

Concord Station Community Development District

Board of Supervisors'
Meeting
September 14, 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 Jessica LaBarbera Vice Chairman

Randall Griffin Assistant Secretary
Fred Berdeguez Assistant Secretary
Angel Rivera Assistant Secretary
Donna Matthias-Gorman 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

<u>District Office – Wesley Chapel, Florida (813) 994-1001</u> <u>Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614</u> <u>www.concordstationcdd.com</u>

September 7, 2023

Board of Supervisors Concord Station Community Development District

AGENDA

Dear Board Members:

7.

8.

SUPERVISOR REQUESTS

ADJOURNMENT

The regular meeting of the Board of Supervisors of Concord Station Community Development District will be held on **Thursday**, **September 14**, **2023 at 10:00 a.m.**, **at the Concord Station Clubhouse**, **18636 Mentmore Blvd.**, **Land O'Lakes FL 34638**. The following is the agenda for this meeting:

1. 2.	CALL TO ORDER/ROLL CALL AUDIENCE COMMENTS				
3.		FREPORTS			
	A.	Deputy Update			
	B.	District Engineer			
	C.	District Counsel			
	D.	Field Operations Manager			
		i. Aquatics ReportTab 1			
		ii. Landscape Inspection Services ReportTab 2			
		iii. Review of Greenview Weekly ReportsTab 3			
		iv. Review of Yellowstone ReportTab 4			
		v. Consideration of Landscape ProposalsTab 5			
	E.	Clubhouse Manager			
		i. Review Monthly Clubhouse ReportTab 6			
		ii. Consideration of Amenities Staff ProposalTab 7			
	_	iii. Review of Current Employee ScheduleTab 8			
	F.	District ManagerTab 9			
4.	BUSINESS ADMINISTRATION				
	A.	Consideration of the Minutes of the Board of Supervisors'			
		Regular Meeting held on August 10, 2023Tab 10			
	B.	Consideration of Operation and Maintenance Expenditures			
		for July 2023Tab 11			
5.	BUSINESS ITEMS				
	A.	Consideration of Maintenance Software ScheduleTab 12			
	B.	Discussion of License Plate Readers			
	C.	Discussion of Waterford Field Options			
	D.	Discussion of CDD Website			
	E.	Consideration of Holiday Lighting ProposalTab 13			
	F.	Consideration of District Services AddendumTab 14			
6.	AUDIE	AUDIENCE COMMENTS			

Concord Station CDD September 7, 2023 Page Two

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





Concord Station CDD (Wellington 15 - 33) Waterway Inspection Report

Reason for Inspection: Normal growth observed

Inspection Date: 2023-08-03

Prepared for:

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

Prepared by:

Nick Margo, Aquatic Biologist

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

TABLE OF CONTENTS

	Pg
SITE ASSESSMENTS	
Ponds W15/17, 16 <u>, 18</u>	_ 3
PONDS W20, 21, 22	4
PONDS W23, 24, 25	5
Ponds W26, 27, 28	6
Ponds W29, 30, 31	7
PONDS W32, 33	8
Ponds	
MANAGEMENT/COMMENTS SUMMARY	
SITE MAD	

Site: W15/17

Comments:

Site looks good

The sites are in good condition but the area around them needs to be cut back for access.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Site: W16

Comments:

Site looks good

The water level went up and there is some decay from a recent treatment to further clear the non-shelf area out from vegeation.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Site: W18

Comments:

Site looks good

The site is in good condition with minimal nuisance weeds along the perimeter and a strong monoculture of native, beneficial Gulf Spikerush as well.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Comments:

Site looks good

The site is in good condition with no nuisance vegetation, native, beneficial duck potato along the perimeter and good water clarity.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Site: W21

Comments:

Site looks good

The site remains in good condition with no nuisance vegetation, native, beneficial duck potato along the perimeter and good water clarity.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Site: W22

Comments:

Site looks good

The site is in good condition with no nuisance vegetation or algae present.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Comments:

Site looks good

While there is minimal access the opening are clear of any vegetation or nusiance weeds.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Site: W24

Comments:

Normal growth observed

The site was dry for so long and now has some algae since water was reintroduced.

Action Required:

Routine maintenance next visit

Target:

Surface algae





Site: W25

Comments:

Normal growth observed

The site has a good amount of filamentous algae now that water has been reintroduced to a site that was mostly dry for the past 8 months.

Action Required:

Routine maintenance next visit

Target:

Surface algae





Comments:

Site looks good

There is some decay from a recent torpedograss treatment when the shelf was dry but the site has no new regrowth and the site has more water than last month.

Action Required:

Routine maintenance next visit



Species non-specific





Site: W27

Comments:

Site looks good

The site remains in good condition with minimal nuisance species and a strong monoculture of native, beneficial Gulf Spikerush throughout the site.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Site: W28

Comments:

Site looks good

The site was dry last month and sprayed out for torpedograss. There is no noted regrowth.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Comments:

Site looks good

The site is in good condition with minimal nuisance vegetation and good water clarity. There are so traces of fragrant water lily.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Site: W30

Comments:

Site looks good

The site remains in good condition with no nuisance vegetation, good water clarity and a strong monoculture of native, beneficial Gulf Spikerush.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Site: W31

Comments:

Site looks good

The site was dry last month but now has water and is universally good condition with minimal algae and good water clarity.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Comments:

Site looks good

Some decay along the shoreline from a previous treatment but there is no noted regrowth and the site is in overall oof condition.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Site: W33

Comments:

Treatment in progress

The site was recently treated for submersed bladderwort along the perimeter and may require another application for better control.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation





Site:

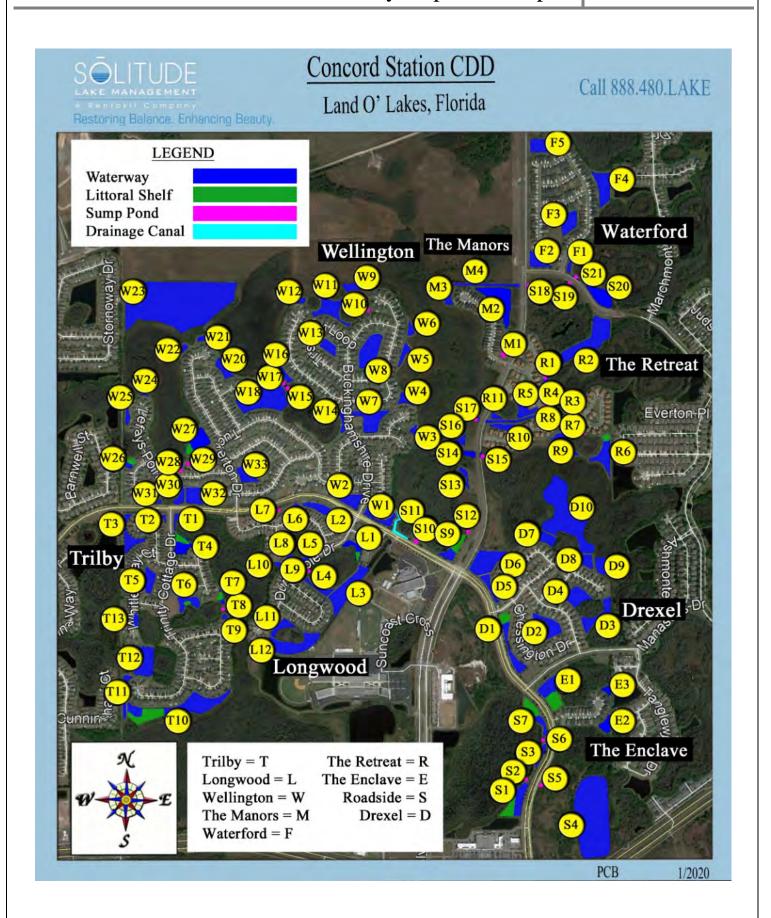
Comments:

Action Required:

Target:

cord Station CDD (Wellington 15 - 33) Waterway Inspection Report	2023-08-03					
Site:						
Comments:						
Action Required:						
Torgot						
Target:						
Management Summary						
So a lot of the water levels are finally back up from the recent rain. Not too much going on since we stay on top of shoreline wery manicured right now. Algae was only noted in two sites and we have a submersed weed treatment going on in another.	reed growth and everything looks					
Sites W24 & W25 are both very shallow and just had water re-introduced to them after being dry for a long period. A lot of tire						
water is very charged and nutrient rich runoff. We see this happening in both these smaller sites. We did not note algae anywh Site W33 has some decay from a treatment aimed at some seasonal submersed bladderwort growth along the perimeter. It may						
better control.	require unotifier appreciation for					
No other issues were noted this month. Hopefully, the rains keep occurring and we are out of that dry spell.						
Thank you For Choosing SOLitude Lake Management!						
SOLITUDE LAKE MANAGEMENT 888.480.LAKE (5253)	9					

Site	Comments	Target	Action Required
W15/1'	Site looks good	Species non-specific	Routine maintenance next visit
W16	Site looks good	Species non-specific	Routine maintenance next visit
W18	Site looks good	Species non-specific	Routine maintenance next visit
W20	Site looks good	Species non-specific	Routine maintenance next visit
W21	Site looks good	Species non-specific	Routine maintenance next visit
W22	Site looks good	Species non-specific	Routine maintenance next visit
W23	Site looks good	Species non-specific	Routine maintenance next visit
W24	Normal growth observed	Surface algae	Routine maintenance next visit
W25	Normal growth observed	Surface algae	Routine maintenance next visit
W26	Site looks good	Species non-specific	Routine maintenance next visit
W27	Site looks good	Species non-specific	Routine maintenance next visit
W28	Site looks good	Species non-specific	Routine maintenance next visit
W29	Site looks good	Species non-specific	Routine maintenance next visit
W30	Site looks good	Species non-specific	Routine maintenance next visit
W31	Site looks good	Species non-specific	Routine maintenance next visit
W32	Site looks good	Species non-specific	Routine maintenance next visit
W33	Treatment in progress	Submersed vegetation	Routine maintenance next visit



Tab 2

CONCORD STATION

Landscape Inspection Report



August 28, 2023 Rizzetta & Company Jason Liggett – Landscape Specialist



Summary

General Updates, Recent & Upcoming Maintenance Events, Important Notices

- ❖ Continue to work with crews and learn the property. There is a learning period with the number of ponds on a site like concord station.
- ❖ Work on detailing throughout the property. We don't want to get behind on the trimming and detailing.

The following are action items for Yellowstone Landscaping to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. Red text indicates deficient from previous report. Bold Red text indicates deficient for more than a month. Green text indicates a proposal has been requested. Blue indicates irrigation. Bold & Underlined indicates a question or info for BOS. Orange is for Staff.

- 1. Trim the Loropetalum at the enclave entrance around the main entrance sign.
- 2. Treat the turf weeds throughout the saint Augustine at the Enclave entrance
- 3. Trim the ligustrum hedges around the lift station at the enclave entrance.(Pic 3)



4. Remove the sucker growth in the Viburnum Suspensum hedge along the white vinyl fence in the front of the enclave entrance on mentmore blvd.

- 5. Throughout the berm area on Manassas
 Drive trim the plant material and eradicate the bed weeds.
- 6. Improve the vigor in the Viburnum Suspensum along this berm area hedge.
- 7. Treat the grassy weeds in the Jasmine Minima bed at the Drexel entrance sign on Manassas Drive.
- 8. Eradicate the crack weeds throughout the road gutters on Manassas Drive. Some of them will need to be string trimmed.
- During my inspection I noticed the oleanders at the lift station at the Drexel entrance on mentmore blvd have been severely pruned and left on the ground. Was this the crews? Please clean up the material.(Pic 9 Next Page)
- 10. Treat the bed weeds around the lift station at the Drexel entrance.
- 11. Create tree rings around the Japanese Blueberry trees at the Drexel entrance on-



Concord Station CDD



Mentmore Blvd.

- 12. Treat the turf weeds in the Inbound and outbound ROW at the Drexel entrance on Mentmore Blvd.
- 13. Trim the Podocarpus behind the homeowner fences from the Drexel entrance to sunlake blvd and make sure the bed weeds are eradicated.
- 14. Eradicate the bed weeds in the monument bed on the east side of sunlake and mentmore blvd.
- 15. Trim the loropetalum and eradicate the bed weeds along the white vinyl fence on sunlake blvd in the retreat frontage.
- 16. Eradicate the bed weeds from the retreat main monument sign.
- 17. Treat the turf weeds in the saint Augustine at the Shallot Court Umberland place pocket park.
- 18. Make sure that crew members have maps of the ponds, and they are all being completed on a weekly basis. If any ponds are not able to be done due to weather, please notify district management. During the pond mowing services crews are to do there best to redistribute mow duff.

- 19. Improve the fertility in the viburnum suspensum on Lake patience road.
- 20. Treat the turf weeds throughout the saint Augustine on Lake patience road.
- 21. Improve the vigor in the viburnum suspensum in the Waterford entrance common area on the inbound side. (Pic 21)



- 22. Trim and detail the white vinyl fence beds on sunlake blvd past lake patience road.

 Eradicate bed weeds in these beds.
- 23. Make sure the crews are string trimming in between the pond and the cedar trees in the last pond bank on sunlake blvd on the east side.(Pic 23a,23b)

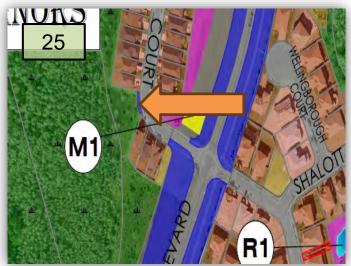




Concord Station CDD



- 24. Eradicate the bed weeds in the beds as you enter the manors community this includes the main monument sign.
- 25. Make sure crew are mowing the first common area on the outbound side as you enter the manors community. This includes the side of the homes.(Pic 25)



- 26. Make sure the crews are string trimming under the trees along Sunlake Blvd behind the homes inside of the manor's community.
- 27. Across from the amenity center behind the homes make sure a crew is string trimming around that pond bank. With the water levels this could cause an issue.(Pic 27)



- 28. Make sure during mowing services that common areas are being blow off after services. I noticed a common area in wellington that still had dried grass on the sidewalk.
- 29. Remove the sucker growth from the ligustrum hedge across from Trilby on mentmore blvd.
- 30. Remove the vines and weeds in the hedges in front of main entrance to longwood on the inbound side.



Tab 3

GREENVIEW LANDSCAPING INC. P.O. BOX 12668

ST. PETERSBURGH, FLORIDA 33733

EMAIL: DEBS@GREENVIEWFL.COM

BUSINESS PHONE: 727-906-8864

WEEKLY REPORT FOR CONCORD STATION CDD JULY 24TH TO JULY 28TH 2023

- MONDAY: MOWED MENTMORE ROADSIDES AND MEDIANS.
- TUESDAY: MOWED SUNLAKE AND LAKE PATIENCE.
- WEDNESDAY: MOWED POND BANKS AND PARKS. THERE WERE SOME POND BANKS WERE WAY TOO WET TO MOW.
- 7/24/2023: PICKED UP AND REMOVED WIND BLOWN DEBRIS. 2. WEEDED THE SEASONAL FLOWERS.
- 7/25/2023: 1. TRIMMED THE SHRUBS AT THE CLUBHOUSE. 2. WEEDED THE PLANTER BEDS AT THE CLUBHOUSE.

GREENVIEW LANDSCAPING INC.

P.O. BOX 12668

ST. PETERSBURGH, FLORIDA 33733

EMAIL: DEBS@GREENVIEWFL.COM

BUSINESS PHONE: 727-906-8864

WEEKLY REPORT FOR CONCORD STATION CDD AUGUST 1ST TO AUGUST 5TH 2023

- MONDAY: MOWED MENTMORE ROADSIDES AND MEDIANS.
- TUESDAY: MOWED SUNLAKE AND LAKE PATIENCE.
- WEDNESDAY: MOWED POND BANKS AND PARKS.

8/1/2023: 1. PICKED UP AND REMOVED WIND BLOWN DEBRIS. 2. SPRAYED ROUND UP HERBICIDE IN CLUBHOUSE PLANTER BEDS.

8/2/2023: 1. CUT AND REMOVED FIVE CRAPE MYRTLE AND MAGNOLIA TREES THAT WERE A TRAFFIC ISSUE AT THE CORNER OF SUNLAKE AND HAMPSTEAD HEATH COURT.

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: August 17, 2023

RE: WEEKLY ACTIVIEY REPORT

ACTIVITY REPORT FOR WEEK OF AUGUST 7TH TO AUGUST 12TH 2023

MONDAY: MOWED MENTMORE ROADSIDES AND MEDIANS.

TUESDAY: MOWED SUNLAKE AND LAKE PATIENCE.

WEDNESDAY: MOWED PONDS AND PARKS.

8/9/2023: PICKED UP AND REMOVED WIND BLOW DEBRIS.

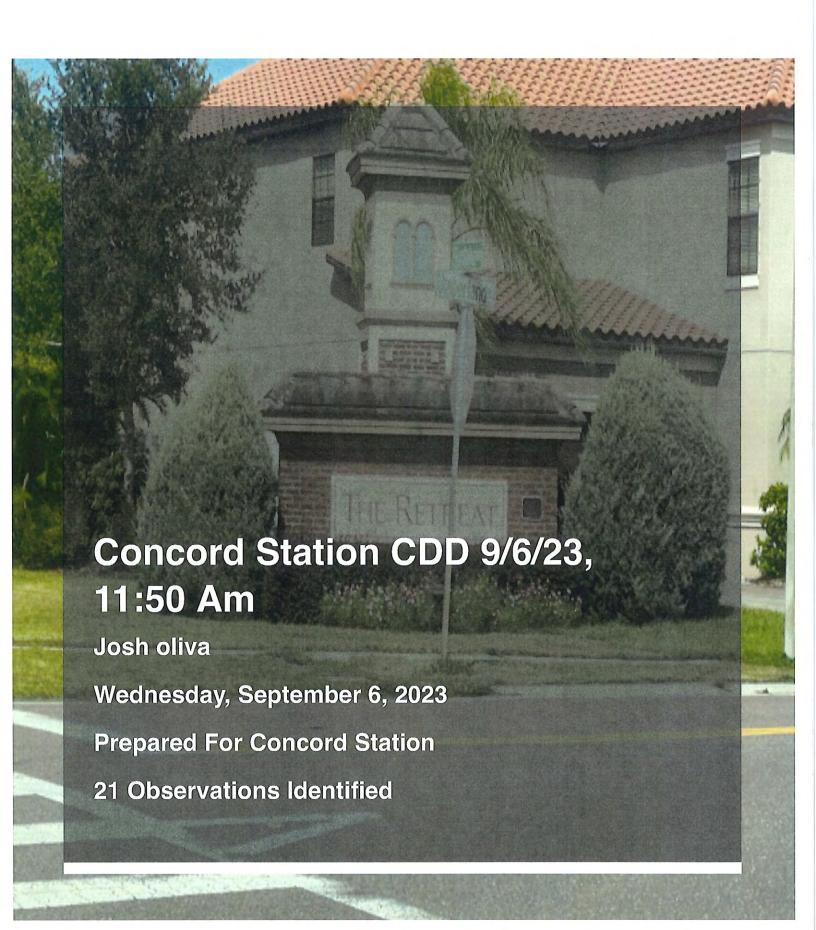
8/10/2023: TREATED VISIBLE ANT HILLS WITH ANT BAIT.

8/13/2023: WENT TO PROPERTY TO MAKE SURE A VALVE WAS NOT STUCK OPEN.

NO WATER WAS RUNNING.

Tab 4







Valve Box Lids And Resetting Irrigation Manager Irrigation to provide price on resetting valve box's.



Area For proposal



Area For Proposal



Area To Be Proposed
Property Manager
Area to be proposed once complete irrigation audit is completed



Debris
YL Crew
Ensure we are removing any debris weekly with services



Heavy Rain/ Saturated Grounds
Property Manager
Heavy rain has caused complete
and saturated grounds over the
last two weeks. Including all pond
banks.

Crews have been pushing through to get all ponds mowed and weed whacked and all areas that lead to different ponds behind homes mowed out.

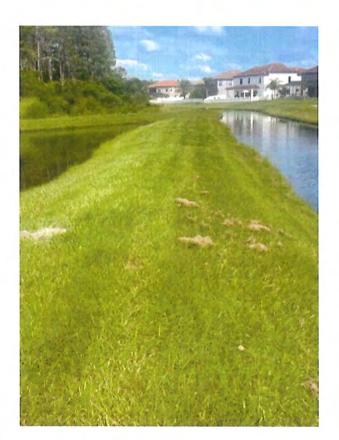


Trimming
Property Manager/ YL Crew
Complete detail services will be completed.

Clubhouse areas and mentmore to si lake completely detailed out. Crews will continue to be aggressive on weed treatment



Mowing Services
Property Manager
Mowing services are being completed



Pond Mowing
Property Manager
Pond mowing is being completed.
Ground saturation has been at a very high throughout the district.
Crews have went ver heavy duff areas redistributing as most duff is sticking together from rains.



Retreat Monument
Property Manager
Trim down the loropetlum keeping them down under sign and reshape both trees on each side of monument.



Mowing And Weed Treatment Retreat Common



Retreat Pond Mowing



Retreat



Tip Jasmine At The Manors Entrance



Trimming
Property Manager
Trimming in This area is being
completed. Crews are continuing
to be aggressive on weeds as
beds were very full upon taking
over services the district.



Weed Eating
Property Manager
All areas along blvd are being
weed whacked



Clubhouse



Clubhouse Detail
Property Manager
Clubhouse detail services is being completed



Duranta
Property Manager
Duranta trimmed out and separated to promote more growth between plants



Clubhouse Blowing
Ensure clubhouse is being blown
off and overflow if mulch where
mulch is washed out

Palm Trimming
Property Manager
Palms are being scheduled to be trimmed. Will Provide exact date for board.

Josh Oliva Yellowstone Landscape

Tab 5



Date: 09/07/2023 From: Joshua Oliva

Proposal For Location

Concord Station CDD c/o Rizzetta & Company, Inc. 18636 Mentmore Blvd Land O Lakes, FL 34638

main: mobile:

dbwallace@rizzetta.com

18636 Mentmore Boulevard

Land O Lakes, FL 34638

Property Name: Concord Station CDD

Area behind 3407 Chessington Dr. - Cutback Terms: Net 30

Price to cutback area behind Area behind 3407 Chessington Dr.

This price is for the cutback area behind homes away from encroaching homeowner fencing.

Dump Fees included.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor	1.00	\$1,577.120	\$1,577.12

Client Notes



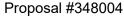




	SUBTOTAL	\$1,577.12
ure	SALES TAX	\$0.00
	TOTAL	\$1,577.12

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 Office: joliva@yellowstonelandscape.com
Date:	



YELLOWSTONE LANDSCAPE

Date: 09/07/2023 From: Joshua Oliva

Proposal For Location

Concord Station CDD

c/o Rizzetta & Company, Inc. 18636 Mentmore Blvd Land O Lakes, FL 34638 main: mobile:

dbwallace@rizzetta.com

18636 Mentmore Boulevard

Land O Lakes, FL 34638

Property Name: Concord Station CDD

18129 Glastonbury Ln Oak Cutbacks around Ponds and houses Terms: Net 30

Crown Clean/ Crown Raise of 12 Southern Live Oaks located around the pond behind the listed address

- 12-16-foot Crown Elevation
- Compact Loader required
- All debris removed

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Arbor Cost	1.00	\$2,958.980	\$2,958.98
Client Notes			
	SUBTOTAL		\$2,958.98
Signature	SALES TAX		\$0.00
X	TOTAL		\$2,958.98

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 Office: joliva@yellowstonelandscape.com
Date:	

Tab 6

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 August 2023

- Maintenance Replaced lobby Can lights in Lobby, had to run wiring previously done incorrectly to connect all lights on circuit.
- August 18th there was a surge after storms came through the area and the door system went down. DCSI was on-site to repair the main board on the door system, found that it was not operational. He moved another gate control board to the clubhouse side so that the clubhouse building was able to have access control. Some external zones cannot be restored until the boards are repaired. They will be updating us if they can find an additional board or not.
- Quotes obtained for Playground Fence Expansion Project.
- Quotes obtained for Sidewalk repair at the Manor's entrance.
- Quotes obtained for the repair of the fence that was damaged due to a garbage fire on Wellingborough Court. Waste Connections to pay for the repair.
- Elliptical machine repair in the fitness center was completed by fitness logic on 8/23/23.
- Sand/mud from overflow parking that was moving down the slope into the regular parking lot after strong rains lot was shoveled and moved back into the overflow area.
- Pool Area sign redesign attached. Purpose is to reduce the amount of signage and create a cleaner uniform design.
- Halloween Family Event Estimates (October Budget)
- Key Fob Sales and Rentals
- 18 Key Fobs Sold @ \$30.00/each = \$540.00
- 17 Classes/11 Event/Party Rentals



Potential Maintenance Software (tabled from previous meeting)

Maintenance X

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

Facility Force

https://www.facilityforce.com/maintenance



Adult Social Sign In

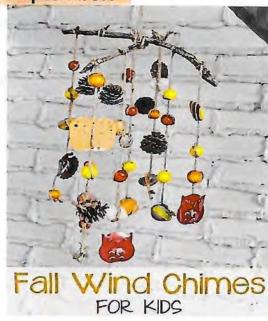
Date: 8/25/23

1. Selford's 3504 Chessington Dr. (2) 2. SITA & LAKSHMI - 1854 omilton Kaynes CT. (2) 3. Robert + Kathy Rider - Whithin Bay Ct. (2) 4. As Hok & Nayne vold Seven Seas Ave for Ned Farag Chimington DV 6. 7. 8. 9. 10. 11. 12. 13. 14.		/) Please include your name and street name.
2. SITA & LAKSHMI - 1854 omilton Kaynes CT. (2) 3. Robert + Kathy Ridor - Whithy Bay Cf. (2) 4. As HOK & Nayare Voll Seven Jeas Ave for Ned Farag Chassington DV 6. 7. 8. 9. 10. 11. 12. 13. 14. 15.	1.	Selford's 3504 Chessington DR. a(2)
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6	3	Robert + Kathy Rider - Whitly Bay Ct. (2)
6	4.	ASHOK & Nayer VOPA Seven Jeas Ave fa
6	5.	Ned Farag Chessivator Dr
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Fall into Crafts Monthly Crafts

September:







October:













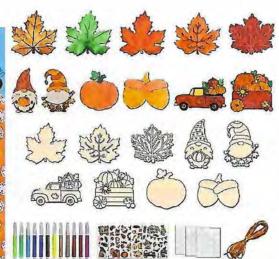


November:









Estimated Halloween Budget 2023

LPAP -

\$2,200

Candy -

\$160

Party décor - \$236

\$2,596

Kirkland chocolate 23.00 x 3

Kirkland funhouse 20.00 x 3

Charms mini pops \$11

Haribo gummies \$17

Amazon \$235.91



Let's Plan A Party Let us take the stress out of your next event.

27152 Evergreen Chase Dr • Wesley Chapel, FL 33544 • https://www.letsplanaparty.com T: (813) 856-5727 • F: • E: info@letsplanaparty.com

PERFORMANCE AGREEMENT

(1) This is an Agreement between Let's Plan A Party ("Let's Plan"), and

Name: Concord station cdd Att kelsee ("Client")

Company:

Address: 5844 Old Pasco Road Suite 100 Wesley Chapel, FL 33544 Telephone: (813) 909-4569

Email/Web: KRatcliff@rizzetta.com

(2) Let's Plan will provide Client with services at the following date, time, and location ("Event"):

Date & Time: Oct 14, 2023 - Saturday, 12:00pm to 2:00pm Venue: Concord 18636 Mentmore Blvd Land O Lakes FL 34638

(3) At the above Event, Let's Plan will provide the following services:

Item	Qty/Hours	Rate	Subtotal
Balloon artist		150.00	\$300.00
Jen			
face painter	2.00 \$:	150.00	\$300.00
Jaidyn			
Games x4	1.00 \$	450.00	\$450.00
Jenga Balloon pop Clown toss Basketball 2hr			
Petting zoo	1.00 \$6	650.00	\$650.00
2hrs Sonshine			
balloon artist	2.00 \$:	150.00	\$300.00
Chonya or			
Delivery/setup	1.00 \$2	200.00	\$200.00

September 29, 2023 Deposit Due Date \$1,100.00 Deposit Amount *Notes:*

Total: \$2,200.00

- (4) Client agrees to pay Let's Plan a total of \$2,200.00. A booking fee \$1,100.00 is due by September 29, 2023 and the balance due upon arrival(holiday events are due in full 3 days prior to event. "Accounts not paid within terms are subject to a 10% daily finance charge."Oct 14, 2023. Please make all checks payable to "Chonya Alvarez". Check sent to 27152 Evergreen Chase Dr Wesley chapel, Fl 33544 all checks must be received 3 days prior to event, cash only at the event.
- (5) This Agreement is subject to the Terms and Conditions on the following page. Price and artists are only held for 48hrs, event is only considered booked upon recieving signed contract and deposit.

Shopping Cart

Deselect all items



FARMNALL Hocus Pocus Halloween Door Cover Spider \$9.99

In Stock

Coupon

& FREE Returns

Clipped

This is a gift Learn more S

Save 5%

Qty:

Delete

Save for later

Share



Joiedomi 8 FT Tall Halloween Inflatable Stack Pumpkin \$57.99

50+ bought in past month

In Stock

& FREE Returns

This is a gift Learn more

Style: Stack Pumpkin Archway

Qty: 1

Delete

Save for later

Compare with similar items

Share



Joiedomi 8 FT Halloween Inflatable Scary Tree with \$49.99

50+ bought in past month

In Stock

& FREE Returns

This is a gift Learn more

Stvie: Ghost Pumpkin Tree

Qty: 1

Delete

Save for later

Compare with similar items

Share



Danxilu 8FT Long Halloween Inflatables Outdoor

17% off Deal

\$49.99 Typical price: \$59.99

200+ bought in past month

Save 10%

In Stock

Clip Coupon

& FREE Returns

Eligible for FREE Same-Day, Overnight or

Tomorrow delivery

This is a gift Learn more

Style: 8FT-Pumpkin Ghost Tomb

Otv:

Delete

Save for later

Compare with similar items

Share



TURNMEON 43 Inch Halloween Inflatable Tombstone \$21.99

In Stock

& FREE Returns

This is a gift Learn more

Style: Tombstone Coffin Qty: 1

Delete

Save for later

Compare with similar items

Share



JOYIN Halloween Haunted House Chandelier Decoration \$14.99

In Stock

& FREE Returns

This is a gift Learn more

Qty: 1

Delete

Save for later

Compare with similar items



Happy Halloween Banner Paper Triangle Flag Bunting \$12.99

50+ bought in past month

In Stock

& FREE Returns

☐ This is a gift Learn more Color: Black.orange,purple

Qty: 1

Delete Save for later

Share



6 PCS Halloween Tea Lights Candles, Battery Operated \$15.98

In Stock

Save \$3.00

& FREE Returns

Clip Coupon

This is a gift Learn more

Delete

Save for later

Compare with similar items

Share

Pool and SplashPad Signage update — phase 1 Purpose — to reduce the amount of signs in the pool area Total = \$118.04 (includes shipping)

- 1. Main Gate Enter Reduce to 1 simple sign. Official Rules will be posted inside the Pool. (The black boxes are to show the sign will be removed.)
- 2. Main Gate Exit Leave only the bar code to the lightning Timer.







MUST BE 16 YRS OLD OR ACCOMPANIED BY AN ADULT

THANK YOU FOR KEEPING THIS FACILITY
SMOKE AND ALCOHOL FREE

SCAN TO JOIN THE



NO LIFEGUARDS ON DUTY SWIM AT YOUR OWN RISK SCAN FOR LIGHTING

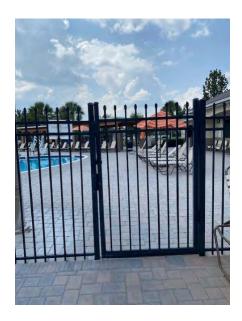


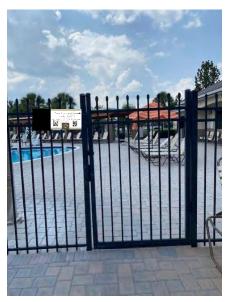
USE KEY FOB OR KEY CARD HERE

3. Splashpad Entrance + Exit – Place signage to show location of safety lever and reminder that gate must remain closed.









TO OPEN GATE PULL UP ON LEVER

KEEP GATE CLOSED

SCAN TO JOIN THE MAILING LIST









KEEP GATE CLOSED



5" X 8"





TO OPEN GATE PULL UP ON LEVER





Repair of Sidewalk located at the entrance of the Manors Northwest Corner of Hampstead Heath Ct. + Sunlake Blvd.

Project total dimensions is 31' 9" L X 48" W X 4" D There are 6 expansion joint sections.

Proposals are for the removal and disposal of the damaged 6 sections of sidewalk and pouring of the new sections to match existing sidewalks.

1. Bayview Home Improvement\$3,000.002. Jaymen Enterprises\$5,750.003. Tidal Concrete\$2,000.00





Bayview Home Improvement LLC

DATE 09/01/2023

ESTIMATE EST0092

David Randall

Business Number 3523457530

4083 Thunderbird ave Spring Hill FL 34606
3523457530

bayviewimprovement@mail.com

TOTAL USD \$3,000.00

TO

Concord Station Clubhouse

18636 Mentmore Blvd, Land O' Lakes, FL 34638, USA ☐ +1813-909-4569 manager@concordstationclubhouse.com

DESCRIPTION	RATE	QTY	AMOUNT
Demo/dispose/re-pour 32'x4' of concrete SCOPE OF WORK DEMO AND DISPOSE OF CONCRETE POUR WITH 3,000 PSI CONCRETE WITH RESIDENTIAL FIBER CUT CONTROL JOINTS AT APPROPRIATE LOCATIONS NO SLIP BROOM FINISH	\$3,000.00	1	\$3,000.00

TOTAL

USD \$3,000.00

Jayman Enterprises, LLC

1020 HILL FLOWER DR Brooksville, FL 34604

Phone # (813)333-3008 jaymaner

jaymanenterprises@live.com www.jaymanenterprises.com

Name / Address

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

Estimate

Date	Estimate #
8/8/2023	909

			Project
Description	Qty	Rate	Total
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. 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. Approximately, 2 days. One day for prep and one day for pouring.		5,750.00	5,750.00
Client Signature		Total	\$5,750.00



Tidal Wave Concrete

Tanner Pohlmeier
6152 7th ave
New port richey,34653
4028040137
tidalwaveconcrete@gmail.com

INVOICE INV0361

DATE 08/31/2023

DUE On Receipt

BALANCE DUE USD \$2,060.00

BILL TO

Michael Speidel

18636 mentmore blvd
☐ 813.909.4569
manager@concordstationclubhouse.com

DESCRIPTION		RATE	QTY	AMOUNT
Sidewalk replacments x6 pannels Remove 6 panell sections and replace with 4000 psi c will have a 4" thickness with fiber added to mixture. Saw cut relief joints every 6-10' with broom finish. Rock base will be added to base. Any roots will be cut		\$2,000.00	1	\$2,000.00
Payment Info	SUBTOTAL			\$2,000.00
PAYMENT INSTRUCTIONS	TAX (3%)			\$60.00
Cash, Apple pay, Cash app, check, credit card (3% to use each time)	TOTAL			\$2,060.00
BY CHECK	BALANCE DUE		USD \$	\$2,060.00
Tanner Pohlmeier				

If area is bigger than customers measurements, price will be adjusted accordingly.

^{*}Must have 50% deposit before start day, remainder 50% due day of pour.

^{*}Tidal Wave is not responsible for ANY lawn care or sprinkler system damages,Or sprinkler movements. Also are not responsible for any concrete splatter.

^{*}Home owner is responsible for hoa or permit approval. If we pull permit you are responsible for reimbursement.

^{*}We Are not responsible for any damages 3' outside of area we are working in.

*All Concrete will be 4" thick with wire mesh or fiber added to area of concrete being placed.

Day 1 after Concrete is placed down: do not turn on sprinkler systems or any irrigation. Do not walk on area, if any thing happens after we leave you are responsible for any damages or any traffic that might walk thru. Fee will be applied if we have to come back to fix it.

Day 2: you will be able to walk on area just no heavy objects to be placed on area of new concrete. Forms will be pulled this day or next depending on cure timing.

Day3: area is safe to walk on, irrigation systems are able to come on this day. Patio areas are able to have objects placed on it at this time.

Day 4: (Driveways only) depending how the concrete looks will be safe to drive on unless told differently.

Thank you for using Tidal Wave Concrete. We value your home or business projects. Have a great day and enjoy your new project.

By submitting deposit for your contract you agree to pay deposit before start, and final payment DAY before concrete being poured. There is no refunds when Matrerials are bought.

Tab 7



Concord Station Community Development District

Amenity Staffing Proposed Budget

Presented by: Rizzetta & Company, Inc.

3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813.514.0400

rizzetta.com

Current Positions	
Clubhouse Manager - FT	40
Assistant Clubhouse Manager - FT	40
Clubhouse Attendant - PT	29
Maintenance - FT	40
Clubhouse Attendants	20
Total Clubhouse Hours	169

Summary: Same hours as current contract.

Current Contract Cost	
Budgeted Personnel Total	\$ 248,818.
General Management and Oversight	\$ 13,200.
Total Annual Cost:	\$ 262,018.

Proposed Contract Increase	
Budgeted Personnel Total	\$ 248,476.
General Management and Oversight	\$ 14,700.
Total Annual Cost:	\$ 263,176.
Total Services Increase Cost:	\$ \$1,158.

Tab 8

CONCORD STATION CLUBHOUSE WORK WEEK

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	9:30AM – 6:15PM MIKE	9:30AM – 6:15PM MIKE	9:30AM – 5:00PM MIKE	9:30AM – 5:00PM MIKE	9:30AM – 5:00PM MIKE	
10:00AM – 8:00PM KELSEE	10:30AM – 6:30PM KELSEE	10:30AM - 6:30PM KELSEE	10:30AM – 6:30PM KELSEE	10:30AM – 4:30PM KELSEE		
	11:00AM – 9:00PM JAMES		11:00AM - 9:00PM JAMES	12:00PM - 10:00PM JAMES		10:00AM – 8:00PM JAMES
		2:00PM – 9:00PM DANNY			2:00PM – 10:00PM DANNY	2:00PM - 10:00PM DANNY
	7:00AM - 3:00PM CHRIS	7:00AM – 3:00PM CHRIS	7:00AM - 3:00PM CHRIS	7:00AM – 3:00PM CHRIS	7:00AM – 3:00PM CHRIS	

Tab 9



UPCOMING DATES TO REMEMBER

• Next Meeting: October 12, 2023 at 10:00 AM

District Manager's Report September 14

2023

FINANCIAL SUMMARY		7/31/2023
General Fund Cash & Investment Balance:		\$1,113,250
Reserve Fund Cash & Investment Balance:		\$621,618
Debt Service Fund Investment Balance:		\$1,390,332
Total Cash and Investment Balances:		\$3,125,200
neral Fund Expense Variance:	\$10,154	Under Budget

Tab 10

MINUTES OF MEETING 1 2 3 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 4 5 verbatim record of the proceedings is made, including the testimony and evidence upon 6 which such appeal is to be based. 7 CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT 8 9 10 The regular meeting of the Board of Supervisors of the Concord Station Community 11 Development District was held on Thursday, August 10, 2023, at 6:34 p.m. at Concord 12 Station Clubhouse located at 18636 Mentmore Boulevard, Land O' Lakes, Florida 34638. 13 14 Present and constituting a quorum: 15 **Board Supervisor, Chairman** 16 Jessica LaBarbera **Board Supervisor, Vice Chairman** 17 Randall Griffin Donna Matthias-Gorman **Board Supervisor, Assistant Secretary** 18 **Board Supervisor, Assistant Secretary** 19 Angel Rivera Fred Berdeguez **Board Supervisor, Assistant Secretary** 20 21 22 Also present were: 23 Regional District Manager, Rizzetta & Co., Inc. Debby Wallace 24 Darryl Adams District Manager, Rizzetta & Co., Inc. 25 Vivek Babbar District Counsel, Straley Robin Vericker 26 Phil Chang **District Engineer, Johnson Engineering** 27 Michael Rodriguez Amenity Services, Rizzetta & Co., Inc. 28 Landscape Insp. Services, Rizzetta & Co., Inc. Jason Liggett 29 **Pasco County Sheriff's Office** Deputy Brown 30 Brian Mahar Representative, Yellowstone 31 Representative, Yellowstone Josh Oliva 32 33 Audience 34 Present 35 FIRST ORDER OF BUSINESS Call to Order 36 37 38 Ms. Wallace called the meeting to order and performed the roll call confirming a quorum for the meeting. 39 40 SECOND ORDER OF BUSINESS **Audience Comments** 41 42 A resident recommended Jessica LaBarbera be appointed Chairman. 43 44

44 45 46

Natalie M. asked about extending the playground boundaries. The Board discussed taking down the chain link fence and moving the playground boundary fence back, as well as buying new panels for sides. No Boad action was taken.

47 48

A resident expressed concern with the installation of license plate readers.

49 50

THIRD ORDER OF BUSINESS

Administer Oath of Office to Randall Griffin

51 52 53

It was stated that Ms. Wallace administered the oath of office to Mr. Griffin prior to the meeting. He asked to receive Board compensation for meeting attendance.

54 55 56

FOURTH ORDER OF BUSINESS

Staff Reports

57 58 59

Α. **Deputy Brown**

Deputy Brown provided an update to the Board.

60 61

В. **Yellowstone Update**

62 63

It was stated that the contract with Yellowstone begins August 15th. Mr. Mahar responded to Board questions and a short discussion ensued.

64 65

C. **District Engineer**

66 67

i. Discussion Regarding Extending Fence by Playground

68

Additional discussion was held with the following Board actions being taken:

69 70

Staff to obtain quote for annuals for the next meeting.

71

On a Motion by Ms. Matthias-Gorman, seconded by Ms. LaBarbera, with all in favor, the Board of Supervisors set a not-to-exceed amount of \$7,500 for extending the fence to the playground back to the chain link fence, directed Staff to obtain quotes, and authorized Ms. LaBarbera to choose the proposal, for the Concord Station Community Development District.

72 73

ii. Update on Sidewalk Repairs

74 75 76 This item was tabled as the Board asked for additional proposals to include ones from Site Masters and Parking Lot Services. It was stated that proposals should include pictures.

77 78

iii. Consideration of Sidewalk Repair Proposal

79 80 Tabled until next meeting.

81

	IV. Updates on Easements The Board reviewed the applications and directed Staff to better screen applications before adding them to agenda and ask the HOA to do the same
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. The Board asked that he forward the report to Mr. Mahar at Yellowstone for his review.
	III. Consideration of Top Choice Proposal Mr. Rivera asked how much square footage the application covers.
Superviso	tion by Ms. LaBarbera, seconded by Mr. Griffin, with all in favor, the Board of ors approved Yellowstone Proposal #336215 in the amount of \$335.72 to Top stallation, for the Concord Station Community Development District.
	iv. Greenview Weekly Reports There was no discussion on the reports.
E.	
	Clubhouse Manager i. Review of Monthly Clubhouse Report The Board requested that schedules be added to the meeting report.
	i. Review of Monthly Clubhouse Report
F.	 i. Review of Monthly Clubhouse Report The Board requested that schedules be added to the meeting report. Mr. Rodriquez spoke regarding the Board's request to change one full-time attendant to a part-time position. He will provide a proposal for the next meeting. A request was made to change "personal reimbursement" to sa

122 A few minor revisions were requested.

123

On a Motion by Ms. LaBarbera, seconded by Ms. Matthias-Gorman, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Regular Meeting held on July 13, 2023, as amended, for the Concord Station Community Development District.

124125

SIXTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for June 2023

127 128 129

126

The Board requested that Ms. Wallace obtain an explanation of the Disclosure Report and a breakdown of the mass mailing invoice.

130 131

On a Motion by Mr. Berdeguez, seconded by Mr. Rivera, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for June 2023 (\$126,309.83), for the Concord Station Community Development District.

132 133

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2023-03; Re-Designating Officers of the District

134135

On a Motion by Ms. LaBarbera, seconded by Mr. Berdeguez, with all in favor, the Board of Supervisors approved Resolution 2023-03, naming Jessica LaBarbera as Chairman, Randall Griffin as Vice Chairman, and Fred Berdeguez, Donna Matthias-Gorman, Angel Rivera, Debby Wallace, Darryl Adams, and Matthew Huber as Assistant Secretaries, for the Concord Station Community Development District.

136 137

EIGHTH ORDER OF BUSINESS

Consideration of Arbitrage Services Engagement Letter

138 139

On a Motion by Ms. LaBarbera, seconded by Ms. Matthias-Gorman, with all in favor, the Board of Supervisors approved the arbitrage engagement letter from LLS Tax Solutions, Inc. for the refunding bonds series 2016-A1 and 2016-A2, for the Concord Station Community Development District.

140 141

NINTH ORDER OF BUSINESS

Discussion of License Plate Readers

142

Following a brief discussion, the Board tabled this matter and authorized Mr. Rivera to collect proposals/quotes to provide to the District Manager for the next agenda.

145

146

TENTH ORDER OF BUSINESS	Discussion of Waterford field options
The Board outherized Mr. Div	vers to provide ideas for possible uses and/or quetos
for soccer goals for the next agenda	vera to provide ideas for possible uses and/or quotes
or soccer goals for the flext agenda.	
ELEVENTH ORDER OF BUSINES	Discussion Regarding CDD Website
Board directed staff to add Clu	ubhouse Events and the email Newsletter to the CDD
web site. It was decided to table	this subject so the Chairman can look into QR
codes/Banners and provide the infor	mation to the Board at the next meeting.
WELFTH ORDER OF BUSINESS	Audience Comments
A 12	
Audience comments were ent	ertained.
FUIDTEENTU OPDED OF BUSINES	SS Supervisor Dominate
THIRTEENTH ORDER OF BUSINES	SS Supervisor Requests
Ms. LaBarhera asked that to	abled items be placed at the beginning of the next
meeting agenda going forward.	abled items be placed at the beginning of the flext
g agonda gonig formala.	
	that Greenview be directed to look at irrigation along ed that the rust stains need to be addressed.
_	
FOURTEENTH ORDER OF BUSINE	ESS Adjournment
II .	nded by Ms. LaBarbera, the Board of Supervisors n., for the Concord Station Community Development
Socratory/Assistant Socratory	Chairman Viao Chairman
Secretary/Assistant Secretary	Chairman/Vice Chairman

Tab 11

<u>District Office · Wesley Chapel, Florida · (813)-994-1001</u>

<u>Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614</u>

<u>www.concordstationcdd.com</u>

Operations and Maintenance Expenditures July 2023 For Board Approval

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

The total items being presented:	\$91,518.39
Approval of Expenditures:	
Chairperson	
Vice Chairperson	
Assistant Secretary	

Paid Operation & Maintenance Expenditures

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoi	ce Amount
ADT Security Services, Inc.	100390	1000092200	Clubhouse Security Services 07/23	\$	56.38
Angel L Rivera	100401	AR071323	Board of Supervisors Meeting 07/13/23	\$	200.00
Arrow Exterminators	100377	52114390	Pest Control Service 06/23	\$	51.00
Arrow Exterminators	100407	52533345	Pest Control Service 07/23	\$	51.00
City Wide Facility Solutions	ACH	32019018117	Monthly Cleaning Service 07/23	\$	800.00
Clean Sweep Supply Co., Inc.	100391	6840	Janitorial Supplies 05/23	\$	177.38
Commercial Energy	100378	237328	Splash Pad Equipment 06/23	\$	2,108.48
Specialists, Inc. Commercial Energy	100413	206319	Equipment Installation 07/23	\$	745.00
Specialists, Inc. Concord Station CDD			Debit Card Replenishment 07/06/23	\$	1,665.80
Concord Station CDD			Debit Card Replenishment 07/27/23	\$	1,095.83
DCSI, Inc.	100393	30924	Access Key Fobs 06/23	\$	525.00
Disclosure Services, LLC	100380	6-460	Amortization Schedule Series 2016	\$	250.00
Donna Matthias-Gorman	100402	DG071323	Board of Supervisors Meeting 07/13/23	\$	200.00

Paid Operation & Maintenance Expenditures

Vendor Name	Check Number	Invoice Number	Invoice Description	Invo	oice Amount
Duke Energy	ACH	9100 8845 0087 Autopay 05/23	0000 Trinity Cottage Drive Light 05/23	\$	1,216.51
Duke Energy	ACH	Summary Bill 06/23 Autopay 460	Summary Bill 06/23	\$	5,482.10
Florida Department of Health in Pasco County	100405	51- BID-6456675-2 05/23	Pool Permit 05/23 - Late Fee	\$	25.00
Florida Department of Health in Pasco County	100406	51-BID-6456868-2 05/23	Pool Permit 05/23 - Late Fee	\$	25.00
Florida Department of Revenue	100392	61-8017248652-6 06/23	Sales & Use Tax 06/23	\$	100.75
Fred Berdeguez	100403	FB071323	Board of Supervisors Meeting 07/13/23	\$	200.00
Frontier Florida, LLC	ACH	813-909-4569-121718-5 07/23 Autopay	Account #813-909-4569-121718-5 07/23	\$	652.54
Greenview Landscaping, Inc.	100381	6CCSIRR23	Extra Charges for Zone Battery Times 06/23	\$	590.00
Greenview Landscaping, Inc.	100395	7CCCLUH23	Monthly Maintenance for Clubhouse 07/23	\$	1,210.00
Greenview Landscaping, Inc.	100396	7CCSMO23	Monthly Landscape Maintenance 07/23	\$	20,900.00
Jessica LaBarbera	100382	JL060823	Board of Supervisors Meeting 06/08/23	\$	200.00
Jessica LaBarbera	100404	JL071323	Board of Supervisors Meeting 07/13/23	\$	200.00

Paid Operation & Maintenance Expenditures

Vendor Name	Check Number	Invoice Number	Invoice Description	Invo	ice Amount
Motion Picture Licensing Corporation	100386	504415948	MPLC's Umbrella License 02/23	\$	1,549.00
Pasco County Board of County Commissioners	100387	22131022	2022 21-26-18-0010-24500-0000 Solid Waste Disposal Assessment	\$	1,003.05
Pasco County Sheriff's Office	100408	AR001919	Law Enforcement Services 07/23	\$	9,834.58
Pasco County Utilities	100388	18673182	19322 Umberland Place 06/23	\$	145.22
Pasco County Utilities	ACH	18666318 Autopay	18636 Mentmore Blvd 06/23	\$	1,003.40
Pasco County Utilities	ACH	18676220 Autopay	3662 Buckinghamshire Dr 06/23	\$	10.29
Rizzetta & Company, Inc.	100376	INV0000081371	District Management Fees 07/23	\$	6,518.34
Rizzetta & Company, Inc.	100385	INV0000081477	Out of Pocket Expenses 06/23	\$	168.01
Rizzetta & Company, Inc.	100389	INV0000081504	Amenity Management & Oversight/Amenity Contract Payroll	\$	10,447.52
Rizzetta & Company, Inc.	100399	INV0000081563	Excess Meeting Time 07/23	\$	350.00
Rizzetta & Company, Inc.	100400	INV0000082169	Personnel Reimbursement 07/21/23	\$	9,621.49
Sitex Aquatics, LLC	100397	7556	Quarterly Fountain Maintenance 3RD 07/23	\$	375.00

Paid Operation & Maintenance Expenditures

Vendor Name	Check Number	Invoice Number	Invoice Description	Invo	oice Amount
Solitude Lake Management, LLC	100409	PSI-91729	Wetland Management Services 07/23	\$	2,595.00
Solitude Lake Management, LLC	100410	PSI-91787	Wetland Management Services 07/23	\$	513.00
Solitude Lake Management, LLC	100411	PSI-90868	Lake & Pond Management Services 07/23	\$	5,435.00
Straley Robin Vericker	100412	23329	Legal Services Easement Encroachment 07/23	\$	335.35
Suncoast Pool Service, Inc.	100398	9443	Monthly Pool Maintenance 07/23	\$	2,300.00
Times Publishing Company	100383	0000290307 06/21/23	Legal Advertising Acct# 121715 06/21/23	\$	124.00
Times Publishing Company	100384	0000292777 06/18/23	Legal Advertising Acct# 121715 06/18/23	\$	280.50
Waste Management Inc. of Florida	ACH	0862873-1568-2 Autopay	Waste Disposal Services 07/23	\$	181.87
Report Total				\$	91,518.39

Your account number:

312728592

Security provided for:

Your ADT system is located at:

Concord Station Club

18636 Mentmore Blvd Land O Lakes FL 34638-7978 Page 1/2

DECEIVED

JUN 3 0 2023



Invoice date:

Service period:

Jun 25, 2023

Jul 13 - Aug 12, 2023

Your Bill at-a-glance

Current Charges	\$56.38
Payments and Adjustments	-\$56.38
Previous Balance	\$56.38

Current Charges
Taxes and Fees

Total Due

\$56.38

\$0.00

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

Message from ADT

Stay safe from a common scam – remember to Identify, Verify and Notify.

Watch out for unexpected telephone calls, text messages, or door-to-door agents offering to "check" or "upgrade" your security system. They could be competitors misleading you into believing they are performing a service for ADT rather than a sale by another company. Identify who is contacting you and verify who they work for. A false sense of urgency is often employed with deceptive sales to confuse or distract you.

If you think you may be a victim of this scam and your ADT system has been replaced, conduct a test at the keypad to confirm it is connected to our monitoring center. You can also call 800-ADT-ASAP

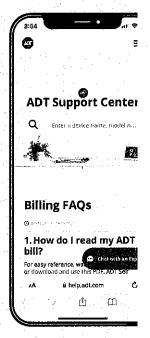
Get help fast - No need to call

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 on
ADT agent with the "Chat
with an agent" option.





Brilliantly Safe



ADT 452 Sable Blvd Unit G Aurora, CO 80011

6230 0020 NO RP 25 06252023 NNNNNNNY 01 008595 0022

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

իկրդիրուդւիիվունիՍինիվիոյիդնումվերիվիվի

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

Account Number	312728592
Due Date	Jul 15, 2023
Amount Due	\$56.38
Amount Englased	\$

Please send payment to:

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

Your account number:

312728592

Security provided for:

Concord Station Club

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.



Nour Account Activity

Previous Balance		\$56.38
Payments and Adjustments		
Payment Received - Thank You!	Jun 16, 2023	-\$56.38
Current Charges		
RECURRING CHARGES		****
Services		
Invoice Number 1000092200	Jul 13 - Aug 12, 2023	\$56.38
Total Non-taxable Charges		\$56.38

Taxable charges

Any balance left from previous billing periods

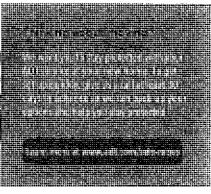
All payments and adjustments received from you during billing period

About your Services: Security Services



Pay your bill online at MyADT.com.







- ADT representatives and ADT Authorized Dealers will always carry proper, company-issued identification.
- If their ID is not visible, be cautious and ask to see it. If they're with us, they'll gladly show you.
- When in doubt, verify their credentials. Visit ADT.com/verify for ADT representatives, or ADT.com/dealer for ADT Authorized Dealers.
- If they refuse to give you their ID, or you are still unsure, call ADT at 800.ADT.ASAP (800.238.2727),

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 acheck 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 friend 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 CDD

Meeting Date: July 13, 2023

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Paid	ED051000
Fred Berdeguez		FB071323
Donna Matthias-Gorman		DG071323
Angel Rivera		AR071323
Jessica LaBarbera		JL071323
750110111		

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	10:07am
Meeting End Time:	2:58 pm
Total Meeting Time:	74 hrs 5/min



Time Over ____ (3) Hours: // S/min



Total at \$175 per Hour: \$0.00-

350-

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: Oballoce



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

Service Slip/Invoice

 INVOICE:
 52114390

 DATE:
 6/23/2023

 ORDER:
 52114390

Bill To:

[2490890]

Concord Station Community Development District 5844 Old Pasco Rd Suite 100 Wesley Chapel, FL 33544-4010 Work Location:

[2490890] 813-949-4569

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

Work Date	Time	Target Pest	Technicia	n		Time In
6/23/2023	12:03 PM		ZTHISSE	LL	Zachary Thissell	
Purcha	ase Order	Terms	Last Service	Map Code		Time Out
			6/23/2023		Lic:JE334251	

Service	Description		Price
CPC-MONTHLY	Pest Control Service		\$51.00
		SUBTOTAL	\$51.00
Int/Ext Clubhouse, playgro & Shed (maint bldg) & was		TAX	\$0.00
*Red key ring for Int	p nost	AMT. PAID	\$0.00
	nt activity on exterior, no major issues though. Serviced interior and exterior activity. No pest issues observed while treating.	TOTAL	\$51.00
Thank you! Zach			
Contact Treated Areas - D	o not allow unprotected persons, children, or pets to touch, enter, or replace it	AMOUNT DUE	\$51.00

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

Sp. const. B. Carrendel 2058 MCRRVANE All Branks Bassauna

WORKWAVE 800-762-0301 © Capyright 2018



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

Service Slip/Invoice

INVOICE: 52533345 DATE: 7/20/2023 ORDER: 52533345

Bill To:

[2490890]

Concord Station Community Development District 5844 Old Pasco Rd Suite 100 Wesley Chapel, FL 33544-4010 Work Location:

[2490890] 813-949-4569

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

Work Date	Time	Target Pest	Technicia	n		Time In
7/20/2023	10:27 AM		ZTHISSE	LL	Zachary Thissell	
Purcha	ase Order	Terms	Last Service	Map Code		Time Out
			7/20/2023		Lic:JE334251	

Service	Des	cription		Price
CPC-MONTHLY	Pest Control Service			\$51.00
L //E / OL LI			SUBTOTAL	\$51.00
Int/Ext Clubhouse, playgrou & Shed (maint bldg) & wasp			TAX	\$0.00
*Red key ring for Int	nest		AMT. PAID	\$0.00
no other issues. Serviced in	nris in maintenance, reported some ghost ant activity in reterior and exterior of main building and maintenance she	maintenance shed, ed to reduce ant and	TOTAL	\$51.00
other pest activity. Thank you				
Zach			AMOUNT DUE	\$51.00

TECHNICIAN SIGNATURE

Chi sina

Chris Grimes
CUSTOMER SIGNATURE

D. Comprise 2058 MORRANANE All Bross Bassesses

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



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

Total Due: \$800.00

Invoice Number: 32019018117 Invoice Date: 7/1/2023 Due Date: 7/31/2023

Phone: 727-940-5873 ext 0 Email: tbaccounting@gocitywide.com

Bill

To: Concord Station Community Development District

18636 Mentmore Blvd. Land 'O Lakes, FL 34638

USA

Ship

To: Concord Station Community Development Distr

18636 Mentmore Blvd. Land 'O Lakes, FL 34638

USA

PO #	Customer ID	FSM	Payment Terms		Service Dates	
	01019101554	Karma Jeremie	Net 30 days		07/01/23 to 07/31/23	
Item #	Des	scription	Contract / Order #	Qty	Unit Price	Ext. Price

Managed Janitorial Services

31019100825

800.00

1

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 18636 MENTMORE BLVD LAND O'LAKES, FL 34638

INVOICE# 6840 DATE 05/04/2023 TERMS Net 30 DUE DATE 06/03/2023

SHIP DATE 05/09/2023

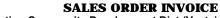
AJU36SITB AJU36SITB - DUST MOP HEAD - BLUE 5X36 AJU36SITB - DUST MOP HEAD - BLUE 5X36 BWK1436 Dust Mop Frame 36" x 5" Dust Mop Frame 36" x 5" Dust Mop Frame 36" x 5" BWK1490 DUST MOP HANDLE LACQUERED WOOD SWIVEL HEAD 1"DIA X 60" LONG AMREWHIK16EA Wasp and Hornet Killer Ilb, 16 oz Aerosol Can Killer Ilb, 16 oz Aerosol Can Sa0116B Micro Fiber Bleu - 16" x 16" 12/bag - 192/ctn SUBTOTAL TAX 0.000 TOTAL 16.98 67.92T AJU36SITB - DUST MOP HANDLE LACQUERED DUST MOP HANDLE LACQUERED WOOD SWIVEL HEAD 1"DIA X 60" LONG AWREWHIK16EA Wasp and Hornet Killer Ilb, 16 oz Aerosol Can Fiber Bleu - 16" x 16" 12/bag - 192/ctn SUBTOTAL 17.38			BALANCE DUE		\$177.38	
AJU36SITB AJU36SITB - DUST MOP HEAD - BLUE 5X36 DUST MOP HEAD - BLUE 5X36 DUST MOP HEAD - BLUE 5X36 BWK1436 Dust Mop Frame 36" x 5" Dust Mop Frame 36" x 5" 1 7.76 7.76T 36" x 5" 1 1 7.76 7.76T 36" x 5" 1 1 10.95 10.95T MOP HANDLE LACQUERED WOOD SWIVEL HEAD 1"DIA X 60" LONG WOOD SWIVEL HEAD 1"DIA X 60" LONG LONG Wasp and Hornet Killer Ilb, 16 oz Aerosol Can Killer Ilb, 16 oz Aerosol Can 380116B Micro Fiber Bleu - 16" x 16" 12/bag - 192/ctn (deleted) SUBTOTAL SUBTOTAL 177.38			TOTAL		177.38	
AJU36SITB AJU36SITB - DUST MOP HEAD - BLUE 5X36 DUST MOP HEAD - BLUE 5X36 BWK1436 Dust Mop Frame 36" x 5" 1 7.76 T.76T 36" x 5" 1 1 10.95 T.76T 36" x 5" AJU36SITB - DUST MOP HANDLE LACQUERED WOOD SWIVEL HEAD 1"DIA X 60" LONG MOP HANDLE LACQUERED WOOD SWIVEL HEAD 1"DIA X 60" LONG AMREWHIK16EA Wasp and Hornet Killer lib, 16 oz Aerosol Can Killer lib, 16 oz Aerosol Can Killer lib, 16 oz Aerosol Can Sa0116B Micro Fiber Bleu - 16" x 16" 12/bag - 192/ctn (deleted) 380116B Micro Fiber Bleu - 16" x 16" 12/bag - 192/ctn			TAX		0.00	
AJU36SITB AJU36SITB - DUST MOP HEAD - BLUE 5X36 DUST MOP HEAD - BLUE 5X36 BWK1436 Dust Mop Frame 36" x 5" Dust Mop Frame 36" x 5" Dust Mop Frame 36" x 5" BWK1490 BWK1490 DUST MOP HANDLE LACQUERED WOOD SWIVEL HEAD 1"DIA X 60" LONG SWIVEL HEAD 1"DIA X 60" LONG WOOD SWIVEL HEAD 1"DIA X 60" LONG WOOD SWIVEL HEAD 1"DIA X 60" LONG SWIVEL HEAD 1"DIA X 60" LONG WOOD SWIVEL HEAD 1"DIA X 60" LONG SWIVE			SUBTOTAL		177.38	
AJU36SITB AJU36SITB - DUST MOP HEAD - BLUE 5X36 DUST MOP HEAD - BLUE 5X36 BWK1436 Dust Mop Frame 36" x 5" Dust Mop Frame 36" x 5" 1 7.76 7.76T BWK1490 BWK1490 DUST MOP HANDLE LACQUERED WOOD SWIVEL HEAD 1"DIA X 60" LONG WOOD SWIVEL HEAD 1"DIA X 60" LONG AMREWHIK16EA Wasp and Hornet Killer Ilb, 16 oz Aerosol Can Killer Ilb, 16 oz AWSp and Hornet Killer Ilb, 16 oz AJU36SITB - DUST MOP HEAD 1 16.98 67.92T BUST MOP Frame 36" x 5" 1 1 7.76 7.76T BWK1490 DUST MOP HANDLE LACQUERED WOOD SWIVEL HEAD 1"DIA X 60" LONG 1 1 1 10.95 1 10.95T AMREWHIK16EA Wasp and Hornet Killer Ilb, 16 oz Aerosol Can Wasp and Hornet Killer Ilb, 16 oz 1 1 1 10.95 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	380116B		Fiber Bleu - 16" x 16" 12/bag -	1 12.7	5 12.75T	
AJU36SITB AJU36SITB - DUST MOP HEAD - BLUE 5X36 AJU36SITB - DUST MOP HEAD - BLUE 5X36 BWK1436 Dust Mop Frame 36" x 5" Dust Mop Frame 36" x 5" 1 7.76 7.76T 36" x 5" BWK1490 BWK1490 DUST MOP HANDLE LACQUERED WOOD SWIVEL HEAD 1"DIA X 60" LONG WOOD SWIVEL HEAD 1"DIA X 60" HEAD 1"DIA X 60"	AMREWHIK16EA	Wasp and Hornet Killer Ilb, 16 oz Aerosol Can	Killer Ilb, 16 oz	12 6.5	0 78.00T	
AJU36SITB AJU36SITB - DUST MOP HEAD - BLUE 5X36 AJU36SITB - DUST MOP HEAD - BLUE 5X36 BWK1436 Dust Mop Frame 36" x 5" Dust Mop Frame 1 7.76 7.76T	BWK1490		MOP HANDLE LACQUERED WOOD SWIVEL HEAD 1"DIA X 60"	1 10.9	5 10.95T	
AJU36SITB - AJU36SITB - DUST MOP HEAD - BLUE 5X36 AJU36SITB - 4 16.98 67.92T DUST MOP HEAD	BWK1436	Dust Mop Frame 36" x 5"		1 7.7	6 7.76T	
SKU DESCRIPTION QTY RATE AMOUNT	AJU36SITB	AJU36SITB - DUST MOP HEAD - BLUE 5X36	DUST MOP HEAD	4 16.9	8 67.92T	
	SKU		DESCRIPTION	QTY RAT	E AMOUNT	

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount:	\$2,108.48
Reason:	Commercial Energy Specialists
Date:	6/29/23
Payable To:	Commercial Energy Specialists
	P.O. Box 71175
	Charlotte, NC 28272-1175
Service Date:	TBD
Requestor:	Michael Speidel
Directions for Check:	Overnight Mail check to Vendor if possible
Requested on:	6/29/23





Concord Station Community Development Dist (Vesta)

 Date
 06/29/23

 Invoice #
 237328

 Order #
 237328

 Customer PO #
 Signed Approval

Bill To

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

Ship To

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

Phone (813) 909-4569

Courier Service BEST WAY

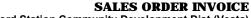
Description

S/N 3650

Invoice Items

Code	Description	Quantity	Unit Price	Total
CP LA120W185SP	Lamp, 120W, 185 AMALGAM Propriet	4	271.02	1,084.08
CP KITQSSTD	Quartz Sleeve Kit w/Gaskets	4	70.14	280.56
CP QDCAP1PVC	Quick Disconnect Cap, PVC, Comp 1"	4	15.03	60.12
GL QDGK2	Quick Disconnect Gasket for Sentry UV	4	1.54	6.16
CP C-W	Monitor Quartz Window	1	21.71	21.71
CP C-MO	Monitor O-Ring	1	1.67	1.67
CP KITAIRBLEED	Kit Air Bleed UV Chamber	1	30.06	30.06
CP STRAINER4	Strainer, 4"	1	586.17	586.17







Concord Station Community Development Dist (Vesta)

	Date	06/29/23
	Invoice #	237328
	Order #	237328
	Customer PO #	Signed Approval
Additional Information	Subtotal	2,070.53
Shipping is estimated and subject to change based on actual. Installation to be quoted separately	Shipping	37.95
	Tax	0.00
	Grand Total	2,108.48
	Payments	0.00
Please remit payment to:	Refunds	0.00
Commercial Energy Specialists, LLC PO Box 71175	Payment Due	2,108.48

We are pleased to submit the above package for your consideration.

- 1. Please complete and return the delivery schedule if attached to this package, it is designed to help coordinate delivery dates that best coincide with your construction and draw schedules.

 2. It is your responsibility to provide the required permits, bonds and acceptable electrical connections. Proof of these requirements must be presented to CES on demand.

 3. You may incur restocking fees if you choose to return any items included in this package to CES. Restocking fees vary per manufacturer.

 4. Any changes to this order must be made in writing to CES.

 5. Freight charges are estimates only and the actual freight costs may be different at time of shipping.

 6. If capital dollars are not readily available, you may acquire this package through a lease or rent to own arrangement pending lending source approvals.

 7. Payment terms are subject to the credit agreement you have on file with CES.

Charlotte, NC 28272-1175

This estimate is valid for 30 days from the above date after which the estimate may be subject to change.

Your signature above is considered your acceptance of this proposal and is subject to all terms and conditions of your credit arrangement with CES. THANK YOU!







Concord Station Community Development Dist (Vesta)

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

 Invoice #
 206319

 Date
 07/13/23

 Billing Terms
 Due on Receipt

 Date Due
 07/13/23

 Order #
 SO-237936

 Ordered By
 Michael Speidel

Bill To

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

Ship To

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

Service Requested

Install UV parts approved on Order 237328. Parts will ship to site. Site contact is Michael Speidel (813) 909-4569.

Invoice Items

Line Item Code	Description	Qty	Unit Price	Total
Installation	Equipment Installation	1	745.00	745.00
Actions Tak	en		Subtotal	745.00
			Adjustment	0.00
7/13/2023 - Repa	alced quartz, lamps, seals and in-line strainer from order on site		Total	745.00
	rawing proper current(1.2A per lamp)		Shipping	0.00
Screen nonrespo	nsive - power present no response - must be replaced		Tax	0.00
Quote being out	,		Grand Total	745.00
			Balance	745.00

Please remit payment to:

Commercial Energy Specialists, LLC PO Box 71175 Charlotte, NC 28272-1175





Concord Station CDD Debit Card For the Month

July-23

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

				Parks & Rec	Parks & Rec	Parks & Rec	Parks & Rec	Parks & Rec
				Vehicle Maintenance	Operations Main & Repair	Special Events	Office Supplies	Splashpad expense
				57200-4660	57200-4705	57400-4775	57200-5101	57200-4733
Date	Vendor Name	Description	Amount					
5/3/2023	7-Eleven	Fuel for Mule, Gas Powered Tools, Canisters	(40.00)	(40.00)				
6/1/2023	Publix	Volleyball Tournament refreshments / supplies	(81.30)			(81.30)		
6/2/2023	Publix	Adult Game Night / Event Supplies	(205.99)			(205.99)		
6/7/2023	Amazon	Push Pins for Office	(4.99)				(4.99)	
6/7/2023	Circle K	Gas for Mule and Gas Powered Tools	(42.08)	(42.08)				
6/7/2023	Amazon	Labels, baseboard cleaner, and straws for event supplies.	(57.94)				(57.94)	
6/7/2023	Amazon	Expo Markers Dry Erase Board.	(7.64)				(7.64)	
6/7/2023	Amazon	Water Pump for Splashpad	(74.99)					(74.99)
6/7/2023	Amazon	Pool Ques for Pool Table	(66.99)		(66.99)			
6/7/2023	Amazon	Pool Que Replacement Tips	(8.49)		(8.49)			
6/7/2023	Amazon	Additional Game set for Game Night	(24.95)			(24.95)		
6/8/2023	Amazon	Web Cam for adding profile pictures to Door Control	(45.76)		(45.76)			
6/8/2023	Amazon	Elkay WaterSentry 51300C bottle filler filter	(76.57)		(76.57)			
6/12/2023	Publix	Movie Night - Clubhouse Event	(61.49)			(61.49)		
6/17/2023	Amazon	Zip Ties (Sports Courts), Grout cleaner, Grout Brush	(138.85)		(138.85)			
6/18/2023	Dunkin'	Donuts for father's day at the clubhouse	(38.97)			(38.97)		
6/19/2023	Lowe's	Extension Cord, Multi-plug outlet w/surge	(216.78)		(216.78)			
6/22/2023		Clock for Pool Deck (multiple resident requests)	(33.28)		(33.28)			
6/26/2023		Movie Night - Clubhouse Event	(39.66)			(39.66)		
6/28/2023	Walmart	Office Supplies, Paper, 4th of July Decorations	(120.79)				(120.79)	
6/29/2023	Lowe's	Toolbox, bits, screwdrivers, caution tape (playground kit)	(98.26)		(98.26)			
6/30/2023	Publix	Adult Social Food, desserts, kitchen supplies	(152.80)			(152.80)		
6/30/2023		Plates, spoons, forks	(21.26)		(21.26)			
6/30/2023	Publix	Ice for Adult Social / Playground Grand Opening	(5.97)			(5.97)		
	TOTAL	001-10201	(1,665.80)	(82.08)	(706.24)	(611.13)	(191.36)	(74.99)

DM Approval:	Debbu	Wallace	

Date:

7/6/2023

Concord Station Petty Cash/Debit Card Reimbursement June-23

Date	Payee	Amount	Description
6/1/2023	Publix	81.30	Volleyball Tournament refreshments / supplies
6/2/2023	Publix	205.99	Adult Game Night / Event Supplies
6/7/2023	Amazon	4.99	Push Pins for Office
6/7/2023	Circle K	42.08	Gas for Mule and Gas Powered Tools
6/7/2023	Amazon	57.94	Labels, baseboard cleaner, and straws for event supplies.
6/7/2023	Amazon	7.64	Expo Markers Dry Erase Board.
6/7/2023	Amazon	74.99	Water Pump for Splashpad
6/7/2023	Amazon	66.99	Pool Ques for Pool Table
6/7/2023	Amazon	8.49	Pool Que Replacement Tips
6/7/2023	Amazon	24.95	Additional Game set for Game Night
6/8/2023	Amazon	45.76	Web Cam for adding profile pictures to Door Control System
6/8/2023	Amazon	76.57	Elkay WaterSentry 51300C bottle filler filter
6/12/2023	Publix	61.49	Movie Night - Clubhouse Event
6/17/2023	Amazon	138.85	Zip Ties (Sports Courts), Grout cleaner, Grout Brush
6/18/2023	Dunkin'	38.97	Donuts for father's day at the clubhouse
6/19/2023	Lowe's	216.78	Extension Cord, Multi-plug outlet w/surge protector, carpet runner
6/22/2023	Lowe's	33.28	Clock for Pool Deck (multiple resident requests)
6/26/2023	Publix	39.66	Movie Night - Clubhouse Event
6/28/2023	Walmart	120.79	Office Supplies, Paper, 4th of July Decorations
6/29/2023	Lowe's	98.26	Toolbox, bits, screwdrivers, caution tape (playground kit)
6/30/2023	Publix	152.80	Adult Social Food, desserts, kitchen supplies
6/30/2023	Publix	21.26	Plates, spoons, forks
6/30/2023	Publix	5.97	Ice for Adult Social / Playground Grand Opening
		\$1,625.80	

Receipts Attached.

7/6/23

Signature / Date

Concord Station CDD
Debit Card

For the Month July-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		
7/2/2023	Walmart	2 coolers / Ice Pops for Summer Pool Party / Events	(186.08)		(186.08)
7/11/2023	Lowe's	Asphalt bags, billiard room faucet, can light replacements	(247.84)	(247.84)	
7/14/2023	Walmart	Gas for Yamaha, weedwacker, blower, pressure washer	(40.00)	(40.00)	
7/14/2023	Walmart	Snacks + supplies for movie nights, game night, games	(161.74)		(161.74)
7/19/2023	Home Depot	Flex to sodder connection on billiard room faucet	(28.95)	(28.95)	
7/19/2023	Lowe's	Paint, rollers, brushes (pavillion), batteries, light switch	(200.22)	(200.22)	
7/26/2023	Lowe's	Accidentally was charged tax	13.10	13.10	
7/25/2023	Walmart	Supply labels, chips, cookies, fans for end of summer	(214.16)		(214.16)
7/26/2023	Publix	Coffee corner supplies	(29.94)	(29.94)	
	TOTAL	001-10201	(1,095.83)	(533.85)	(561.98)

DM Approval:	Debby Wallace	Date:	7/26/2023
	//		

Concord Station Petty Cash/Debit Card Reimbursement Jul-23

Date	Payee	Amount	Description
7/2/2023	Walmart	186.00	2 coolers / Ice Pops for Summer Pool Party / Events
7/11/2023	Lowe's	247.84	Asphalt bags, billiard room faucet, can light replacements
7/14/2023	Walmart	40.00	Gas for Yamaha, weedwacker, blower, pressure washer
7/14/2023	Walmart	161.74	Snacks + supplies for movie nights, game night, games,
7/19/2023	Home Depot	28.95	Flex to sodder connection on billiard room faucet
7/19/2023	Lowe's * tax error	200.22	Paint, rollers, brushes (pavillion), batteries, light switch,
7/26/2023	Lowe's * tax correction	13.10	accidentally was charged tax
7/25/2023	Walmart	214.16	supply labels, chips, cookies, fans for end of summer pool party
7/26/2023	Publix	29.94	coffee corner supplies
		\$1,095.75	

Receipts Attached.

Signature / Date



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
30924	07/06/2023	\$525.00	07/21/2023	Net 15	

P.O. NUMBER

10613

SALES REP

Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
06/21/2023	Access Control Fobs OE-KEYFPK25 26bit Access Key Fobs Card #'s: 40101-40200 qty. 100	100	5.25	525.00
	FC:219			

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.

BALANCE DUE

\$525.00

^{**}Returned Checks will receive \$25 NSF Fee.

^{***}Late Fees are 1.5% per month

Disclosure Services LLC 1005 Bradford Way

Kingston, TN 37763

Invoice

Date	Invoice #
4/10/2023	6

Bill To	
Concord Station CDD C/O Rizzetta & Company	

Terms	Due Date
Net 30	5/10/2023

Description	Amount
Amortization Schedule Series 2016A-2 5-1-23 Prepay \$70,000	250.00

Phone # 865-717-0976

E-mail tcarter@disclosureservices.info

Total \$250.00

Payments/Credits \$0.00

Balance Due \$250.00



Service address

CONCORD STATION CDD 0000 TRINITY COTTAGE DR Bill date

Jul 12, 2023

For service Jun 10 - Jul 11

32 days

Account number 9100 8845 0087

Billing summary

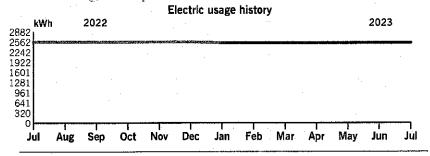
\$1,216.51 **Previous Amount Due** -1,216.51 Payment Received Jul 03 **Current Lighting Charges** 1,209.00 7.51 Taxes \$1,216.51 **Total Amount Due Aug 02**

Thank you for your payment.

LITE CONCORD STATION 4A &

To help us repair malfunctioning streetlights, quickly? 1203 dukeenergy.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

83°	83°	80°	73°	70°	63°	63°	68"	71°	76°	78⁰	82°	86°
			Current	Month	Jul 3	2022	12-M	onth L	sage	Avg Mo	nthly (Jsage
Electr	ic (kWh)		2,53	37	2,	562		30,569)		2,547	
Avg. [Daily (kW	h)	79)	7	78		84				
12-m	onth usa	ge b	ased on	most re	cent h	istory						

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.

լ Որիաների ին արևարկին արևաների հարարական

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



Account number 9100 8845 0087 \$1,216.51 by Aug 2

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

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

018203 000001311

Add here, to help others with a contribution to Share the Light

Amount enclosed

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



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



We're here for you

Report an emergency

Electric outage

duke-energy.com/outages 800,228,8485

Convenient ways to pay your bill

Online

Automatically from your bank account

Speedpay (fee applies)

duke-energy.com/billing duke-energy.com/automatic-draft 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

Home

duke-energy.com/paperless duke-energy.com/manage-home duke-energy.com/manage-bus

Business

General questions or concerns

Online

duke-energy.com Home: Mon - Fri (7 a.m. to 7 p.m.)

Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477

For hearing impaired TDD/TTY

International

800.700.8744

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: Aug 9

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$13 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$14 after 7 p.m. or on the weekends.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit dukeenergy.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 Jun 10 - Jul 11	•	
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

Total Current Charges	\$1,209.0
61 Pole(s) @ \$8.110	494.71
CONCRETE, 30/35	
Pole Charge	
HPS UG RDWAY 9500L	110.40
50 MICRO II 3K UG	1.39
Maintenance Charge	
HPS UG RDWAY 9500L	340.80
50 MICRO II 3K UG	3.69
Fixture Charge	
2,537.000 kWh @ 0.051c	1.29
Asset Securitization Charge	
2,537.000 kWh @ 5.270c	133.70
Fuel Charge	
2,537.000 kWh @ 4.784c	121.37
Energy Charge	
Customer Charge	\$1.65
Billing Period - Jun 10 23 to Jul 11 23	

Billing details - Taxes

Total Taxes	\$7.51
Gross Receipts Tax	6.62
Regulatory Assessment Fee	\$0.89

Your current rate is Lighting Service Company Owned/Maintained



Concord Station								
Duke Energy								
06/03/23-07/03/23								
					GL	Object		
Account #	Bill Date	Amount	Due Date	Service Address	Code	Code		
9100 8844 8413	7/5/2023	\$30.79	7/26/2023	3882 Sunlake Blvd Sign, Irrigation	53100	4301		
9100 8844 8629	7/5/2023	\$30.79	7/26/2023	3444 Tuckerton Rd Sign - Entry	53100	4301		
9100 8844 8851	7/5/2023	\$299.48	7/26/2023	18636 Mentmore Blvd- Splash	53100	4304		
9100 8844 9084	7/5/2023	\$30.79	7/26/2023	3869 Sunlake Blvd. Sign	53100	4301		
9100 8844 9266	7/5/2023	\$179.44	7/26/2023	18636 Mentmore Blvd - CH Maint Build	53100	4301		
9100 8844 9448	7/5/2023	\$1,364.97	7/26/2023	18933 Mentmore Blvd - Sign Lights	53100	4307		
9100 8844 9654	7/5/2023	\$30.79	7/26/2023	18661 State Road 54	53100	4301		
9100 8844 9852	7/5/2023	\$74.25	7/26/2023	3936 Buckinghamshire Drive- Irrigation	53100	4301		
9100 8845 0300	7/5/2023	\$30.79	7/26/2023	19135 Manassas Dr-Lighting	53100	4307		
9100 8845 0532	7/5/2023	\$30.79	7/26/2023	18933 Chislehurst Dr - Irrigation	53100	4301		
9100 8845 0780	7/5/2023	\$30.79	7/26/2023	3753 Tuckerton Dr- Irrigation	53100	4301		
9100 8847 9220	7/5/2023	\$30.79	7/26/2023	18552 Mentmore Blvd - Entry Lights	53100	4301		
9100 8847 9395	7/5/2023	\$30.79	7/26/2023	19109 Mentmore Blvd - Entry Wall Light	53100	4301		
9100 8847 9600	7/5/2023	\$73.25	7/26/2023	18433 Mentmore Blvd- Irrigation	53100	4301		
9100 8847 9824	7/5/2023	\$30.79	7/26/2023	19069 Lake Patience Rd - Light	53100	4301		
9100 8848 0265	7/5/2023	\$30.79	7/26/2023	18108 Mentmore Blvd - Entry Lights	53100	4301		
9100 8848 0463	7/5/2023	\$68.80	7/26/2023	3332 Sun Lake Blvd - Fountain	53100	4301		
9100 8848 0661	7/5/2023	\$30.79	7/26/2023	18230 Snowdonia Drive -Entry Lights	53100	4301		
9100 8848 0877	7/5/2023	\$3,021.64	7/26/2023	18636 Mentmore Blvd, Clubhouse/Pool	53100	4304		
9100 8848 1125	7/5/2023	\$30.79	7/26/2023	3440 Buckinghamshire Blvd Entry Sign	53100	4301		
Total		\$5,482.10						

53100 4301 53100 4307 53100 4304 \$765.22 Entry Lights & Irrigation

\$1,395.76 Street Lights \$3,321.12 Utilities Recreational Facilities

\$5,482.10

Grand Total





Florida Department of Health in Pasco County Notification of Fees Due

Pool Volume: 209,700 gallons

Bathing Load: 233

Flow Rate: 1200



Fee Amount:

\$280.00

Previous Balance:

\$0.00

Total Amount Due:

\$280.00

Payment Due Date: 06/30/2023 or Upon Receipt

51-60-00674

For: Swimming Pools - Public Pool > 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2023).

Mail To: Concord Station CDD

5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: Concord Station CDD Clubhouse Location: 18636 Mentmore Boulevard

Land O Lakes, FL 34639

Owner Information:

Concord Station CDD Name:

Address: 5844 Old Pasco Road. Suite 100 Wesley Chapel, FL 33544 (Mailing)

Harrin Fhaner: (0.13) 900-4169

Work Phones ()

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information

Please go online to pay fee at: www.MyFloridaEHPermit.com

Libry Charles and Difference at 127,691-415.

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Parke Leurine i di perè di Peri dalah Jiris luus Sena

Hilea Fron Pichay, Ft. 34482

Signature

Date

[Please RETURN Invoice with your payment]

Batch Billing ID:66977

PERMITHOLDERS CAN NOW The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online! 🛮 No sign-up cost. Save time. Paying a bill online is faster than mailing a check or hand delivering payment. 🛮 Our safe and secure system will keep your information protected. 🖾 Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps. and the second s Pay this invoice online at www.myfloridaehpermit.com



Florida Department of Health in Pasco County Notification of Fees Due

51-BID-6456868

Fee Amount:

\$145.00

Previous Balance:

\$0.00

Total Amount Due:

\$145.00

Payment Due Date: 06/30/2023 or Upon Receipt

MAY 15 2022

Permit Number 51-60-1969945

For: Swimming Pools - Water Attractions

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2023).

Mail To: Concord Station CDD

5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

<u>Please verify all information below at www.myfloridaehpermit.com and make</u>
<u>changes as necessary.</u>

Account Information:

Name: Concord Station Splash Pad Location: 18636 Mentmore Boulevard

Land O Lakes, FL 34638

Pool Volume: 1,200 gallons

Bathing Load: 10 Flow Rate: 50

Owner Information:

Name: Concord Station CDD

Address: 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

Home Phoics (915) 609-4989

Water Physics (

Please go online to pay fee at:
www.MyFloridaEHPermit.com

Permit Number: 51.6641969545 BH IZ: 51-810-6456566

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kin fii fiile. A. Luij

Signature

Date

[Please RETURN invoice with your payment]

Batch Billing ID:66977



FLORIDA

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-15EZN) 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

Certifica	ate Number: 61-8017248652-6	June 2023	DOR USE ONLY
Surtax F	Rate: .0100		postmark or hand-delivery date
			Location/Mailing Address Changes:
	Concord Station CDD		New Location Address:
Name Address	5844 Old Pasco Rd.		rer Loov —
City/St ZIP	Wesley Chapel, FL 33544		Telephone Number: ()
			New Mailing Address:
	FLORIDA DEPARTMENT OF REVE 5050 W TENNESSEE ST	ENUE	
	TALLAHASSEE FL 32399-0120		Amount Due From Line 9 On Reverse Side
	Jul. 1, 2023		Check here if payment was made electronically.

	F	LORIDA SALES AN Reporting Period	D USE TAX RETURN DR-15 R. 01/20 DOR USE ONLY
Certificate Number:	61-8017248652-6	June 2023	DON USE ONLY
Surtax Rate: .0100			postmark or hand-delivery date
			Location/Mailing Address Changes:
Name 5844 Old	Station CDD Pasco Rd.		New Location Address:
Wesley C	Chapel, FL 33544		Telephone Number: () New Mailing Address:
5050 W TEN	EPARTMENT OF REVEI NESSEE ST EE FL 32399-0120	NUE	Amount Due From Line 9 On Reverse Side
Due: Jul. 1, 20	0. 2023		Check here if payment was made electronically.

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.

	DOLLAR	RS —				1	CE	NTS	Under penalties of perjury, I declare that I have read this return and
1. Gross Sales (Do not include tax)		1	4	3	9		2	5	the facts stated in it are true.
2. Exempt Sales (Include these in Gross Sales, Line 1)									Signature of Taxpayer Date Telephone #
3. Taxable Sales/Purchases (Include Internet/Out-of-State									Roxera Quroz 07/11/2023 (813)-994-100
4. Total Tax Due (Include Discretionary Sales Surtax from Line B)			1	0	0		7	5	Signature of Preparer Date Telephone #
5. Less Lawful Deductions									
6. Less DOR Credit Memo		Ī							Discretionary Sales Surtax Information A. Taxable Sales and Purchases NOT Subject to DISCRETIONARY
7. Net Tax Due			, 1	0	0		7	5	SALES SURTAX B. Total Discretionary Sales Surtax Due
8. Less Collection Allowance or Plus Penalty and Interest									E-file / E-pay to Receive Collection Allowance
			1	0	0		F	5	Please do not fold or staple.
9. Amount Due With Return (Enter this amount on front)						•			ricase de not rola di staple.
1. Gross Sales	— DOLLAR	s-	u	2	9	•	CE	NTS	Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.
1. Gross Sales (Do not include tax) 2. Exempt Sales (Include these in	— DOLLAR	s —	, 4	3	9		Z	NTS S	Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.
1. Gross Sales (Do not include taix) 2. Exempt Sales (Include these in Gross Sales, Line 1)	— DOLLAR	s —	, 4	3	9		Z	NTS S	Under penalties of perjury, I declare that I have read this return and the facts stated in it are true. Signature of Taxpayer Date Telephone #
Enter this amount on front) 1. Gross Sales (Do not include tax) 2. Exempt Sales (Include these in Gross Sales, Line 1)	— DOLLAR	s —	, 4	3	9		Z	NTS	Under penalties of perjury, I declare that I have read this return and the facts stated in it are true. Signature of Taxpayer Date Telephone # Royana Quivoz 07/11/2023 (813)-994-1001
Enter this amount on front) I. Gross Sales (Do not include tax) 2. Exempt Sales (Include these in Gross Sales, Line 1) 3. Taxable Sales/Purchases (Include Internet/Out-or-state Purchases)	— DOLLAR	s-	, 4	3	9		2 7	S S	Under penalties of perjury, I declare that I have read this return and the facts stated in it are true. Signature of Taxpayer Date Telephone #
Enter this amount on front) 1. Gross Sales [Do not include tax] 2. Exempt Sales [Include these in Gross Sales, Line 1) 3. Taxable Sales/Purchases [Include Internet/Out-of-State	- DOLLAR	s - 1	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	3	9		7 7	NTSI S	Under penalties of perjury, I declare that I have read this return and the facts stated in it are true. Signature of Taxpayer Date Telephone # Royana Quivoz 07/11/2023 (813)-994-1001 Signature of Preparer Date Telephone #
I. Gross Sales (Do not include tax) 2. Exempt Sales (Include these in Gross Sales, Line 1) 3. Taxable Sales/Purchases (Include internet/Out-of-State Purchases) 4. Total Tax Due (Include Discretionary Sales Surtax from Line 8) 5. Less Lawful Deductions	DOLLAR.	s- 1	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	3	9		7 7	S 5	Under penalties of perjury, I declare that I have read this return and the facts stated in it are true. Signature of Taxpayer Date Telephone # Rogen Quyor 07/11/2023 (813)-994-1001 Signature of Preparer Date Telephone # Discretionary Sales Surtax Information A. Taxable Sales and Purchases NOT Subject to DISCRETIONARY
1. Gross Sales [Do not include tax] 2. Exempt Sales [Include these in Gross Sales, Line 1) 3. Taxable Sales/Purchases [Include Internet/Out-of-State Purchases) 4. Total Tax Due [Include Discretionary Sales Surtax from Line 8) 5. Less Lawful Deductions 6. Less DOR Credit Memo	DOLLAR.		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	3	9		7 7	S S	Under penalties of perjury, I declare that I have read this return and the facts stated in it are true. Signature of Taxpayer Date Telephone # Royana Quivo 07/11/2023 (813)-994-1001 Signature of Preparer Date Telephone # Discretionary Sales Surtax Information A. Taxable Sales and Purchases NOT Subject to DISCRETIONARY SALES SURTAX S. Total Discretionary
1. Gross Sales [Do not include tax) 2. Exempt Sales (Include these in Gross Sales, Line 1) 3. Taxable Sales/Purchases (Include Internet/Out-of-State Purchases) 4. Total Tax Due (Include Discretionary Sales Surtax	DOLLAR	s	, 4	3	9		7	S S	Under penalties of perjury, I declare that I have read this return and the facts stated in it are true. Signature of Taxpayer Date Telephone # Royana Quivo 07/11/2023 (813)-994-1001 Signature of Preparer Date Telephone # Discretionary Sales Surtax Information A. Taxable Sales and Purchases NOT Subject to DISCRETIONARY SALES SURTAX



CONCORD STATION CDD

Your Monthly Invoice 1/1 3 2023

New Charges Due Date

7/19/23 Billing Date 6/25/23 Account Number 813-909-4569-121718-5

Previous Balance 652.54 Payments Received Thru 6/20/23 -652.54

Thank you for your payment!

Balance Forward .00 **New Charges** 652.54

Total Amount Due \$652.54





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





frontier.com/ signupforautopay







800-801-6652

MyFrontier app



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

6790 0007 NO RP 25 06272023 NYNNNNNN 01 003000 0011

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

ոնյիլոնականակորդինակությանը անդիրաներին կույրանա

You are all set with Auto Pay! To review your account, go to frontier.com or MyFrontier mobile app.



Date of Bill
Account Number

6/25/23 813-909-4569-121718-5

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/internet disclosures.

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.





***Customer Summary

Date of Bill Account Number

6/25/23 813-909-4569-121718-5

CURRE	NT BILLING SUMMARY				
ocal 8	ervice from 06/25/23 to	07/24/23			
Qty	Description		813/909-4569	0.0	Charge
Bas	ic Charges				
. 3	OneVoice Nationwide				89.97
	3 OneVoice Access Line	-		•	
.4	Multi-Line Federal Subscr	iber Line C	harge		33.60
4	Access Recovery Charge Mu	lti-Line Bu	siness		14.32
	Carrier Cost Recovery Sur		•		13.99
	Frontier Roadwork Recovery	_		4	2,75
	Federal USF Recovery Char				13.92
	FCA Long Distance - Federa	_	harge	***	4.06
Tot	al Basic Charges		3 -		172.61
	i de la companya de		*	*	
Non	Basic Charges				
	FiberOptic Internet 500 St	tatic IP w/	OneVoice		2,35.97
	OneVoice Access Line			•	
	Business FiberOptic 5	00/500M Sta	tic IP		
	Wi-Fi Secure LT-VB	•			80.00
4	Federal Primary Carrier M	ulti Line C	harge		47.96
-	FCA Long Distance - Federa		_	•	13.92
Tot	al Non Basic Charges				377.85
					-11140
Vid	eo			-	
4	TV Standard Set-Top Box				44.00
	Local TV			1	34.99
	Broadcast TV Fee				14.99
	Sports Package				9.99
	National News	•			5.99
	Other Charges-Detailed Be	low ·			-7.98
	FCC Regulatory Recovery Fo				.10
Tót:	al Video				102.08
'OTAL					101.00
CIAL	002.04	4			
,					
* AC	COUNT ACTIVITY **				
Qty	Description	Orde	r Number Efi	ective Date)S
	FiberOptic Local Plus Cred	dit	AUTOCH 6/2		-7.98
	813/909-4569		Subt	otal	-7.98
ubto	tal -7.98				
	·				
etai)	l of Frontier Com o	of Ameri	ca Charg	es	
oll ch	arged to 813/909-4569				
······································		H-1000001111111111111111111111111111111			
egend (Call Types:				
DD - Da	ау				
alle	r Summary Report				
			Calls	Minutes	Amount
nin M	mbor		Calls 1	minutes 1	
ain Nu					.00
~ *Cust	omer Summary			1	.00
alle	r Summary Report				
•			Calls	Minutes	Amount
nterst	ate		1	1	.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.

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







Greenview Landscaping Inc.

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

n	V	O	ı	C	6
	•	•		•	•

Date	Invoice #
6/26/2023	6CCSIRR23

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

P.O. No.	Terms	Project

Quantity	Description			Rate		Amount
	EXTRA CHARGES REPLACED SINGLE ZONE BATTERY TIMER IN THE POCKET PARK	E BUCKINGHAMSHIR	EE.		0.00 80.00	0.00 180.00
	REPLACED TWO ZONE BATTERY OPERATED TIME POCKET PARK	ER IN THE UMBERLA	.ND	19	90.00	190.00
	REPLACED LEAKING TWO INCH IRRIGATION VAL MENTMORE	VE ON MANASSAS N	NEAR	22	20.00	220.00
				<u> </u>		
				Total		\$590.00

Greenview Landscaping Inc.

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

Invoice

Date	Invoice #
6/12/2023	7CCCLUH23

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
	JULY MONTHLY MAINTENANCE		1,210.00	1,210.00
		RECEIVE 1	Total	\$1,210.00

Greenview Landscaping Inc.

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

n	V	0	ı	C	6
	•	•		•	•

Date	Invoice #
6/12/2023	7CCSMO23

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

P.O. No.	Terms	Project

Quantity	Description			Rate		Amount
	JULY MONTHLY MAINTENANCE			20,9	900.00	20,900.00
	L		<u> </u>			
		RECEIVE 06/12/23		Total		\$20,900.00

Concord Station CDD

Meeting Date: June 8, 2023

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Paid	
Fred Berdeguez		FB060823
Donna Matthias-Gorman	V.	DG060823
Angel Rivera		AR060823
Jessica LaBarbera	✓	JL060823
Jerica Ramirez		

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.



\$0.00

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

DM Signature:

Mileage to Charge



Motion Picture Licensing Corporation 5140 W. Goldleaf Circle, Suite 103 Los Angeles, CA 90056 Tel: 866-552-MPLC (6752) www.mplc.org

02/17/2023

Concord Station CDD 3434 Colwell Ave Tampa, FL 33614

Dear Accounts Payable,

Customer No. MPLCUS5995517

Welcome to MPLC! Your new MPLC Certificate of License is attached below. The license allows for the public showing of movies, TV programs, and other content that is intended for personal, private use. Whether streamed, downloaded, broadcasted or shown via your cable TV, DVD or Blu-ray, MPLC's Umbrella License helps you ensure copyright compliance in accordance with the US Copyright Act.

Please note that this license will renew automatically after the first year and a new license will be issued before the expiration date, unless you notify us otherwise at least 60 days prior to expiration. If the attached invoice shows an amount due, we would appreciate your prompt payment.

Thank you for your support of the creative community. Your commitment to copyright compliance helps ensure the future of the entertainment we know and love. If we can be of further assistance, please contact our Member Services Department at (866) 552-MPLC (6752) or online at www.mplc.org/currentmembers.

Sincerely,

Member Services info@mplc.com



MPLC UMBRELLA LICENSE CERTIFICATE

Be it known **Concord Station CDD** has obtained from MPLC the right to publicly perform, as defined in the U.S. Copyright Act, motion pictures, TV programs and other audio-visual content originally intended for personal use only, via any means including but not limited to DVD, streaming and download, pursuant to the terms and conditions of the Umbrella License Agreement between the parties. The most recent terms and conditions may be found at www.mplc.org.

This Certificate of License is set to expire on:

02/01/2024

Authorised on behalf of Motion Picture Licensing Corporation

License No: 504415948



Motion Picture Licensing Corporation 5140 W. Goldleaf Circle, Suite 103 Los Angeles, CA 90056 Tel: 866-552-MPLC (6752) www.mplc.org

02/17/2023

Invoice No. 504415948

BILL Concord Station CDD TO: 3434 Colwell Ave

Tampa, FL 33614

REMIT Motion Picture Licensing Corporation

TO: PO Box 80144

City of Industry, CA 91716-8144

PO No.

CUSTOMER SERVICE: 866-552-MPLC (6752)

QUANTITY	DESCRIPTION		TNUOMA
1	MPLC Umbrella License covering the term: 02/01/2023 to 02/01/2024		\$1,549.00
TERMS: PAYABLE 3	D DAYS FROM DATE OF INVOICE	\$1,549.00	



Click here to pay by credit card via Stripe or visit: https://www.mplc.org/page/pay-my-invoice



Please include Invoice Number on check, payable to MPLC.



Banking Information: (Please include your invoice number as your payment reference)

Bank: Citizens Business Bank

Bank Address: 1880 Century Park East, Ste. 1000, Los Angeles, CA 90067

Routing #/ABA: 122234149

Account Name: Motion Picture Licensing Corporation

Account Address: 5140 W. Goldleaf Circle, Ste. 103, Los Angeles, CA 90056

Account #: 891103103

DETACH AND RETURN BOTTOM PORTION WITH PAYMENT

 $For \ contact, \ address, \ or \ delivery \ method \ change \ requests, \ please \ visit: \ mplc.org/currentmembers$



PIN # (enter #'s only)	Invoice No	Date	Amount	Amount Due	Paid Amount
MPLCUS5995517	504415948	02/17/2023	\$1,549.00	\$1,549.00	\$0.00

PLEASE REMIT CHECK PAYMENT TO:

Motion Picture Licensing Corporation PO Box 80144 City of Industry, CA 91716 8144 BILL TO: Concord Station CDD 3434 Colwell Ave Tampa, FL 33614



Pasco County, Florida

RECEIVED JUN 1 9 2023

Solid Waste & Resource Recovery Department P.O. Box 210 New Port Richey FL 34656-0210 Ph: 727-847-8123

Date: 6/2/2023

7

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

Parcel ID: 21-26-18-0010-24500-0000

Total Due This Date: \$988.86

Please Call Regarding Delinquent Balance Due

NOTICE OF DELINQUENT ASSESSMENT AND PENDING LIEN

Dear Property Owner:

Our records indicate that you have failed to pay the solid waste disposal assessment for the above-referenced parcel of improved real property. Payment in full was due and payable on March 31. Please be advised that since March 31 the unpaid assessment has been bearing a monthly interest penalty charge at the maximum rate allowed by law and interest will continue to accrue until paid in full.

Please be further advised that any assessment and interest charges remaining unpaid after June 30 will be forwarded to the County Attorney's Office for collection, as allowed under Chapter 90 of Pasco County Code of Ordinances. The annual assessment constitutes a lien against your real property as of January 1 of the year in which the assessment was imposed. Failure to pay the assessment and interest charges will result in the enforcement of the lien, and possible loss of title to the property.

If you have any questions concerning your assessment, or the collection and enforcement action outlined above, please contact the Solid Waste Department at the phone number listed above.

Assessment Levied \$946.29

Parcel Number 21-26-18-0010-24500-0000

Legal Description
CONCORD STATION PHASE 1 UNITS C
D E & F PB 55 PG 062 TRACT 245 LESS
THAT POR DESC AS COM AT NELY COR

Please detach here and return bottom part with payment

X

2022 Solid Waste Disposal Assessment.

Total Fee Due If Paid By:

224 / 224

JUN 30 \$988.86 JULY 31 \$1,003.05

AUG 31 \$1.017.25 SEPT 30 \$1,031.44 OCT 31 \$1,045.64 NOV 30 \$1.059.83 DEC 31 \$1,074,03

Parcel Number 21-26-18-0010-24500-0000

Delinquent Notice

Invoice# 22131022

CONCORD STATION COMMUNITY DEVE 3434 COLWELL AVE STE 200 TAMPA, FL 33614

Payable To:

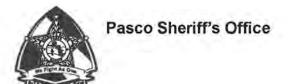
Board of County Commissioners

Mail To:

Solid Waste & Resource Recovery

Department P.O. Box 210

New Port Richey FL 34656-0210



INVOICE

Customer Number: C00072 Invoice Number: AR001919 Invoice Date: 07/07/23 Terms: DUE UPON RECEIPT

To: CONCORD STATION CDD

CONCORD STATION CDD C/O RIZZETTA & COMPANY

12750 CITRUS PARK LANE, SUITE 115

TAMPA, FL 33625

Date	Description		Amount
07/07/23	JUL23 #10		9,834.58
		Total Due	9,834.58

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Customer Number:

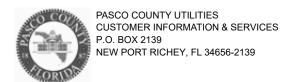
C00072 AR001919

Please make checks payable to:

Invoice Number: Invoice Date: 07/07/23 Total Amount Due \$ 9,834.58

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

Total Payment \$ _____



LAND O' LAKES (813) 235-6012 NEW PORT RICHEY (727) 847-8131 DADE CITY (352) 521-4285

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

Date

Current

Read

1 1 1 32-52805

Consumption in thousands

CONCORD STATION CDD

Service Address: 19322 UMBERLAND PLACE

Bill Number: 18673182 Billing Date: 7/6/2023

Service

Billing Period: 5/18/2023 to 6/19/2023

Meter #

Please visit bit.ly/pcurates for additional details.

Date

Previous

Read

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2022.

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

of Days

Irrig Potable	15082370	5/18/2023	664	6/19/2023	687	32	23		
	Usag	ge History		Transactions					
	Water		Irrigation						
June 2023			23	Previous Bill			22.01		
May 2023			17	Payment 06/	Payment 06/13/23				
April 2023			10	Balance Forward	Balance Forward				
March 2023			0	Current Transaction	Current Transactions				
February 2023			0	Water	Water				
January 2023			0	Water Base C	Charge		10.29		
December 2022			4	Water Charge	es 10.	0 Thousand Gals X \$3.24	32.40		
November 2022			23	Water Charge	es 5.0	Thousand Gals X \$6.49	32.45		
				Water Charge	es 8.0	Thousand Gals X \$8.76	70.08		
October 2022			14	Total Current Trai	nsactions		145.22		
September 2022			0	TOTAL DALA	LOE BUE				
August 2022			0	TOTAL BALAI	NCE DUE		\$145.22		
July 2022			0						

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.

CONCORD STATION CDD 3434 COLWELL AVENUE STE 200

TAMPA FL 33614

Account #	0952410
Customer #	01352379
Balance Forward	0.00
Current Transactions	145.22

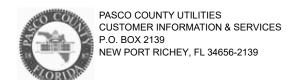
Total Balance Due \$	145.22
Due Date 7/2	24/2023

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

Round-Up Donations to Charity			
Amount Enclosed			

 \square Check this box to participate in Round-Up.

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



LAND O' LAKES (813) 235-6012 **NEW PORT RICHEY** (727) 847-8131 DADE CITY (352) 521-4285

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

Date

Current

Read

1 0 1 32-52805

Consumption

in thousands

CONCORD STATION CDD

Service Address: **18636 MENTMORE BOULEVARD**

Meter #

Bill Number: 18666318 Billing Date: 7/6/2023

Service

Billing Period: 5/18/2023 to 6/19/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2022.

Please visit bit.ly/pcurates for additional details.

Date

Previous

Read

Account #	Customer #
0315035	01352379

Please use the 15-digit number below when making a payment through your bank

031503501352379

of Days

			1			\longrightarrow	·
Water	13595176	5/18/2023	5748	6/19/2023	5829	32	81
	Usag	je History			Transactions		
	Water						
June 2023	81			Previous Bill			
May 2023	56			Payment 06/19/23			
April 2023	60			Balance Forward			
March 2023	46			Current Transactions			
February 2023	23			Water			
January 2023	25			Water Base Charge			38.63
December 2022	33			Water Tier 1	25.0	0 Thousand Gals X \$2.0	04 51.00
November 2022	43			Water Tier 2		0 Thousand Gals X \$3.2	
October 2022	32			Water Tier 3		0 Thousand Gals X \$6.4	
September 2022	27			Water Tier 4	6.0	Thousand Gals X \$8.76	76 52.56
•				Sewer			
August 2022	32		Sewer Base Charge				93.08
July 2022	54			Sewer Charge	es 81.0	0 Thousand Gals X \$6.4	48 524.88
				Total Current Tran	nsactions		1,003.40
Annual Water Ougl	ity Poport: The 202	22 Consumor Confid	lonco				

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.

TOTAL BALANCE DUE

\$1,003.40

0315035

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

01352379 0.00 **Balance Forward Current Transactions** 1,003.40 **Total Balance Due** \$1,003.40 7/24/2023

Account #

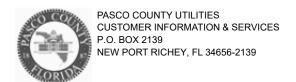
Customer #

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

The Total Due will be electronically transferred on 07/24/2023.

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



LAND O' LAKES (813) 235-6012 NEW PORT RICHEY (727) 847-8131 DADE CITY (352) 521-4285

<u>UtilCustServ@MyPasco.net</u> Pay By Phone: 1-855-786-5344

1 0 1 32-52805

CONCORD STATION CDD

Service Address: 3662 BUCKINGHAMSHIRE DR

Bill Number: 18676220 Billing Date: 7/6/2023

Billing Period: 5/18/2023 to 6/19/2023

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	Service Meter # Previo		evious	Cur	rent	# of Days	Consumption
		Date	Read	Date	Read		in thousands
Irrig Potable	211072562	5/18/2023	21	6/19/2023	21	32	0
Usage History					Tran	sactions	
	Water		Irrigation				
June 2023			0	Previous Bill			10.29
May 2023			0	Payment 06/	19/23		-10 20 CR

	Usage Histo	ory	Transactions	
	Water	Irrigation		·
June 2023		0	Previous Bill	10.29
May 2023		0	Payment 06/19/23	-10.29 CR
April 2023		7	Balance Forward	0.00
March 2023		0	Current Transactions	
February 2023		0	Water	
January 2023		0	Water Base Charge	10.29
December 2022		0	Total Current Transactions	10.29
November 2022		0	TOTAL BALANCE DUE	\$10.29
October 2022		0		
September 2022		0		
August 2022		0		
July 2022		0		

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

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

7/24/2023

The Total Due will be electronically transferred on 07/24/2023.

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

ın	VC)((20
	V	JΙ	,6

Date	Invoice #
7/1/2023	INV0000081371

Bill To:

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

Description Accounting Services	Services for the month of July		.		
	July		Terms Upon Receipt		ient Number
					0460
I VOCOULINIA OCI MICES		Qty 1.00	\$1,90		Amount \$1,906.67
Administrative Services		1.00		8.50	\$568.50
Email Accounts, Admin & Maintenance		5.00		5.00	\$75.00
Financial & Revenue Collections		1.00		8.67	\$468.67
Landscape Consulting Services		1.00		0.00	\$700.00
Management Services		1.00	\$2,69		\$2,699.50
Website Compliance & Management		1.00		0.00	\$100.00
Transition a management		1.00	Ψίο		ψ100.00
		Subtotal			\$6,518.34
		Total			\$6,518.34
					ψο,ο 10.0-

Invoice

Date	Invoice #
6/30/2023	INV0000081477

Bill To:

Concord Station CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

	Services for the month of		ıs		ient Number
	June	Upon R		04004	
Description		Qty	Rate		Amount
Cell Phone		25.00		1.00	\$25.00
Cell Phone		50.00	\$	1.00	\$50.00
Auto Mileage & Travel		93.01	\$	1.00	\$93.01
		Subtota			\$168.01
	<u> </u>				
		Total			\$168.01
					ψ.00.01

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	•	v	\mathbf{v}	

Date	Invoice #
7/7/2023	INV0000081504

Bill To:

Concord Station CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

	Services for the month of	f Tern	ns		ient Number
	July	Upon F			4004
Description		Qty	Rate)	Amount
Amenity Management & Oversight Amenity Contract Payroll		1.00 1.00	\$1,10 \$9,34	0.00	\$1,100.00 \$9,347.52
		Subtota			\$10,447.52
			ı		
		Total			\$10,447.52

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	v	u	•	ᅜᄃ	

Date	Invoice #
7/14/2023	INV0000081563

Bill To:

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

	Services for the month of	Terms		Client Number	
	July	Upon Rec	eipt	00460	
Description		Qty	Rate	Amount	
Excess Meeting Time (over contract limit) 4 hours 51 min		2.00	\$175.00	\$350.0	
		Subtotal		\$350.0	
		Subtotal		\$35 \$35	

Invoice

Date	Invoice #
7/21/2023	INV0000082169

Bill To:

Concord Station CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

	Services for the month of	f Term Upon R	s C	lient Number 04004
	July			Amount
Description Personnel Reimbursement		1.00	\$9,621.49	\$9,621.49
		Company and Development of the D	A keksada yapa di pelebuara I	
		Subtotal		\$9,621.49
		Total		\$9,621.49

INVOICE

SITEX Aquatics IIc.

PO Box 917 Parrish, FL 34219 office@sitexaquatics.com

+1 (813) 564-2322

Concord Station CDD

Bill to

Concord Station CDD 3434 Colwell Ave Ste 200

Tampa, FL 33614

Ship to

Concord Station CDD 3434 Colwell Ave

Ste 200

Tampa, FL 33614

Invoice details

Invoice no.: 7556 Terms: Net 30

Invoice date: 07/01/2023 Due date: 07/31/2023

		Total	\$375.00
	Quarterly Fountain Maintenance on 2 Fountains		
1.	Fountain	1 × \$375.00	\$375.00
	Product or service		Amount



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**

Page: 1

Invoice Number: Invoice Date: PSI-91729 7/1/2023

Ship

To: Concord Station CDD
Rizzetta and Company

3434 Colwell Suite 200 Tampa, FL 33614

United States

Bill

To: Concord Station CDD
Rizzetta and Company

3434 Colwell Suite 200

Tampa, FL 33614

Customer ID 5466

P.O. Number

P.O. Date 7/1/2023

Our Order No.

 Ship Date
 7/1/2023

 Due Date
 7/31/2023

Ship Via

Terms Net 30

Item/DescriptionUnitOrder QtyQuantityUnit PriceTotal PriceAnnual Maintenance112,595.002,595.00

July Billing 7/1/2023 - 7/31/2023 Mt-ALL (4xMonth)



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

Page: 1

Invoice Number:

PSI-91787

Invoice Date:

7/1/2023

Bill

To: Concord Station CDD Rizzetta and Company

3434 Colwell Suite 200

7/1/2023

Net 30

7/31/2023

Tampa, FL 33614

Ship

Concord Station CDD To:

Rizzetta and Company

3434 Colwell Suite 200 Tampa, FL 33614 **United States**

Customer ID 5466

P.O. Number

P.O. Date 7/1/2023

Our Order No.

Item/Description Unit **Order Qty** Quantity **Unit Price Total Price** 1 Annual Maintenance 1 513.00 513.00

July Billing 7/1/2023 - 7/31/2023 Wetland-ALL

Ship Via

Ship Date

Due Date

Terms

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

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



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

Page: 1

Invoice Number: Invoice Date: PSI-90868 7/1/2023

Ship

Concord Station CDD To:

Rizzetta and Company 3434 Colwell Suite 200

Tampa, FL 33614 **United States**

Bill

To: Concord Station CDD Rizzetta and Company

> 3434 Colwell Suite 200

Tampa, FL 33614

Customer ID 5466

P.O. Number

P.O. Date 7/1/2023

Our Order No.

Ship Date 7/1/2023 Due Date 7/31/2023

Terms Net 30

Ship Via

Item/Description Unit **Order Qty** Quantity **Unit Price Total Price** 1 6,247.00 Annual Maintenance 1 6,247.00

July Billing 7/1/2023 - 7/31/2023 Lake-All

Amount Subject to Sales Tax 0.00 Amount Exempt from Sales Tax 6,247.00

6,247.00 Subtotal: Invoice Discount: 0.00 Total Sales Tax: 0.00 0.00 Payment Amount:

6,247.00

Total: Credit for \$812.00 applied. Total amount paid: 5,435.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606 Telephone (813) 223-9400 Federal Tax Id. - 20-1778458

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

C/O RIZZETTA & COMPANY 3434 Colwell Ave., Suite 200

Tampa, FL 33614

July 17, 2023

Client: 001004 Matter: 000009 Invoice #: 23329

Page: 1

RE: Easement Encroachment Agreements with Residents

For Professional Services Rendered Through July 11, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
5/24/2023	LB	REVIEW EXECUTED EASEMENT ENCROACHMENT AGREEMENT FOR 4415 MOUNT BANDON DRIVE; SUBMIT TO E-RECORDING.	0.3	\$52.50
5/31/2023	LB	19455 UMBERLAND PLACE; REVIEW EASEMENT ENCROACHMENT APPLICATION; PREPARE DRAFT EASEMENT ENCROACHMENT AGREEMENT.	0.6	\$105.00
6/1/2023	JMV	PREPARE ENCROACHMENT AGREEMENT FOR 19455 UMBERLAND ROAD.	0.3	\$91.50
7/7/2023	LB	REVIEW EASEMENT ENCROACHMENT AGREEMENT FOR 19455 UMBERLAND PLACE; E-RECORD SAME.	0.2	\$35.00
		Total Professional Services	1.4	\$284.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
6/2/2023	Simplefile E-Recording- Filing Fee- Filling fees	\$51.35
	Total Disbursements	\$51.35

July 17, 2023

Client: 001004 Matter: 000009 Invoice #: 23329

Page: 2

Total Services \$284.00 Total Disbursements \$51.35

 Total Current Charges
 \$335.35

 Previous Balance
 \$231.50

 Less Payments
 (\$231.50)

 PAY THIS AMOUNT
 \$335.35

Please Include Invoice Number on all Correspondence

Suncoast Pool Service

P.O. Box 224 Elfers, FL 34680

Invoice

Date	Invoice #
7/1/2023	9443

Bill To

Concord Station CDD
3434 Colwell Ave Suite 200

Tampa, Fl. 33614

P.O. No.	Terms	Project
July 2023	Net 30	

Quantity	Quantity Description				Amount
1	Swimming Pool Service including chemical balance, debri bottom of swimming pool, vacuuming, tile cleaning and sk Operational checks of pumps, filter system, chemical feede gauges. Chemicals Included.	ximming.		1,950.00	1,950.00
1	Splash Pad Service			350.00	350.00
Thank you for you	or business.		Total		\$2,300.00

(727) 271-1395

Tampa Bay Tin

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		DECEIVE
Advertising Run Dates		Advertiser N	ame JUN 2 6 2000
06/21/23	CONCORD STATIC	ON CDD	
Billing Date	Sales Rep	,	Customer Account
06/21/2023	Deirdre Bonett		121715
Total Amount D	ue	Ac	Number
\$124.00		000	0290307

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
06/21/23	06/21/23	0000290307	Times	Legals CLS	Budget Meeting	1	2x51 L	\$120.00
06/21/23	06/21/23	0000290307	Tampabay.com	Legals CLS	Budget Meeting AffidavitMaterial	1	2x51 L	\$0.00 \$4.00
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								_

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay T

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 CONCORD STATION CDD 06/21/23 **Customer Account Billing Date** Sales Rep 06/21/2023 121715 Deirdre Bonett Ad Number **Total Amount Due** \$124.00 0000290307

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

Times Publishing Company DEPT 3396 PO BOX 123396 **DALLAS, TX 75312-3396**

CONCORD STATION CDD C/O RIZZETTA & COMPANY 3434 COLWELL AVE STE 200 **TAMPA, FL 33614**

0000290307-01

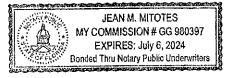
Tampa Bay Times **Published Daily**

STATE OF FLORIDA **COUNTY OF Pasco**

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: Budget Meeting was published in said newspaper by print in the issues of: 6/21/23 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.

	113	·
Signature Affiant		
Sworn to and subscribed	d before me this .06/21/20	23
Signature of Notary Pu	ıblic	
Personally known	X	or produced identification
Type of identification pr	roduced	• 44



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

Supervisors (the "Board") of the Concord Station (the "District") will help be public at 10:00 a.m. at the The Board of Supervisors (the "Board") of the Concord Station Community Development District (the "District") will hold to 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 EL 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. 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 and the agenda may be viewed on the District's website at least 2 days before the meeting https://www.concord stationcdd.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 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 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 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

Run Date: June 21, 2023

0000290307

Tampa Bay Times Published Daily

STATE OF FLORIDA COUNTY OF Pasco

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: Budget Meeting was published in said newspaper by print in the issues of: 6/21/23 or by publication on the newspaper's website, if authorized, on

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$ N \supset$	
Signature Affiant	
Sworn to and subscribed before me this .06/21/2023	
Signature of Notary Public	
Personally known X	or produced identification
Type of identification produced	

JEAN M. MITOTES MY COMMISSION # GG 980397 EXPIRES: July 6, 2024 Bonded Thru Notary Public Underwriters

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 Olakes FL 34638.

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Debby Wallace District Manager

Run Date: June 21, 2023

0000290307

Tampa Bay Times

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				
06/18/23	CONCORD STATION CD	D 9 2027 17			
Billing Date	Sales Rep	Customer Account			
06/18/2023	Deirdre Bonett	121715			
Total Amount I	Due	Ad Number			
\$280.50		0000292777			

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	ins.	Size	Net Amount
06/18/23	06/18/23	0000292777	Times	Legais CLS	RFQ Engineering Services	1	2x80 L	\$276.50
06/18/23	06/18/23	0000292777	Tampabay.com	Legals CLS	RFQ Engineering Services AffidavitMaterial	1	2x80 L	\$0.00 \$4.00
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PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

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	A	Advertiser Name		
06/18/23	CONCORD STATION C	DD		
Billing Date	Sales Rep	Customer Account		
06/18/2023	Deirdre Bonett	121715_		
Total Amount D)ue	Ad Number		
\$280.50		0000292777		

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

Times Publishing Company DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396

CONCORD STATION CDD C/O RIZZETTA & COMPANY 3434 COLWELL AVE STE 200 TAMPA, FL 33614 0000292777-01

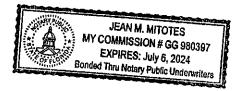
Tampa Bay Times **Published Daily**

STATE OF FLORIDA COUNTY OF Pasco

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter RE: RFQ Engineering Services was published in said newspaper by print in the issues of: 6/18/23 or by publication on the newspaper's website, if authorized,

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 .06/18/2023 Signature of Notary Public Х or produced identification Personally known Type of identification produced



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

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

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All applicants interested must submit one (1) electronic and one (1) hard copy of the Qualification Statement by 11:00 a.m. on July 3, 2023, to the attention of Debby Wallace, District Manager, C/O Rizzetta & Company, 3434 Coiwell Avenue Suite 200, Tampa, FL 33614. The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter manager, and the highest ranked applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked applicant, negotiations will cease and begin with the next highest ranked applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant

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

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

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

Debby Wallace, District Manager Run Date: 6/18/2023

0000292777

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT (*District*), that professional

0000292777-01

Tampa Bay Times **Published Daily**

STATE OF FLORIDA COUNTY OF Pasco

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter RE: RFQ Engineering Services was published in said newspaper by print in the issues of: 6/18/23 or by publication on the newspaper's website, if authorized,

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Signature Affiant

Sworn to and subscribed before me this .06/18/2023

Signature of Motary Public Personally known or produced identification

Type of identification produced



REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

The Concord Station Community Development District ("District"), located in Pasco County, Florida, announces that professional engineering services will be required on a controlling basis in connection with the operation of the District's capital improvement plan, as provided for under Chapter 100 Florida Capital plan, as provided for under Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and provide District engineering services, as required.

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

The District will review all Applicants and will comply with Florida law. including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All applicants interested must submit one (1) electronic and one (1) hard copy of the Qualification Statement by 11:00 a.m. on July 3, 2023, to the attention of Debby Wallace, District Manager, c/o Rizzetta & Company, 3434 Colwell Avenue Suite 200, Tampa, FL 33614. The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter Into contract negotiations, if an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

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

0000292777

Debby Wallace, District Manager

Run Date: 6/18/2023



INVOICE

The world world JUL - 6 2023

Customer ID:

Customer Name:

Service Period: Invoice Date: Invoice Number: 17-45064-33006

CONCORD STATION COMMUNITY **DEVELOPMENT DISTRICT** 07/01/23-07/31/23 06/30/2023 0862873-1568-2

Your Total Due Your Payment is Due

\$181.87

If payment is received after 07/30/2023: \$ 186.87

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.



Previous Balance

81.87





minimum monthly charge of \$5, or such late charge Customer Service: (800) 255-7172 allowed under applicable law, regulation or contract.

Payments

(81.87)

Adjustments

Jul 30, 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

0.00

Current Invoice Charges

Customer ID:

181.87

17-45064-33006

Total Account **Balance Due**

181.87

DETAILS OF SERVICE

Details for Service Location:

Concord Station Community Developement District, 18636 Mentmore Blvd,

Land O Lakes FL 34638-7978				
Description	Date	Ticket	Quantity	Amount
Overage Service Yards Incident# 43600516 Picture taken on 06/12/2023 at 05:56 AM Ticket Total	06/12/23	723731	1.00	100.00 0.00 100.00
4 Yard Dumpster 1X Week	07/01/23		1.00	81.87
Total Current Charges				181.87

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



WASTE MANAGEMENT INC. OF FLORIDA WM OF PASCO COUNTY PO BOX 3020 MONROE, WI 53566-8320 (800) 255-7172 (813) 740-8408 FAX

3434 COLWELL AVE STE 200

TAMPA FL 33614-8390

Invoice Date	Invoice Number	Customer ID (Include with your payment)		
06/30/2023	0862873-1568-2	17-45064-33006		
Payment Terms	Total Due	Amount		
Total Due by 07/30/2023 If Received after 07/30/2023	\$181.87 \$186.87			

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED *** Your bank account will be drafted \$181.87.



1568000174506433006008628730000001818700000018187 1

0034389 01 AB 0.507 **AUTO T7 0 7181 33614-839050 -C04-P34423-I1 յլիմի Մարդի կոլի հանդան հայարարի հետ և Արդի հուրաին հայարար

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

10290C21

Remit To:

||իկել|_{||}ըրդիժել||նով**վ||կի**||հրժոկոմ||ինդե WM CORPORATE SERVICES, INC. AS PAYMENT AGENT PO BOX 4648 **CAROL STREAM, IL 60197-4648**



EASY WAYS TO PAY



AutoPay

Set up recurring payments with us at wm.com/myaccount.



Online

Use wm.com or My WM for a quick and easy payment.



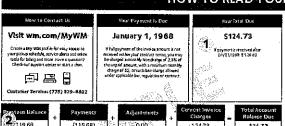
By Phone Pay 24/7 by calling 866-964-2729



By Mail

Fill out your invoice and mail it in. We'll provide the envelope.

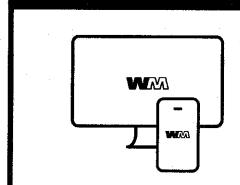
HOW TO READ YOUR INVOICE



Details for Service Location 311 Jackson Street, Stockton CA 95702			2-92290-00895 45693	
Poseriptian	Date	Ticket	Quantity	Amount
Illem Totser Recycle Ishira Fiders Starker Foreir Environmental Charge	01/01/69 01/01/68 01/01/68	5934	1.00 1.00 1.00	9010 030 15.00 19.73
Total Current Charges	· · · · · ·			124,73

- States the date payment is due to **WM**.

 Anything beyond that date may incur additional charges. Your Total Due is the total amount of current charges and any previous unpaid balances combined.
- Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.
 - Service location details the total current charges of this invoice.



Get More with My WM

Scan to enroll in AutoPay & Paperless Billing, manage your services, view your pick up schedule and see your pick up ETA, all in one place. Scan the QR code to get started today!



Visit wm.com/MyWM

If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

☐ Check Here to Change Contact Info	☐ Check Here to Sign Up for Automatic Payment Enrollment					
List your new billing information below. For a change of service address, please contact WM .	If I enroll in Automatic Payment services, I authorize WM to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying WM at wm.com or by calling the customer service number listed on my invoice. Your enrollment could take 1–2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.					
Address 1						
Address 2						
City	1 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3					
State	Email					
Zip	Date					
Email	Bank Account					
Date Valid	Holder Signature					

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

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

Tab 12



Get started on MaintainX today.

Pay Monthly

Pay Annually

Basic

Free forever. For small teams who need to digitize and track work orders.

\$0

per user/month

Get Started

Basic includes:

Unlimited Work Orders

Essential

For teams who want simple, streamlined preventive maintenance.

\$16 per user/month

Try for Free

Everything in Basic, plus:

Maintain X Sign up

- 2 active repeating Work Orders
- 2 Work Orders with attached Procedures
- 1-month access to Advanced Analytics

MOST POPULAR

Unlimited repeating Work Orders

- 3 Work Orders with attached Procedures
- 3-month access to Advanced Analytics

Premium

Boost efficiency with smarter workflows and deeper insight into asset reliability, parts inventory, and purchasing.

\$49 per user/month

Enterprise

Advanced control and security to scale maintenance, safety, and operational excellence across multiple sites.



Book a Tour

Try for Free >

Everything in Essential, plus:

- Unlimited Work Orders with attached Procedures
- Unlimited access to Advanced Analytics

Everything in Premium, plus

- Escalation protocols
- Custom permissions
- IoT sensor integrations



Sign up

- Purchase order management
- Time and cost tracking
- Open REST API access

- Multi-site management tools and reporting
- Dedicated Account Manager

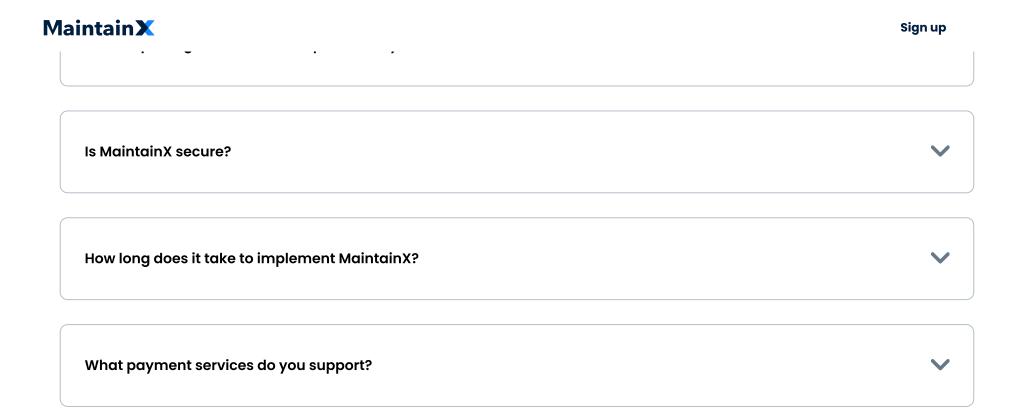
You may have to pay sales tax on your MaintainX subscription and professional services, depending on the billing zip code or country associated with your account. If you're within a jurisdiction where you're required to pay sales taxes, you'll see the sales tax as a line item on your billing invoices and receipts.

Frequently Asked Questions

Got a question? We've got answers. If you have any other questions, please contact our sales team.

Does MaintainX support multiple sites?

Can MaintainX connect to other platforms?

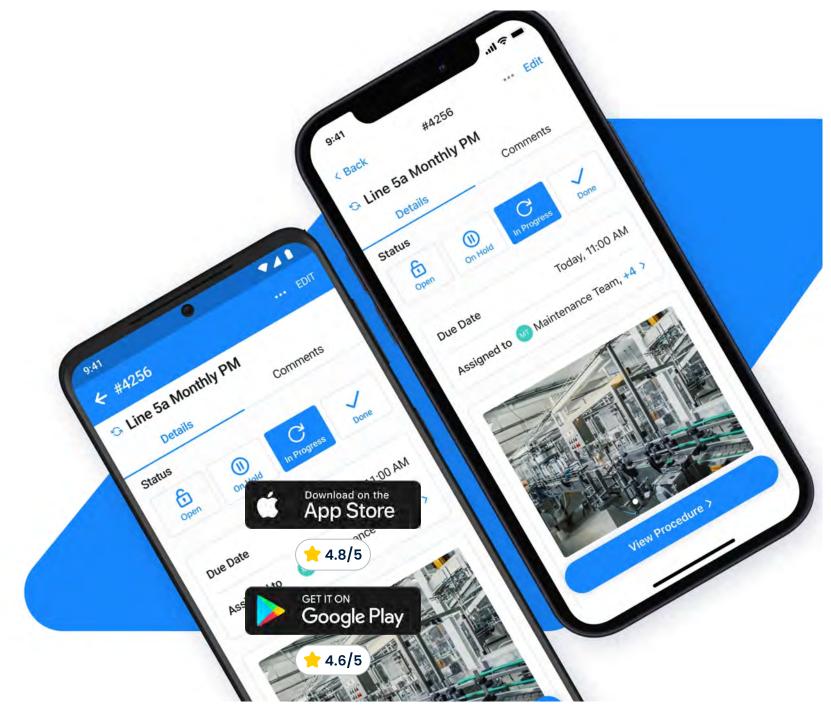


Get started for free

It's time to let MaintainX do the heavy lifting

Control the daily operations of your business

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Maintain

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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	0	R O	0	0	C
Propose Playground Maintenance Schedule w/Dates to CDD Board	0	B	0	0	N/A
Review & Approve Playground Maintenance Schedule w/Dates to CDD Board	00	0	0	0	N/A
Complete Maintenance Task Description on MM/DD/YYYY and provide before/after pictures & update at MMMM CDD Meeting	0	0	R	0	N/A
Complete Maintenance Task Description on MM/DD/YYYY and provide before/after pictures & update at MMMM CDD Meeting	0	0	B	0	N/A
File Warranty Claim (if needed)	0	13	0	0	0



Tab 13



Concord Station

Holiday Lighting 2023

Will Butler CEO

Chassidy Butler
VP of Operations





About us

Family owned and operated

American Illuminations & Decor is a family-owned business founded by the dynamic duo, Will and Chassidy Butler, a pair of former firefighters and paramedics turned holiday decor designers.

Will and Chassidy are professionally trained and certified hands-on owners who put client satisfaction at the heart of everything they do. Whether you're looking to add a subtle sparkle to your home or planning a grand, eye-catching display for your business, American Illuminations & Decor offers a personalized approach to ensure your holiday lighting dreams become a reality.

Combining their deep-rooted commitment to service with their love for holiday cheer, Will and Chassidy have successfully transformed American Illuminations & Decor into a trusted name in the holiday lighting and decor industry. Their company is a testament to their unwavering dedication to brightening lives and spaces, one twinkling light at a time.

Will and Chassidy Butler - from lighting the way in emergencies to lighting up your holidays, their mission is to bring joy, safety, and a little bit of magic to your festive season.























Home For The Holidays

What are we doing?

20 24" pre lit wreaths w/bows (2 at every entrance)

136" pre lit wreath w/bow (Entrance sign)

148" pre lit wreath w/bow (Clubhouse)

4 48" pre lit wreaths w/bows (Tower)

7 palm trees in the median wrapped w/ WW LED mini lights

Tower wrapped w/ C9 lights

Clubhouse roofline wrapped w/ C9 lights

Maintenace building wrapped w/ C9 lights

13 Entrance signs wrapped w/ C9 Lights





Pricing

Purchase \$27,500 Single Year Lease \$23,000 Multi-Year Lease \$20,000





Will, Chassidy and The Elves



Blank Tab

From: Tim Gay < timgay@hotmail.com > Sent: Friday, August 25, 2023 3:36 PM

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

Cc: Michael Speidel < <u>MSpeidel@rizzetta.com</u>>

Subject: [EXTERNAL]Re: Holiday Lighting - Concord Station CDD

Debby / Michael,

I've attached three files (Pdfs) to this email.

- 1. Proposal with options. Basically, this is the same as last year but with 2 options track lighting for the clubhouse and blue-tooth lights for the ligustrums in front of the clubhouse. The BT lights change colors so those can alternate, white, red or green (or other colors) they can be put on Red or Green only etc. I also gave a price if they decided they wanted them permanently.
- 2. Pricing matrix This shows current price and price if the community wanted to include the first Option (track lighting on clubhouse). If they choose either 3-year or 5-year terms I think you will see it works within the budget or is very close to it.
- 3. Pricing matrix This is the same as above only includes the permanent BT lights for the ligustrum. So, both options with payments spread out over the 3- or 5-year contract.

Both of these are premium options and I'm basically offering interest free terms over 3 or 5 years. In return, I need a 3- or 5-year commitment (for the holiday lighting). Normally, with all my contracts (track and landscape lighting) I offer 1 year service warranty. In this case, I will extend that warranty for whichever term they might choose or for the life of the contract. That has significant value as well.

I sincerely hope this is straight forward and the community can see the value in this offer I'm extending to them. They have been a valued client to me for many years and I in return want them to know that they are of great value to me as well.

After reviewing, please let me know if there are any questions and how to proceed. And as always, I am more than happy to attend a meeting to handle feedback in real-time if needed.

Thanks,

Tim Gay

Illuminations Holiday Lighting

ILLUMINATIONS HOLIDAY LIGHTING

8606 Herons Cove PI Tampa, FL 33647 Tim Gay

(813) 334-4827

TO:

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

JOB DESCRIPTION

Concord Station Holiday Lighting Proposal

Enclave, Drexel, Drexel, 2 x Concord Entrance monuments, The Retreat, Manors, Waterford, Wellington, Wellington, Trilby Longwood, Longwood

	ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Community Entrances	The below details pertains to an estimated 13 entrances throughout the community	\$13,000.00
Littrances	Per Entrance Sign: Install Clear C9s on trellis (top of entrance sign)	
	Install 4 x 36" Wreaths with lights and bows on each monument column Note: some signs are single sided and will only take 2 or possible 1 wreath.	
	Install clear C9s outlining the signage for each entrance	
	Install green LED lights in shrubs below each entrance sign	
Clock Tower	Install clear C9s outlining roof line of top two level of Clock tower	\$1,500.00
Tower	Install 60" wreath with lights and bow on front side of Clock tower	
	Install clear mini lights on trunks and green lights accenting first layer of palm fronds in 6 palm trees in center median past Clock Tower	\$1,800.00
	add'I trees Note: other options for palm trees are available if approved.	\$350 per
Clubhouse	Install Clear C9s outlining the outer edge of the clubhouse (sides and front)	\$1,500.00
	Install 48" wreath with lights and bows over front peak	
OPTION	Install permanent track lighting on 2 sides and front of clubhouse	\$11,250.00
OPTION	Install 4 Blue-tooth lights that provide RGB-W capabilities in 2 ligustrums right and left of center Note: This is 2 lights per tree; Color changing functions so these can alternate Red/Green/White or any color the community prefers	\$1,450.00
	Note: This price is for temporary installation; permanent price is \$3200	
	Requires 50% Deposit	
	TOTAL ESTIMATED JOB COST	\$17,800.00

- * Price includes rental of materials, labor, installation and service.
- * Price includes removal of all materials.
- * Assumes adequate power available. If additional power needed Concord Station CDD community responsible for providing.
- * Remaining balance of project due upon receipt of invoice after installation.
- * Removal process begins after New Years Day. It can take up to a week or more for completion. Power can be turned off in the interim.

* NOTE: OPTIONS LISTED ABOVE IS NOT INCLUDED IN TOTAL ESTIMATED JOB COST

Tim Gay	8/25/2023
PREPARED BY	DATE
AUTHORIZED SIGNATURE FOR CONCORD STATION CDD	DATE

CONFIDENTIAL - This message is sent on behalf of Illuminations Holiday Lighting and is intended for authorized personnel and Board Members of Concord Station CDD only. As the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

Concord Station Holiday Lighting Pricing Matrix 2023

Base Installation	Current	3 Year Terms	5 Year Terms
Decoration Area and Description			
Entrances	\$13,000	\$13,000	\$13,000
Clock Tower	\$1,500	\$1,500	\$1,500
Clock Tower - Palm Trees	\$1,800	\$1,800	\$1,800
Clubhouse	\$1,500	\$0	\$0
Clubhouse - Option 1		\$11,250	\$11,250
Total	\$17,800		
3 Year Contract (Base Install plus Option cost spread over 3 years)		\$20,050	
5 Year Contract (Base Install plus Option cost spread over 5 years)			\$18,550
Optional Features:			
Option 1: Clubhouse Track Lighting	\$11,250		
Total (Options)	\$11,250		

Concord Station Holiday Lighting Pricing Matrix 2023

Base Installation	Current	3 Year Terms	5 Year Terms
Decoration Area and Description			
Entrances	\$13,000	\$13,000	\$13,000
Clock Tower	\$1,500	\$1,500	\$1,500
Clock Tower - Palm Trees	\$1,800	\$1,800	\$1,800
Clubhouse	\$1,500	\$0	\$0
Clubhouse - Option 1		\$11,250	\$11,250
Clubhouse - Option 2		\$3,200	\$3,200
Total	\$17,800		
3 Year Contract (Base Install plus Options cost spread over 3 years)		\$21,117	
5 Year Contract (Base Install plus Options cost spread over 5 years)			\$19,190
Optional Features:			
Option 1: Clubhouse Track Lighting	\$11,250		
Option 2: Clubhouse - Landscape Lights Ligustrums	\$3,200		
Total (Options)	\$14,450		

Tab 14

THIRD ADDENDUM TO THE CONTRACT FOR PROFESSIONAL DISTRICT SERVICES

This Third Addendum to the Contract for Professional District Services (this "Addendum"), is made and entered into as of the 1st day of October, 2023 (the "Effective Date"), by and between the Concord Station Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Pasco County, Florida (the "District"), and Rizzetta & Company, Inc., a Florida corporation (the "Consultant").

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional District Services dated October 1, 2018 (the "**Contract**"), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend **Exhibit B** - Schedule of Fees of the Fees and Expenses, section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **Exhibit B** - Schedule of Fees attached.

The amended **Exhibit B** - Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

(Remainder of this page is left blank intentionally)

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.	
BY:	-
PRINTED NAME:	William J. Rizzetta
TITLE:	President
DATE:	
CONCORD STATION COMMU	INITY DEVELOPMENT DISTRICT
BY:	-
PRINTED NAME:	
TITLE:	Chairman/Vice Chairman
DATE:	
ATTEST:	
	Vice Chairman/Assistant Secretary Board of Supervisors
	Print Name

Exhibit B – Schedule of Fees

EXHIBIT BSchedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	\$2,781.25	\$33,375
Administrative:	\$585.83	\$7,030
Accounting:	\$1,965.42	\$23,585
Financial & Revenue Collections: Assessment Roll (1)	\$483.08	\$5,797 \$5,798
Total Standard On-Going Services:	\$5,815.58	\$75,585

⁽¹⁾ Assessment Roll is paid in one lump-sum at the time the roll is completed.

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings Additional Meetings (includes meeting prep,	Hourly	\$ 175
attendance and drafting of minutes)	Hourly	\$ 175
Estoppel Requests (billed to requestor): One Lot (on tax roll) Two+ Lots (on tax roll) One Lot (direct billed by the District) Two-Five Lots (direct billed by the District) Six-Nine Lots (direct billed by the District) Ten+ Lots (direct billed by the District) Long Term Bond Debt Payoff Requests Two+ Lots Short Term Bond Debt Payoff Requests & Long Term Bond Debt Partial Payoff Requests One Lot Two - Five Lots Six - Ten Lots Eleven - Fifteen Lots Sixteen+ Lots Special Assessment Allocation Report True-Up Analysis/Report Re-Financing Analysis Bond Validation Testimony Bond Issue Certifications/Closing Documents Electronic communications/E-blasts Special Information Requests Amendment to District Boundary	Per Occurrence	\$ 100 \$ 125 \$ 100 \$ 150 \$ 200 \$ 250 \$ 100/Lot Upon Request \$ 125 \$ 200 \$ 300 \$ 400 \$ 500 Upon Request Upon Request
Grant Applications Escrow Agent Continuing Disclosure/Representative/Agent Community Mailings Response to Extensive Public Records Requests Litigation Support Services	Hourly Hourly Annually Per Occurrence Hourly Hourly	Upon Request Upon Request Upon Request Upon Request Upon Request Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:		
Senior Manager	\$ 52.00		
District Manager	\$ 40.00		
Accounting & Finance Staff	\$ 28.00		
Administrative Support Staff	\$ 21.00		