



Rizzetta & Company

Concord Station Community Development District

**Board of Supervisors'
Meeting
October 12, 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 Randall Griffin Fred Berdeguez Angel Rivera Donna Matthias-Gorman	Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Daryl Adams	Rizzetta & Company, Inc.
District Counsel	Vivek Babbar	Straley Robin Vericker
District Engineer	Phil Chang	Johnson Engineering, Inc.

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

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at 813-933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

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

October 4, 2023

Board of Supervisors Concord Station Community Development District

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Concord Station Community Development District will be held on **Thursday, October 12, 2023 at 10:00 a.m., at the Concord Station Clubhouse, 18636 Mentmore Blvd., Land O'Lakes FL 34638**. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. Deputy Update
 - B. District Engineer
 - C. District Counsel
 - D. Field Operations Manager
 - i. Aquatics Report Tab 1
 - ii. Landscape Inspection Services Report (under separate cover)
 - iii. Consideration of Mulch Proposal Tab 2
 - iv. Consideration of Irrigation Timer Proposal..... Tab 3
 - E. Clubhouse Manager
 - i. Review Monthly Clubhouse Report..... Tab 4
 - ii. Review of Current Employee Schedule Tab 5
 - F. District Manager Tab 6
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on September 14, 2023 Tab 7
 - B. Consideration of Operation and Maintenance Expenditures for August 2023 Tab 8
- 5. BUSINESS ITEMS**
 - A. Continued Discussion Regarding Expansion of Playground Fence
 - i. Irrigation Relocation Proposal Tab 9
 - ii. Fence Proposals Tab 10
 - B. Ratification of Fence Proposal Damaged by Waste Trash Contractor Tab 11
 - C. Discussion of CDD Website
 - D. Discussion of Pool Closing Hours
 - E. Discussion of Welcome Sign
 - F. Ratification of Insurance Renewal Proposal Tab 12
 - G. Discussion of Blue Stream Tab 13
 - H. Discussion of Wellington Pond
- 6. AUDIENCE COMMENTS**
- 7. SUPERVISOR REQUESTS**
- 8. ADJOURNMENT**

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

Sincerely,
Daryl Adams
Daryl Adams
District Manager

Tab 1

SOLITUDE

LAKE MANAGEMENT



Concord Station CDD (Drexel) Waterway Inspection Report

Reason for Inspection: Normal growth observed

Inspection Date: 2023-09-14

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)

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SITE ASSESSMENTS	
PONDS D1, D2, D3	3
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MANAGEMENT/COMMENTS SUMMARY	6 - 7
SITE MAP	8

D1

Comments:

Site looks good

The water level is up and there is minimal new nuisance growth. The Gulf Spikerush looks healthy.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



D2

Comments:

Site looks good

The site is in good condition with plenty of water and minimal nuisance vegetation and no noted algae.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



D3

Comments:

Site looks good

The site remains in good condition with minimal nuisance species along the shoreline and very strong native monoculture of Gulf Spikerush.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



D4

Comments:

Site looks good

The site remains in good condition with minimal nuisance shoreline species and no algae present.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



D5

Comments:

Site looks good

The water level is still down but there is minimal nuisance vegetation along with a healthy mix of native, beneficial vegetation.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



D6

Comments:

Site looks good

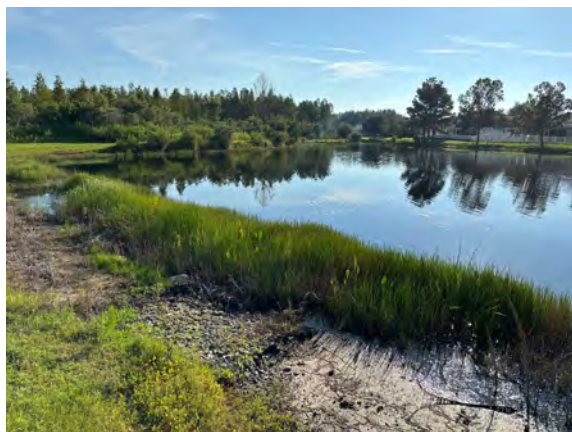
The water is down a bit but the site remains in good condition. There is still a lot of exposed bank but good control of the nuisance vegetation.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: D7**Comments:**

Site looks good

The site is in good condition with minimal nuisance vegetation and no algae but the berm on both sides is overgrown, limiting access to the backside and other sites D8 thru D10.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: D8****Comments:**

Normal growth observed

The site contains some algae and shoreline weeds but we have limited access to the site at this time.

Action Required:

Routine maintenance next visit

Target:

Surface algae

**Site: D9****Comments:**

Normal growth observed

The site contains some algae and shoreline weeds but we have limited access to the site.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: D10**Comments:**

Normal growth observed

There is some seasonal shoreline weed growth due to limited access to the site.

**Action Required:**

Routine maintenance next visit

Target:

Shoreline weeds

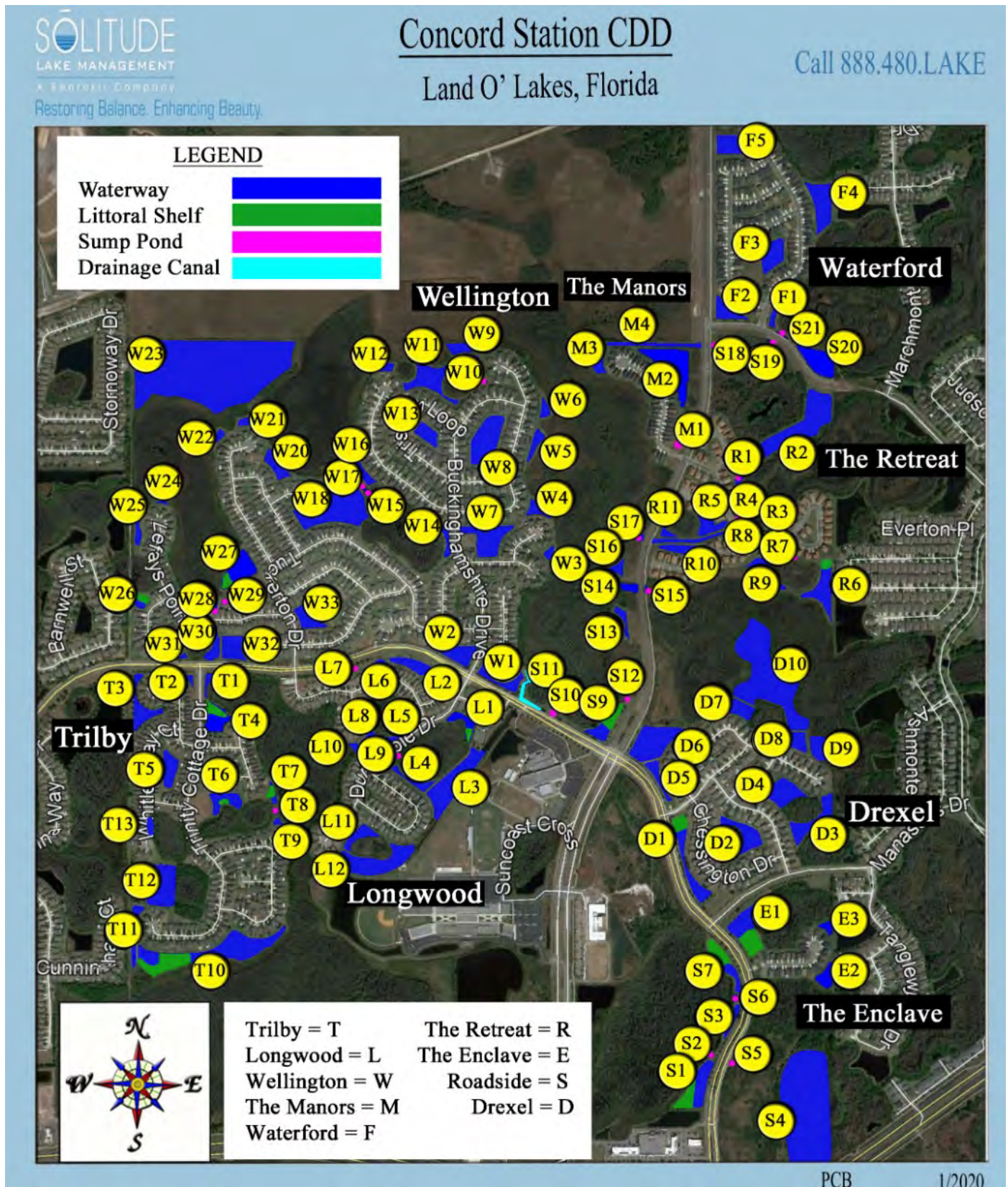
Management Summary

Most of the growth was noted on sites D8 thru D10. They are also the sites we cannot access due to the street easements being blocked by fences and the mitigation access blocked by berm overgrowth on site D7. However, none of them are in terrible condition. Most just have some seasonal nuisance weed growth and one has slight algae probably from the increase in water and nutrients. Once the berm is cleared we will continue to treat these.

The other sites are in good condition. Most of the water levels are up except on D5 & D6. They both still have a bit of exposed bank.

Thank You For Choosing SOLitude Lake Management!

Site	Comments	Target	Action Required
D1	Site looks good	Species non-specific	Routine maintenance next visit
D2	Site looks good	Species non-specific	Routine maintenance next visit
D3	Site looks good	Species non-specific	Routine maintenance next visit
D4	Site looks good	Species non-specific	Routine maintenance next visit
D5	Site looks good	Species non-specific	Routine maintenance next visit
D6	Site looks good	Species non-specific	Routine maintenance next visit
D7	Site looks good	Species non-specific	Routine maintenance next visit
D8	Normal growth observed	Surface algae	Routine maintenance next visit
D9	Normal growth observed	Surface algae	Routine maintenance next visit
D10	Normal growth observed	Shoreline weeds	Routine maintenance next visit



Service Report



Work Order

Work Order Number
00358064

Created Date
9/20/2023

Account
Concord Station CDD

Contact
Deborah Wallace

Address
18636 Mentmore Blvd
Land O Lakes, FL 34638

Work Details

Specialist Comments to Customer
Treated shoreline weeds T1 thru T12

Prepared By
NICK MARGO

Work Order Assets

Asset	Status	Product Work Type
Lake-All	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Lake-All	LITTORAL SHELF	
Lake-All	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Lake-All	DYE APPLICATION	
Lake-All	SHORELINE WEED CONTROL	
Lake-All	LAKE WEED CONTROL	
Lake-All	ALGAE CONTROL	
Lake-All		

Tab 2



Proposal #351279

Date: 09/18/2023

From: Armando Taylor

Proposal For

Concord Station CDD

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

main:
mobile:
dbwallace@rizzetta.com

Location

18636 Mentmore Boulevard
Land O Lakes, FL 34638

Property Name: Concord Station CDD

October 2023 Mulch

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Mulch	550.00	\$51.000	\$28,050.00
Dump Fee	1.00	\$250.000	\$250.00

Client Notes

This estimate is install bagged Pine Bark mulch in the selected areas for Concord station CDD. All empty pallets and bags will be disposed offsite.

	SUBTOTAL	\$28,300.00
Signature	SALES TAX	\$0.00
x	TOTAL	\$28,300.00

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

Print Name: _____

Title: _____

Date: _____

Assigned To

Armando Taylor
Office:
ataylor@yellowstonelandscape.com

Tab 3



Proposal #352827

Date: 09/25/2023

From: Juan Perez

Proposal For

Concord Station CDD

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

main:
mobile:
dbwallace@rizzetta.com

Location

18636 Mentmore Boulevard
Land O Lakes, FL 34638

Property Name: Concord Station CDD

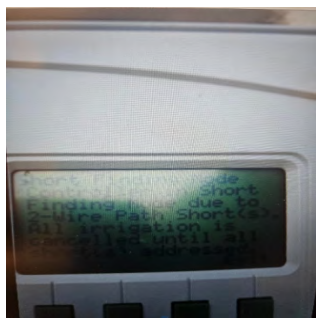
Timer #1 replacement for the REATREAT entrance

Terms: Net 30

This timer is a Raind Bird brand and is not functioning properly and is around 36 bad decoder on the field. I recommend to replace this timer and all the decoders on the field for a Hunter brand to have warranty for 2 years on parts unless is hitting by lightning. In order to have the irrigation system back up and running on this area. After replace this timer we probably going to come across with bad valves or some solenoids on this areas.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Irrigation Labor	1.00	\$975.000	\$975.00
Hunter Timer ICC2 2 wire	1.00	\$378.890	\$378.89
Hunter 1 station Decoder	16.00	\$325.000	\$5,200.00
Hunter 2 station Decoder	10.00	\$475.000	\$4,750.00
DBR Wire connector box 100 Pc	1.00	\$569.890	\$569.89

Client Notes



Signature

x

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.

SUBTOTAL	\$11,873.78
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SALES TAX	\$0.00
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TOTAL	\$11,873.78
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Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Juan Perez

Office:

jperez@yellowstonelandscape.com

Tab 4

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

- Clubhouse purchased the free version of MaintainX to begin testing it's features.
- Some of the work orders we began entering into the new maintenance software to track repairs, etc. along with an example of projects that can be exported as well.
- Benches were relocated to the field in Waterford, Soccer goals are to be installed as soon as they arrive.
- DCSI is working on a price for replacement of the external zone, they recommend moving section at a time to a newer system that is easier to find parts for and is more resilient to the power surges and storms with this location.
- Quotes obtained for Playground Fence Expansion Project, attached from last month's report.
- Clubhouse purchased Amazon Prime in CDD's name for use. Billing begins after free trial.
- Parts for the Stair stepper repair that is covered under warranty have been conformed to be shipped from the manufacturer to the vender. I will notify the board when they schedule the repair.
- Rosters for September's social and game events are attached along with estimates from previous events.
- Slide Renew quote is attached as a price point for the board to consider collecting proposals to repaint the splashpad features and surface.
- Quotes for Cleaning company services are attached. Services are to be reduced to 2 X per week cleaning to reduce costs and keep all quotes even.
 - o City Wide - \$700/month (with Gym) ; \$650/month (No Gym)
 - o Golden Broom - \$990/month (with Gym) ; \$810/month (No Gym)
 - o eMaids - - \$650/month (includes gym) (tax will be removed if selected)



Rizzetta & Company

Work Orders List for 08/15/2023 - 10/04/2023

WORK ORDER INFO	LOCATION & ASSET		DUE & STATUS	PROCEDURE ANSWERS
#3 Repair for us, and light bulbs and ballast <div>Low</div> <div>Electrical</div> Maintenance Staff	Clubhouse		09/21/2023 ✓ Done Completed by Maintenance Staff on 09/21/2023	
#1 Relocate and Install 3 Blue Shade Benches <div>Medium</div> Maintenance Staff	Waterford		09/29/2023 ✓ Done Completed by Maintenance Staff on 09/27/2023	
#5 stake off sidewalk for safety in Wellington <div>High</div> <div>Damage</div> Maintenance Staff			09/28/2023 ✓ Done Completed by Maintenance Staff on 09/28/2023	
#2 Pool sign removal <div>Low</div> Maintenance Staff	Pool	Parent: Clubhouse	✓ Done Completed by Maintenance Staff on 09/28/2023	
#6 Repair, wind, tennis nuts Maintenance Staff			✓ Done Completed by Maintenance Staff on 10/02/2023	

WORK ORDER INFO	LOCATION & ASSET	DUE & STATUS	PROCEDURE ANSWERS
#7 View and diagnose issue with light on wellington signs not covering sign. <div>Inspection</div>	Wellington II	10/04/2023 🔒 Open	
Maintenance Staff			
#4 Sidewalk Repair - Sunlake + Lake Patience intersection <div>Medium</div> <div>Damage</div> <div>Safety</div>	Clubhouse	🔒 Open	

**Concord Station CDD**

STATUS

✓ Done

PRIORITY

Medium

DUE DATE

09/29/2023

DESCRIPTION

Transport Blue shade benches from behind the playground to the field located in Waterford to the marked locations as we discussed with Jess. We will rent a trailer for the day, we will need to pick them up. Once they are in position, place them into the ground and backfill with any additional concrete if needed. We would like the benches to be placed sometime by next week.

ASSIGNEES

Maintenance Staff

LOCATION

Waterford

WORK ORDER INFO

Created by: Michael Speidel on 09/21/2023, 2:03 PM

Last updated on 09/27/2023, 11:43 AM

Completed on 09/27/2023, 11:43 AM

COMMENTS

*Commented by Maintenance Staff on 09/25/2023, 11:24 AM*



Commented by Maintenance Staff on 09/27/2023, 11:43 AM



Commented by Maintenance Staff on 09/27/2023, 11:43 AM



Commented by Maintenance Staff on 09/27/2023, 11:43 AM



Commented by Maintenance Staff on 09/27/2023, 11:43 AM

WORK ORDER HISTORY

Michael Speidel created work order	09/21/2023, 2:03 PM
Maintenance Staff started progress on the work order.	09/25/2023, 11:21 AM
Maintenance Staff stopped progress on the work order.	09/25/2023, 11:22 AM
Maintenance Staff started progress on the work order.	09/25/2023, 11:24 AM
Maintenance Staff completed the work order.	09/27/2023, 11:43 AM

Signed off by

Date

Adult Social Sign In

Date: 9/29/2023

Please include your name and street name.

1. Rider Whitby Bay Ct.
2. Syle & Sandra Pelford Cherryington Dr
3. Jim & Teresa Alman Tristram Loop
4. Sita & Lakshmi Tatin Milton Keynes Ct.
5. Marceta Cisternas-Pena Wellington
6. Nayana + Ashok Vora Wellington
7. Cody + Alex + Bao Buckinghamshire dr.
8. Jess LaBarbera Snardonia Dr
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____

(13)



CONCORD STATION
CLUBHOUSE

Sept. Fall Into Crafts

Sign In

Date: 9/10/23

Please include your name and street name. + Number of Guests

1. Brooke Butler - Hampstead Heath - 2
2. Dana Marrer - Hampstead Heath - 1
3. JANET PAPPALARDO - SOFIA PAPPALARDO 2
4. Diamante Kripotos - Hampstead Heath Ct. 2
5. Sonja Hill ~~Waterford~~ Waterford - 2 Lilygrace
6. Dijana Mehmedovic - Hampstead Heath - 4 Ago Manors*
7. Bria Shofid - Scunthorpe Ln - 4
8. Rachael Njeim - Burndale - 2
9. Anthony B. shrewbury - 3
10. Michelle Carbone - 3 Adriana Carbone
11. WING DOMSKI - TRINITY COTTAGE - 3
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____



CONCORD STATION
CLUBHOUSE

Game Night Sign In

Date: 9/8/23

Please include your name and street name.

1. Dremtam exanjelki Mersey Side Loop
2. Syle & Andrea Leford Chessington Dr
3. Jim & Jusa Almar Inistam Lp
4. Sita & Lakshmi Milton Keynes Ct
5. Robert & Kelly Rian Whitley Bay Ct.
6. Seth Wack + 2 Burndall Ct
7. Martin Reid + 2 Lefays Pt.
8. Nader Farag Chessington Dr
9. _____
10. _____ (14)
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____



CONCORD STATION
CLUBHOUSE

June / July Events

Estimated # of Guests

6-2-23 Family Game Night	6:30pm – 9:30pm	(6-8)
6-4-23 Volleyball Tournament	8:00am – End of games?	(20-25)
6-12-23 Summer Movie Monday	6:30pm – 8:30pm	(6)
6-16-23 Food Truck Night	5:00pm – 8:00pm	(50+)
6-19-23 Summer Movie Monday	6:30pm – 8:30pm	(4)
6-26-23 Summer Movie Monday	6:30pm – 8:30pm	(5)
6-30-23 Adult Social	6:30pm – 8:30pm	(8-10)
7-2-23 Playground Grand Opening	11:00am – 5:00pm	(80-100)
7-3-23 Summer Movie Monday	6:30pm – 8:30pm	(4)
7-10-23 Summer Movie Monday	6:30pm – 8:30pm	(7)
7-14-23 Family Game Night	6:30pm – 9:30pm	(6-8)
7-17-23 Summer Movie Monday	6:30pm – 8:30pm	(5)
7-21-23 Food Truck Night	5:00pm – 8:00pm	(50+)
7-24-23 Summer Movie Monday	6:30pm – 8:30pm	(4)
7-28-23 Adult Social	6:30pm – 8:30pm	(8-10)
7-29-23 End of Summer Pool Party	12:00pm – 2:00pm	(100+)

June / July Events

Estimated # of Guests

6-2-23 Family Game Night	6:30pm – 9:30pm	(6-8)
6-4-23 Volleyball Tournament	8:00am – End of games?	(20-25)
6-12-23 Summer Movie Monday	6:30pm – 8:30pm	(6)
6-16-23 Food Truck Night	5:00pm – 8:00pm	(50+)
6-19-23 Summer Movie Monday	6:30pm – 8:30pm	(4)
6-26-23 Summer Movie Monday	6:30pm – 8:30pm	(5)
6-30-23 Adult Social	6:30pm – 8:30pm	(8-10)
7-2-23 Playground Grand Opening	11:00am – 5:00pm	(80-100)
7-3-23 Summer Movie Monday	6:30pm – 8:30pm	(4)
7-10-23 Summer Movie Monday	6:30pm – 8:30pm	(7)
7-14-23 Family Game Night	6:30pm – 9:30pm	(6-8)
7-17-23 Summer Movie Monday	6:30pm – 8:30pm	(5)
7-21-23 Food Truck Night	5:00pm – 8:00pm	(50+)
7-24-23 Summer Movie Monday	6:30pm – 8:30pm	(4)
7-28-23 Adult Social	6:30pm – 8:30pm	(8-10)
7-29-23 End of Summer Pool Party	12:00pm – 2:00pm	(100+)



AQUATIC PLAY FEATURES
Proposal# 211317P.7.23.T.APU.0
Concord Station CDD

SlideRenu®

AquaShield Products, LLC

5896 Chandler Court

Westerville, Ohio 43082

Sales: 614.948.2554

Customer Service: 614,948.2557

Technical: 440.781.0051

5 July 2023

www.SlideRenu.com

PROPOSAL# 211317P.7.23.CONCORD STATION CDD.FL.APU.0

Page 1 of 6



Make Every Day Look Like Opening Day!™

5 July 2023

Michael Speidel
Amenities Manager
18636 Mentmore Blvd.
Land O' Lakes, FL – 34638
USA

SlideRenu® is pleased to submit a turnkey proposal for all labor, supervision, equipment, materials and the performance of all work necessary for repainting the aquatic play feature and any other repairs noted in Section E. located at the CONCORD STATION CLUBHOUSE SPLASH PARK.

A. Turnkey Scope of Work

Repaint metal aquatic play features as detailed in the Scope of Work shown in Section E. The surface prep cleaners and coatings we will use are as follows.

- (1) Chlor-Rid® Surface Cleaner & Conditioner – an organic bonding chemical blend which aids in the removal of chlorides, sulfates, and surface reacted salts on metal surfaces.
- (2) SlidePrep™ - degreaser and surface conditioner used to clean and prepare fiberglass surfaces prior to painting.
- (3) Hold Blast® Surface Passivator – a metal wash down chemical that stops the formation of “flash rust” for up to 2 days prior to applying the primer. Used if recoat window extends beyond 24 hours.
- (4) SlideRenu ABC Deep Penetrating Primer - fast cure polyamide epoxy primer designed to protect steel in harsh and corrosive environments. Also Used to “spot” primer rust susceptible repair areas and to act as a binder to fiberglass and SlideRenu ColorShield™ UV4 PolySilox Gelcoat.
- (5) SlideRenu ColorShield™ UV4 PolySilox Gelcoat - high gloss water repellant polysiloxane coating that has excellent weathering, water repellant and chlorine resistant properties.
- (6) SlideRenu ChloroShield Ceramic Coat – clear chlorine resistant water repellant ceramic coating that adds an extra layer of UV resistant properties to prevent premature color fading.



SURFACE PREP & COATINGS APPLICATION STEPS

ColorShield™ UV4 Metal Coating System

WATER SLIDE TOWERS & AQUATIC PLAY UNITS

1. Pressure wash dirt and grime away with SlideDetergent degreaser / use Calcitrol for heavy scale build up
2. Sand with 220 grit sandpaper using an air DA sander or electric random orbital sander
3. Remove surface rust using a wire wheel on the end of an electric drill
4. Rinse thoroughly with Chlor-Rid industrial metal surface cleaner according to manufacturer's instructions DO NOT RINSE Chlor-Rid from metal surfaces prior to applying all coatings
5. Apply Moist MetalShield primer to all rust areas or areas susceptible to rust
6. Let rust preventative primer cure according to manufacturer's instructions
7. Apply ABC Primer or MetalSeal to all metal surfaces if required due to weather conditions
8. Let ABC Primer or MetalSeal cure overnight
9. Spray-apply or hand brush and roll 1 coat of ColorShield UV4 (2 coats if necessary to achieve uniform color coverage/ lightly sand with 220 grit sandpaper and wipe with acetone prior to applying a second coat / product may be rolled if windy conditions are present). CONTACT SLIDERENU FOR SPRAY APPLICATION PARAMETERS. If ColorShield UV4 is rolled, use 3/8" shed-free microfiber nap roller cover and a tight synthetic brush
10. Let ColorShield UV4 cure overnight between coats
11. Lightly wipe with acetone solvent prior to applying Clear ChloroShield GCS 12 to areas that are constantly wet
12. Spray-apply 1 coat of Clear ChloroShield GCS12 at 3-5 mills (2-3 thin coats are recommended on all metal surfaces below the water line and those areas most susceptible to scale build-up) Product may be rolled if windy conditions are present using a 3/8" shed-free microfiber nap roller cover or foam roller
13. Let cure overnight
14. OPTION: Spray on / wipe off SlideGloss finishing wax to protect surfaces from scale build-up

For technical phone support, call George M. Fischer – 440.781.0051 anytime during the application process.

COATING SPECIFICATIONS

- ABC Primer – Mix Ratio: 1 Part A to 1 Part B / 120 minute pot life / clean up with acetone / coverage square foot per gallon 600
- ColorShield UV4 PolySilox Coating – Mix Ratio: 4 Part A to 1 Part B / 90-minute pot life / clean up with acetone / coverage square foot per gallon 250
- ChloroShield GCS12 – Mix Ratio: 1 Part A to 2 Part B / 90 minute pot life / clean up with acetone / coverage square foot per gallon 600
- Moist MetalShield – Mix Ratio: 4 Parts A – 1 Part B / 30-minute induction period / 2-3-hour pot life / coverage square foot per gallon 200

Page 1 of 1

www.SlideRenu.com

AquaShield Products, LLC – 5896 Chandler Court, Westerville, Ohio – 43082

Sales: 614.948.2554 Technical Support: 440.781.0051

A.1: The process we will follow for repainting the aquatic play feature(s) is outlined below.

- (1) Pressure wash metal features with a high-volume pressure washer to remove loose failing paint.
- (2) Hand scrub metal surfaces to remove all scale build-up, dirt, grime, and oils from the metal surface using Chlor-Rid and use SlidePrep to clean all fiberglass surfaces.
- (3) Prepare metal surfaces using hand sanders, sandblasting equipment (if selected as an option in Section E.), paint remover products and metal grinding wheels / wire brushes. NOTE: Surfaces are required to be sandblasted in order for us to issue a rust warranty. A third party quote will be provided if this option is selected. See Section E. Scope of Work and J. Warranty.
- (4) If required on metal surfaces, rinse Chlor-Rid® with Hold Blast® (diluted) flash rust preventative and let dry.
- (5) Spot prime with ABC Primer using rollers and brushes to all prepared metal and fiberglass repair areas.
- (6) Apply (1) one coat of ColorShield UV4 PolySilox Gelcoat by hand using rollers and brushes, (2) two coats, if necessary to achieve uniform color.
- (7) OPTION: Apply one coat of ChloraShield Ceramic Coat by hand using rollers and brushes to all submerged metal poles, all metal features that are constantly sprayed with chlorine water and fiberglass surfaces.

NOTE: All coatings will be hand applied unless specifically noted otherwise in Section E.

B. Contractor & Subcontractor Relationship

SlideRenu® will appoint a certified aquatic painting applicator to perform all of the work as specified in this Proposal. We will notify the customer with the contact info of the on-site foreman not less than 5 days prior to starting the work. All certified applicator technicians are OSHA/Man-Lift certified and registered in the E-Verify program.

C. Access & Safety

We may access the aquatic play features using ladders, self-erected scaffolding and/or man-lifts. Our certified painting applicators carry adequate Worker's Compensation Insurance during the duration of the entire project. The work will be performed during the approved work hours as determined by the customer which will not be less than 10 hours/day.

Our certified painting applicators shall at all-times keep the premises free from accumulation of waste materials or rubbish caused by the work performed by the subcontractor. Upon completion of the work, waste materials, rubbish and tools, equipment, machinery and surplus materials shall be removed from the job site. All building surfaces and work areas will be left "broom clean".

D. Surface Preparation

All surfaces to be repainted will be prepared with cleaning products and other commercial surface prep products which either meet or exceed current environmental regulations, i.e. biodegradable, human safety, non-hazardous material disposal, etc. The surface preparation products will be applied in accordance with the surface prep application instructions provided by the manufacturer of the products. Our on-site technicians will have sole discretion over the type and brand of surface preparation products to be used on the waterslide tower structure.

E. Turnkey Proposal Cost

The total turnkey proposal cost for re-painting the aquatic play feature and to perform the other associated work / repairs noted below is **USD \$ 8,760** -not including any options. The time required to complete the entire project is estimated to be approximately 5 days with 1 technician.

SCOPE OF WORK

- CLEAN, descale / remove all mineral deposits.
- PREP / PRIME / REPAINT the following aquatic features: \$ 8,760
 - Poles, columns, pipes, water activated features, i.e. all metal that is currently painted.
 - Fiberglass features, pole covers, etc..
 - Spray on / wipe off all features with SlideGloss protective metal / fiberglass sealer.
- COLORS: Match as closely as possible existing colors.
- COATINGS APPLICATION METHOD: Hand Applied
- ESTIMATED COMPLETION DATE: Fall 2023

- OPTION: Apply ChloroShield Ceramic Coat to all submerged / constant sprayed metal features to prevent scale build up, rust and premature color facing\$ 1,000.

NOTE: The TURNKEY PROPOSAL COST is based on all the work defined in Section A. performed during one mobilization trip.

The turnkey proposal includes all delivery charges, labor, material, site preparations and all charges otherwise related to deliver and complete the application of the products and services as outlined in Section A. **Applicable taxes, bond fees, if any, are not included.** If you are tax-exempt, you will need to send your tax-exempt certificate for our files.

F. Work Completion Time

Our work completion time estimates are contingent upon a minimum of 10 hours/day of unrestricted access to the aquatic facility, uninterrupted supply of service utilities and suitable weather conditions for applying coatings and other temperature sensitive materials. Estimated completion date will be mutually agreed upon or completed in accordance with the customer's instructions as contained on the purchase order, contract or other binding documents.

G. Payment Terms

Due to upfront financial commitments with other vendors associated in this project, our standard payment terms are; (1) 50% down payment and (2) balance due upon completion of the project and

delivery of our invoice. A 4% credit card processing fee will be assessed on the total amount charged when paying by credit card.

H. Prices & Terms Validity

The prices and terms quoted in this proposal are subject to acceptance by an authorized representative of the customer until October 15, 2023.

I. Liability Insurance

If requested, SlideRenu® will furnish a Workman's Compensation Certificate and a Certificate of Commercial General Liability Insurance evidencing such coverage naming the customer as an additional insured. Our certified aquatic painting contractor also carries adequate commercial liability insurance and worker's compensation insurance.

J. Warranty

STANDARD PRODUCT WARRANTY: SlideRenu® will provide the customer with a TWO (2) YEAR product performance warranty at the completion of the project which warrants the performance of the coatings used on the project against excessive; loss of gloss, chalking and color fading. We do not warrant any rust formation on the metal surface.

If the product fails to perform as noted above, SlideRenu® will, at its sole option, replace only the coatings which have failed with similar coatings at no-charge or reimburse the customer for purchasing replacement coatings up to \$200/gallon.

RUST WARRANTY: A FIVE (5) YEAR product performance warranty is also provided against surface rust if the aquatic play features are dismantled and shipped to a third-party facility where it will be sandblasted to "white metal" condition, galvanized and painted using a commercial rust proofing system. The optional sandblasting cost, if selected, is indicated in Section E.

STANDARD WORKMANSHIP WARRANTY: The workmanship warranty is ONE (1) YEAR from the completion date of the project and covers the delamination and uniform application of the coatings only. In the event of delamination or peeling, SlideRenu® will repair the delaminated areas in accordance with the process described in Section A.1. at no-charge to the customer or at its sole option, reimburse the customer for the cost of repainting the delaminated area(s) based on the average of three (3) independent painting contractor quotes.

The coatings performance and workmanship warranty DOES NOT cover claims that result from acts of nature, vandalism, improper pressuring washing procedures and lack of maintenance by the customer and the use of aggressive solvent-based cleaning chemicals or operating the aquatic play features constantly at higher than the industry standard 3 PPM chlorine levels.

K. Proposal Acceptance

If required, we will send you a contract for signature to formalize this proposal when you are ready to move forward with the project. If you don't require a formal contract from us, please send us your contract for signature or sign below to accept this proposal so we can begin to manufacture the custom coatings.

Your signature on this proposal creates a legal and binding contract, the terms which are provided herein. Furthermore, your acceptance gives us permission to use any before, in progress and after pictures of any of the slides we service at your facility in our advertising/marketing materials.

PROPOSAL ACCEPTANCE

I, a duly authorized representative of the customer, hereby agree to the contractual provisions contained in this proposal and will submit a binding purchase order evidencing our acceptance of the price, payment terms and scope of work contained in this Proposal.

Customer Signature

Date

Printed Name & Title

We look forward to working with you to restore, protect and extend the life of your water park's most vital assets.

Regards,

George M. Fischer

President – SlideRenu®



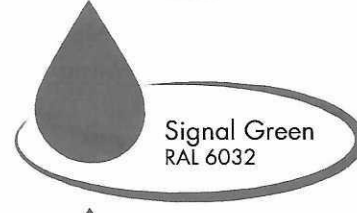
IAAPA



Association of Aquatic Professionals

SlideRenu®

ColorShield™ UV4 PolySilox GELCOAT COLOR CHART



Colors represented are ink reproductions and should be used as guides for reference purposes only. ACTUAL COLORS can vary slightly in appearance due to slide location, lighting and surface textures. Contact SlideRenu® if you need an actual swatch.

AquaShield Products, LLC

www.SlideRenu.com

5896 Chandler Court • Westerville, Ohio 43082

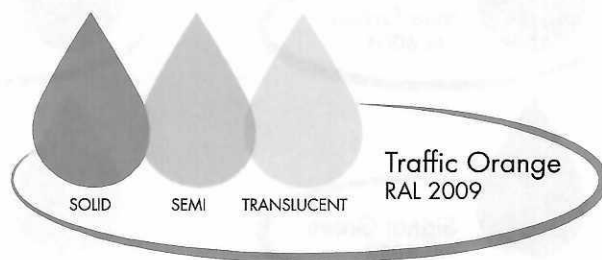
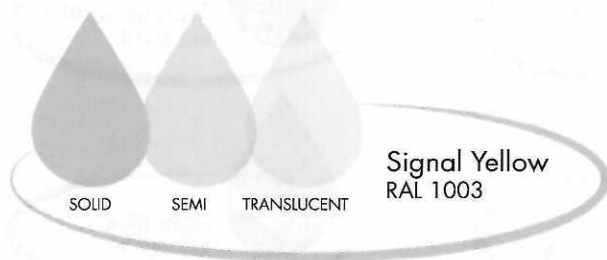
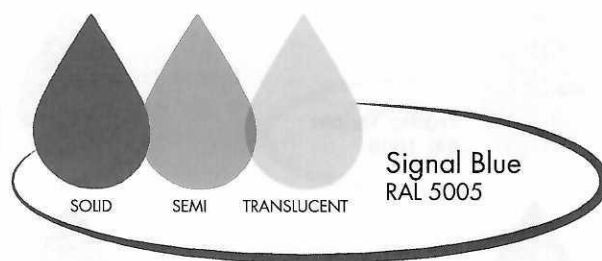
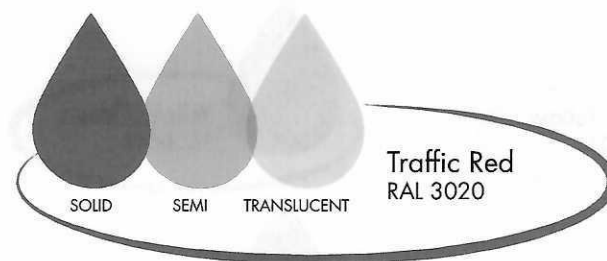
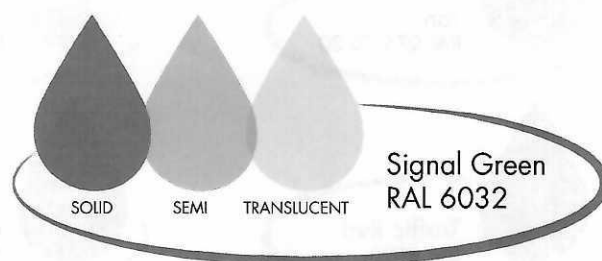
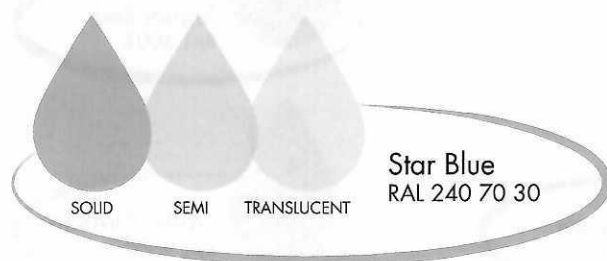
Sales: 614-948-2554

Service: 614-948-2557

Technical Support: 440-781-0051

SlideRenu®

ColorShield™ UV4 PolySilox GELCOAT TRANSLUCENT COLOR CHART



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AquaShield Products, LLC
5896 Chandler Ct
Westerville, OH 43082 US
+1 6149482554
Sales@SlideRenu.com
www.SlideRenu.com



Estimate

ADDRESS

Micheal Speidel
Concord Station Community District
18636 Mentmore Blvd.
Land O Lakes, FL 34638

SHIP TO

Micheal Speidel
Concord Station Community District
18636 Mentmore Blvd.
Land O Lakes, FL 34638

ESTIMATE #	DATE	EXPIRATION DATE
211317	07/05/2023	10/15/2023

SHIP VIA	TRACKING NO.	PURCHASE ORDER	PROJECT	PROPOSAL #
FEDEX	PENDING	MICHEAL SPEIDEL	APU MAINTENANCE	211317P.7.23.APU.0

DATE	PRODUCT	DESCRIPTION	QTY	PRICE	AMOUNT
	SERVICES	Water Slide Restoration, Repairs & Refinishing Services	1	8,760.00	8,760.00
	Maintenance Service Contract	1-3 Year Annual Maintenance Agreement 1 YR-\$ 3,750 / 2 YEARS - \$ 3,550.YR / 3 YEARS - \$3,350/YEAR	1	0.00	0.00

PLEASE NOTE:

TOTAL

\$8,760.00

A. STANDARD PRODUCT TERMS OF SALE: Net 30 days upon delivery.

B. STANDARD SERVICE TERMS OF SALE: 50% Deposit, balance due upon completion of the work.

C. Credit card payments over \$ 1,000 are subject to a convenience fee up to 4%.

Please Contact Us at 614.948.2554 If you have any questions or would like to move forward in placing your order. You may also place your order on line at www.SlideRenu.com

Rachel Maloney - Customer Service
George M. Fischer - Technical Support

Accepted By

Accepted Date

We also fabricate soft foam aquatic landing pads.

Please visit our website www.AquaticPads.com



INVESTMENT RECAP

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

18636 Mentmore Blvd. Land 'O Lakes , FL 34638

INVESTMENT RECAP

Includes all janitorial services outlined in the service agreement.

Based on 4,183 cleanable square feet.

SERVICES TO BE PERFORMED	FREQUENCY	TOTAL PRICE PER MONTH
Facility Solutions Manager & Night Manger onsite inspections	Monthly	Included
Nightly Janitorial	2x week	\$700

**Quote does not include tax*

QUOTE INCLUDES

- Assignment of a facility service manager (FSM) and night manager to hire, manage, train, and hold accountable all persons responsible for cleaning.
- All services performed as detailed in the scope of work nightly checklists and day porter schedules.
- All janitorial cleaning chemicals and equipment needed to perform services outlined in service agreement.
- Day porters dressed in City Wide uniform with logo, pants, and identification badge.

CONSUMABLES

- ☐ **Yes**, City Wide is expected to manage and order consumable products.
 - ☒ **No**, City Wide is not expected to manage and order consumable products.
- * Consumables are ordered as needed and invoiced separately.*
** All invoices will include any applicable sales tax.*

BILLING METHOD

- ☐ **eBill**
- ☒ **ACH**



INVESTMENT RECAP

AUTHORIZATION

CITY WIDE FACILITY SOLUTIONS

Signed 5.23.2022

Authorized Representative Signature

Brittney Schmidt

Printed Name

Senior Sales Executive

Title

Signed 5.23.2022

Date

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

Signed 5.23.2022

Authorized Representative Signature

Steven Christie

Printed Name

Chairman of Board of Supervisors

Title

Signed 5.23.2022

Date

6/7/2022

Start Date

Concord Station Clubhouse

FSM: Karma Jeremie

AREAS OF RESPONSIBILITY		SUN	MON	TUE	WED	THURS	FRI	SAT	MTLY
DATE:									
ENTRY, HALLWAYS AND LOBBY:		SUN	MON	TUE	WED	THURS	FRI	SAT	MTLY
Nightly	Empty trash cans and replace liners								
	Damp wipe with EPA approved disinfectant all open flat surfaces								
	Neatly arrange magazines, chairs and tables								
	Dust mop, vacuum or sweep hard floors								
	Wet mop hard floors to remove spills								
	Vacuum carpeted areas and walk off mats								
	Remove smudges from entryway moving glass								
	Clean and disinfect drinking fountains								
	Secure entrance doors								
	Turn lights off as directed								
Weekly	Low dust all horizontal surfaces to hand height								
	Wet mop hard surface floors								
	Remove fingerprints from touch points								
Monthly	Dust ceiling vents								
	Detail corners and edges of floors								
OFFICE AREAS:		SUN	MON	TUE	WED	THURS	FRI	SAT	MTLY
Nightly	Empty trash cans and replace liners								
	Dust mop, vacuum or sweep hard floors								
	Wet mop hard floors to remove spills								
	Vacuum carpeted areas and walk off mats								
	Remove fingerprints from moving glass								
	Damp wipe with EPA approved disinfectant and clean conference tables								
	Neatly arrange conference table chairs								
	Clean interior glass & front entry glass as needed								
Weekly	Wet mop hard surface floors wall to wall								
	Damp dust all open surfaces of furniture including desk-tops, furniture, window ledges, two-drawer filing cabinets, counters and other 30" high horizontal surfaces								
	Remove fingerprints from touch points								
Monthly	Dust ceiling vents								
	Low dust chairs and miscellaneous items								
	Detail corners and edges of floors								
MEETING ROOMS/KITCHEN:		SUN	MON	TUE	WED	THURS	FRI	SAT	MTLY
Nightly	Empty trash cans and replace liners								
	Wipe sinks with EPA approved disinfectant								
	Clean inside and outside of microwaves								
	Wipe with EPA approved disinfectant and disinfect counters and tabletops								
	Low dust and neatly arrange chairs								
	Sweep or vacuum hard floors								
	Wet mop and disinfect hard floors								
	Vacuum carpeted areas and walk off mats								
	Remove fingerprints from moving glass								
Weekly	Remove drips and spills from trash cans								
	Remove drips and spills from cabinets								
	Dust tops of vending machines and refrigerators								
	Damp wipe with EPA approved disinfectant fronts of vending machines and refrigerators								
Monthly	Low dust chairs and miscellaneous items								
	Detail corners and edges of floors								

SCHEDULE OF WORK CHECKLIST

Concord Station Clubhouse

FSM: Karma Jeremie

AREAS OF RESPONSIBILITY		SUN	MON	TUE	WED	THURS	FRI	SAT	MTLY
DATE:									
STROOMS:		SUN	MON	TUE	WED	THURS	FRI	SAT	MTLY
Nightly	Empty trash cans and replace liners								
	Clean mirrors								
	Wipe sinks with EPA approved disinfectant								
	Wipe counters with EPA approved disinfectant								
	Wipe toilets & urinals with EPA approved disinfectant								
	Polish bright work								
	Sweep or vacuum floors								
	Wet mop and disinfect hard floors								
	Refill all dispensers (Soap, paper towel, etc.)								
	Report all items needing repaired to FSM								
	Remove fingerprints from touch points								
Weekly	Low dust all horizontal surfaces to hand height								
	High-dust all partitions								
	Wipe with EPA approved disinfectant Dispensers								
	Damp wipe tile walls behind toilets & urinals with EPA approved disinfectant								
	Wipe clean partitions with EPA approved disinfectant								
Monthly	Dust ceiling vents								
	Detail corners and edges of floors								
NITOR CLOSET:		SUN	MON	TUE	WED	THURS	FRI	SAT	MTLY
Nightly	Keep closet cleaned and organized								
	Keep supplies organized and stored properly								
	Hang mops in proper location								
L AREAS:		SUN	MON	TUE	WED	THURS	FRI	SAT	MTLY
Nightly	Secure entrance doors								
	Turn lights off as directed								
Weekly	Mop hard surface floors wall to wall								
Monthly	Remove fingerprints from doors, frames and light switches								
	Detail corners and edges of floors								
	Dust ceiling vents								
HOT SPOTS / CUSTOMER REQUESTS									
art service after facility rentals patrons leave									





INVESTMENT RECAP

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

18636 Mentmore Blvd. Land 'O Lakes, FL 34638

INVESTMENT RECAP

Includes all janitorial services outlined in the service agreement.
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SERVICES TO BE PERFORMED	FREQUENCY	TOTAL PRICE PER MONTH
Facility Solutions Manager & Night Manager onsite inspections	Monthly	Included
Nightly Janitorial	2x week	\$650

**Quote does not include tax*

QUOTE INCLUDES

- Assignment of a facility service manager (FSM) and night manager to hire, manage, train, and hold accountable all persons responsible for cleaning.
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- ☒ **ACH**



INVESTMENT RECAP

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CITY WIDE FACILITY SOLUTIONS

Signed 5.23.2022

Authorized Representative Signature

Brittney Schmidt

Printed Name

Senior Sales Executive

Title

Signed 5.23.2022

Date

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Signed 5.23.2022

Authorized Representative Signature

Steven Christie

Printed Name

Chairman of Board of Supervisors

Title

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Date

6/7/2022

Start Date

Concord Station Clubhouse

FSM: Karma Jeremie

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Weekly	Wet mop hard surface floors wall to wall								
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	Remove fingerprints from touch points								
Monthly	Dust ceiling vents								
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	Detail corners and edges of floors								
BREAKROOMS/KITCHEN:		SUN	MON	TUE	WED	THURS	FRI	SAT	MTLY
Nightly	Empty trash cans and replace liners								
	Wipe sinks with EPA approved disinfectant								
	Clean inside and outside of microwaves								
	Wipe with EPA approved disinfectant and disinfect counters and tabletops								
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Weekly	Remove drips and spills from trash cans								
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Monthly	Low dust chairs and miscellaneous items								
	Detail corners and edges of floors								

Concord Station Clubhouse

FSM: Karma Jeremie

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DATE:									
STROOMS:		SUN	MON	TUE	WED	THURS	FRI	SAT	MTLY
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	Wipe counters with EPA approved disinfectant								
	Wipe toilets & urinals with EPA approved disinfectant								
	Polish bright work								
	Sweep or vacuum floors								
	Wet mop and disinfect hard floors								
	Refill all dispensers (Soap, paper towel, etc.)								
	Report all items needing repaired to FSM								
	Remove fingerprints from touch points								
Weekly	Low dust all horizontal surfaces to hand height								
	High-dust all partitions								
	Wipe with EPA approved disinfectant Dispensers								
	Damp wipe tile walls behind toilets & urinals with EPA approved disinfectant								
	Wipe clean partitions with EPA approved disinfectant								
Monthly	Dust ceiling vents								
	Detail corners and edges of floors								
'Ms		SUN	MON	TUE	WED	THURS	FRI	SAT	MTLY
Nightly	Sweep/vacuum problem areas on flooring								
	Wet mop hard floors to remove spills								
	Vacuum Carpets/ Sweep Floors								
WEEKLY	CLEAN mirrors & moving glass								
	Wipe down gym equipment								
MONTHLY	Dust ceiling vents								
	Detail corners and edges of floors								
NITOR CLOSET:		SUN	MON	TUE	WED	THURS	FRI	SAT	MTLY
Nightly	Keep closet cleaned and organized								
	Keep supplies organized and stored properly								
	Hang mops in proper location								
L AREAS:		SUN	MON	TUE	WED	THURS	FRI	SAT	MTLY
Nightly	Secure entrance doors								
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Weekly	Mop hard surface floors wall to wall								
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	Detail corners and edges of floors								
	Dust ceiling vents								
HOT SPOTS / CUSTOMER REQUESTS									
art service after party rentals									

Golden Broom Services LLC

QUOTE

727-514-7228

Goldenbroomservicesllc@gmail.com



Bill To

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

Quote # 158

Quote Date 09/09/2023

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
9	Clubhouse/Gym Cleaning	110.00	990.00
9	Clubhouse Clean(no gym)	90.00	810.00
TOTAL			\$1,800.00

A large, stylized handwritten signature, possibly reading 'MR', is written in black ink below the table.

Notes

- * -Please ignore total. Quote is written as \$990 or \$810 depending on choice.
 - Clubhouse/Gym quote is written as \$110 for one Clubhouse/Gym clean. This totals \$990 for a month with 9 cleans.
 - Without the gym, one Clubhouse clean is written as \$90. This totals \$810 for a month with 9 cleans.
 - Cleaners will be on facilities for a MINIMUM of 1 man hour. Average man hours expected to range from 1 and 45 minutes - 2 and 1/2 hours.
 - We will provide our own chemicals.
- Thank you for your business!



eMaids of Hernando, Pasco & Hillsborough

16310 US Highway 19 Ste 6 | Hudson, FL 34667-4300

352-325-9888 | contact@emaidspringhill.com | www.emaidspringhill.com

RECIPIENT:

Concord Station Clubhouse

18636 Mentmore Boulevard

Land O' Lakes, Florida 34638

Quote #514

Sent on

Sep 08, 2023

Total

\$695.50

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Commercial Cleaning	price is per month, twice a week	1	\$650.00	\$650.00

This quote is valid for the next 30 days, after which values may be subject to change.

Subtotal	\$650.00
Florida, Pasco County (1.0%)	\$6.50
Florida State (6.0%)	\$39.00
Total	\$695.50

Tab 5

CONCORD STATION CLUBHOUSE WORK WEEK

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
10:00AM – 8:00PM KELSEE	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	
	10:30AM – 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 6



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** November 9, 2023, at 6:30pm
- **FY 2022-2023 Audit Completion Deadline:** June 30, 2024
- **Next Election (Seats):** Term 11/20 – 11/24 (Seat 4-Donna); Term 11/20-11/24 (Seat 5-Angel)

District Manager's Report

October 12

2023

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FINANCIAL SUMMARY

8/31/2023

General Fund Cash &
Investment Balance:

\$1,016,121

Reserve Fund Cash &
Investment Balance:

\$622,807

Debt Service Fund
Investment Balance:

\$1,395,885

**Total Cash and Investment
Balances:**

\$3,034,813

**General Fund Expense
Variance: \$28,818**

**Under
Budget**

Tab 7

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
September 14, 2023 - Minutes of Meeting
Page 1

MINUTES OF MEETING

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

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Concord Station Community Development District was held on **Thursday, September 14, 2023, at 10:01 a.m.** at Concord Station Clubhouse located at 18636 Mentmore Boulevard, Land O' Lakes, Florida 34638.

Present and constituting a quorum:

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

Also present were:

Debby Wallace	Regional District Manager, Rizzetta & Co., Inc.
Michael Broadus	District Counsel, Straley Robin Vericker
Phil Chang	District Engineer, Johnson Engineering
Jason Liggett	Landscape Insp. Services, Rizzetta & Co., Inc.
Deputy Brown	Pasco County Sheriff's Office
Josh Oliva	Representative, Yellowstone

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

A resident asked the Board to reconsider her ARC application that was previously denied, because the District Engineer did not recommend approval. A brief discussion was held on the topic and the following action taken:

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On a Motion by Ms. LaBarbera, seconded by Mr. Rivera, with all in favor, the Board of Supervisors approved the ARC application for 2944 Trinity Cottage, for the Concord Station Community Development District.

Another resident expressed concern with landscape maintenance within the community.

THIRD ORDER OF BUSINESS

Staff Reports

A. Deputy Brown
No report.

B. District Engineer
Discussion was held regarding Suncoast Rust and the possibility of Mr. Griffin doing a walk through with Mr. Speidel and Suncoast Rust.

On a Motion by Mr. Rivera, seconded by Ms. LaBarbera, with all in favor, the Board of Supervisors authorized Mr. Griffin to participate in a walk through with Mr. Speidel and Suncoast Rust, for the Concord Station Community Development District.

A request was made to move to tab 13 in the agenda.

FOURTH ORDER OF BUSINESS

Discussion of Holiday Lighting

The Board reviewed proposals from American Illuminations & Décor with a cost of (\$27,500 with purchased lights, \$23,000 for a single year lease, and \$20,000 for a multi-year lease) and Illuminations Holiday Lighting with a cost of \$17,500.

On a Motion by Ms. Matthias-Gorman, seconded by Ms. LaBarbera, with all in favor, the Board of Supervisors approved the proposal from Illuminations Holiday Lighting in the amount of \$17,800 for holiday lighting services, for the Concord Station Community Development District.

FIFTH ORDER OF BUSINESS

Continued Staff Reports

C. District Counsel
No report.

D. Field Operations Manager
i. Aquatics Report
The Board reviewed the report. There were no questions put forward.

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ii. Landscape Inspection Services Report

Mr. Liggett reviewed the report and a brief discussion ensued regarding installation of annuals.

On a Motion by Mr. Berdeguez, seconded by Mr. Rivera, with all in favor, the Board of Supervisors approved the quarterly installation of annuals at a cost of \$2,200, for the Concord Station Community Development District.

iii. Greenview Weekly Reports and Landscape Report

There was no discussion on the reports.

v. Consideration of Landscape Proposals

The Board discussed two proposals from Yellowstone. The first to cutback the area behind homes behind 3407 Chessington Drive and one to cutback the Oaks around the pond and behind homes at 18129 Clastonbury Lane.

On a Motion by Ms. LaBarbera, seconded by Mr. Griffin, with all in favor, the Board of Supervisors approved the Yellowstone proposal #347988 in the amount of \$1,577.12 for the Concord Station Community Development District.

On a Motion by Mr. Rivera, seconded by Ms. LaBarbera, with all in favor, the Board of Supervisors approved an amended Yellowstone proposal #348004 with a not-to-exceed amount of \$2,400, for the Concord Station Community Development District.

E. Clubhouse Manager

i. Review of Monthly Clubhouse Report

Discussion was held regarding the clubhouse report and the proposals for sidewalk repairs.

On a Motion by Ms. Matthias-Gorman, seconded by Mr. Griffin, with all in favor, the Board of Supervisors authorized the Clubhouse Manager to purchase the free version of Maintenance X for the clubhouse., for the Concord Station Community Development District.

On a Motion by Mr. Griffin, seconded by Ms. LaBarbera, with all in favor, the Board of Supervisors approved the proposal from Total Concrete in the amount of \$2,000 for sidewalk repairs , for the Concord Station Community Development District.

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ii. Consideration of Amenity Staff Proposal for FY23/24

On a Motion by Mr. Rivera, seconded by Ms. Matthias-Gorman, with all in favor, the Board of Supervisors approved the Amenity Staff Proposal for FY23/24 of \$263,176 as presented, for the Concord Station Community Development District.

iii. Review of Current Employee Schedule

The Board decided to table action on this item until next month when Mr. Speidel can provide an events schedule.

F. District Manager

Ms. Wallace reminded the Board that the next meeting is scheduled for October 12, 2023, at 10:00 a.m.

Ms. Wallace presented a letter she received from City Wide for cleaning services requesting a 9% increase. The Board indicated that they would not accept the increase.

SIXTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Regular Meeting
held on August 10, 2023**

The Board indicated that it would like to see the revisions Mr. Berdeguez sent to Rizzetta made.

On a Motion by Mr. Rivera, seconded by Ms. LaBarbera, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Regular Meeting held on August 10, 2023, as amended, for the Concord Station Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for July
2023**

On a Motion by Mr. Berdeguez, seconded by Ms. LaBarbera, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for July 2023 (\$91,518.39), for the Concord Station Community Development District.

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On a Motion by Mr. Rivera, seconded by Ms. LaBarbera, with all in favor, the Board of Supervisors authorized the Clubhouse Manager to purchase Amazon Prime if the CDD does not already have an account in the name for the Concord Station Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Maintenance
Software Schedule**

This was addressed during the Clubhouse Manager's report.

NINTH ORDER OF BUSINESS

Discussion of License Plate Readers

There was no action taken regarding the license plate readers as there were no proposals to consider.

TENTH ORDER OF BUSINESS

Discussion of Waterfield Options

Discussion was held regarding putting two benches and soccer goals at Waterford Pocket Park.

On a Motion by Ms. LaBarbera, seconded by Ms. Matthias-Gorman, with all in favor, the Board of Supervisors installing two existing benches and Soccer Goals for a not-to-exceed amount of \$600, for the Concord Station Community Development District.

On a Motion by Mr. Rivera, seconded by Ms. LaBarbera, with all in favor, the Board of Supervisors approved amending the previous motion to installing 3 benches and one set of Soccer Goals for a not-to-exceed amount of \$600, for the Concord Station Community Development District.

ELEVENTH ORDER OF BUSINESS

Discussion of CDD Website

This item was tabled.

TWELFTH ORDER OF BUSINES

**Consideration of District Services
Addendum**

Ms. Wallace presented the Third Addendum to the contract for Professional District Services and a brief discussion ensued.

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On a Motion by Ms. LaBarbera, seconded by Mr. Rivera, with all in favor, the Board of Supervisors approved the Third Addendum to the contract for Professional District Services, for the Concord Station Community Development District.

THIRTEENTH ORDER OF BUSINESS

Audience Comments

On a Motion by Ms. LaBarbera, seconded by Mr. Griffin, with two in favor and three against (Mr. Berdeguez, Ms. Matthias-Gorman, and Mr. Rivera), the Board of Supervisors failed to approve going out to bid District Management and Amenity Services, for the Concord Station Community Development District.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. LaBarbera asked that a discussion of "pool hour closures" be added to the next agenda.

Ms. Matthias-Gorman asked that a discussion on a "welcome sign" be added to the next agenda.

Mr. Berdeguez would like the District Manager to investigate who owns the mail kiosks and ask that they be repaired and painted.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Berdeguez seconded by Ms. LaBarbera, the Board of Supervisors adjourned the meeting at 1:47 p.m., for the Concord Station Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 8

Concord Station Community Development District

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

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

www.concordstationcdd.com

Operations and Maintenance Expenditures August 2023 For Board Approval

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

The total items being presented: **\$103,474.06**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2023 Through August 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADT Security Services, Inc.	100416	1006137343	Clubhouse Security Services 08/23	\$ 56.38
Angel L Rivera	100422	AR081023	Board of Supervisors Meeting 08/10/23	\$ 200.00
City Wide Facility Solutions	ACH	32019018735 ACH	Monthly Cleaning Service 08/23	\$ 800.00
Clean Sweep Supply Co., Inc.	100417	7468	Janitorial Supplies 07/23	\$ 484.59
Clean Sweep Supply Co., Inc.	100423	7112	Janitorial Supplies 06/23	\$ 477.40
Concord Station CDD			Debit Card Replenishment 08/04/23	\$ 1,762.83
DCSI, Inc.	100418	30996	Service Call 07/23	\$ 125.00
DCSI, Inc.	100419	30993	Service Call 06/23	\$ 1,244.00
DCSI, Inc.	100424	31043	Service Call 07/23	\$ 312.50
Donna Matthias-Gorman	100425	DG081023	Board of Supervisors Meeting 08/10/23	\$ 200.00
Duke Energy	ACH	9100 8845 0087 06/23 Autopay	0000 Trinity Cottage Drive Light 06/23	\$ 1,216.51
Duke Energy	ACH	9100 8845 0087 07/23 Autopay	0000 Trinity Cottage Drive Light 07/23	\$ 1,216.51
Duke Energy	ACH	9100 8847 9022 06/23 Autopay	10920 State Road 54 Lite 06/23	\$ 6,243.04

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2023 Through August 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Duke Energy	ACH	9100 8847 9022 07/23	10920 State Road 54 Lite 07/23	\$ 6,243.04
Duke Energy	ACH	Autopay Summary Bill 07/23	Summary Bill 07/23	\$ 5,778.34
Florida Department of Revenue	100420	Autopay 61-8017248652-6 07/23	Sales & Use Tax 07/23	\$ 153.08
Fred Berdeguez	100426	FB081023	Board of Supervisors Meeting 08/10/23	\$ 200.00
Greenview Landscaping, Inc.	100438	8CCHOU1/223	Monthly Maintenance for Clubhouse 08/23	\$ 605.00
Greenview Landscaping, Inc.	100439	8CC1/2MO23	Monthly Landscape Maintenance 08/23	\$ 10,450.00
Greenview Landscaping, Inc.	100440	8CCSTREE23	Extra Charges for Cut and Removal of Trees 08/23	\$ 750.00
Jessica LaBarbera	100427	JL081023	Board of Supervisors Meeting 08/10/23	\$ 200.00
Johnson Engineering, Inc.	100423	20236102-000-01	Engineer Services 08/23	\$ 1,785.00
Pasco County Sheriff's Office	100428	AR001934	Law Enforcement Services 08/23	\$ 9,834.58
Pasco County Utilities	ACH	18827538 Autopay	18636 Mentmore Blvd 07/23	\$ 500.23
Pasco County Utilities	ACH	18832522 Autopay	19322 Umlerland Place 07/23	\$ 136.46

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2023 Through August 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Pasco County Utilities	ACH	18834533 Autopay	3662 Buckinghamshire Dr 07/23	\$ 285.38
Randall W Griffin	100429	RG081023	Board of Supervisors Meeting 08/10/23	\$ 200.00
Rizzetta & Company, Inc.	100414	INV0000082234	District Management Fees 08/23	\$ 6,518.34
Rizzetta & Company, Inc.	100415	INV0000082333	Amenity Management & Oversight/Amenity Contract Payroll 08/23	\$ 10,647.36
Rizzetta & Company, Inc.	100421	INV0000082360	Out of Pocket Expenses 07/23	\$ 149.67
Rizzetta & Company, Inc.	100421	INV0000082966	Excess Meeting Time 08/23	\$ 87.50
Rizzetta & Company, Inc.	100422	INV0000082992	Amenity Contract Payroll 08/18/23	\$ 10,047.73
Solitude Lake Management, LLC	100430	PSI004291	Lake & Pond Management Services 08/23	\$ 6,247.00
Solitude Lake Management, LLC	100431	PSI-76820-B	Lake & Pond Management Services 05/23	\$ 6,247.00
Solitude Lake Management, LLC	100432	PSI002902	Wetland Management Services 08/23	\$ 513.00
Solitude Lake Management, LLC	100433	PSI002863	Wetland Management Services 08/23	\$ 2,595.00
Spectrum	ACH	220004201071423 07/23	Internet Service 07/23	\$ 175.76
Suncoast Pool Service, Inc.	100441	ACH 9526	Monthly Pool Maintenance 08/23	\$ 2,300.00

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2023 Through August 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Suncoast Rust Control, Inc.	100434	05869	Rust Control 07/23	\$ 1,135.00
Suncoast Rust Control, Inc.	100435	05967	Rust Control 08/23	\$ 1,135.00
Suncoast Rust Control, Inc.	100436	05771	Rust Control 06/23	\$ 1,135.00
Suncoast Rust Control, Inc.	100437	05673	Rust Control 05/23	\$ 1,135.00
The Pampering Plumber, Inc.	100424	i2734	Pool Shower Installation 08/23	\$ 1,782.09
Waste Management Inc. of Florida	ACH	0869306-1568-0 Autopay	Waste Disposal Services 08/23	\$ 81.87
Waste Management Inc. of Florida	ACH	0869309-1568-0 Autopay	Waste Disposal Services 09/23	<u>\$ 81.87</u>
Report Total				<u><u>\$ 103,474.06</u></u>



JUL 31 2023

Invoice date: **Jul 25, 2023** Service period: **Aug 13 - Sep 12, 2023**

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

 Your Bill at-a-glance

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

Total Due **\$56.38**

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

 Message from ADT

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.

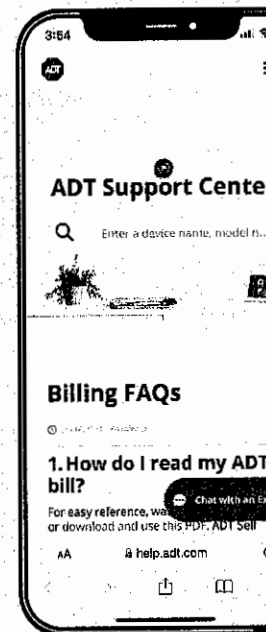
Get help fast - No need to call

ADT's Support Center has
your answers and more.

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



Need additional help?
Quickly connect to an
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 07252023 NNNNNNNY 01 003534 0010

CONCORD STATION CLUB HOUSE
3434 COLWELL AVE
5TE 200
TAMPA FL 33614-8390



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

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

Amount Enclosed

Please send payment to:

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



00312728592000000000000072423000000000000056385

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

Page 2/2

Is your billing information incorrect? You can change it on [MyADT.com](https://myadtdotcom.com).

Your Account Activity

Previous Balance		\$56.38
Payments and Adjustments		
Payment Received - Thank You!	Jul 21, 2023	-\$56.38
Current Charges		
RECURRING CHARGES		
Services		
Invoice Number 1006137343	Aug 13 - Sep 12, 2023	\$56.38
Total Non-taxable Charges		\$56.38
Total Due to be paid by Aug 14, 2023		\$56.38

* Taxable charges

Any balance left from previous billing periods

All payments and adjustments received from you during billing period

About your Services: Security Services

Have questions?
Chat with us at
[MyADT.com](https://myadtdotcom.com).

Pay your bill online at
[MyADT.com](https://myadtdotcom.com).



Protect yourself against FRAUD

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

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Concord Station CDD
Meeting Date: August 10, 2023

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Paid	
Fred Berdeguez	<input checked="" type="checkbox"/>	FB081023
Donna Matthias-Gorman	<input checked="" type="checkbox"/>	DG081023
Angel Rivera	<input checked="" type="checkbox"/>	AR081023
Jessica LaBarbera	<input checked="" type="checkbox"/>	JL081023
Randall Griffin	<input checked="" type="checkbox"/>	RG081023

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

08/14/23

Meeting Start Time:	6:34pm
Meeting End Time:	10:11pm
Total Meeting Time:	3hrs 37min

Time Over (3) Hours:	37min
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Total at \$175 per Hour:	\$175 \$0.00
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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: 



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

INVOICE

Total Due: \$800.00

Invoice Number: 32019018735

Invoice Date: 8/1/2023

Due Date: 8/31/2023

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		08/01/23 to 08/31/23	
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price
	Managed Janitorial Services		31019100825	1	800.00	800.00

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

Subtotal: 800.00
Sales Tax: 0.00

Total Due: 800.00

Clean Sweep Supply Co., INC.

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

**INVOICE**

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

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

INVOICE #	DATE	TERMS	DUE DATE
7468	07/24/2023	Net 30	08/23/2023

SHIP DATE
07/25/2023

SKU		DESCRIPTION	QTY	RATE	AMOUNT
153122	153122 FABULOSO ALL PURPOSE CLEANER LAVENDER SCENT 169oz 4/c	153122 FABULOSO ALL PURPOSE CLEANER LAVENDER SCENT 169oz 4/cs	2	16.15	32.30T
RAC80420CT	Refill Oil Scnt Wrm Apple RAC80420CT2/6PK/CTPK	Refill Oil Scnt Wrm Apple - RAC80420CT2/6P K/CTPK	3	47.50	142.50T
2432XHB-TP	24x32 Black/Gray Liner XHVY	24x32 Black/Gray Liner XHVY	2	56.95	113.90T
HT400011	HT400011 TOWEL MULTI-FOLD WHITE 16/250/CS	HT400011 TOWEL MULTI-FOLD WHITE 16/250/CS	2	30.50	61.00T
6145	BWK614 5 TOILET TISSUE 2 PLY 4 X 3 500SH 96RL/CS	BWK614 5 TOILET TISSUE 2 PLY 4 X 3 500SH 96RL/CS	2	52.55	105.10T
CPC14278CT	Cleaner Ajax Oxgblch 21Oz	CPC14278CT AJAX OX BLEACH	1	29.79	29.79T

SUBTOTAL 484.59

TAX 0.00

TOTAL 484.59

BALANCE DUE **\$484.59**

Clean Sweep Supply Co., INC.

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

**INVOICE**

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

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

INVOICE #	DATE	TERMS	DUE DATE
7112	06/07/2023	Net 30	07/07/2023

SHIP DATE
06/13/2023

SKU		DESCRIPTION	QTY	RATE	AMOUNT
RAC80420CT	Refill Oil Scent Wrm Apple - RAC80420CT2/6PK/CTPK	Refill Oil Scent Wrm Apple RAC80420CT2/6P K/CTPK *****	4	47.50	190.00T
HT400011	HT400011 TOWEL MULTI-FOLD WHITE 16/250/CS	HT400011 TOWEL MULTI-FOLD WHITE 16/250/CS	4	30.50	122.00T
UNGNN900	NIFTY NABBER 36"	NIFTY NABBER 36"	2	49.95	99.90T
NOVA519	NOVA519 55 GL LINER 38 X 58 BLACK 1.5 MIL 100/CS	NOVA519 55 GL LINER 38 X 58 BLACK 1 5 MIL 100/CS	2	32.75	65.50T

shipped via ups

SUBTOTAL	477.40
TAX	0.00
TOTAL	477.40
BALANCE DUE	\$477.40

08/11/23

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

August-23

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

				Parks & Rec	Parks & Rec	Parks & Rec
				Operations Main & Repair	Special Events	Office Supplies
				57200-4705	57400-4775	57200-5101
Date	Vendor Name	Description	Amount			
6/5/2023	Vudu	Movie Night	(29.99)		(29.99)	
7/10/2023	Amazon	Pool Party decorations/Inflatables	(62.97)		(62.97)	
7/12/2023	Amazon	Office Supplies	(35.98)			(35.98)
7/12/2023	Amazon	Clubhouse Maintenance Repair	(10.99)	(10.99)		
7/12/2023	Amazon	disposable table cloths for clubhouse activities	(17.99)	(17.99)		
7/14/2023	Amazon	Aquatic Rope -life rings, fitness center supplies, office supplies	(61.44)	(61.44)		
7/18/2023	Amazon	heavy Duty Basketball nets, aluminum fence screw assortment	(83.90)	(83.90)		
7/18/2023	Amazon	Pool Cue Replacements (2)	(28.95)	(28.95)		
7/18/2023	Amazon	Office Supplies	(10.35)			(10.35)
7/20/2023	Amazon	metal Zip Ties for playground, pool fence	(29.99)	(29.99)		
7/20/2023	Amazon	Luau Party Favors, leis Party Supplies	(66.97)		(66.97)	
7/27/2023	Ewing Supplies	Solenoids for splash pad feature valves (3)	(143.93)	(143.93)		
7/27/2023	Walmart	Event Supplies, coloring books, crafts for rain back-up	(187.36)		(187.36)	
7/28/2023	Walmart	Adult social food, supplies, event supplies	(246.70)		(246.70)	
7/28/2023	Lowe's	Ratchet tie downs for hurricane supplies, electrical supplies	(174.18)	(174.18)		
7/29/2023	Walmart	Event supplies, air pump, additional craft crayons	(102.67)		(102.67)	
7/29/2023	Pizza Hut	Pizza for end of summer Event	(400.70)		(400.70)	
7/29/2023	Little Ceasars	Pizza for end of summer Event	(41.94)		(41.94)	
7/29/2023	Publix	Ice for end of summer Event	(25.83)		(25.83)	
	TOTAL	001-10201	(1,762.83)	(551.37)	(1,165.13)	(46.33)

DM Approval:

Debby Wallace

Date:

8/3/2023



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
30996	07/31/2023	\$125.00	08/15/2023	Net 15	

P.O. NUMBER
10568

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
07/10/2023	Access/ Gate:Service Reason for call: Exit button at playground not working. Tech notes: 1. Pulled exit button and found the back of the switch had been knocked off - reinstalled the back & tested - OK.	1	125.00	125.00

Thank you for choosing DCSI, Inc as your "Security & Sound" company!

*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND
ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

**Returned Checks will receive \$25 NSF Fee.

***Late Fees are 1.5% per month

BALANCE DUE

\$125.00



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Tampa, FL 33614

SHIP TO

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18636 Mentmore Blvd.
Land O Lakes, FL 34638

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
30993	07/31/2023	\$1,244.00	08/15/2023	Net 15	

P.O. NUMBER
10565

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
06/29/2023	Access/ Gate:Service Reason for call: Replace reader board #2 and check system for proper operation. Tech notes: 1. Pulled board #2 and installed new board - tested OK. 2. Found womens restroom maglock to have broken bolt - pulled maglock & replaced bolt and reinstalled it - OK. 3. Found playground gate #1 not closing properly - adjusted to hinges and installed a kant slam closer. 4. Tested remaining doors & gates - all OK.	2	125.00	250.00
06/29/2023	Access/ Gate:Parts TB100 soft close gate closer	1	95.00	95.00
	Services API-AEC21-4WR 4 Wiegand reader board	1	899.00	899.00

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BALANCE DUE

\$1,244.00



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Invoice

BILL TO

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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
31043	08/10/2023	\$312.50	08/25/2023	Net 15	

P.O. NUMBER
10580

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
07/20/2023	Service:Reg. Reason for call: New internet needs to be set up to work with existing switches, routers, access points, cameras, and access control panel. Tech notes: 1. Networked and reconfigured all onsite equipment to work with the new LAN information and tested - OK.	2.50	125.00	312.50

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**Returned Checks will receive \$25 NSF Fee.

***Late Fees are 1.5% per month

BALANCE DUE

\$312.50

Service address

Bill date Jul 12, 2023

CONCORD STATION CDD

For service Jun 10 - Jul 11

0000 TRINITY COTTAGE DR

32 days

LITE CONCORD STATION 4A &

Account number **9100 8845 0087**

Billing Summary

Previous Amount Due	\$1,216.51
---------------------	------------

Payment Received Jul 03	-1,216.51
-------------------------	-----------

Current Lighting Charges	1,209.00
--------------------------	----------

Taxes	7.51
--------------	-------------

Total Amount Due Aug 02	\$1,216.51
--------------------------------	-------------------

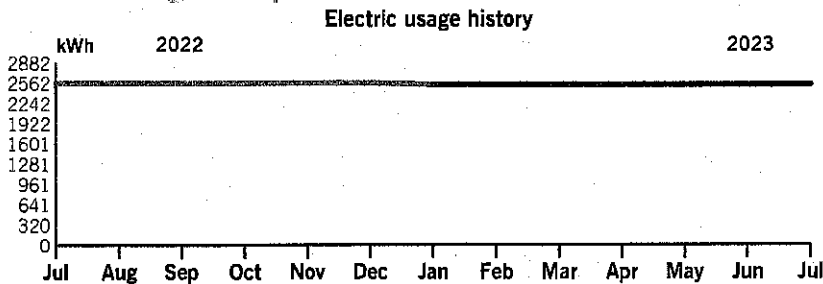


Thank you for your payment.

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

JUL 17 2023

Your usage snapshot



Average temperature in degrees

83° 83° 80° 73° 70° 63° 63° 68° 71° 76° 78° 82° 86°

	Current Month	Jul 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2,537	2,562	30,569	2,547
Avg. Daily (kWh)	79	78	84	
12-month usage based on most recent history				

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

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



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

Account number
9100 8845 0087

\$1,216.51
by Aug 2

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

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

018203 000001311



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



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

88910088450087000660000000000000000012165100001216518

b.def.duke.bills.20230711204804.92.afp-36405-000001311



We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1094
Charlotte, NC 28201-1094
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless
Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

General questions or concerns

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

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know**Your next meter reading on or after: 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 duke-energy.com/home/billing/special-assistance/medically-essential.

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Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



duke-energy.com
877.372.8477

Account number 9100 8845 0087

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

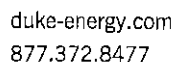
Billing Period - Jun 10 23 to Jul 11 23	
Customer Charge	\$1.65
Energy Charge	
2,537.000 kWh @ 4.784c	121.37
Fuel Charge	
2,537.000 kWh @ 5.270c	133.70
Asset Securitization Charge	
2,537.000 kWh @ 0.051c	1.29
Fixture Charge	
50 MICRO II 3K UG	3.69
HPS UG RDWAY 9500L	340.80
Maintenance Charge	
50 MICRO II 3K UG	1.39
HPS UG RDWAY 9500L	110.40
Pole Charge	
CONCRETE, 30/35	
61 Pole(s) @ \$8.110	494.71
Total Current Charges	\$1,209.00

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

Billing details - Taxes

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





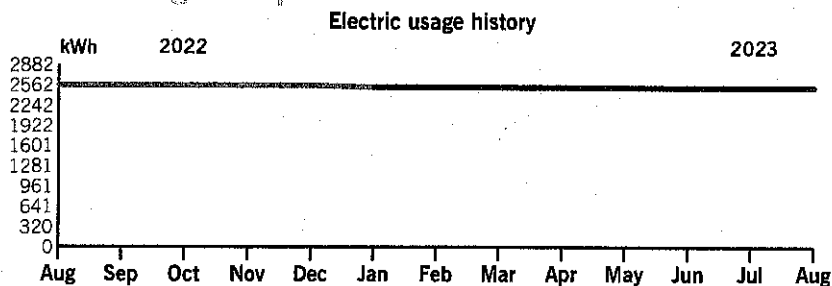
Bill date Aug 10, 2023
For service Jul 12 - Aug 9
29 days

Account number 9100 8845 0087

Billing summary

Previous Amount Due	\$1,216.51
<i>Payment Received Aug 02</i>	-1,216.51
Current Lighting Charges	1,209.00
Taxes	7.51
Total Amount Due Aug 31	\$1,216.51

Your usage snapshot



Average temperature in degrees

83° 80° 73° 70° 63° 63° 68° 71° 76° 78° 82° 85° 85°

	Current Month	Aug 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2,537	2,562	30,544	2,545
Avg. Daily (kWh)	87	88	84	
12-month usage based on most recent history				

\$

Thank you for your payment.

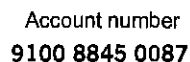
Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8%, Purchased Power 9.1%, Gas 78.7%, Oil 0.1%, Nuclear 0%, Solar 4.1% (For prior 12 months ending June 30, 2023).

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

b.def.duke.bills.20230809203143.66.af-38459-000001096

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

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



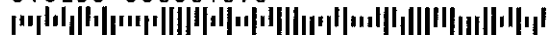
Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

\$1,216.51
by Aug 31

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

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

018230 000001096



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



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 104

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

8891008845008700066000000000000000012165100001216518

We're here for you

Report an emergency

Electric outage
duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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Automatically from your bank account
duke-energy.com/automatic-draft
Speedpay (fee applies)
duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy
P.O. Box 1094
Charlotte, NC 28201-1094
In person
duke-energy.com/location

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Business
duke-energy.com/manage-bus

General questions or concerns

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

Call before you dig

Call
800.432.4770 or 811

Check utility rates

Check rates and charges
duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know**Your next meter reading on or after: Sep 11**

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

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Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



duke-energy.com
877.372.8477

Account number 9100 8845 0087

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Jul 12 - Aug 09		
Description	Quantity	Usage
50 MICRO II 3K UG	1	17 kWh
HPS UG RDWAY 9500L	60	2,520 kWh
Total	61	2,537 kWh

Billing details - Lighting

Billing Period - Jul 12 23 to Aug 09 23	
Customer Charge	\$1.65
Energy Charge	
2,537.000 kWh @ 4.784c	121.37
Fuel Charge	
2,537.000 kWh @ 5.270c	133.70
Asset Securitization Charge	
2,537.000 kWh @ 0.051c	1.29
Fixture Charge	
50 MICRO II 3K UG	3.69
HPS UG RDWAY 9500L	340.80
Maintenance Charge	
50 MICRO II 3K UG	1.39
HPS UG RDWAY 9500L	110.40
Pole Charge	
CONCRETE, 30/35	
61 Pole(s) @ \$8.110	494.71
Total Current Charges	\$1,209.00

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

Billing details - Taxes

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

fb.def.duke.bills.20230809203143.08.afp-38481-000001086



We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

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Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

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

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Call	800.432.4770 or 811
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Your usage snapshot - Continued

Outdoor Lighting		
Billing period Jun 03 - Jul 03		
Description	Quantity	Usage
40W RDWAY LED UG GRY	1	14 kWh
50 MICRO II 3K UG	2	34 kWh
50W LED RW GRY MICRO III 3K OH	1	17 kWh
70W RDWAY LED UG GRY	1	24 kWh
Underground Roadway	3	153 kWh
SV RW 27500	52	5,408 kWh
HPS UG RDWAY 9500L	228	9,576 kWh
SV RW 9500	4	168 kWh
HPS UG RDWAY 16000L	24	1,560 kWh
Total	316	16,954 kWh

Billing details - Lighting

Billing Period - Jun 03 23 to Jul 03 23	
Customer Charge	\$1.65
Energy Charge	
16,954.000 kWh @ 4.784c	811.08
Fuel Charge	
16,954.000 kWh @ 5.270c	893.48
Asset Securitization Charge	
16,954.000 kWh @ 0.051c	8.65
Fixture Charge	
SV RW 9500	16.16
SV RW 27500	295.36
HPS UG RDWAY 9500L	1,295.04
HPS UG RDWAY 16000L	149.04
Underground Roadway	17.76
40W RDWAY LED UG GRY	3.62
70W RDWAY LED UG GRY	4.35
50 MICRO II 3K UG	7.38
50W LED RW GRY MICRO III 3K OH	3.69
Maintenance Charge	
SV RW 9500	7.36
SV RW 27500	96.20
HPS UG RDWAY 9500L	419.52
HPS UG RDWAY 16000L	44.40
Underground Roadway	4.17
40W RDWAY LED UG GRY	1.39
70W RDWAY LED UG GRY	1.39
50 MICRO II 3K UG	2.78
50W LED RW GRY MICRO III 3K OH	1.39

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

Billing details - Lighting continued

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

Billing details - Taxes

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



duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 4

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

Bill date Aug 7, 2023
For service Jul 4 - Aug 2
30 days

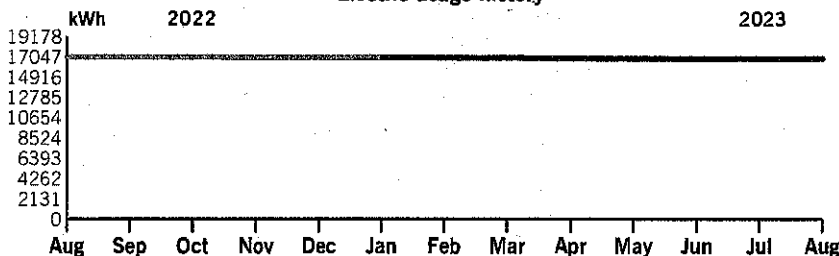
Account number 9100 8847 9022

Billing summary

Previous Amount Due	\$6,243.04
Payment Received Jul 28	-6,243.04
Current Lighting Charges	6,194.46
Taxes	48.58
Total Amount Due Aug 28	\$6,243.04

Your usage snapshot

Electric usage history



Average temperature in degrees

83° 80° 73° 70° 63° 63° 68° 71° 76° 78° 82° 85° 84°

	Current Month	Aug 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	16,954	17,047	203,920	16,993
Avg. Daily (kWh)	565	588	560	
12-month usage based on most recent history				



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8%, Purchased Power 9.1%, Gas 78.7%, Oil 0.1%, Nuclear 0%, Solar 4.1% (For prior 12 months ending June 30, 2023).

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

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

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



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

Account number
9100 8847 9022

\$6,243.04
by Aug 28

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

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

034141 000001109



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



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

88910088479022000660000000000000062430400006243045

We're here for you

Report an emergency

Electric outage
duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online
duke-energy.com/billing

Automatically from your bank account
duke-energy.com/automatic-draft

Speedpay (fee applies)
duke-energy.com/pay-now
800.700.8744

By mail payable to Duke Energy
P.O. Box 1094
Charlotte, NC 28201-1094

In person
duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing
duke-energy.com/paperless

Home
duke-energy.com/manage-home

Business
duke-energy.com/manage-bus

General questions or concerns

Online
duke-energy.com

Home: Mon - Fri (7 a.m. to 7 p.m.)
800.700.8744

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

For hearing impaired TDD/TTY
711

International
1.407.629.1010

Call before you dig

Call
800.432.4770 or 811

Check utility rates

Check rates and charges
duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know**Your next meter reading on or after: Sep 2**

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



Your usage snapshot - Continued

Outdoor Lighting

Billing period Jul 04 - Aug 02

Description	Quantity	Usage
40W RDWAY LED UG GRY	1	14 kWh
50 MICRO II 3K UG	2	34 kWh
50W LED RW GRY MICRO III 3K OH	1	17 kWh
70W RDWAY LED UG GRY	1	24 kWh
Underground Roadway	3	153 kWh
SV RW 27500	52	5,408 kWh
HPS UG RDWAY 9500L	228	9,576 kWh
SV RW 9500	4	168 kWh
HPS UG RDWAY 16000L	24	1,560 kWh
Total	316	16,954 kWh

Billing details - Lighting

Billing Period - Jul 04 23 to Aug 02 23

Customer Charge	\$1.65
Energy Charge	
16,954.000 kWh @ 4.784c	811.08
Fuel Charge	
16,954.000 kWh @ 5.270c	893.48
Asset Securitization Charge	
16,954.000 kWh @ 0.051c	8.65
Fixture Charge	
SV RW 9500	16.16
SV RW 27500	295.36
HPS UG RDWAY 9500L	1,295.04
HPS UG RDWAY 16000L	149.04
Underground Roadway	17.76
40W RDWAY LED UG GRY	3.62
70W RDWAY LED UG GRY	4.35
50 MICRO II 3K UG	7.38
50W LED RW GRY MICRO III 3K OH	3.69
Maintenance Charge	
SV RW 9500	7.36
SV RW 27500	96.20
HPS UG RDWAY 9500L	419.52
HPS UG RDWAY 16000L	44.40
Underground Roadway	4.17
40W RDWAY LED UG GRY	1.39
70W RDWAY LED UG GRY	1.39
50 MICRO II 3K UG	2.78
50W LED RW GRY MICRO III 3K OH	1.39

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





duke-energy.com
877.372.8477

Account number **9100 8847 9022**

Billing details - Lighting continued

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

Billing details - Taxes

Regulatory Assessment Fee	\$4.58
Gross Receipts Tax	44.00
Total Taxes	\$48.58

Concord Station						
Duke Energy						
07/02/23 to 08/01/23						
Account #	Bill Date	Amount	Due Date	Service Address	GL Code	Object Code
9100 8844 8413	8/3/2023	\$30.79	8/24/2023	3882 Sunlake Blvd. - Sign, Irrigation	53100	4301
9100 8844 8629	8/3/2023	\$30.79	8/24/2023	3444 Tuckerton Rd Sign - Entry	53100	4301
9100 8844 8851	8/3/2023	\$317.30	8/24/2023	18636 Mentmore Blvd- Splash	53100	4304
9100 8844 9084	8/3/2023	\$30.79	8/24/2023	3869 Sunlake Blvd. Sign	53100	4301
9100 8844 9266	8/3/2023	\$218.73	8/24/2023	18636 Mentmore Blvd - CH Maint Build	53100	4301
9100 8844 9448	8/3/2023	\$1,364.97	8/24/2023	18933 Mentmore Blvd - Sign Lights	53100	4307
9100 8844 9654	8/3/2023	\$30.79	8/24/2023	18661 State Road 54	53100	4301
9100 8844 9852	8/3/2023	\$76.41	8/24/2023	3936 Buckinghamshire Drive- Irrigation	53100	4301
9100 8845 0300	8/3/2023	\$30.79	8/24/2023	19135 Manassas Dr-Lighting	53100	4307
9100 8845 0532	8/3/2023	\$30.79	8/24/2023	18933 Chislehurst Dr - Irrigation	53100	4301
9100 8845 0780	8/3/2023	\$30.79	8/24/2023	3753 Tuckerton Dr- Irrigation	53100	4301
9100 8847 9220	8/3/2023	\$30.79	8/24/2023	18552 Mentmore Blvd - Entry Lights	53100	4301
9100 8847 9395	8/3/2023	\$30.79	8/24/2023	19109 Mentmore Blvd - Entry Wall Light	53100	4301
9100 8847 9600	8/3/2023	\$78.22	8/24/2023	18433 Mentmore Blvd- Irrigation	53100	4301
9100 8847 9824	8/3/2023	\$38.26	8/24/2023	19069 Lake Patience Rd - Light	53100	4301
9100 8848 0265	8/3/2023	\$30.79	8/24/2023	18108 Mentmore Blvd - Entry Lights	53100	4301
9100 8848 0463	8/3/2023	\$103.48	8/24/2023	3332 Sun Lake Blvd - Fountain	53100	4301
9100 8848 0661	8/3/2023	\$30.79	8/24/2023	18230 Snowdonia Drive -Entry Lights	53100	4301
9100 8848 0877	8/3/2023	\$3,211.49	8/24/2023	18636 Mentmore Blvd, Clubhouse/Pool	53100	4304
9100 8848 1125	8/3/2023	\$30.79	8/24/2023	3440 Buckinghamshire Blvd. - Entry Sign	53100	4301
Total		\$5,778.34				

53100	4301	\$853.79	Entry Lights & Irrigation
53100	4307	\$1,395.76	Street Lights
53100	4304	\$3,528.79	Utilities Recreational Facilities
Grand Total		\$5,778.34	



Sales and Use Tax Return

DR-15
R. 01/20

Rule 12A-1.097
Florida Administrative Code
Effective 01/20

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

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

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

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

FLORIDA SALES AND USE TAX RETURN

Reporting Period

July 2023

T

DR-15
R. 01/20

Certificate Number: 61-8017248652-6

Surtax Rate: .0100

Name
Address
City/St
ZIP

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

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

Location/Mailing Address Changes:

New Location Address:

Telephone Number: ()

New Mailing Address:

DOR USE ONLY

postmark or hand-delivery date

Amount Due From Line 9
On Reverse Side

000,153.08

☐ Check here if payment was made electronically.

Due: Aug. 1, 2023

Late After: Aug. 20, 2023

0600 0 20230228 0001003031 7 4000001724 8652 1

FLORIDA SALES AND USE TAX RETURN

Reporting Period

July 2023

T

DR-15
R. 01/20

Certificate Number: 61-8017248652-6

Surtax Rate: .0100

Name
Address
City/St
ZIP

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

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

Location/Mailing Address Changes:

New Location Address:

Telephone Number: ()

New Mailing Address:

DOR USE ONLY

postmark or hand-delivery date

Amount Due From Line 9
On Reverse Side

000,153.08

☐ Check here if payment was made electronically.

Due: Aug. 1, 2023

Late After: Aug. 20, 2023

0600 0 20230228 0001003031 7 4000001724 8652 1

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

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

	DOLLARS					CENTS		
1. Gross Sales (Do not include tax)					2	186	92	Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.
2. Exempt Sales (Include these in Gross Sales, Line 1)								
3. Taxable Sales/Purchases (Include Internet/Out-of-State Purchases)								Signature of Taxpayer
4. Total Tax Due (Include Discretionary Sales Surtax from Line B)					1	53	08	Date
5. Less Lawful Deductions								Telephone #
6. Less DOR Credit Memo								<i>Roxana Quiroz</i>
7. Net Tax Due					1	53	08	08/03/2023
8. Less Collection Allowance or Plus Penalty and Interest								(813)-994-1001
9. Amount Due With Return (Enter this amount on front)					1	53	08	Signature of Preparer
								Date
								Telephone #
								Discretionary Sales Surtax Information
								A. Taxable Sales and Purchases NOT Subject to DISCRETIONARY SALES SURTAX
								B. Total Discretionary Sales Surtax Due
								E-file / E-pay to Receive Collection Allowance

Please do not fold or staple.

	DOLLARS					CENTS		
1. Gross Sales (Do not include tax)					2	186	92	Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.
2. Exempt Sales (Include these in Gross Sales, Line 1)								
3. Taxable Sales/Purchases (Include Internet/Out-of-State Purchases)								Signature of Taxpayer
4. Total Tax Due (Include Discretionary Sales Surtax from Line B)					1	53	08	Date
5. Less Lawful Deductions								Telephone #
6. Less DOR Credit Memo								<i>Roxana Quiroz</i>
7. Net Tax Due					1	53	08	08/03/2023
8. Less Collection Allowance or Plus Penalty and Interest								(813)-994-1001
9. Amount Due With Return (Enter this amount on front)					1	53	08	Signature of Preparer
								Date
								Telephone #
								Discretionary Sales Surtax Information
								A. Taxable Sales and Purchases NOT Subject to DISCRETIONARY SALES SURTAX
								B. Total Discretionary Sales Surtax Due
								E-file / E-pay to Receive Collection Allowance

Please do not fold or staple.

Greenview Landscaping Inc.

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

Invoice

Date	Invoice #
7/10/2023	8CCHOU1/223

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
	AUGUST MONTHLY MAINTENANCE SERVICE FOR AUGUST MONTHLY MAINTENANCE ENDS OF 8/15/023. BILLING FOR 1/2 OF THE MONTH OF SERVICE	605.00 0.00	605.00
		Total	\$605.00

Greenview Landscaping Inc.

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

Invoice

Date	Invoice #
7/10/2023	8CC1/2MO23

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	AUGUST MONTHLY MAINTENANCE SERVICE FOR AUGUST MONTHLY MAINTENANCE END ON 8/15/2023 BILLING FOR 1/2 OF THE MONTH OF SERVICE	10,450.00 0.00	10,450.00 0.00
		Total	\$10,450.00

Greenview Landscaping Inc.

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

Invoice

Date	Invoice #
8/11/2023	8CCSTREE23

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	EXTRA CHARGES	0.00	0.00
	CUT AND REMOVED THE FIVE CRAPE MYRTLE AND MAGNOLIA TREES AT THE CORNER OF SUNLAKE AND HAMPSTEAD HEATH COURT DUE TO TRAFFIC ISSUES	750.00	750.00
THANK FOR YOUR BUSINESS. PAYMENT DUE AT TIME OF RECEIPT		Total	\$750.00

Johnson Engineering, Inc.

Remit To:

P.O. Box 2112

Fort Myers, FL 33902

Ph: 239.334.0046

Project Manager Philip Chang

Debby Bayne-Wallace
Concord Station CDD
c/o Rizzetta & Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614

Invoice

August 22, 2023

Project No: 20236102-000

Invoice No: 1

FEID #59-1173834

Project 20236102-000 Concord Station Community Development District, Professional Engineering Services

Professional Services through August 13, 2023

Phase 01.0 General Engineering

Professional Personnel

			Hours	Rate	Amount	
Professional 6						
Chang, Philip	8/7/2023		2.50	200.00	500.00	
	HOA/Fence/Easement application reviews; Sidewalk reviews; review tree removal inquiry;					
Chang, Philip	8/9/2023		1.50	200.00	300.00	
	Research Umberland Place/bridge grass area related to preservation/mowing and provide info to DM; Review additional info provided for 4071 Mt Brandon Drive fence app;					
Chang, Philip	8/10/2023		3.00	200.00	600.00	
	Review meeting book and attend monthly meeting;					
Chang, Philip	8/11/2023		1.75	200.00	350.00	
	Site visit to playground area to assess field / fence relocation; Research permit & plans related to required SWFWMD inspection Phase 4 Unit A&B;					
Administrative 1						
Goshorn, Jessica	8/10/2023		.25	70.00	17.50	
	DM project folder update					
Goshorn, Jessica	8/10/2023		.25	70.00	17.50	
	DM updating project folder					
	Totals		9.25		1,785.00	
	Total Labor					1,785.00
				Total this Phase		\$1,785.00
				Total this Invoice		\$1,785.00



Pasco Sheriff's Office

INVOICE

Customer Number: C00072
Invoice Number: AR001934
Invoice Date: 08/07/23
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
08/07/23	AUG.23 #11	9,834.58
Total Due		9,834.58

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Please make checks payable to:

Customer Number: C00072
Invoice Number: AR001934
Invoice Date: 08/07/23
Total Amount Due \$ 9,834.58



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

Total Payment \$ _____



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

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

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

1 0 1
32-52805

CONCORD STATION CDD

Service Address: **18636 MENTMORE BOULEVARD**

Bill Number: 18827538

Billing Date: 8/2/2023

Billing Period: 6/19/2023 to 7/18/2023

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13595176	6/19/2023	5829	7/18/2023	5870	29	41

Usage History

	Water
July 2023	41
June 2023	81
May 2023	56
April 2023	60
March 2023	46
February 2023	23
January 2023	25
December 2022	33
November 2022	43
October 2022	32
September 2022	27
August 2022	32

Transactions

Previous Bill	1,003.40
Payment 07/24/23	-1,003.40 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	38.63
Water Tier 1 25.0 Thousand Gals X \$2.04	51.00
Water Tier 2 16.0 Thousand Gals X \$3.24	51.84
Sewer	
Sewer Base Charge	93.08
Sewer Charges 41.0 Thousand Gals X \$6.48	265.68
Total Current Transactions	500.23
TOTAL BALANCE DUE	\$500.23

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 # 0315035
Customer # 01352379
Balance Forward 0.00
Current Transactions 500.23

Total Balance Due \$500.23
Due Date 8/21/2023

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

**The Total Due will be electronically
transferred on 08/21/2023.**

CONCORD STATION CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

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



PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
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

1 0 1
32-52805

CONCORD STATION CDD

Service Address: **19322 UMBERLAND PLACE**

Bill Number: 18832522

Billing Date: 8/2/2023

Billing Period: 6/19/2023 to 7/18/2023

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	15082370	6/19/2023	687	7/18/2023	709	29	22

Usage History		
Water	Irrigation	
July 2023	22	
June 2023	23	
May 2023	17	
April 2023	10	
March 2023	0	
February 2023	0	
January 2023	0	
December 2022	4	
November 2022	23	
October 2022	14	
September 2022	0	
August 2022	0	

Transactions		
Previous Bill		145.22
Payment 07/17/23		-145.22 CR
Balance Forward		0.00
Current Transactions		
Water		
Water Base Charge		10.29
Water Charges	10.0 Thousand Gals X \$3.24	32.40
Water Charges	5.0 Thousand Gals X \$6.49	32.45
Water Charges	7.0 Thousand Gals X \$8.76	61.32
Total Current Transactions		136.46
TOTAL BALANCE DUE		\$136.46

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



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0952410
Customer # 01352379
Balance Forward 0.00
Current Transactions 136.46

Total Balance Due \$136.46
Due Date 8/21/2023

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

**The Total Due will be electronically
transferred on 08/21/2023.**

CONCORD STATION CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

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



PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
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

1 0 1
32-52805

CONCORD STATION CDD

Service Address: **3662 BUCKINGHAMSHIRE DR**

Bill Number: 18834533

Billing Date: 8/2/2023

Billing Period: 6/19/2023 to 7/18/2023

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

Account #	Customer #
1180965	01436650
Please use the 15-digit number below when making a payment through your	
118096501436650	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	211072562	6/19/2023	21	7/18/2023	60	29	39

Usage History		
	Water	Irrigation
July 2023		39
June 2023		0
May 2023		0
April 2023		7
March 2023		0
February 2023		0
January 2023		0
December 2022		0
November 2022		0
October 2022		0
September 2022		0
August 2022		0

Transactions		
Previous Bill		10.29
Payment 07/24/23		-10.29 CR
Balance Forward		0.00
Current Transactions		
Water		
Water Base Charge		10.29
Water Charges	10.0 Thousand Gals X \$3.24	32.40
Water Charges	5.0 Thousand Gals X \$6.49	32.45
Water Charges	24.0 Thousand Gals X \$8.76	210.24
Total Current Transactions		285.38
TOTAL BALANCE DUE		\$285.38



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 285.38

Total Balance Due	\$285.38
Due Date	8/21/2023

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

**The Total Due will be electronically
transferred on 08/21/2023.**

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

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

Invoice

Date	Invoice #
8/1/2023	INV0000082234

Bill To:

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,906.67	\$1,906.67
Administrative Services	1.00	\$568.50	\$568.50
Email Accounts, Admin & Maintenance	5.00	\$15.00	\$75.00
Financial & Revenue Collections	1.00	\$468.67	\$468.67
Landscape Consulting Services	1.00	\$700.00	\$700.00
Management Services	1.00	\$2,699.50	\$2,699.50
Website Compliance & Management	1.00	\$100.00	\$100.00
Subtotal			\$6,518.34
Total			\$6,518.34

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

Invoice

Date	Invoice #
8/4/2023	INV0000082333

Bill To:

Concord Station CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

[illegible]

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

Invoice

Date	Invoice #
7/31/2023	INV0000082360

Bill To:

Concord Station CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Cell Phone	25.00	\$1.00	\$25.00
Cell Phone	50.00	\$1.00	\$50.00
Auto Mileage & Travel	13.10	\$1.00	\$13.10
Auto Mileage & Travel	61.57	\$1.00	\$61.57
Subtotal			\$149.67
Total			\$149.67

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

Invoice

Date	Invoice #
8/16/2023	INV0000082966

Bill To:

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

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

Description	Qty	Rate	Amount
Excess Meeting Time (over contract limit) 3hrs 37 min	0.50	\$175.00	\$87.50
Subtotal			\$87.50
Total			\$87.50

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

Invoice

Date	Invoice #
8/18/2023	INV0000082992

Bill To:

Concord Station CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

[illegible]



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: PSI004291
Invoice Date: 8/2/2023

Bill

To: Concord Station CDD
Rizzetta and Company
3434 Colwell
e
Tampa, FL 33614

Ship

To: Concord Station CDD
Rizzetta and Company
3434 Colwell
Suite 200
Tampa, FL 33614
United States

Ship Via

Ship Date 8/2/2023
Due Date 9/1/2023
Terms Net 30

Customer ID 5466
P.O. Number
P.O. Date 8/2/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance August Billing 8/1/2023 - 8/31/2023 Lake-All		1	1	6,247.00	6,247.00

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

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



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-76820
Invoice Date: 5/2/2023

Bill

To: Concord Station CDD
Rizzetta and Company
3434 Colwell
e
Tampa, FL 33614

Ship

To: Concord Station CDD
Rizzetta and Company
3434 Colwell
Suite 200
Tampa, FL 33614
United States

Ship Via
Ship Date 5/2/2023
Due Date 6/1/2023
Terms Net 30

Customer ID 5466
P.O. Number
P.O. Date 5/2/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance May Billing 5/1/2023 - 5/31/2023 Lake-All		1	1	6,247.00	6,247.00

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

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

05/02/23



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: PSI002902
Invoice Date: 8/1/2023

Bill

To: Concord Station CDD
Rizzetta and Company
3434 Colwell
e
Tampa, FL 33614

Ship

To: Concord Station CDD
Rizzetta and Company
3434 Colwell
Suite 200
Tampa, FL 33614
United States

Ship Via

Ship Date 8/1/2023
Due Date 8/31/2023
Terms Net 30

Customer ID 5466
P.O. Number
P.O. Date 8/1/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance August Billing 8/1/2023 - 8/31/2023 Wetland-ALL		1	1	513.00	513.00

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

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



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: PSI002863
Invoice Date: 8/1/2023

Bill

To: Concord Station CDD
Rizzetta and Company
3434 Colwell
e
Tampa, FL 33614

Ship

To: Concord Station CDD
Rizzetta and Company
3434 Colwell
Suite 200
Tampa, FL 33614
United States

Ship Via
Ship Date 8/1/2023
Due Date 8/31/2023
Terms Net 30

Customer ID 5466
P.O. Number
P.O. Date 8/1/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance August Billing 8/1/2023 - 8/31/2023 Mt-ALL (4xMonth)		1	1	2,595.00	2,595.00

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

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



CONCORD STATION CDD
DEBBY WALLACE
18636 MENTMORE BLVD
LAND O LAKES, FL 34638

Invoice Number: 220004201071423
Account Number: 220004201
Invoice Date: 07/14/23
Due Date: 08/13/23

Summary

Services from 07/14/2023 through 08/13/2023
details on following pages

Previous Statement Balance	\$0.00
Payments	\$0.00
Previous Statement Balance Subtotal	\$0.00
Adjustments	\$0.00
Prorated Charges	\$74.63
Recurring Charges	\$0.00
One Time Charges	\$100.00
Taxes, Fees & Surcharges	\$1.13
Current Charges Subtotal	\$175.76
BALANCE DUE	\$175.76

HOW TO CONTACT US

For Sales, Support, or Billing questions, please contact us at:
1-888-812-2591

PAYMENT OPTIONS

Checks:

Charter Communications
Box 223085
Pittsburgh PA 15251-2085

ACH/Wire Transfers:

Bank Name: Mellon Bank
ABA Number: 043000261
Account Name: Charter Communications
Account Number: 0001215564
Email remit information to:
DL-CASHMGMT-FL@CHARTER.COM

Credit Cards:

<http://enterprise.spectrum.com/billpay>

To set up an automatic recurring credit card payment:

Call 1-888-812-2591

Thank you for choosing Spectrum Enterprise. We value you as our client and appreciate your prompt payment.

Note: Payments made after 07/04/2023 may not be reflected in the Payments section of this statement. They will appear on the following month's statement.

Please detach and enclose this coupon with your payment.



1900 BLUE CREST LN
SAN ANTONIO, TX 78247

6810 0225 NO RP 14 07142023 NNNNNNNY 01 007378 0015

CONCORD STATION CDD
DEBBY WALLACE
18636 MENTMORE BLVD
LAND O LAKES, FL 34638-7978



0019900100122000420120000017576

ACCOUNT NUMBER 220004201

DUE DATE	08/13/23
PREVIOUS BALANCE SUBTOTAL	\$0.00
CURRENT CHARGES SUBTOTAL	\$175.76
BALANCE DUE	\$175.76

AMOUNT PAID

\$

CHARTER COMMUNICATIONS
BOX 223085
PITTSBURGH, PA 15251-2085



Invoice Number: 220004201071423
Account Number: 220004201
Invoice Date: 07/14/23
Due Date: 08/13/23

CONCORD STATION CDD



Contact Us at
1-888-812-2591

6810 0225 NO RP 14 07142023 NNNNNNNY 01 007378 0015

Billing Information

Late Fee: You may be assessed a late fee for any amounts which are not paid when due. The late fee shall be the lesser of one and one-half percent (1.5%) per month or the highest rate chargeable by law.

Taxes and Fees: Effective July 1, 2023 the Federal Universal Service Fund increased to 29.2%.



Invoice Number: 220004201071423
Account Number: 220004201
Invoice Date: 07/14/23
Due Date: 08/13/23



Contact Us at
1-888-812-2591

6810 0225 NO RP 14 07142023 NNNNNNNY 01 007378 0015

Account Number	End User ID Name/Address	Description	Circuit ID	Date Range	Prorated Charges	Recurring Charges	One Time Charges	Adjustments	Taxes, Fees & Surcharges	TOTAL
Service Location 1 of 2										
225512701	CONCORD STATION CDD 18636 MENTMORE BLVD LAND O LAKES, FL 34638	Internet Services								
		Fiber Internet 50Mbps	81.L1XX.012404..CHTR	07/10-07/13	\$42.00	\$0.00	\$0.00	\$0.00	\$0.00	\$42.00
		Fiber Internet 50Mbps	81.L1XX.012404..CHTR	07/14-08/13	\$0.00	\$315.00	\$0.00	\$0.00	\$0.00	\$315.00
		5 Static IP Addresses		07/10-07/13	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		5 Static IP Addresses		07/14-08/13	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Promotional Discount		07/14-08/13	\$0.00	\$-315.00	\$0.00	\$0.00	\$0.00	\$-315.00
		Promotional Discount		07/14-08/13	\$0.00	\$-85.00	\$0.00	\$0.00	\$0.00	\$-85.00
		Network Services								
		Managed Network Edge 50 Mbps		07/10-07/13	\$11.33	\$0.00	\$0.00	\$0.00	\$0.00	\$11.33
		Managed Network Edge 50 Mbps		07/14-08/13	\$0.00	\$85.00	\$0.00	\$0.00	\$0.00	\$85.00
		Taxes, Fees and Surcharges								
		State Communications Tax			\$0.00	\$0.00	\$0.00	\$0.00	\$0.58	\$0.58
		Local Communications Services Tax			\$0.00	\$0.00	\$0.00	\$0.00	\$0.28	\$0.28
		Gross Receipts Tax			\$0.00	\$0.00	\$0.00	\$0.00	\$0.27	\$0.27
		Subtotal			\$53.33	\$0.00	\$0.00	\$0.00	\$1.13	\$54.46
Service Location 2 of 2										
225604501	CONCORD STATION CDD 18636 MENTMORE BLVD APT HSD LAND O LAKES, FL 34638	Video Services								
		Broadcast TV Surcharge		07/14-08/13	\$0.00	\$21.00	\$0.00	\$0.00	\$0.00	\$21.00
		Broadcast TV Surcharge		07/11-07/13	\$2.10	\$0.00	\$0.00	\$0.00	\$0.00	\$2.10
		Deluxe		07/11-07/13	\$15.50	\$0.00	\$0.00	\$0.00	\$0.00	\$15.50
		Deluxe		07/14-08/13	\$0.00	\$-58.00	\$0.00	\$0.00	\$0.00	\$-58.00
		SBB Equipment 3 @ \$0.90		07/11-07/13	\$2.70	\$0.00	\$0.00	\$0.00	\$0.00	\$2.70
		SBB Equipment 3 @ \$9.00		07/14-08/13	\$0.00	\$27.00	\$0.00	\$0.00	\$0.00	\$27.00
		SBB Installation Fee		07/11	\$0.00	\$0.00	\$100.00	\$0.00	\$0.00	\$100.00
		Sports		07/11-07/13	\$1.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.00
		Sports		07/14-08/13	\$0.00	\$10.00	\$0.00	\$0.00	\$0.00	\$10.00
		Set Back Box								
		Subtotal			\$21.30	\$0.00	\$100.00	\$0.00	\$0.00	\$121.30
Subtotal					\$74.63	\$0.00	\$100.00	\$0.00	\$1.13	\$175.76
CURRENT CHARGES SUBTOTAL					\$74.63	\$0.00	\$100.00	\$0.00	\$1.13	\$175.76
PREVIOUS STATEMENT BALANCE										\$0.00
PAYMENTS										\$0.00
BALANCE DUE										\$175.76



Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
8/1/2023	9526

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

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

Quantity	Description	Rate	Amount
1	Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming. Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included.	1,950.00	1,950.00
1	Splash Pad Service	350.00	350.00

Thank you for your business.

Phone #
(727) 271-1395

Total	\$2,300.00
-------	------------

Suncoast Rust Control, Inc.

**8040 118th Avenue North
Largo, FL 33773**

INVOICE

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

Date	Invoice #
7/1/2023	05869
Terms	P.O. No.
Net 30	
Due Date	Sales Rep
7/31/2023	

Qty.	Item	Description	Rate	Amount
1	Commercial Service	Commercial: Monthly rust control service and solution for previous month.	1,135.00	1,135.00

Thank you for your business.

Total: \$1,135.00

Balance Due \$1,135.00

Phone #	Fax #	E-Mail	Web Site
833-4NO-RUST	727-541-4006	admin@suncoastrust.com	www.suncoastrust.com

Suncoast Rust Control, Inc.

**8040 118th Avenue North
Largo, FL 33773**

INVOICE

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

Date	Invoice #
8/1/2023	05967
Terms	P.O. No.
Net 30	
Due Date	Sales Rep
8/31/2023	

Qty.	Item	Description	Rate	Amount
1	Commercial Service	Commercial: Monthly rust control service and solution for previous month.	1,135.00	1,135.00
Thank you for your business.			Total: \$1,135.00	

Balance Due \$1,135.00

Phone #	Fax #	E-Mail	Web Site
833-4NO-RUST	727-541-4006	admin@suncoastrust.com	www.suncoastrust.com

Suncoast Rust Control, Inc.

**8040 118th Avenue North
Largo, FL 33773**

INVOICE

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

Date	Invoice #
6/1/2023	05771
Terms	P.O. No.
Net 30	
Due Date	Sales Rep
7/1/2023	

Qty.	Item	Description	Rate	Amount
1	Commercial Service	Commercial: Monthly rust control service and solution for previous month.	1,135.00	1,135.00
Thank you for your business.			Total: \$1,135.00	

Balance Due \$1,135.00

Phone #	Fax #	E-Mail	Web Site
833-4NO-RUST	727-541-4006	admin@suncoastrust.com	www.suncoastrust.com

Suncoast Rust Control, Inc.

**8040 118th Avenue North
Largo, FL 33773**

INVOICE

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

Date	Invoice #
5/1/2023	05673
Terms	P.O. No.
Net 30	
Due Date	Sales Rep
5/31/2023	

Qty.	Item	Description	Rate	Amount
1	Commercial Service	Commercial: Monthly rust control service and solution for previous month.	1,135.00	1,135.00
Thank you for your business.			Total: \$1,135.00	

Balance Due \$1,135.00

Phone #	Fax #	E-Mail	Web Site
833-4NO-RUST	727-541-4006	admin@suncoastrust.com	www.suncoastrust.com



THE PAMPERING PLUMBER
13128 STATE ROAD 54
ODESSA, FL 33556

Phone: (813) 926-0707
Fax: (813) 926-0609
INFO@PAMPERINGPLUMBER.COM
WWW.PAMPERINGPLUMBER.COM

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

Ship to
CONCORD STATION CLUBHOUSE
18636 MENTMORE BLVD
LAND O LAKES, FL 34638

Work Order Description
DEPOSIT INVOICE.

TOTAL \$7,128.35
25% DEPOSIT \$1782.09

Supply and install WSF model # Wods 2-0 beige Shower tower
to Specifications. Does not include concrete slab. Needed for
new shower tower.

Work Order #: 2980

Transaction Date: 8/24/2023

Terms: Due on receipt

Assigned Tech:

Invoice #: i2734

Item	Description	Quantity	Price	Amount
T99999	DEPOSIT Supply and install WSF model # Wods 2-0 beige Shower tower to Specifications. Does not include concrete slab. Needed for new shower tower.	1	\$1,782.09	\$1,782.09

Subtotal: \$1,782.09

Tax: \$0.00

Total: \$1,782.09

Payments: \$0.00

Balance Due: \$1,782.09



INVOICE

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

Customer Name:

CONCORD STATION COMMUNITY

DEVELOPMENT DISTRICT

Service Period:

08/01/23-08/31/23

Invoice Date:

07/25/2023

Invoice Number:

0869309-1568-0

How to Contact Us**Visit wm.com/MyWM**

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.

**Customer Service: (800) 255-7172****Your Payment is Due****Aug 24, 2023**

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

Your Total Due**\$81.87**

If payment is received after
08/24/2023: **\$ 86.87**

Previous Balance

181.87

+

Payments

(181.87)

+

Adjustments

0.00

+

Current Invoice Charges

81.87

=

Total Account Balance Due**81.87****DETAILS OF SERVICE****Details for Service Location:**

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

Customer ID: 17-45064-33006

Description	Date	Ticket	Quantity	Amount
4 Yard Dumpster 1X Week	08/01/23		1.00	81.87
Total Current Charges				81.87



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

Invoice Date	Invoice Number	Customer ID (Include with your payment)
07/25/2023	0869309-1568-0	17-45064-33006
Payment Terms	Total Due	Amount
Total Due by 08/24/2023	\$81.87	
If Received after 08/24/2023	\$86.87	

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

Your bank account will be drafted \$81.87.

1568000174506433006008693090000000818700000008187 2

10290C29

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

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



Printed on
recycled paper.

383-0284914-1568-4

GREENER WAYS TO PAY

Please choose one of these sustainable payment options:



AutoPay

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



Online

Use wm.com for quick and easy payments



By Phone

Pay 24/7 by calling
866-964-2729

HOW TO READ YOUR INVOICE

Previous Balance	Payments	Adjustments	Current Invoice Charges	Total Account Balance Due
\$123.45	(\$123.45)	0.00	\$123.45	\$123.45

- 1 Your **Total Due** is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.
- 2 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.
- 3 Service location details the total current charges of this invoice.

Prevent Truck & Facility Fires

Instead of placing these items in the garbage or recycling containers, visit your county or city website to find a household hazardous waste drop off location. You can also visit call2recycle.org to find a retailer who accepts batteries for proper recycling.

NO

- Propane tanks
- Lithium-ion batteries
- BBQ coals
- Other hazardous items

Hazardous household items that are improperly disposed of can cause **garbage truck and facility fires**. This includes lithium-ion batteries that can be found in many electronics and toys.

This summer, remember to:

- Allow coals to cool, after grilling
- Dispose of coals in a sealed metal container
- Take hazardous waste to your local hazardous waste drop location



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

<input type="checkbox"/> Check Here to Change Contact Info		<input type="checkbox"/> Check Here to Sign Up for Automatic Payment Enrollment	
List your new billing information below. For a change of service address, please contact 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		Email	
Address 2		Date	
City		Bank Account Holder Signature	
State			
Zip			
Email			
Date Valid			

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

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

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



INVOICE

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

Customer Name:

CONCORD STATION COMMUNITY

DEVELOPMENT DISTRICT

Service Period:

09/01/23-09/30/23

Invoice Date:

08/24/2023

Invoice Number:

0880806-1568-0

How to Contact Us**Visit wm.com/MyWM**

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.

**Customer Service: (800) 255-7172****Your Payment is Due****Sep 23, 2023**

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

Your Total Due**\$81.87**

If payment is received after
09/23/2023: **\$ 86.87**

Previous Balance

81.87

+

Payments

(81.87)

+

Adjustments

0.00

+

Current Invoice Charges

81.87

=

Total Account Balance Due**81.87****DETAILS OF SERVICE****Details for Service Location:**

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

Customer ID: 17-45064-33006

Description	Date	Ticket	Quantity	Amount
4 Yard Dumpster 1X Week	09/01/23		1.00	81.87
Total Current Charges				81.87



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

Invoice Date	Invoice Number	Customer ID (Include with your payment)
08/24/2023	0880806-1568-0	17-45064-33006
Payment Terms	Total Due	Amount
Total Due by 09/23/2023	\$81.87	
If Received after 09/23/2023	\$86.87	

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

Your bank account will be drafted \$81.87.

1568000174506433006008808060000000818700000008187 2

10290C37

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

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



Printed on
recycled paper.

GREENER WAYS TO PAY

Please choose one of these sustainable payment options:



AutoPay

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



Online

Use wm.com for quick and easy payments.



By Phone

Pay 24/7 by calling 866-964-2729

HOW TO READ YOUR INVOICE

How to Contact Us		Your Payment is Due		Your Total Due	
Visit wm.com or MyWM		10/25/2021		\$123.45	
				If payment is received after 10/25/2021 \$128.45	
Previous Balance	Payments	Adjustments	Current Invoice Charge	Total Account Balance Due	
\$123.45	(\$123.45)	0.00	\$123.45	= \$123.45	

CURRENTLY IN SERVICE & SERVICE
 CURRENTLY IN SERVICE & SERVICE
 CURRENTLY IN SERVICE & SERVICE

Description: 10/25/2021
 MN STATE SOLID WASTE TAX 9.75%
 COUNTY ENVIRONMENTAL CHARGE

- 1 Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.
- 2 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.
- 3 Service location details the total current charges of this invoice.

Prevent Truck & Facility Fires

Instead of placing these items in the garbage or recycling containers, visit your county or city website to find a household hazardous waste drop off location. You can also visit call2recycle.org to find a retailer who accepts batteries for proper recycling.

NO

- Propane tanks
- Lithium-ion batteries
- BBQ coals
- Other hazardous items

Hazardous household items that are improperly disposed of can cause **garbage truck and facility fires**. This includes lithium-ion batteries that can be found in many electronics and toys.

This summer, remember to:

- Allow coals to cool, after grilling
- Dispose of coals in a sealed metal container
- Take hazardous waste to your local hazardous waste drop location



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

<input type="checkbox"/> Check Here to Change Contact Info		<input type="checkbox"/> Check Here to Sign Up for Automatic Payment Enrollment	
List your new billing information below. For a change of service address, please contact 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		Email	
Address 2		Date	
City		Bank Account Holder Signature	
State			
Zip			
Email			
Date Valid			

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

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

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

Tab 9



Proposal #351213

Date: 09/18/2023

From: Juan Perez

Proposal For

Concord Station CDD

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

main:
mobile:
dbwallace@rizzetta.com

Location

18636 Mentmore Boulevard

Land O Lakes, FL 34638

Property Name: Concord Station CDD

Irrigation valve's Relocations

Terms: Net 30

This is a proposal to relocate 3 irrigation valves behind the kids playground by the club house. We have to move the valve around 12 feet to the back fence and this area is filled with roots and irrigation electrical wires and other water line sources. This will be not to exceed proposal

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Irrigation Labor	2.00	\$906.700	\$1,813.40
2" Pipe	3.00	\$28.513	\$85.54
2" Slip fix	2.00	\$56.315	\$112.63
Irrigation 2 conductor	1.00	\$89.140	\$89.14
Dirt	1.00	\$56.570	\$56.57
2" Couplings	16.00	\$4.857	\$77.71
Wire connectors DBR	4.00	\$19.828	\$79.31
Standard valve Box 10" round	3.00	\$47.487	\$142.46

Client Notes



Signature

x

SUBTOTAL \$2,456.76

SALES TAX \$0.00

TOTAL \$2,456.76

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

Print Name: _____

Title: _____

Date: _____

Assigned To

Juan Perez
Office:
jperez@yellowstonelandscape.com







Tab 10

CONCORD STATION CDD
18636 MENTMORE BLVD
LAND O LAKES, FLORIDA

NOTE: AERIAL NOT UP TO DATE – PLAYGROUND
STRUCTURES AND INTERNAL FENCING MAY NOT BE
REPRESENTATIVE OF CURRENT CONFIGURATION

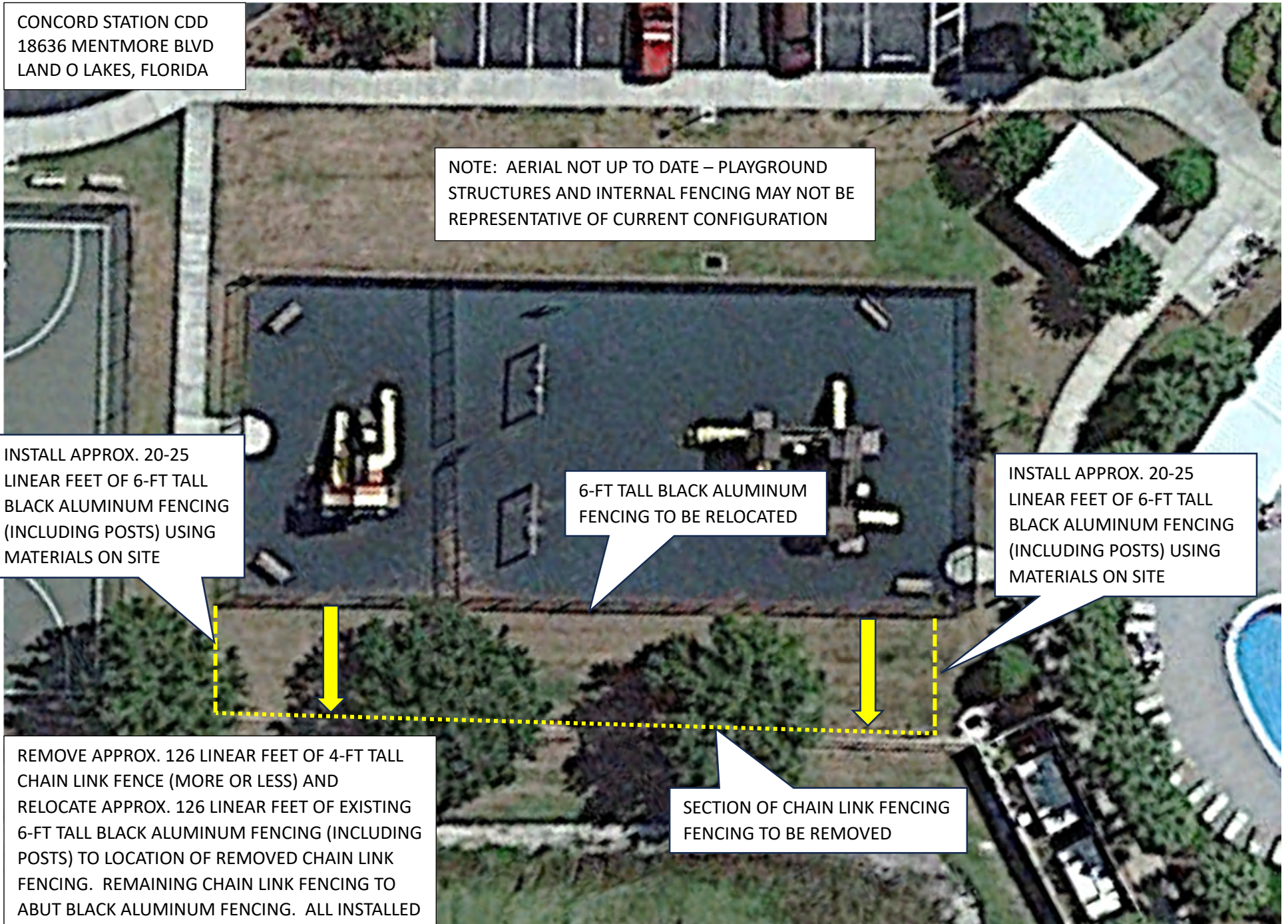
INSTALL APPROX. 20-25
LINEAR FEET OF 6-FT TALL
BLACK ALUMINUM FENCING
(INCLUDING POSTS) USING
MATERIALS ON SITE

6-FT TALL BLACK ALUMINUM
FENCING TO BE RELOCATED

INSTALL APPROX. 20-25
LINEAR FEET OF 6-FT TALL
BLACK ALUMINUM FENCING
(INCLUDING POSTS) USING
MATERIALS ON SITE

REMOVE APPROX. 126 LINEAR FEET OF 4-FT TALL
CHAIN LINK FENCE (MORE OR LESS) AND
RELOCATE APPROX. 126 LINEAR FEET OF EXISTING
6-FT TALL BLACK ALUMINUM FENCING (INCLUDING
POSTS) TO LOCATION OF REMOVED CHAIN LINK
FENCING. REMAINING CHAIN LINK FENCING TO
ABUT BLACK ALUMINUM FENCING. ALL INSTALLED
FENCE POSTS TO BE CONCRETED IN PLACE.

SECTION OF CHAIN LINK FENCING
TO BE REMOVED







Unleashed Fencing

P.O. Box 5699
Plant City, FL 33563 US
(813) 833-2259
unleashedfencing@gmail.com

Estimate

ADDRESS
18636 mentmore blvd

ESTIMATE 4576
DATE 08/18/2023
EXPIRATION DATE 08/18/2023

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
6 ft black aluminum	6 panels of existing aluminum on site use first. Needs posts. Remaining new aluminum	50	25.00	1,250.00
Tear out and haul away	Chainlink fence	126	2.00	252.00
Remove and reinstall	6 ft aluminum taken out and reinstalled where chainlink is located.	126	12.00	1,512.00
TOTAL				\$3,014.00

Accepted By

Accepted Date

From: [Fence Inlet LLC](#)
To: manager@concordstationclubhouse.com
Subject: You received a new estimate! (#02323)
Date: Friday, August 18, 2023 3:05:59 PM

Image



Fence Inlet LLC

New Estimate

\$3,972.97

Estimate

[View Estimate](#)

Estimate #02323 sent
August 18, 2023

Customer
Michael Speidel Concord Station Clubhouse
manager@concordstationclubhouse.com

Message

-Uninstalling and disposing of 126 linear feet of 4ft tall black chainlink. (\$630.00) (\$5.00 per ft)

-Adding 2 terminal posts to end chainlink where aluminum fence begins. (extra charge \$300) includes materials

-Uninstalling 126 linear feet of 6ft tall aluminum to re-use/install (\$630.00) (\$5.00 per ft)

-Using 9 panels +2 line posts on job site plus extra material from distributor to extend aluminum fence 21ft.

-Re-install 168 linear feet of 6ft tall aluminum plus adding 60 pounds of concrete per post.(1,925.00) (\$11.50 per ft)

-Tax exemption form does not cover any materials/sales tax-

-Deposit is due 3 weeks before install. Payable by check.-

-Total payment is due date of completion. Payable by check.-

Materials	\$787.97
<hr/>	
Removal and disposal	\$1,260.00
<hr/>	
Labor	\$1,925.00
<hr/>	
Subtotal	\$3,972.97
Total	\$3,972.97

Fence Inlet LLC

thefenceinletllc@gmail.com

813-645-4880

Please contact Fence Inlet LLC about its privacy practices.



Appointment
Date: 8/18/23 Time: 12:29pm



ESTIMATE FOR SERVICES

Customer Name: Concord Station Community.

Address: 18636 Mentmore Blvd
Land O Lakes FL

Phone: 813-909-4156

E-Mail: Michael Speidel
manager@concordstationclubhouse.com

Fence Style: 3 Rail Black Aluminum Fence

Color: Black.

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

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

Tear Down & Haul Off footage: 252'

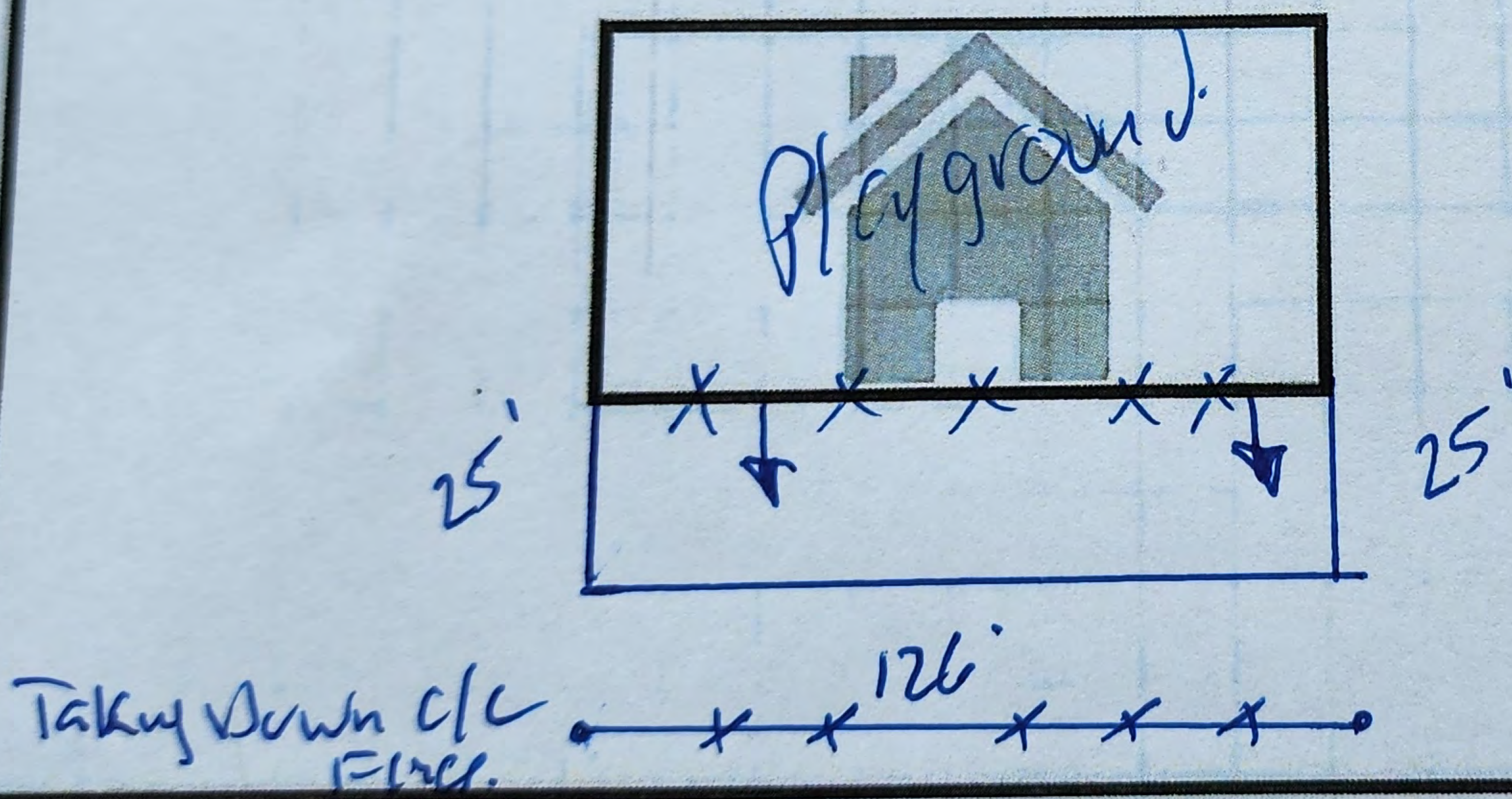
NOTES:

Installing Approx 176' of Ex
6' high Black Aluminum
Fence to be moved.

Tearing Down 126' 6 h
Black Aluminum Fence.

Tearing Down 126' of
Black c/c fence on
away.

New Concrete for Per



Total Footage: 176' Estimated By: Victor Date: 8/18/23

Total Cost: \$ 3,607.00

50% Deposit: \$ 1,803.50

Customer Signature: _____

10 % Cancellation Fee

Fence Company Near Me Inc

Concord Station Clubhouse Job

Michael Speidel

manager@concordstationclubhouse.com

813-909-4569

Reference: 20230823-105239347

Quote created: August 23, 2023

Quote expires: February 19, 2024

Quote created by: DJ Marcussen

dmarcussen@fencecompanynearme.com

+18046774936

Comments from DJ Marcussen

remove chain-link fence and haul away to the dump. Install aluminum fence along the back line with two sections securing the playground area.

Ideal Aluminum Panels warranty to the original purchaser of ornamental fence (the fence) and ornamental gates (the gate) that our fence and gates will be free from defects in material and workmanship. Ideal also warrants to the original purchaser that the products electrostatically applied powder finish will not crack, chip, or peel. This warranty does not extend to damage caused by use other than that which the product has been designed for: negligence, alteration, accident, improper installation, abuse, fading, chalking, misuse, vandalism or natural disasters

In adverse environments such as coastline and large cities, more frequent cleaning is recommended per below guidelines, to remove sodium and hydrocarbon deposits.

"The client assumes responsibility for any damage to items along the fence line. Fence Company Near Me will order a utility locator to mark electrical lines, cable TV lines, phone lines and gas lines. The utility locate company will not locate sprinkler, water lines, sewer lines or any lines that the property owner may have such as a gas line for a pool heater or electric line for a pool or water-well pump. In light of this, Contractor will not assume any responsibility for damages to any underground items that may be damaged during installation."

NOTICE: Please make sure all shrubs, bushes, trees, and vegetation are cut back or removed to allow 1 foot of space on both sides of the projected fence line prior to installation. This includes neighboring bushes or trees leaning on the fence line. This is to ensure the space allowance for installation, as well as stability for the fence with nothing hindering the installation or stability of the new fence.

<https://fencecompanynearme.com/residential-fencing/>

Terms and conditions: <https://fencecompanynearme.com/terms-and-conditions/>

Before we can start the job we will need to collect a 50% down payment. Once the job is completed we will collect the other 50% payment.

Salesman - DJ 727-612-9527

Products & Services

Item & Description	Quantity	Unit Price	Total
6' Tall Aluminum Fence. Black 3 rail aluminum powder coated fence with rake bottom. 6' tall. All post cemented. Color is black.	12	\$44.00	\$528.00
Tear Out And Removal Of Old Fence Removing all old fence and hauling away to the dump.	130	\$2.00	\$260.00
Aluminum post replacement with brackets Remove old post that are broken and replace with new post. Brackets will be needed to attach panels to the new post.	9	\$255.00	\$2,295.00
Remove and reinstall fence	130	\$22.00	\$2,860.00
One-time subtotal			\$5,943.00
Total			\$5,943.00

Purchase terms

Signature

Before you sign this quote, an email must be sent to you to verify your identity. Find your profile below to request a verification email.

Michael Speidel

manager@concordstationclubhouse.com

[sig/req|signer1]

Questions? Contact me



DJ Marcussen
dmarcussen@fencecompanynearme.com
+18046774936

Fence Company Near Me Inc
2729 State Rd 580
Clearwater, FL 33761
United States

Tab 11

Unleashed Fencing

P.O. Box 5699
Plant City, FL 33563 US
(813) 833-2259
unleashedfencing@gmail.com

Estimate

ADDRESS
Concord Station Community

ESTIMATE 4595
DATE 08/23/2023
EXPIRATION DATE 08/23/2023

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
White PVC 6 ft tongue and groove	Replace 2 melted panels of pvc	1	600.00	600.00
TOTAL				\$600.00

Accepted By

Accepted Date



Tab 12



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Concord Station Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance ("FIA"), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects nearly 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for "alleged" public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA's primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Concord Station Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: October 1, 2023 to October 1, 2024

Quote Number: 100123607

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$3,058,365
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$87,850

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

*Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$28,638

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate



PREMIUM SUMMARY

Concord Station Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: October 1, 2023 to October 1, 2024

Quote Number: 100123607

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$28,638
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,269
Public Officials and Employment Practices Liability	\$2,923
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$34,830

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



PARTICIPATION AGREEMENT

Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2023, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Concord Station Community Development District

(Name of Local Governmental Entity)
By: [Signature]
Signature

Jessica LaBarbera
Print Name

Witness By: Debby Wallace
Signature

Debby Wallace
Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2023

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

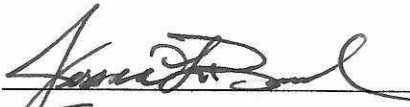
Concord Station Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

<input checked="" type="checkbox"/> Building and Content TIV	\$3,058,365	As per schedule attached
<input checked="" type="checkbox"/> Inland Marine	\$87,850	As per schedule attached
<input type="checkbox"/> Auto Physical Damage	Not Included	

Signature:  Date: 9/22/23

Name: Jessica LaBarbera

Title: Chairman



Property Schedule

Schedule Items Effective As of: 10/01/2023

Concord Station Community Development District

Policy No.: 100123607
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Contents Value		
	Roof Shape	Roof Pitch					
1	Entry sign/ monument		2007	10/01/2023	\$11,500		
	Mentmore Blvd. & Tuckerton Dr. Land O Lakes FL 34638		Joisted masonry	10/01/2024		\$11,500	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Contents Value		
	Roof Shape	Roof Pitch					
2	Awnings/Canopies		2007	10/01/2023	\$17,250		
	Mentmore Blvd. Land O Lakes FL 34638		Joisted masonry	10/01/2024		\$17,250	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Contents Value		
	Roof Shape	Roof Pitch					
3	Irrigation Incl Wells & Pumps		2007	10/01/2023	\$8,625		
	Mentmore Blvd. Land O Lakes FL 34638		Joisted masonry	10/01/2024		\$8,625	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Contents Value		
	Roof Shape	Roof Pitch					
4	Outdoor Signs		2007	10/01/2023	\$11,500		
	Manassas Dr. Land O Lakes FL 34638		Joisted masonry	10/01/2024		\$11,500	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Contents Value		
	Roof Shape	Roof Pitch					
5	Outdoor Signs		2007	10/01/2023	\$11,500		
	Mentmore Blvd. & Chiselhurst Dr. Land O Lakes FL 34638		Joisted masonry	10/01/2024		\$11,500	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Contents Value		
	Roof Shape	Roof Pitch					
6	Outdoor Signs		2007	10/01/2023	\$11,500		
	Dunstable Dr. & Mentmore Blvd. Land O Lakes FL 34638		Joisted masonry	10/01/2024		\$11,500	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Contents Value		
	Roof Shape	Roof Pitch					
7	Outdoor Signs		2007	10/01/2023	\$11,500		
	Mentmore Blvd. & Snowdonia Dr. Land O Lakes FL 34638		Joisted masonry	10/01/2024		\$11,500	

Sign:

Print Name:

Date:

9/27/23



Property Schedule

Schedule Items Effective As of: 10/01/2023

Concord Station Community Development District

Policy No.: 100123607

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
8	Outdoor Signs		2007	10/01/2023	\$11,500		
	Trinity Cottage Dr. & Mentmore Blvd. Land O Lakes FL 34638		Joisted masonry	10/01/2024		\$11,500	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
9	Outdoor Signs		2007	10/01/2023	\$11,500		
	Mentmore Blvd. & Buckinghamshire Land O Lakes FL 34638		Joisted masonry	10/01/2024		\$11,500	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
10	Monument Tower		2007	10/01/2023	\$75,000		
	Mentmore Blvd. & Sunlake Land O Lakes FL 34638		Non combustible	10/01/2024		\$75,000	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
11	2 entrance signs @15k		2008	10/01/2023	\$30,000		
	Mentmore Blvd. & Sunlake Land O Lakes FL 34638		Non combustible	10/01/2024		\$30,000	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
12	Clubhouse		2008	10/01/2023	\$1,179,900		
	18636 Mentmore Blvd. Land O Lakes FL 34638		Joisted masonry	10/01/2024	\$172,000	\$1,351,900	
	Cross hip			Slate			
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
13	Maintenance Building		2008	10/01/2023	\$69,000		
	18636 Mentmore Blvd. Land O Lakes FL 34638		Joisted masonry	10/01/2024		\$69,000	
	Pyramid hip			Slate			
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
14	Dumpster Enclosure		2008	10/01/2023	\$2,500		
	18636 Mentmore Blvd. Land O Lakes FL 34638		Masonry non combustible	10/01/2024		\$2,500	

Sign:

Print Name:

Date:

9/22/23



Property Schedule

Schedule Items Effective As of: 10/01/2023

Concord Station Community Development District

Policy No.: 100123607

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value	
			Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
22	Tennis Courts Fence		2008	10/01/2023	\$5,000			
	18636 Mentmore Blvd. Land O Lakes FL 34638		Non combustible	10/01/2024			\$5,000	
Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value	
			Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
23	Basketball Court Fence		2008	10/01/2023	\$5,000			
	18636 Mentmore Blvd. Land O Lakes FL 34638		Non combustible	10/01/2024			\$5,000	
Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value	
			Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
24	Pool Pumps Fenced Enclosure		2008	10/01/2023	\$15,000			
	18636 Mentmore Blvd. Land O Lakes FL 34638		Non combustible	10/01/2024			\$15,000	
Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value	
			Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
25	Splashpad		2008	10/01/2023	\$300,000			
	18636 Mentmore Blvd. Land O Lakes FL 34638		Below ground liquid storage tank / pool	10/01/2024			\$300,000	
Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value	
			Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
26	Benches in the Open		2008	10/01/2023	\$5,000			
	Various Land O Lakes FL 34638		Property in the Open	10/01/2024			\$5,000	
Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value	
			Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
27	Gaga Ball Court		2022	10/01/2023	\$4,650			
	Corner of Mentmore Blvd & Manassas Dr. Land O Lakes FL 34638		Property in the Open	10/01/2024			\$4,650	
Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value	
			Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
28	Gaga Ball Court		2022	10/01/2023	\$4,650			
	Shalott/Umberland Land O Lakes FL 34638		Property in the Open	10/01/2024			\$4,650	

Sign:

Print Name:

Date:

9/22/23



Property Schedule

Schedule Items Effective As of: 10/01/2023

Concord Station Community Development District

Policy No.: 100123607

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	
15			Pool	18636 Mentmore Blvd. Land O Lakes FL 34638	2008	10/01/2023
	Below ground liquid storage tank / pool	10/01/2024				
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	
16			Pool Fence	18636 Mentmore Blvd. Land O Lakes FL 34638	2008	10/01/2023
	Non combustible	10/01/2024				
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	
17			Pool Pavilion	18636 Mentmore Blvd. Land O Lakes FL 34638	2008	10/01/2023
	Frame	10/01/2024				
		Flat	Metal panel			
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	
18			Pool Furniture in the Open	18636 Mentmore Blvd. Land O Lakes FL 34638	2008	10/01/2023
	Property in the Open	10/01/2024				
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	
19			Fencing	18636 Mentmore Blvd. Land O Lakes FL 34638	2008	10/01/2023
	Non combustible	10/01/2024				
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	
20			Pavilion	18636 Mentmore Blvd. Land O Lakes FL 34638	2008	10/01/2023
	Joisted masonry	10/01/2024				
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	
21			Pavilion - Tennis Courts	18636 Mentmore Blvd. Land O Lakes FL 34638	2008	10/01/2023
	Joisted masonry	10/01/2024				

Sign:

Print Name:

Date:

9/22/23



Property Schedule

Schedule Items Effective As of: 10/01/2023

Concord Station Community Development District

Policy No.: 100123607

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Term Date	Contents Value	
	Roof Shape	Roof Pitch					
29	Fountain		2022	10/01/2023	\$10,740		\$10,740
	Shalott/Uمبرland		Non combustible	10/01/2024			
	Land O Lakes FL 34638						
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
30	Volleyball Court		2022	10/01/2023	\$34,500		\$34,500
	Trinity Cottage Dr.		Property in the Open	10/01/2024			
	Land O Lakes FL 34638						
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
31	Solar Pergola Structure		2022	10/01/2023	\$17,000		\$17,000
	Pond W33		Property in the Open	10/01/2024			
	Land O Lakes FL 34638						
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
32	Fountain		2022	10/01/2023	\$10,000		\$10,000
	Pond W18		Non combustible	10/01/2024			
	Land O Lakes FL 34638						
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
33	Fountain		2022	10/01/2023	\$5,600		\$5,600
	Pond W8		Non combustible	10/01/2024			
	Land O Lakes FL 34638						
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
34	Aquatic Fountain		2022	10/01/2023	\$15,000		\$15,000
	Along Sunlake		Non combustible	10/01/2024			
	Land O Lakes FL 34639						
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
35	Playground Equipment		2022	10/01/2023	\$300,000		\$300,000
	18636 Mentmore Blvd.		Non combustible	10/01/2024			
	Land O Lakes FL 34639						
Total:			Building Value	Contents Value		Insured Value	
			\$2,886,365	\$172,000		\$3,058,365	

Sign:

Print Name:

Date:

9/22/23

**Concord Station Community Development District**

Policy No.: 100123607

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department	Serial Number	Classification Code	Eff. Date	Value	Deductible
	Description			Term Date		
1	Kawasaki Mule		Mobile equipment	10/01/2023	\$16,000	\$1,000
				10/01/2024		
2	Utility Trailer	4YMBU1018KG055766	Mobile equipment	10/01/2023	\$1,600	\$1,000
				10/01/2024		
3	Pool Chair Lift		Other inland marine	10/01/2023	\$5,000	\$1,000
				10/01/2024		
4	Pool Chair Lift		Other inland marine	10/01/2023	\$5,000	\$1,000
				10/01/2024		
5	5 Pond Fountains		Other inland marine	10/01/2023	\$15,000	\$1,000
				10/01/2024		
6	6 Lightening Detection System		Electronic data processing equipment	10/01/2023	\$10,250	\$1,000
				10/01/2024		
7	Pond Fountain at F2		Other inland marine	10/01/2023	\$15,000	\$1,000
				10/01/2024		
8	2 Aeration Systems Pond W8 & W18		Other inland marine	10/01/2023	\$20,000	\$1,000
				10/01/2024		
				Total	\$87,850	

Sign:

Print Name:

Jessica LaBarbera

Date:

9/22/23

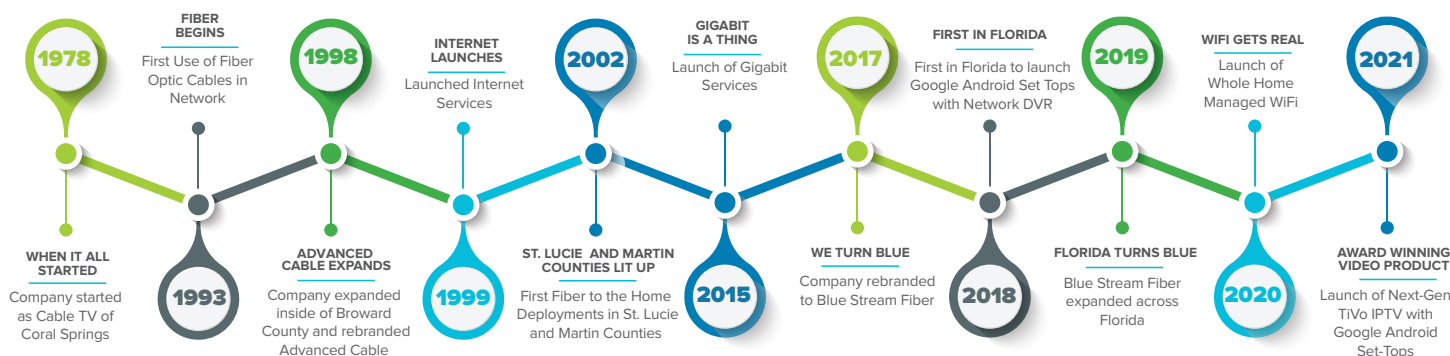
Tab 13

Peace of mind and worry free solutions



Blue Stream Fiber is a Florida based, fiber-optic provider, with over 40 years of experience bringing highly reliable TV, internet, and phone services to Florida. As a regional provider, we are able to offer a tailored customer experience with state-of-the-art technology, entertainment, and dedicated staff.

Blue Stream Fiber has been partnering with communities to provide fiber infrastructure since 2002. As a state-wide telecommunications company with over 385,000 customers in Florida, we cater specifically to HOA's and Developers to bring tailored fiber-to-the-home solutions to meet their community's needs.



Below are a few differentiators that make Blue Stream Fiber a preferred provider to the communities we serve:

World-Class Products

- Blue Stream Fiber builds private, dedicated fiber into each home on a 10 Gig capable network
- Total Home WiFi solution that ensures wall-to-wall coverage and an optimized mesh network throughout the home
- The only technology provider in Florida with a fully deployed entertainment and lifestyle platform powered by TiVo and fully integrated with Google Assistant

State-of-the-Art Network

- Our network is fully redundant, from our core network and data centers, all the way into your community. Data centers are based in Port St. Lucie, Tampa, Naples, Jacksonville, Orlando

Unmatched Customer Support

- All Blue Stream Fiber call centers, employees and service technicians are based in Florida
- Our customer care team has an average call answer time of 1 minute or less
- If there is a problem, we get a truck to a resident's door in 24 hours or less
- Communities receive a dedicated phone number to connect directly with our call center professionals
- Assigned Dedicate Account Manager to provide support to property management and residents
- With **4.0 stars on Google**, and over 3,500 reviews, we are the highest rated telecommunications company in Florida. We also have an A+ rating with the BBB.

It's your future community, we keep it connected

We're growing daily

Over 500 communities have chosen Blue Stream Fiber as their telecommunications provider. Throughout the state of Florida, we connect 150,000 homes and over 385,000 residents every single day.

TiVo video platform experts

When choosing a new TV provider, you want the one with the most experience, the best engineering team and PROVEN reliability. Blue Stream Fiber offers you that - with the most experience in TiVo, a full deployment not lacking features, and deployment not lacking features, and deployment not lacking features, and deployment not lacking features, and deployment not lacking features, and a team with over 15 years of in-depth experience with TiVo products and services.

- Blue Stream Fiber was the **first** to offer Android based IPTV and TiVo
- We offer a **full solution** including Firestick, Apple TV and TiVo+
- Our customers are the **largest consumer of IPTV in the US** with an average of 32M sessions per month

Extensive builder experience

We work with some of the biggest builders and developers in Florida, including Mattamy Homes, D.R. Horton, Pulte, Kolter Homes and many more. From townhouses and villas, to 5000 unit single family home communities and large apartment buildings in city centers, we can provide future-proof Fiber Internet and TV to any new project.

Award Winning Service



Tony Palumbo
VP of Land Acquisitions & Development
Mattamy Homes

I have worked with Blue Stream Fiber to provide Internet, TV, Phone and Alarm services to our flagship community of Tradition Florida. Blue Stream's support of our builders, residents and staff is unmatched. They are a true partner to Mattamy Homes with consistently on-time projects, flexibility to adjust to our needs and unmatched reliability and customer support. I wholeheartedly recommend them to any builder or developer in Florida.

Tailored solutions to meet all new construction needs

Blue Stream Fiber's enterprise style service level agreement

Commitments for Developers

- **Dedicated Team:** We provide a dedicated Project Manager & Construction Manager point of contact to Developers. Simplified & streamlined for the developer teams; ensuring smooth construction.
- **On-time Guarantee:** Construction Trailer & Model Homes: The construction trailer and model homes will have services available to be installed and ready with 120 days' notice. Our guarantee is backed by a per occurrence, per month penalty if we don't meet our obligation.
- **Resident Homes:** With 7 days' notice, Blue Stream Fiber will ensure that all residential homes have services active at move-in with our Hot Home Enhanced Resident on-boarding program.
- **Unmatched upfront financial contribution to developers:** 50% of agreed upon door fees paid within 60 days of contract signing.
- **Access to executive leadership 24 x 7 x 365:** Regional and local construction teams have escalation access to VP of Operations and CEO to ensure smooth & timely resolution of any concerns at the property.

Commitments for Residents

- **Dedicated Team:** We provide a devoted Account Manager to each community.
- **Same day / Next day In-home Support:** A guarantee for a same day / next day response time with in-home support from one of our team members.
- **Enhanced Resident onboarding:** Hot Homes with WiFi installed and active, ready for each residential move-in.
- **Customer Education:** Ongoing support is managed by an Account Manager who provides customized communication and additional training.

We put **commitments** into our agreements with penalties if we do not perform. That's how confident we are in our ability to **exceed your service needs.**



Benefits of Fiber-to-the-Home

Speed

Fiber-optic Internet is many times faster than even the highest-speed copper Internet connections (i.e., coaxial cable). During periods of high demand for Internet access, fiber ensures you can be productive and rely on your internet experience.

Signal Strength

With traditional broadband Internet, the signal degrades as the user moves away from the switch. The signal strength of fiber-optic Internet does not degrade as quickly over distance. Residences and organizations in relatively large spaces could benefit from better signal strength throughout.

Bandwidth

For a high need for data transmission, fiber-optic bandwidth availability is significantly higher, and speed does not decrease as high demands are put on the network. Video streaming, conferencing, file sharing, cloud applications, and more place high demands on bandwidth. Fiber upgrade is a significant benefit.

Security

Hackers and information thieves can gain access to residential business cable Internet with relative ease, due to cable tapping or other relatively simple methodologies. Fiber-optic Internet is one powerful way to increase your protection against cyber-crime.

Protection from Latency

This is a term used to describe delays that occur while processing data over an Internet connection. Fiber-optic Internet eliminates many of the latency issues users experience on cable Internet, particularly when downloading or uploading video or high-definition content.

Reliability

Due to fiber infrastructure being built underground, it is not susceptible to damage due to inclement weather conditions, which would otherwise damage or stall data transmission.





Fiber Infrastructure is boosting the value of homes on the market

The pandemic blurred the boundaries between work, school and home. In the past everyone got up, got dressed and 'went' to work or school. What once was a spare office or sparsely used den is now expected to be a fully functioning workspace. The role a home network plays has significantly changed and reliable broadband has become a must to support education, work and leisure needs.

Fiber optic internet service clearly helps enable this new normal; however, the U.S. has not been able to keep up with demand. This has made fiber infrastructure an incredibly desirable amenity for neighborhoods and homes throughout the country.

Real estate prices are often a telling reflection of what Americans want in their everyday lives. The fact that home prices are higher in areas that have good schools probably comes as no surprise.

What may be a surprise is that from a real-estate perspective, the cost of homes with fiber internet present are on average 3-5% higher than homes without fiber broadband services available. The median home in Florida is valued at over \$400,000 – this means that a home with fiber available will sell for \$12,000 - \$20,000 more than one without fiber. This is equivalent to adding a new patio, bathroom or a third of a swimming pool to the home!

That makes access to fiber internet quite valuable. A fiber internet company building infrastructure in your neighborhood could not only improve the experience for residents using these services, but also increase the overall property value, and help make it more desirable on the market.

Blue Stream Fiber works with board members and property managers to bring world-class fiber-to-the-home solutions to their community. Let us keep your community connected, entertained, and competitive!

Learn more about our fiber offerings,
bluestreamfiber.com/bulk
888-960-2855