0.9	\$274.50
4/18/2023	LB	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2022; PREPARE DRAFT AUDIT RESPONSE LETTER RE SAME.	0.5	\$87.50
4/21/2023	JMV	TELEPHONE CALLS FROM D. WALLACE; REVIEW PUBLIC RECORDS ISSUES; TELEPHONE CALL WITH J. STEELE; REVIEW RECORDS REQUESTS.	1.5	\$457.50
4/24/2023	JMV	TELEPHONE CALL FROM D. WALLACE; TELEPHONE CALL WITH J. STEELE; DRAFT MEMO TO CDD SUPERVISORS.	1.2	\$366.00
4/24/2023	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING.	0.6	\$183.00
4/25/2023	MS	DRAFT PUBLICATION NOTICES FOR 23/24 BUDGET HEARING.	1.2	\$210.00
4/25/2023	MS	FINALIZE AND TRANSMIT RESOLUTION SETTING PUBLIC HEARING AND APPROVING PROPOSED BUDGET.	0.2	\$35.00
4/26/2023	JMV	TELEPHONE CALL FROM J. STEELE; TELEPHONE CALL WITH D. WALLACE.	0.6	\$183.00
4/26/2023	MS	DRAFT PUBLICATION NOTICE FOR 2023/2024 BUDGET HEARING.	1.2	\$210.00
4/28/2023	JMV	TELEPHONE CALL WITH D. WALLACE.	0.3	\$91.50

June 05, 2023

Client: 001004

Matter: 000001

Invoice #: 23141

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
5/4/2023	JMV	REVIEW COMMUNICATION FROM D. KRONICK; REVIEW LEGAL NOTICE; REVIEW DRAFT AGENDA.	0.3	\$91.50
5/4/2023	WAS	DRAFT AGREEMENT FOR PLAYGROUND INSPECTION.	2.0	\$610.00
5/10/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.5	\$152.50
5/10/2023	KCH	REVIEW SUMMONS AND COMPLAINT FILED BY PATRICIA CARINI AND DISCUSS SAME WITH J.VERICKER; PHONE CALL WITH CONDOMINIUM ASSOCIATES REGARDING HOA DOCUMENTS; REVIEW OF HOA CC&Rs.	2.3	\$701.50
5/11/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING; TELEPHONE CALLS WITH D. WALLACE.	4.3	\$1,311.50
5/12/2023	KCH	REVIEW OF EMAILS REGARDING NTE TO REPLACE LIGHTS; PREPARE FORMAL AGREEMENT WITH NTE AMOUNT TO REPLACE 13 LIGHTS.	1.5	\$457.50
5/15/2023	KCH	REVIEW HOA ARTICLES OF INCORPORATION.	2.1	\$640.50
Total Professional Services			22.6	\$6,490.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
5/15/2023	Photocopies	\$0.45
Total Disbursements		\$0.45

June 05, 2023
Client: 001004
Matter: 000001
Invoice #: 23141

Page: 3

Total Services	\$6,490.00
Total Disbursements	\$0.45
Total Current Charges	\$6,490.45
Previous Balance	\$5,110.95
Less Payments	(\$5,110.95)
PAY THIS AMOUNT	\$6,490.45

RECEIVED
06/05/23

Please Include Invoice Number on all Correspondence

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

June 05, 2023

Client: 001004

Matter: 000009

Invoice #: 23142

Page: 1

RE: Easement Encroachment Agreements with Residents

For Professional Services Rendered Through May 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
4/18/2023	LB	REVIEW RECOMMENDATION BY S. BRLETIC FOR FENCE ENCROACHMENT; PREPARE DRAFT ENCROACHMENT AGREEMENT RE SAME.	0.6	\$105.00
4/24/2023	JMV	PREPARE EASEMENT ENCROACHMENT AGREEMENT FOR 4415 MOUNT BANDON DRIVE.	0.3	\$91.50
4/24/2023	LB	FINALIZE ENCROACHMENT AGREEMENT RE 4415 MOUNT BANDON DRIVE; PREPARE CORRESPONDENCE TO D. KRONICK TRANSMITTING SAME.	0.2	\$35.00
Total Professional Services			1.1	\$231.50

June 05, 2023
Client: 001004
Matter: 000009
Invoice #: 23142

Page: 2

Total Services	\$231.50	
Total Disbursements	\$0.00	
Total Current Charges		\$231.50
Previous Balance		\$125.85
Less Payments		(\$125.85)
PAY THIS AMOUNT		\$231.50

RECEIVED
06/05/23

Please Include Invoice Number on all Correspondence

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
6/1/2023	9357

Bill To
Concord Station CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

P.O. No.	Terms	Project
June 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.

RECEIVED
05/29/23

Total

\$2,300.00

Phone #

(727) 271-1395

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	
05/21/23		CONCORD STATION CDD	
Billing Date	Sales Rep	Customer Account	
05/21/2023	Deirdre Bonett	121715	
Total Amount Due		Ad Number	
\$424.00		0000287844	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
05/21/23	05/21/23	0000287844	Times	Legals CLS	RFP for Landscape	1	2x121 L	\$420.00
05/21/23	05/21/23	0000287844	Tampabay.com	Legals CLS	RFP for Landscape AffidavitMaterial	1	2x121 L	\$0.00 \$4.00

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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	
05/21/23		CONCORD STATION CDD	
Billing Date	Sales Rep	Customer Account	
05/21/2023	Deirdre Bonett	121715	
Total Amount Due		Ad Number	
\$424.00		0000287844	

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

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DALLAS, TX 75312-3396

**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 Jiggitt can be reached by email at jjiggitt@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 nonattending proposer. The Project Manual will not be available for sale at the mandatory preproposal 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, and 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 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 announced, and All questions relative to this project shall be directed/bid e-mail only, to Jason Jiggitt, at jjiggitt@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 35644. Attention: Jason Jiggitt. 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
Debbie Wallace, District Manager dwallace@rizzetta.com
Run Date: Sunday, May 21, 2023 0000287844

Concord Station Community Development District
 Debby Wallace, District Manager dbwallace@rizzetta.com
 Run Date: Sunday, May 21, 2023 0000287844



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	
06/14/23		CONCORD STATION CDD	
Billing Date	Sales Rep	Customer Account	
06/14/2023	Deirdre Bonett	121715	
Total Amount Due		Ad Number	
\$788.13		0000290310	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
06/14/23	06/14/23	0000290310	Times	Legals CLS	O&M Assessments	1	3x10.25 IN	\$784.13
06/14/23	06/14/23	0000290310	Tampabay.com	Legals CLS	O&M Assessments AffidavitMaterial	1	3x10.25 IN	\$0.00 \$4.00

RECEIVED
06/14/23

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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	
06/14/23		CONCORD STATION CDD	
Billing Date	Sales Rep	Customer Account	
06/14/2023	Deirdre Bonett	121715	
Total Amount Due		Ad Number	
\$788.13		0000290310	

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TIMES PUBLISHING COMPANY

REMIT TO:

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C/O RIZZETTA & COMPANY
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PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

} 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: O&M Assessments** was published in said newspaper by print in the issues of: **6/14/23** 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.

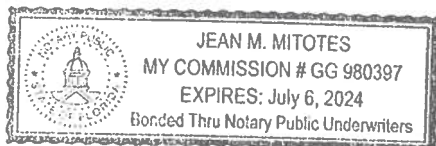
Signature Affiant

Sworn to and subscribed before me this **06/14/2023**

Signature of Notary Public

Personally known _____ **X** _____ or produced identification

Type of identification produced _____



Notice of Public Hearing and Board of Supervisors Meeting of the Concord Station Community Development District

The Board of Supervisors (the "Board") of the Concord Station Community Development District (the "District") will hold a public hearing and a meeting on Thursday July 13, 2023, at 10:00 a.m. at the Concord Station Clubhouse, 18636 Mentmore Blvd., Land O'Lakes, FL 34638.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting <https://www.concordstationcdd.com>, or may be obtained by contacting the District Manager's office via email at dbwallace@rizzetta.com or via phone at (813) 933-5571.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

O&M Budget:	\$1,940,961.00
Collection Costs (2%):	\$41,297.04
Early Payment Discounts (4%):	\$82,594.09
Total:	\$2,064,852.13

Platted Parcels	Qty	O&M
SF 40'	289	\$1,362.04
SF 50'	822	\$1,362.04
SF 50' Prepaid	1	\$1,362.04
SF 65'	404	\$1,362.04
Total	1516	

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2023 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

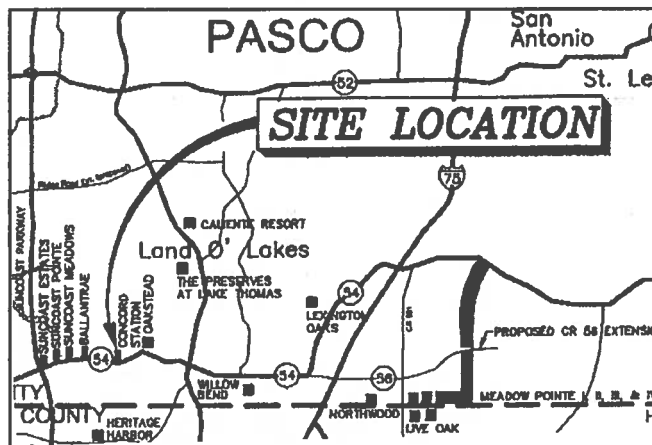
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Debby Wallace
District Manager





INVOICE

Customer ID:**17-45064-33006**

Customer Name:

CONCORD STATION COMMUNITY
DEVELOPMENT DISTRICT

Service Period:

06/01/23-06/30/23

Invoice Date:

05/25/2023

Invoice Number:

0856718-1568-7

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: (800) 255-7172**Your Payment is Due****Jun 24, 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
06/24/2023: **\$ 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	06/01/23		1.00	81.87
Total Current Charges				81.87

RECEIVED
05/26/23



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



WASTE MANAGEMENT INC. OF FLORIDA
WM OF PASCO COUNTY
PO BOX 42930
PHOENIX, AZ 85080
(800) 255-7172
(813) 740-8408 FAX

Invoice Date	Invoice Number	Customer ID (Include with your payment)
05/25/2023	0856718-1568-7	17-45064-33006
Payment Terms	Total Due	Amount
Total Due by 06/24/2023	\$81.87	
If Received after 06/24/2023	\$86.87	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***

Your bank account will be drafted \$81.87.

1568000174506433006008567180000000818700000008187 9

I0290C13

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Remit To: **WM CORPORATE SERVICES, INC.**
AS PAYMENT AGENT
PO BOX 4648
CAROL STREAM, IL 60197-4648



WM

WM

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Get More
with My WM

Scan to enroll in AutoPay & Paperless Billing,
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List your new billing information below. For a change of service address, please contact **WM**.

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Address 2	
City	
State	
Zip	
Email	
Date Valid	

☐ **Check Here**

If I enroll in Automatic Deducting money from my bank account, I understand that my bank could take 1-2 billing cycles to complete payment until payment is received by WM.

Email	
Date	
Bank Account Holder Signature	

NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

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

Please send all bankruptcy correspondence to RMCbankruptcy@wm.com or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)

Tab 11

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 10th DAY OF AUGUST 2023.

**CONCORD STATION COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASST. SECRETARY

Tab 12



LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

July 13, 2023

Concord Station Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

Thank you for choosing LLS Tax Solutions Inc. ("LLS Tax") to provide arbitrage services to Concord Station Community Development District ("Client") for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- \$24,120,000 Concord Station Community Development District Capital Improvement Revenue and Refunding Bonds, Series 2016A-1 (Senior Lien)
- \$4,305,000 Concord Station Community Development District Capital Improvement Revenue and Refunding Bonds, Series 2016A-2 (Subordinate Lien)

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service ("IRS") forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting

position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for the services listed above for the three annual bond years ending August 28, 2023, August 28, 2024, and August 28, 2025, is \$1,500, which is \$500 each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solution, Inc. of its intent.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
Concord Station Community Development
District

By: Linda L. Scott
Linda L. Scott, CPA

By: _____
Print Name _____
Title _____
Date: _____

Tab 13

Playground Maintenance Schedule RACI
Install Date: MM/DD/YYYY

	CDD Board	District Manager	Amenities Project Manager	Concord Station Community	Manufacturer
Develop Playground Maintenance Schedule w/Dates based on manufacturer guidelines	I	R A	I	I	C
Propose Playground Maintenance Schedule w/Dates to CDD Board	I	R	I	I	N/A
Review & Approve Playground Maintenance Schedule w/Dates to CDD Board	R A	I	I	I	N/A
Complete Maintenance Task Description on MM/DD/YYYY and provide before/after pictures & update at MMMM CDD Meeting	I	I	R	I	N/A
Complete Maintenance Task Description on MM/DD/YYYY and provide before/after pictures & update at MMMM CDD Meeting	I	I	R	I	N/A
File Warranty Claim (if needed)	I	R	A	I	I

Legend Details

R

Responsible

A

Accountable

C

Consulted

I

Informed