



Rizzetta & Company

Concord Station Community Development District

**Board of Supervisors'
Meeting
January 11, 2024**

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

January 3, 2024

**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, January 11, 2024 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 Tab 2
 - E. Clubhouse Manager
 - i. Review Monthly Clubhouse Report Tab 3
 - F. District Manager Tab 4
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on December 14, 2023 Tab 5
 - B. Consideration of Operation and Maintenance Expenditures for November 2023..... Tab 6
- 5. BUSINESS ITEMS**
 - A. Consideration of MPLC License Renewal..... Tab 7
 - B. Discussion of Additional Signage for the Recreation Area
- 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 (The Retreat) Waterway Inspection Report

Reason for Inspection: Monthly required

Inspection Date: 2023-12-05

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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R1

Comments:

Site looks good

The water level is down but there is no algae or nuisance vegetation in the water column.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



R2

Comments:

Treatment in progress

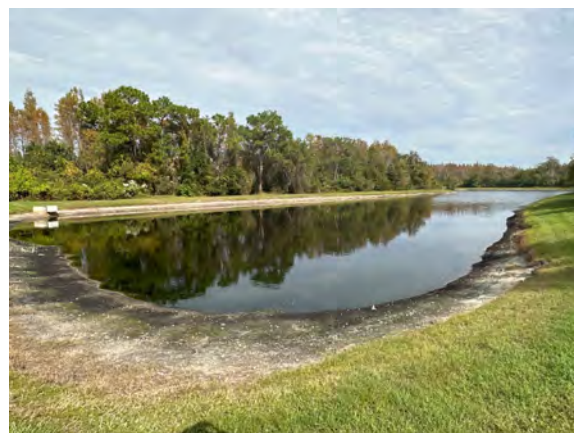
The site was recently treated for submersed Chara, a type of algae, allow up to 2 weeks for full results.

Action Required:

Routine maintenance next visit

Target:

Sub-surface algae



R3

Comments:

Site looks good

The structure is dry and free of any vegetation.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



R4

Comments:

Site looks good

There is no primrose or cattails present. The structure area is in good condition with no nuisance vegetation or algae.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



R5

Comments:

Site looks good

The site has a lot of exposed bank but no nuisance growth or algae.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



R6

Comments:

Requires attention

A fence has been installed in the easement and the path from site R9 is overgrown. We no longer have access to the site.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: R7

Comments:

Site looks good

The site is clear of any nuisance vegetation and/or debris.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: R8

Comments:

Site looks good

The site has lost a lot of water recently but has no seasonal growth or algae present.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: R9

Comments:

Treatment in progress

We have been dying out the pond to try to get rid of the turbid look. Adding a little every 2 weeks so it just doesn't turn blue. There is minimal nuisance vegetation.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: R10/11**Comments:**

Site looks good

Both site have exposed banks but remain in good condition with no noted nuisance vegetation and no algae.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Management Summary**

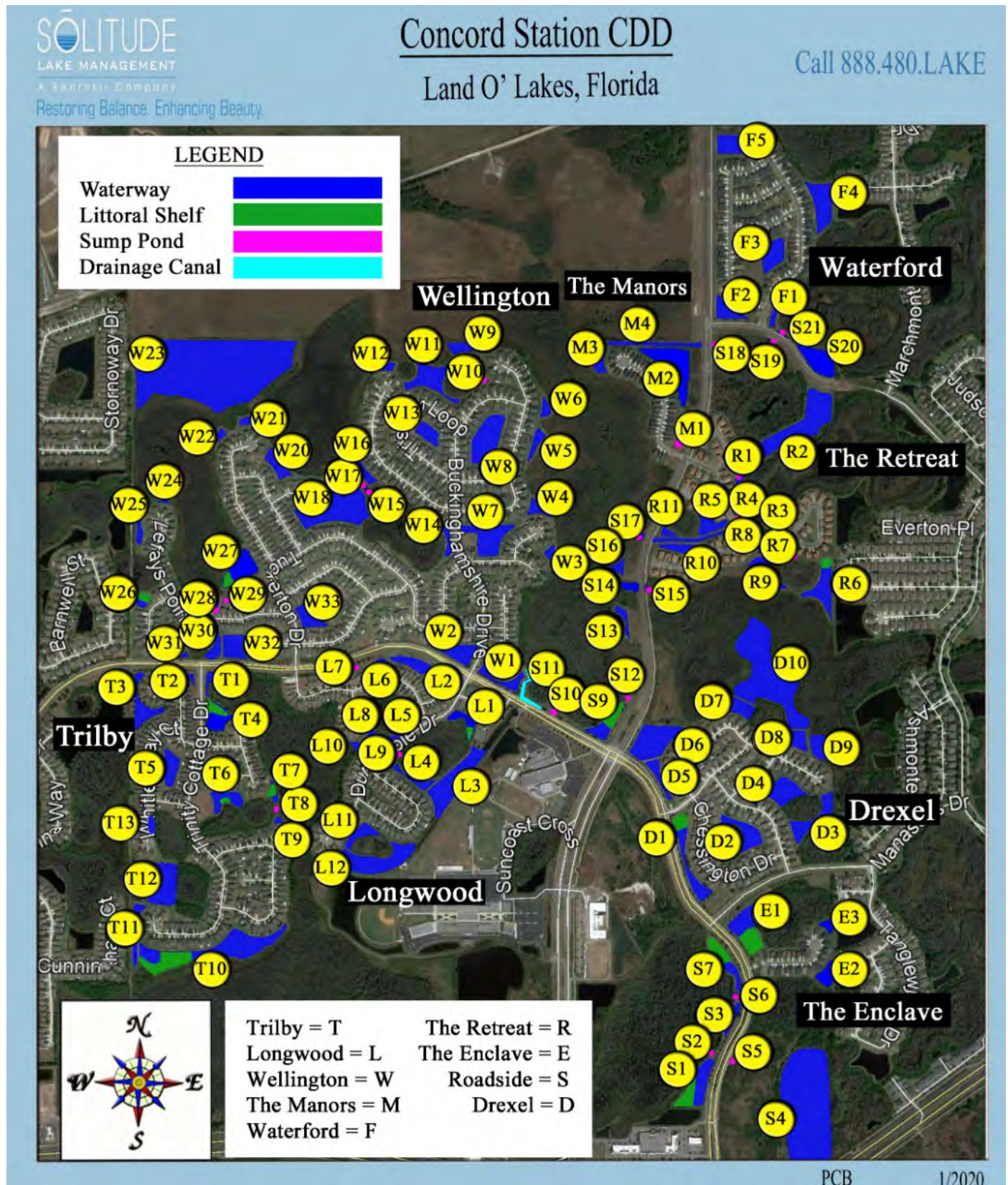
Most of the sites have some exposed bank from a lack of rain this year. Some are close to being dry. However, that being said, we are doing a good job of controlling any vegetation that might pop up on these banks as you can see in the photos. None of the sites had any grass issues to note.

No algae was noted in any sites of the retreat except for R2 which was already treated the week of the inspection. Most of it was subsurface and should clear up within 2 weeks.

A few months ago a fence was put up at the access to R6. We have tried to remedy this but have not really gotten a response so it is included in the report for record.

Thank You For Choosing SOLitude Lake Management!

Site	Comments	Target	Action Required
R1	Site looks good	Species non-specific	Routine maintenance next visit
R2	Treatment in progress	Sub-surface algae	Routine maintenance next visit
R3	Site looks good	Species non-specific	Routine maintenance next visit
R4	Site looks good	Species non-specific	Routine maintenance next visit
R5	Site looks good	Species non-specific	Routine maintenance next visit
R6	Requires attention	Species non-specific	Routine maintenance next visit
R7	Site looks good	Species non-specific	Routine maintenance next visit
R8	Site looks good	Species non-specific	Routine maintenance next visit
R10	Treatment in progress	Species non-specific	Routine maintenance next visit
R11	Site looks good	Species non-specific	Routine maintenance next visit



Tab 2

CONCORD STATION

Landscape Inspection Report



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



Rizzetta & Company
Professionals in Community Management

Summary

General Updates, Recent & Upcoming Maintenance Events, Important Notices

- ❖ Start the process of Moss Removal throughout the district up to 15 feet.
- ❖ Provide the district an update on the irrigation repairs throughout the district.

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

- 1. Treat the turf weeds throughout the saint Augustine at the Enclave entrance.**
- 2. Remove the vincas from the bed space at the enclave entrance and prepare these for another flower rotation.(Pic 2)**



- 3. Diagnose and treat the decline in the section if viburnum the is struggling along the white vinyl fence in the front of the enclave community. Have these been treated? What did you find? (Pic 3)**



4. Treat the ant mounds along Mentmore Blvd once eradicated rake down the mounds.
5. Treat the Turf weeds at the Drexel entrance on Manassas Drive also throughout Mannassas Drive.
6. **Is the irrigation working along the berm on Manassas Drive?**
7. **Note for the board with the cooler weather the turf areas are starting to go dormant specially areas with no protection.**



Concord Station CDD

8. Diagnose and treat the decline in the Oleander at the entrance to the Drexel on Mentmore Blvd. Make sure there are no caterpillars present.

9. Treat the Japanese Blueberry trees for the aphids at the Drexel entrance on Mentmore Blvd.(Pic 9)



10. Treat the ant mounds throughout the bed spaces on Sunlake Blvd in the center island. Once eradicated rake down the mounds.

11. Treat the ant mounds throughout the bed spaces on Sunlake Blvd along the Retreat fence line. Once eradicated rake down the mounds.

12. Check for an irrigation leak at the Lake Patience Road and Sunlake Blvd intersection?(Pic 12>)

13. Treat the turf weeds throughout the Saint Augustine on Lake Patience road and onto the Common area on Shrewberry place.

14. Treat the bed weeds in the Crape Myrtle beds in the front of the Manors entrance.

15. During the winter months let's get the crews to start working on Moss removal throughout the district. This is in Contract up to 15 feet.

16. Replace the Bahia turf around the solar panel that was sprayed out under warranty. This was not warranted for this area.(Pic 16)



17. During my inspection I noticed a leaning tree on Tuckerton Drive in the district common area behind address 18241 Atherstone Trail. Provide the district a cost to remove this tree. No replacement is suggested to this area.(Pic 17 Next Page)



18. Remove the dead Ligustrums on the north side of Mentmore blvd just passed Buckinghamshire Drive to the west.

19. Continue to work on the turf weeds on Mentmore blvd from Sunlake Blvd to Trilby in the North ROW.





Tab 3

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 December 2023

- Grout Rhino completed their work on 1-3-24.
- FitRev picked up the old gym equipment on 1-4-24.
- Blocks and scrap metal near dumpster area has been removed.
- SwimKids USA is able to start up swimming lessons again.
- Quotes obtained for adding a gate to the back of the playground fence.
 - Golden Eagle; FL State Fence (Will provide at the meeting.)
- ADA compliant ramps for new fence
- Quote obtained for new cleaning company
 - Inspection Ready Cleaning (Will provide at the meeting.)
- Wood projects are quoted at \$600.

Events

- Family Game Night & Adult Social
- Kid's Xmas Party

Items From Previous Meetings

- Quotes obtained to upgrade the security & access system in the clubhouse.
 - A Total Solution, DCSI, Southern Automated, ADT
- Examples/quotes obtained for a new marquee. Solar powered not available.
- Consider updating the signage in the parking lot. Adding a sign to each entrance that states "No overnight parking... not liable for damaged property" etc.



Rizzetta & Company



ESTIMATE

Golden Eagle Fencing
4318 S Manhattan Avenue
TAMPA, FL 33611
(813) 775-7102

Sales Representative
Stephen McMullan
(954) 494-5860
golden eaglefencing@gmail.com



Concord Station
Job #1669 - Concord Station - Aluminum Gate
18636 Mentmore Boulevard
Land O Lakes, FL 34638

Estimate # 2019
Date 1/2/2024

Item	Description	Qty	Price	Amount
Aluminum Gate	Material: Black Aluminum Gate Style: Closed Top Height: 6' 1 X 5' Wide Single Gate	1.00	\$1,150.00	\$1,150.00

- When signed by Customer, this Proposal shall be our contract to do the Work as an improvement to Customer's property.
- The quoted price is good for 15 days. Payment of 50% is due upon signing and the balance is due on the day the work is completed. Payment shall be made by cash, credit card or check. Checks returned for insufficient funds shall be subject to those additional fees charged by the financial institution(s). Payments made by credit or bank cards shall be subject to a convenience fee of 3.5%. Unpaid balances shall be assessed interest of 1.5% per month until paid in full.
- Prior to starting, Golden Eagle will call a utility locating service to locate underground utilities on which Golden Eagle shall be entitled to rely. The quoted price shall be subject to additional costs if subsurface conditions or utilities are encountered that were not disclosed or reasonably anticipated.
- Customer is solely responsible for locating the fence on the property and for identifying any easements on or adjacent thereto, or fencing restrictions imposed by the city or county. Prior to starting the work, Customer will obtain approval from Customer's homeowner's association, if applicable, and shall locate for Golden Eagle all underground sprinkler lines, domestic water lines, sewer lines, or other utility servicing the structure(s) on the property.
- Before Golden Eagle begins, Customer shall remove all vegetation, debris and hardscapes within 5 feet from the planned work area. If not removed, Golden Eagle reserves the right to charge for the vegetation, debris and/or hardscape removal.
- The quoted price does not include permit fees. Should they be required, they will be an additional cost.
- Golden Eagle shall complete its work in a workmanlike manner and consistent with standard industry practice, and its labor shall be warranted for a period of 1 year from the date of completion. Material warranties shall be as provided by the material supplier. ALL OTHER WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE ARE EXPRESSLY DISCLAIMED.

Sub Total \$1,150.00
Total \$1,150.00

SPECIAL INSTRUCTIONS

Holiday SALE

15% OFF

USE CODE **TREAT15**

*Exclusions may apply.

Home // Mobility // Wheelchair Ramps // Threshold Ramps

4" Harmar Rubber Modular Threshold Ramp



\$650.00

Starting at \$59/mo or 0% APR with affirm. See if you qualify

Select Maximum Rise

- ☐ 1"
 ☐ 1-1/2"
 ☐ 2"
 ☐ 2-1/2"
 ☐ 3"
 ☐ 3-1/2"
 ☒ 4"

ADD TO CART

ITEM #RAMPBKIT-4R

FREE SHIPPING

In Stock, Ready to Ship

Key Features:

- ⊙ Made of durable, maintenance-free, non-slip recycled rubber material
- ⊙ 850 lb. weight capacity.
- ⊙ Measures 53.1" L x 36" W (46" W overall) and accommodates rises up to 4" H

[See More...](#)



Search the store



Check Out Our **SALE** Items

Call Today For A Free Quote!
866-753-1921

Home / Products / Playground Surfacing / ADA Playground Ramp for 12 inch Borders

ADA Playground Ramp for 12 inch Borders

MODEL NUMBER: PGBTB-0250

Child Capacity: 0

Play Event: 0

Install Time: 0.25

Age: 2 to 12

\$587.00

Quantity:

▼ 1 ▲

Buy Now

Add to Quote





Click on image to zoom



ADA Accessible Full Ramp

Made in USA

ACTION PLAY SYSTEMS

SKU: APS-ADAFULLRAMP

EST. LEAD TIME: 10 DAYS

Wheelchair accessible ramp systems are the only true universal playground ramp systems available today.

Designed to mount independent of the playground borders; APS full and half ramps provide an ADA/Wheelchair accessible entrance to the playground while offering a clear point of entry and exit to the playground. Each ADA ramp system includes (2) each 4" and 6" filler ends as well as the necessary spikes for installation. Our APS-ADAFullRamp includes 2 halves.

Price: **\$850.00**

Shipping calculated at checkout

Quantity:

- 1 +

Add to Cart


Add to Quote

Home » Material Handling » Ramps & Ladders » Threshold Ramp

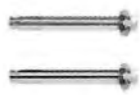
Featured items you may like


VEVOR Upgraded Rubber
Threshold Ramp, 3" Rise
\$57⁹⁹


VEVOR Rubber Curb Ramp
3.7" Rise Height Sidewalk
\$49⁹⁹


VEVOR Rubber Threshold
Ramp, 4" Rise Threshold
\$116⁹⁹


VEVOR Forklift Safety Cage
Work Platform 30X36in
\$189⁹⁹



\$102⁹⁹

Earn at least **\$2.06 (206 points)** back calculated at checkout. [Details](#)

[Free Shipping](#), [Details](#)

[Delivery Fri, Jan. 5 - Mon, Jan. 8](#) [Details](#)

[Delivery to United States](#)

Size: **4 inch H**

3 inch H

2 inch H

1.5 inch H

1 inch H

4 inch H

3.5 inch H

In Stock

Qty: **1**

Add to Cart

Buy Now



+5
More

12/23/23
Estimate Date

CDD 1
Estimate Number

Work Order

Prepared By

JJM Homes LLC
Company

Address

City, State, Zip
(917) 660-2050
Phone, Email

Prepared For

Concord Station CDD
Client

3434 Colwell Ave #200
Address

Tampa, FL 33614
City, State, Zip

(813) 909-4569
Phone, Email

Project / Service Summary

- dumpster and pagoda wood work
- remove rotted wood - install new wood (boards $\frac{1}{2}$ trim)
- labor - \$400
- materials - \$200

Notes / Terms and Conditions:

Estimated Cost \$600 \$
(Plus Applicable Taxes)

Kid's Xmas Party

EVENT SIGN IN

DATE: 12/9/23



Name	Street Name	# of Guests
1. WING DOMSKI	TRINITY COTTAGE DR	3
2. Melissa Contreras	Holland House loop	5
3. Josh Patiño	Milton Keynes Ct	4
4. Heather Aquilino	3841 tuckerton Dr	4
5. Ilona Rakoch	19082 Umlerland PL	4
6. Kim Yotas	3567 Brocknell	2
Erica Cretzinger	18130 Glastonbury Ln	2
8. Jeff Ennis	18858 Hampstead Heath Ct	4
9. Dijana Mehmedovic	18807 Hampstead Heath Ct.	4
10. Ashley Schmid	18334 Aylesbury Lane	3
11. Phil Norton	3663 Morgans Castle Ct	3
12. Jim Slattery	4180 Shrubbury Pl	3
13. Julie Cortes	3736 Gerrards Cross Ct	3
14. Onyx Zuri	18353 Scunthorpe lane	1
15. Sean Romer	18138 Glastonbury Ln.	3
16. Amy Murray	18341 Rosendale	2
17. Lisa Zarzen	3200 Here Bay Ct	4
18. Brooke Valentin	18824 Hampstead Heath Ct	4
19. Michael Cosentino	3868 Buckinghamshire Dr.	5
20. Talita Bolomey	Hampstead Heath Ct	3
21. Matt Stanford	3401 Chessington Dr.	3
22. Tyler Attridge	18126 Glastonbury Lane	4
23. Diamanto Tripos	18808 Hampstead Heath	2
24. Shannon Rodriguez	2942 Trinity cottage	2
25. Stephanie McKillop	18487 Whitebeck Ct	5

CONCORD STATION
CLUBHOUSE

84

Name	Street Name	# of Guests
1. Nadine Sager	18736 Milton Keynes Ct	4
2. Felipe Rainer	3111 Whitley Bay Ct	7.
3. Jessica Bianchi	3753 Morgans castle ct	5
4. Kate Lee	3223 Whitley Bay Ct	3
5. Annemarie Fraga	18635 Stromburg Dr.	3
6. Philip Werten	3885 Tuckerton Dr	4
7. Evelyn Boffas	3731 Morgans Castle Ct	3
8. Erin Adib	18516 Whyteleaf Ct	6
9. Jess Loban	19012 Tylerton Ct	4
10. Benita Ramsaran	18884 Hampstedd Hl. Ct.	3
11. LISHI DHANIR	3218 WHITLEY BAY CT	3
12. Marion Mitchell	3638 Morgans Castle Ct	3
13. Jason Owens	19164 Taviston Dr.	4
14. Michael Sabino	18713 Milton Keyens Ct	3
15. Suleidis Morandin	18524 MerseySide Loop	6
16. Seline	18736 Milton Keynes Ct	3
17. Ryan Portilla	3248 Whitley Bay Ct.	2
18. Danielle Henderson	38633 Haleshite Court	2.
19. Sarah Vinyard	3214 Whitley Bay Ct	2
20. Christina Reese	18244 Athertonstone Trail	4
21. Renee Crockett	3700 Seven Seas Ave	2
22. Jalitzu Madris	18208 Holland House Loop	3
23. Ivan Rogers	19091 VMBERLAND PL	4
24. Tamara Dismukes	18110 Leamington Ln.	4
25. Emily P. & Minh Stewart	18330 Snowdonia Dr.	3

EVENT SIGN IN

DATE: 12/9/23

Name	Street Name	# of Guests
1. Shashanka Kafay	18508 MILTON KEYNES CT	3 4
2. Scott Englert	4400 Mount Barden Dr	4
3. Bhargav Cannina	18393 Aylesbury Lane	3
4. BreAnne Kilmer	19105 Umbertland Pl	6
5. Tina Robinson	3789 Euckerton Drive	2
6. Jacob Chano no	18115 Learnington Ln	5
7. Pichette Family	3903 Buckinghamshire Dr.	2
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Game Night Sign In

Date: 12/1/23

Please include your name and street name.

1. Apple & Sandra Leford - Chessington Dr
2. Vicky Brown Chessington Dr
3. Jim & Teresa Alman - Tristram Loop
4. Gita & Lakshmi Milton/Keyne Ct
5. Robert & Kathy Rider Whitley Bay Ct.
6. Rachael and Donaldson Leamington Lane
7. Nayana & Ashok Vora Seven Seas Ave
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____



**CONCORD STATION
CLUBHOUSE**

Adult Social Sign In

Date:

12-9/23

Please include your name and street name.

+ 4 GUESTS

1. Nad & Maggie Farag 3452 Chessington Dr. (Family)
2. Evan Spaggi 330 Chessington Dr. + 4 guests (Family)
3. Robert + Kathy Rider Whitley Bay Ct.
4. Kyle & Andrea Ford Cheshington Dr.
5. Nayana + Ashok
6. Collette Curley - Waterford - 4136 Shrewsbury Pl
7. Jim Alman 3229 Tristram Loop
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CONCORD STATION
CLUBHOUSE

Tab 4



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** February 8, 2024, 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

January 11

2024

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FINANCIAL SUMMARY

11/30/2023

General Fund Cash &
Investment Balance:

\$670,506

Reserve Fund Cash &
Investment Balance:

\$626,310

Debt Service Fund
Investment Balance:

\$1,202,825

**Total Cash and Investment
Balances:**

\$2,499,641

**General Fund Expense
Variance: \$20,225**

**Under
Budget**

Tab 5

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
December 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, December 14, 2023, at 10:03 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
Angel Rivera	Board Supervisor, Assistant Secretary
Fred Berdeguez	Board Supervisor, Assistant Secretary
Donna Matthias-Gorman	Board Supervisor, Assistant Secretary

Also present were:

Darryl Adams	District Manager, Rizzetta & Co., Inc.
Vivek Babbar	District Counsel, Straley Robin Vericker
Kelsee Ratcliff	Clubhouse Manager
Jason Liggitt	Field Services Manager, Rizzetta & Co.
Deputy Brown	Pasco County Sheriff's Office
Nick Margo	Representative, Solitude
Josh Oliver	Representative, Yellowstone

Audience	Present
----------	----------------

FIRST ORDER OF BUSINESS

Call to Order

Mr. Adams called the meeting to order and performed the roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments

A resident addressed the Board about the RFP for District Services, Amenity Services and Field Services.

THIRD ORDER OF BUSINESS

Staff Reports

A. Deputy Brown

i. Discussion of Pasco County Sheriff's Contract

Deputy Brown went over incidents in the community. The Board requested that the District Manager, Vice Chairman and Deputy Brown set up a conference call to discuss the Board's expectations.

B. District Engineer

Not present. The Board tabled the Pond Maintenance repairs until further notice.

C. District Counsel

Mr. Babbar reviewed with the Board the RFP process.

On a Motion by Ms. LaBarbera, seconded by Ms. Matthias-Gorman, with four in favor, and Mr. Berdeguez opposed, the Board of Supervisors approved Breeze for District Management, Amenity and Field Services contracts, for the Concord Station Community Development District.

On a Motion by Ms. LaBarbera, seconded by Mr. Rivera, with all in favor, the Board of Supervisors approved the transfer of all Districts funds to Breeze and all bank accounts reconciled by February 1, 2024 or by the agreed upon termination date, for the Concord Station Community Development District.

D. Field Operations Manager

i. Aquatics Report

Mr. Margo reviewed the report with the Board. The Board requested that Mr. Margo provide the District Manager an email with a list of all easements that are blocked by a resident or plant material. The Board directed the District Manager to send a letter to the residents that are blocking the easements stating they have 5 business days to remove.

ii. Yearly Assessment Aquatics Report

Mr. Margo reviewed the report with the Board.

iii. Landscape Inspection Services Report

Mr. Oliver discussed the field inspection report outstanding items with the Board. Mr. Oliver will put these items that are from the previous subcontractor in an email to District Counsel.

iv. Yellowstone Landscape Report

Mr. Oliver will provide weekly updates to staff and the Board.

v. Landscape Proposals

On a Motion by Mr. Griffin, seconded by Ms. Matthias-Gorman, with all in favor, the Board of Supervisors approved the Yellowstone irrigation proposal in the amount of \$1,049.20, for the Concord Station Community Development District.

On a Motion by Mr. Berdeguez, seconded by Ms. LaBarbara, with all in favor, the Board of Supervisors approved the Yellowstone irrigation proposal in the amount of \$4,482.38, for the Concord Station Community Development District.

The Board tabled the mulch proposal. The Board also requested that Yellowstone provide a schedule of services.

E. Clubhouse Manager

i. Review of Monthly Clubhouse Report

Ms. Ratcliff presented her report to the Board.

On a Motion by Mr. Griffin, seconded by Ms. LaBarbera, with all in favor, the Board of Supervisors approved the sale of the surplus gym equipment for \$1,000.00, for the Concord Station Community Development District.

The Board authorized the YMCA to do a presentation for a swim class.

On a Motion by Mr. Berdeguez, seconded by Ms. Matthias-Gorman, with all in favor, the Board of Supervisors approved the Grout Rhino proposal in the amount of \$2,419.50, for the Concord Station Community Development District.

F. District Manager

Mr. Adams reminded the Board that the next regular meeting is scheduled for January 11, 2024, at 10:00 a.m.

FOURTH ORDER OF BUSINESS

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

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
December 14, 2023 - Minutes of Meeting
Page 4

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

FIFTH ORDER OF BUSINESS

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

On a Motion by Ms. Matthias-Gorman, seconded by Mr. Rivera, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for October 2023 (\$315,523.90), for the Concord Station Community Development District.

SIXTH ORDER OF BUSINESS

Discussion of Amenities Policy

This was tabled until March 2024.

SEVENTH ORDER OF BUSINESS

**Discussion of Additional Signage for
the Recreation Areas**

This was tabled to the next meeting.

EIGHTH ORDER OF BUSINESS

**Discussion of Award of District
Management, Amenity Management
and Field Services**

On a Motion by Ms. Matthis-Gorman, seconded by Mr. Griffin, with all in favor, the Board of Supervisors approved Resolution 2024-03; Designating a Registered Agent, for the Concord Station Community Development District.

On a Motion by Mr. Riveria, seconded by Ms. LaBarbara, with all in favor, the Board of Supervisors approved Resolution 2024-04; Designating new Employees of the new District Manager as Officers of the District, listing Larry Krause as Secretary and Patricia Thibault as Treasurer and Assistant Secretary, for the Concord Station Community Development District.

On a Motion by Mr. Berdeguez, seconded by Mr. Rivera, with all in favor, the Board of Supervisors approved Resolution 2024-05; Designating new Employees of the new District Manager as Authorized Officers for the District Accounts, for the Concord Station Community Development District.

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
December 14, 2023 - Minutes of Meeting
Page 5

NINTH ORDER OF BUSINESS

Audience Comments

A resident thanked the Board and Mr. Adams.

Will Butler thanked the Board for their services. The Board asked him to work with the new District Manager next year for Christmas Lights.

TENTH ORDER OF BUSINESS

Supervisor Requests

On a Motion by Ms. LaBarbera, seconded by Mr. Griffin, with all two in favor, and Mr. Berdeguez, Ms. Matthias-Gorman and Mr. Rivera opposed, the motion failed to change the time of the meetings to all night meetings, for the Concord Station Community Development District.

On a Motion by Mr. Riveria, seconded by Mr. Berdeguez, with all not in favor, the motion failed to change the time of the meetings to 8-day meetings and 4-night meetings, for the Concord Station Community Development District.

On a Motion by Ms. LaBarbera, seconded by Mr. Griffin, with all in favor, the Board of Supervisors approved E-Maids new contract for \$787.50 per month, for the Concord Station Community Development District.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Griffin, seconded by Mr. Riveria, the Board of Supervisors adjourned the meeting at 2:22 p.m., for the Concord Station Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 6

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 November 2023 For Board Approval

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

The total items being presented: **\$79,001.18**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
ADT Security Services, Inc.	100500	1024190533	Clubhouse Security Services 11/23	\$ 56.38
Angel L Rivera	100514	AR110923	Board of Supervisors Meeting 11/09/23	\$ 200.00
Arrow Exterminators	100512	54200225	Pest Control Service 11/23	\$ 51.00
City Wide Facility Solutions	ACH	32019020589 ACH	Monthly Cleaning Service 11/23	\$ 492.30
Clean Sweep Supply Co., Inc.	100499	8164	Janitorial Supplies 10/23	\$ 577.80
Concord Station CDD	DC 110723	DC 110723	Debit Card Replenishment 11/23	\$ 1,199.96
Duke Energy	ACH	9100 8845 0087 09/23 Autopay	0000 Trinity Cottage Drive Light 09/23	\$ 1,216.78
Duke Energy	ACH	9100 8847 9022 09/23 Autopay	10920 State Road 54 Lite 09/23	\$ 6,244.78
Duke Energy	ACH	9100 8847 9022 10/23 Autopay	10920 State Road 54 Lite 10/23	\$ 6,244.78
Duke Energy	ACH	Summary Bill 10/23	Summary Bill 10/23	\$ 5,853.99
Florida Department of Commerce	100506	88777	Special District Fee FY2023-2024	\$ 175.00
Florida Department of Revenue	100505	61-8017248652-6 10/23	Sales & Use Tax 10/23	\$ 77.51

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Fred Berdeguez	100515	FB110923	Board of Supervisors Meeting 11/09/23	\$ 200.00
Jessica LaBarbera	100516	JL110923	Board of Supervisors Meeting 11/09/23	\$ 200.00
Johnson Engineering, Inc.	100509	20236102-000-4	Engineer Services 11/23	\$ 350.00
Let's Plan A Party	100517	120923 Let's Plan	Entertainment for Christmas Party 12/23	\$ 2,150.00
Pasco County Sheriff's Office	100510	AR002004	Law Enforcement Services 10/23	\$ 11,066.84
Pasco County Tax Collector	100513	21-26-18-0010-24500-0000 - 2023	Ad Valorem Taxes & Non-Ad Valorem Assessments 2023	\$ 1,851.36
Pasco County Tax Collector	100511	23130996	21-26-18-0010-24500-0000 Solid Waste Ass 2023	\$ 958.41
Pasco County Utilities	ACH	19303436 Autopay	18636 Mentmore Blvd 10/23	\$ 644.95
Pasco County Utilities	ACH	19305050 Autopay	19322 Umlerland Place 10/23	\$ 63.11
Pasco County Utilities	ACH	19306033 Autopay	3662 Buckinghamshire Dr 10/23	\$ 10.44
Randall W Griffin	100518	RG110923	Board of Supervisors Meeting 11/09/23	\$ 200.00
Rizzetta & Company, Inc.	100498	INV0000084888	Amenity Contract payroll 10/23	\$ 9,585.16
Rizzetta & Company, Inc.	100497	INV0000084943	District Management Fees 11/23	\$ 6,715.58
Rizzetta & Company, Inc.	100504	INV0000085037	Out of Pocket Expenses 10/23	\$ 131.99
Rizzetta & Company, Inc.	100503	INV0000085064	Amenity Management & Oversight/Amenity Contract Payroll 11/23	\$ 11,195.39

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Straley Robin Vericker	100508	23808	Legal Services 10/23	\$ 3,268.50
Straley Robin Vericker	100507	23809	Legal Services Easement Encroachment 10/23	\$ 274.50
Suncoast Pool Service, Inc.	100519	9786	Monthly Pool Maintenance 11/23	\$ 2,300.00
Suncoast Rust Control, Inc.	100521	6069	Rust Control 09/23	\$ 1,135.00
Suncoast Rust Control, Inc.	100520	6176	Rust Control 10/23	\$ 1,135.00
Times Publishing Company	100522	0000312415 11/15/23	Legal Advertising Acct #121715 11/23	\$ 92.80
Unleashed Fencing	100501	4595	Fence Panel Repairs 08/23	\$ 600.00
Waste Management Inc. of Florida	ACH	0893972-1568-5 Autopay	Waste Disposal Services 11/23	\$ 81.87
Yellowstone Landscape	100502	TM 598468	Conservation Cutback 10/23	<u>\$ 2,400.00</u>
Report Total				<u>\$ 79,001.18</u>

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

Page 1/2

RECEIVED

OCT 30 2023



Invoice date: **Oct 25, 2023** Service period: **Nov 13 - Dec 12, 2023**

Your total due is: **\$56.38** Due by: **Nov 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

Want to receive ADT billing text updates for your account? **Text BILL1 to 91572 to join and stay in the know.**

Message frequency may vary. Msg & Data rates may apply.

DID YOU KNOW?

MyADT.com gives you instant access to your account 24/7, so you can get things done - without needing to talk to an ADT agent.

Set up your free MyADT account to access these 5 benefits:



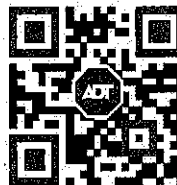
ACCOUNT

1. Edit your profile and update your emergency contacts.
2. Test your alarm system monthly to check its signals.
3. Download your monitoring certificate for homeowner's insurance. Check your carrier for eligibility.
4. View your contract and other account documents.



SHOP

5. Order a new battery, yard sign, decal, adhesive kit and more.



Scan this QR code to register at i.adt.com/myadereg



Brilliantly Safe™



ADT
452 Sable Blvd Unit G
Aurora, CO 80011

6230 0020 NO RP 25 10252023 NNNNNNNY 01 003536 0010

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



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

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

Amount Enclosed \$ _____

Please send payment to:

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



003127285920000000000000102423000000000000056389

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).

Your Account Activity

Previous Balance		\$56.38
Payments and Adjustments		
Payment Received - Thank You!	Oct 19, 2023	-\$56.38
Current Charges		
RECURRING CHARGES		
Services		
Invoice Number 1024190533	Nov 13 - Dec 12, 2023	\$56.38
Total Non-taxable Charges		\$56.38

Total Due to be paid by Nov 14, 2023 **\$56.38**

* Taxable charges

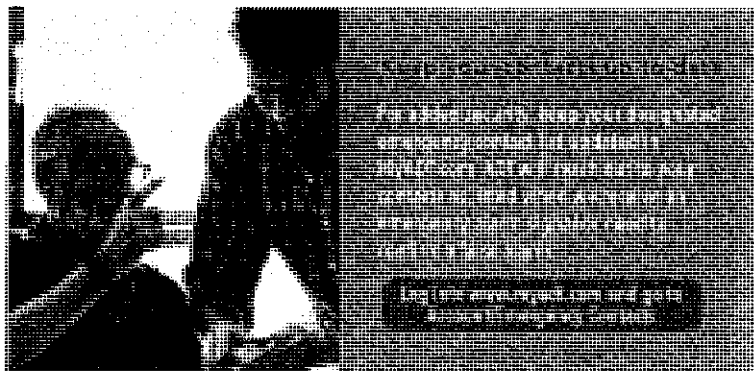
Any balance left from previous billing periods

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).

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



Prepare for storm season

It's never too early to be ready for weather events.
Start your safety plan with a quick checklist.

- Build an emergency supply kit and know where to shelter or evacuate.
- Remove damaged trees, limbs and other debris from your property.
- Secure gutters, windows and doors.
- Lost power? Low-battery alerts usually clear on their own 24-48 hrs. after power is restored.

Need ADT system help after a storm or power outage?

Scan the QR code to the right, or go to i.adt.com/storm



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

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Concord Station CDD
Meeting Date: November 9, 2023

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Paid
Fred Berdequez	Yes
Donna Matthias-Gorman	
Angel Rivera	Yes
Jessica LaBarbera	Yes
Randall Griffin	Yes

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	
Meeting End Time:	
Total Meeting Time:	

Time Over _____ (3) Hours:	
------------------------------	--

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

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: Darryl Adams

WORKWAVE 600-762-0301 © Copyright 2018 WORKWAVE All Rights Reserved



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

INVOICE

Total Due: \$492.30

Invoice Number: 32019020589
Invoice Date: 11/1/2023
Due Date: 12/1/2023

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

Bill

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

Ship

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

PO #	Customer ID	FSM	Payment Terms		Service Dates	
	01019101554	Karma Jeremie	Net 30 days		11/01/23 to 11/30/23	
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price
	Managed Janitorial Services		31019100825	1	800.00	800.00

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

Subtotal: 800.00
Sales Tax: 0.00
Credit Memo: -307.70
Total Due: \$492.30

RECEIVED
11-21-2023



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

CREDIT MEMO

Invoice Number: 62019002586
Invoice Date: 11/9/2023
Due Date: 11/9/2023

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

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			
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price

Invoice No. 32019020589:

Inv. No. 32019020589 - Shpt. No.

PSI040689:

CREDIT: JS. 32019020589, 11.1.23-

LOST ACCOUNT 11.17.23

31019100825

1

-307.70

-307.70

Subtotal: -307.70

Sales Tax: 0.00

Total USD: -307.70

RECEIVED
11-21-2023

Clean Sweep Supply Co., INC.

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

**INVOICE**

BILL TO
CONCORD STATION*CON100
3434 Colwell Ave, Suite 200
Tampa, FL 33614

SHIP TO
CONCORD STATION*CON100
18636 MENTMORE BLVD
LAND O'LAKES, FL 34638

INVOICE #
8164

DATE
10/06/2023

TERMS
Net 30

DUE DATE
11/05/2023

SHIP DATE
10/10/2023

SKU		DESCRIPTION	QTY	RATE	AMOUNT
HT400011	HT400011 TOWEL MULTI-FOLD WHITE 16/250/CS	HT400011 TOWEL MULTI-FOLD WHITE 16/250/CS	3	30.50	91.50T
248	248 RESOLUTE TOILET TISSUE 2 PLY 4 X 3.1 400RL/96RL/CS	248 RESOLUTE TOILET TISSUE 2 PLY 4 X 3.1 400RL/96RL/CS	1	39.95	39.95T
37301	Wipes Plus Disinfecting Surface Wipe 800 ct Refill (GYM WIPES) 4/CASE	Wipes Plus Disinfecting Surface Wipe 800 ct Refill	2	129.95	259.90T
RAC80420CT	Refill Oil Scnt Wrm Apple - RAC80420CT2/6PK/CTPK	Refill Oil Scnt Wrm Apple - RAC80420CT2/6PK/CTPK	3	47.50	142.50T
77182	Lysol Disinfecting Wipes 80 Count, Lemon & Lime Blossom 6/80/CS	Lysol Disinfecting Wipes 80 Count, Lemon & Lime Blossom 6/80/CS	1	43.95	43.95T

SUBTOTAL 577.80

TAX 0.00

TOTAL 577.80

BALANCE DUE **\$577.80**

RECEIVED
10/11/23

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

November-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	Playground Equipment & Maintenance
				57200-4705	57400-4775	57200-4638
Date	Vendor Name	Description	Amount			
10/10/2023	VistaPrint	Vinyl banners for event	(105.99)		(105.99)	
10/18/2025	Circle K	Gas	(36.34)	(36.34)		
10/25/2023	Lowe's	Paint for monuments, brushes, rollers and pvc drain repair near	(187.72)	(187.72)		
10/30/2023	Amazon	Membership - Refund requested	(14.99)	(14.99)		
11/1/2023	Lowe's	Concrete and wood for playground bench installation + delivery	(405.24)			(405.24)
11/1/2023	Lowe's	Rakes, Batteries (clubhouse), pvc cement+activator	(74.62)	(74.62)		
11/3/2023	Amazon	Amazon Prime monthly refund, (supposed to be annual)	14.99	14.99		
11/3/2023	Amazon	Amazon Prime Annual Membership	(139.00)	(139.00)		
11/3/2023	Costco	Game night food and drinks	(155.34)		(155.34)	
11/5/2023	Walmart	Craft Supplies for November Craft day at the Clubhouse	(95.71)		(95.71)	
	TOTAL	001-10201	(1,199.96)	(437.68)	(357.04)	(405.24)

DM Approval: Darryl Adams

Date: 11/7/23



**DUKE
ENERGY.**

duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

CONCORD STATION CDD
0000 TRINITY COTTAGE DR
LITE CONCORD STATION 4A &

Bill date Oct 11, 2023

For service Sep 12 - Oct 10
29 days

Account number **9100 8845 0087**



OCT 16 2023

Thank you for your payment.

Your payment is scheduled to be made by monthly automatic draft on Nov. 1, 2023.

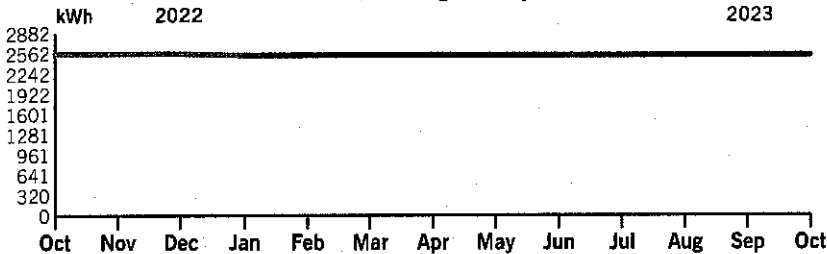
To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Billing summary

Previous Amount Due	\$1,216.78
Payment Received Oct 03	-1,216.78
Current Lighting Charges	1,209.26
Taxes	7.52
Total Amount Due Nov 01	\$1,216.78

Your usage snapshot

Electric usage history



Average temperature in degrees

73° 70° 63° 63° 68° 71° 76° 78° 82° 85° 86° 83° 80°

	Current Month	Oct 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2,537	2,562	30,494	2,541
Avg. Daily (kWh)	87	88	84	
12-month usage based on most recent history				

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

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



**DUKE
ENERGY.**

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

Account number
9100 8845 0087

\$1,216.78
by Nov 1

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**

018164 000001147



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



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

8891008845008700066000000000000000012167800001216789

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: Nov 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.

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.



duke-energy.com
877.372.8477

Account number **9100 8845 0087**

Your usage snapshot - Continued

Outdoor Lighting

Billing period Sep 12 - Oct 10

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

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

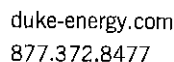
Billing Period - Sep 12 23 to Oct 10 23

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 @ 0.061c	1.55
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	\$1,209.26

Billing details - Taxes

Regulatory Assessment Fee	\$0.89
Gross Receipts Tax	6.63
Total Taxes	\$7.52





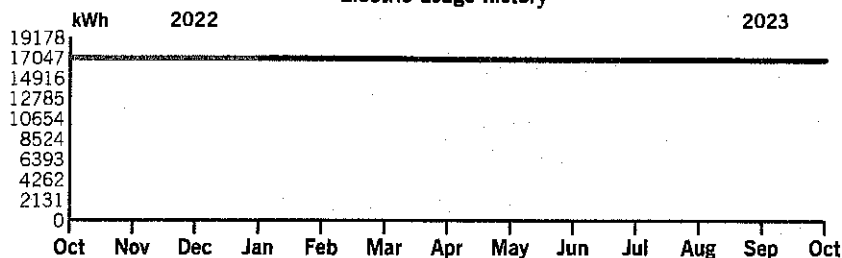
Bill date Oct 6, 2023
For service Sep 3 - Oct 3
 31 days

Account number **9100 8847 9022**

Billing summary

Previous Amount Due	\$6,244.78
<i>Payment Received Sep 29</i>	-6,244.78
Current Lighting Charges	6,196.15
Taxes	48.63
Total Amount Due Oct 30	\$6,244.78

Your usage snapshot



Average temperature in degrees

73° 70° 63° 63° 68° 71° 76° 78° 82° 85° 86° 83° 80°

	Current Month	Oct 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	16,954	17,047	203,734	16,978
Avg. Daily (kWh)	547	533	560	
12-month usage based on most recent history				

\$

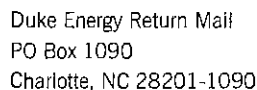
Thank you for your payment.

OCT 10 2023

Your payment is scheduled to be made by monthly automatic draft on Oct. 26, 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.

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



Account number
9100 8847 9022

\$6,244.78
by Oct 30

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

033662 000001229



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



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

88910088479022000660000000000000062447800006244789



duke-energy.com
877.372.8477

Account number **9100 8847 9022**

210002568425

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: Nov 2**

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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



Your usage snapshot - Continued

Outdoor Lighting

Billing period Sep 03 - Oct 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 - Sep 03 23 to Oct 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 @ 0.061c	10.34
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).



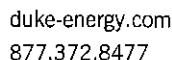


Billing details - Lighting continued

Pole Charge	
CONCRETE, 30/35	
260 Pole(s) @ \$8.110	\$2,108.60
Total Current Charges	\$6,196.15

Billing details - Taxes

Regulatory Assessment Fee	\$4.58
Gross Receipts Tax	44.05
Total Taxes	\$48.63



Bill date Nov 6, 2023
For service Oct 4 - Nov 2
30 days

Account number 9100 8847 9022

Billing summary

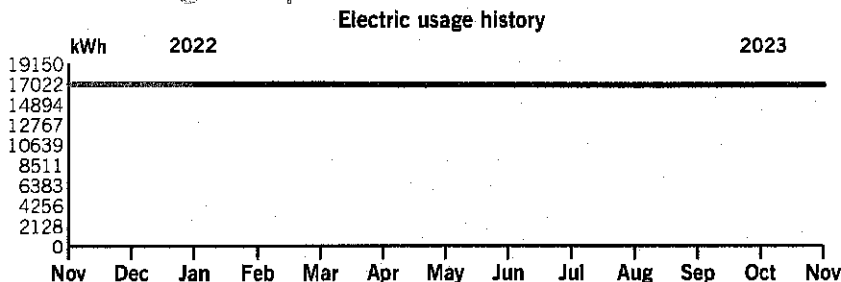
Previous Amount Due	\$6,244.78
<i>Payment Received Oct 30</i>	-6,244.78
Current Lighting Charges	6,196.15
Taxes	48.63
Total Amount Due Nov 28	\$6,244.78



RECEIVED

NDV 13 2023

Your usage snapshot



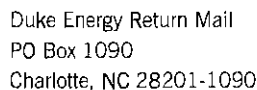
Average temperature in degrees

70° 63° 63° 68° 71° 76° 78° 82° 85° 86° 83° 76° 67°

	Current Month	Nov 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	16,954	17,022	203,666	16,972
Avg. Daily (kWh)	565	587	558	
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.



Account number
9100 8847 9022

\$6,244.78
by Nov 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**

033126 000001093



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



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

889100884790220006600000000000000062447800006244789



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: Dec 2**

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When you pay by check

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

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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 Oct 04 - Nov 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 - Oct 04 23 to Nov 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 @ 0.061c	10.34
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	\$6,196.15

Billing details - Taxes

Regulatory Assessment Fee	\$4.58
Gross Receipts Tax	44.05
Total Taxes	\$48.63

Concord Station						
Duke Energy						
10/02/23 to 11/09/23						
Account #	Bill Date	Amount	Due Date	Service Address	GL Code	Object Code
9100 8844 8413	11/3/2023	\$30.79	11/27/2023	3882 Sunlake Blvd. - Sign, Irrigation	53100	4301
9100 8844 8629	11/3/2023	\$30.79	11/27/2023	3444 Tuckerton Rd Sign - Entry	53100	4301
9100 8844 8851	11/3/2023	\$380.40	11/27/2023	18636 Mentmore Blvd- Splash	53100	4304
9100 8844 9084	11/3/2023	\$30.79	11/27/2023	3869 Sunlake Blvd. Sign	53100	4301
9100 8844 9266	11/3/2023	\$91.74	11/27/2023	18636 Mentmore Blvd - CH Maint Build	53100	4301
9100 8844 9448	11/3/2023	\$1,365.55	11/27/2023	18933 Mentmore Blvd - Sign Lights	53100	4307
9100 8844 9654	11/3/2023	\$30.79	11/27/2023	18661 State Road 54	53100	4301
9100 8844 9852	11/3/2023	\$74.19	11/27/2023	3936 Buckinghamshire Drive- Irrigation	53100	4301
9100 8845 0300	11/3/2023	\$30.79	11/27/2023	19135 Manassas Dr-Lighting	53100	4307
9100 8845 0532	11/3/2023	\$30.79	11/27/2023	18933 Chislehurst Dr - Irrigation	53100	4301
9100 8845 0780	11/3/2023	\$30.79	11/27/2023	3753 Tuckerton Dr- Irrigation	53100	4301
9100 8847 9220	11/3/2023	\$30.79	11/27/2023	18552 Mentmore Blvd - Entry Lights	53100	4301
9100 8847 9395	11/3/2023	\$30.79	11/27/2023	19109 Mentmore Blvd - Entry Wall Light	53100	4301
9100 8847 9600	11/3/2023	\$52.52	11/27/2023	18433 Mentmore Blvd- Irrigation	53100	4301
9100 8847 9824	11/3/2023	\$330.61	11/27/2023	19069 Lake Patience Rd - Light	53100	4301
9100 8848 0265	11/3/2023	\$30.79	11/27/2023	18108 Mentmore Blvd - Entry Lights	53100	4301
9100 8848 0463	11/3/2023	\$232.08	11/27/2023	3332 Sun Lake Blvd - Fountain	53100	4301
9100 8848 0661	11/3/2023	\$30.79	11/27/2023	18230 Snowdonia Drive -Entry Lights	53100	4301
9100 8848 0877	11/3/2023	\$2,957.42	11/27/2023	18636 Mentmore Blvd, Clubhouse/Pool	53100	4304
9100 8848 1125	11/3/2023	\$30.79	11/27/2023	3440 Buckinghamshire Blvd. - Entry Sign	53100	4301
Total		\$5,853.99				

53100	4301	\$1,119.83	Entry Lights & Irrigation
53100	4307	\$1,396.34	Street Lights
53100	4304	\$3,337.82	Utilities Recreational Facilities
Grand Total		\$5,853.99	

RECEIVED
11/15/2023

Florida Department of Economic Opportunity, Special District Accountability Program

Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/02/2023				Invoice No: 88777
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/01/2023: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

000383

Concord Station Community Development District

Mr. William Rizzetta

3434 Colwell Avenue, Suite 200

Tampa, Florida 33614

OCT 5 2023



2. Telephone: 813-514-0400 Ext:
3. Fax: 813-514-0401
4. Email: brizzetta@rizzetta.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: concordstationcdd.com
8. County(ies): Pasco
9. Special Purpose(s): Community Development
10. Boundary Map on File: 01/06/2005
11. Creation Document on File: 01/06/2005
12. Date Established: 09/15/2004
13. Creation Method: Rule of the Governor and Cabinet
14. Local Governing Authority: Pasco County
15. Creation Document(s): Rule 42UU-1.001 - 1.003, Florida Administrative Code
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: William F. Rizzetta Date 11/13/23

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Florida Department of Economic Opportunity.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. ☐ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. ☐ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ☐ Denied: ☐ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.



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

DR-15
R. 01/20

Certificate Number: 61-8017248652-6

Reporting Period
October 2023

Surtax Rate: .0100

Name
Address
City/State
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

77.51

☐ Check here if payment was made electronically.

Due: Nov. 1, 2023

Late After: Nov. 20, 2023

0600 0 20230228 0001003031 7 4000001724 8652 1

FLORIDA SALES AND USE TAX RETURN

DR-15
R. 01/20

Certificate Number: 61-8017248652-6

Reporting Period
October 2023

Surtax Rate: .0100

Name
Address
City/State
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

77.51

☐ Check here if payment was made electronically.

Due: Nov. 1, 2023

Late After: Nov. 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)				1	107	28	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)				7	7	51	Date
5. Less Lawful Deductions							Telephone #
6. Less DOR Credit Memo							
7. Net Tax Due				7	7	51	Signature of Preparer
8. Less Collection Allowance or Plus Penalty and Interest							Date
9. Amount Due With Return (Enter this amount on front)				7	7	51	Telephone #

Discretionary Sales Surtax Information

A. Taxable Sales and Purchases NOT Subject to DISCRETIONARY SALES SURTAX

B. Total Discretionary Sales Surtax Due

E-file / E-pay to Receive Collection Allowance

Please do not fold or staple.

	DOLLARS				CENTS		
1. Gross Sales (Do not include tax)				1	107	28	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)				7	7	51	Date
5. Less Lawful Deductions							Telephone #
6. Less DOR Credit Memo							
7. Net Tax Due				7	7	51	Signature of Preparer
8. Less Collection Allowance or Plus Penalty and Interest							Date
9. Amount Due With Return (Enter this amount on front)				7	7	51	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.

Johnson Engineering, Inc.

Remit To:

2122 Johnson Street

Fort Myers, FL 33901

Ph: 239.334.0046

Project Manager Philip Chang

Darryl Adams

Concord Station CDD

c/o Rizzetta & Company

3434 Colwell Ave., Suite 200

Tampa, FL 33614

Invoice

November 14, 2023

Project No: 20236102-000

Invoice No: 4

FEID #59-1173834

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

Professional Services through November 5, 2023

Phase 01.0 General Engineering

Professional Personnel

		Hours	Rate	Amount
Professional 6				
Chang, Philip	10/12/2023	1.00	200.00	200.00
Review meeting book; attend monthly meeting;				
Chang, Philip	10/31/2023	.75	200.00	150.00
Review information from Pasco Utilities and provide input on reclaimed water line to DM;				
Totals		1.75		350.00
Total Labor				350.00

Total this Phase \$350.00

Total this Invoice \$350.00

RECEIVED
11/14/2023

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

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

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT DISTRICT OFFICE
5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

Check Request

Amount:	\$2,150.00
Item:	Event entertainment
Event Date:	December 9, 2023
Payable To:	Let's Plan a Party 27152 Evergreen Chase Dr. Wesley Chapel, FL 33544
Reason:	Kid's Christmas Party
Requestor:	Kelsee Ratcliff
Directions for Check:	Send to vendor address
Requested on:	11-20-23



Let's Plan A Party

Let us take the stress out of your next event.

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

PERFORMANCE AGREEMENT

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

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

Company:

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

Email/Web: KRatcliff@rizzetta.com

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

Date & Time: Dec 9, 2023 - Saturday, 12:00pm to 2:00pm

Venue: Concord station 18636 Mentmore Blvd, Land O' Lakes, FL 34638

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

Item	Qty/Hours	Rate	Subtotal
santa John	1.00	\$450.00	\$450.00
Face painter Jaidyn	1.00	\$250.00	\$250.00
balloon artist Chonya	1.00	\$250.00	\$250.00
funnel cake machine rental with attendant	1.00	\$400.00	\$400.00
Train Trina	1.00	\$650.00	\$650.00
Elf melissa	1.00	\$150.00	\$150.00

December 14, 2022 Deposit Due Date

\$1,075.00 Deposit Amount

Notes: Scott Jackie (paul)

Total: \$2,150.00



Pasco Sheriff's Office

INVOICE

Customer Number: C00072
Invoice Number: AR002004
Invoice Date: 10/31/23
Terms: DUE UPON RECEIPT

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

RECEIVED
11/09/23

Date	Description	Amount
10/31/23	OCT23 #1	11,066.84
Total Due		11,066.84

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Please make checks payable to:



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

Customer Number: C00072
Invoice Number: AR002004
Invoice Date: 10/31/23
Total Amount Due \$ 11,066.84

Total Payment \$ _____

Mike Fasano
Pasco County Tax Collector

"Thank You for allowing us to serve you."

Parcel / Account Number	Escrow	Tax District
21-26-18-0010-24500-0000		91CS

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

2023 Real Estate Tax Notice

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
Pay your current taxes online at www.pascotaxes.com

2023
RECEIVED

18636 MENTMORE BOULEVARD
CONCORD STATION PHASE 1 UNITS C
D E & F PB 55 PG 062 TRACT 245 L
ESS THAT POR DESC AS COM AT NELY
COR OF TRACT 245 TH S35DEG56'43
See Additional Legal on Tax Roll



Taxing Authority		Ad Valorem Taxes		Assessed Value	Exemption	Taxable Value	Taxes Levied
Telephone	Millage						
COUNTY COMMISSION - OPERATING	727-847-8980	7.5700		0	0	0	0.00
SCHOOL OPERATING STATE LAW	727-774-2268	3.2010		0	0	0	0.00
SCHOOL - CAPITAL OUTLAY	727-774-2268	1.5000		0	0	0	0.00
VOTER APPROVED: SCHOOL - ADDITIONAL OPERATING	727-774-2268	1.0000		0	0	0	0.00
SCHOOL - LOCAL DISCRETIONARY	727-774-2268	0.7480		0	0	0	0.00
COUNTY MUNICIPAL SERVICE FIRE	727-847-8980	2.1225		0	0	0	0.00
SW FLA WATER MANAGEMENT DISTRICT	800-423-1476	0.2043		0	0	0	0.00
PASCO COUNTY MOSQUITO CONTROL	727-376-4568	0.2545		0	0	0	0.00
VOTER APPROVED: COUNTY FIRE RESCUE BOND 2019	727-847-8980	0.0234		0	0	0	0.00
VOTER APPROVED: COUNTY FIRE RESCUE BOND 2020	727-847-8980	0.0526		0	0	0	0.00
VOTER APPROVED: COUNTY JAIL BOND 2019	727-847-8980	0.0293		0	0	0	0.00
VOTER APPROVED: COUNTY JAIL BOND 2021	727-847-8980	0.1228		0	0	0	0.00
VOTER APPROVED: COUNTY PARKS & REC BOND 2019	727-847-8980	0.0109		0	0	0	0.00
VOTER APPROVED: COUNTY PARKS & REC BOND 2022	727-847-8980	0.0122		0	0	0	0.00
VOTER APPROVED: COUNTY LIBRARIES BOND 2019	727-847-8980	0.0107		0	0	0	0.00
VOTER APPROVED: COUNTY LIBRARIES BOND 2021	727-847-8980	0.0098		0	0	0	0.00
Total Millage		16.8720	Total Ad Valorem Taxes		\$0.00		

Levying Authority			Non-Ad Valorem Taxes		Amount
CONCORD STATION CDD			813-933-5571		0.00
COUNTY STORMWATER			727-834-3611		1,928.50

Your check is your receipt, or you may visit our website, www.pascotaxes.com to print a receipt.

PLEASE DETACH AND RETURN BOTTOM STUB WITH PAYMENT

Mike Fasano
Pasco County Tax Collector

"Thank You for allowing us to serve you."

Parcel / Account Number	Escrow	Tax District
21-26-18-0010-24500-0000		91CS

2023 Real Estate Tax Notice

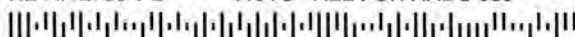
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
Pay your current taxes online at www.pascotaxes.com

25511

If Paid By	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
Please Pay	\$1,851.36	\$1,870.64	\$1,889.93	\$1,909.21	\$1,928.50

PLEASE PAY IN U.S. FUNDS (U.S. BANK) TO: MIKE FASANO, PASCO COUNTY TAX COLLECTOR, PO BOX 276, DADE CITY, FL 33526-0276

RE44/12756 1-2 *****AUTO**ALL FOR AADC 335



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

Alt Key: 1014904

18636 MENTMORE BOULEVARD
CONCORD STATION PHASE 1 UNITS C
D E & F PB 55 PG 062 TRACT 245 L
ESS THAT POR DESC AS COM AT NELY
COR OF TRACT 245 TH S35DEG56'43
See Additional Legal on Tax Roll

1 01014904 2023 5



Mike Fasano
Pasco County Tax Collector
Thank You for allowing us to serve you!

2023 Solid Waste Assessment

Pasco County, Florida



RECEIVED

NOV 13 2023

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



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

Date: 11/3/2023

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

"H" Indicates Hauler Record.

PARCEL ADDRESS:
18636 MENTMORE BOULEVARD
LAND O LAKES, FL 34638

Card	Use Code	Assessment
01	H	77 \$998.34

Use code: 77
Description: CLUBS, LODGES, HALLS

Total Assessment Levied all Cards: \$998.34

**** IMPORTANT - PLEASE READ : The final date for filing the 2023 appeal is January 31, 2024 ****

To complete an appeal form please go to the website address below:

<https://bit.ly/PascoSWAppeal>

To make an online payment please go to:

<https://secure.pascocountyfl.net/solidwastecustomerportal/#/>

For instructions please go to:

<https://bit.ly/PascoSWInstructions>

Please detach here and return bottom part with payment

2023 Solid Waste Disposal Assessment.

Total Fee Due If Paid By:

721

NOV 30
\$958.41

DEC 31
\$968.39

JAN 31
\$978.37

FEB 29
\$988.36

MAR 31
\$998.34

APR 30 *
\$1,013.32

MAY 31 *
\$1,028.29

Assessment Levied
\$998.34

Parcel Number
21-26-18-0010-24500-0000
Invoice# 23130996

* Delinquent April 1

SW 2/361 1-2 *****AUTO**ALL FOR AADC 335



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

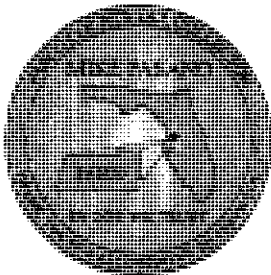
Payable To:

Mike Fasano, Pasco County Tax Collector

Mail To:

Pasco County Tax Collector
PO Box 276
Dade City, FL 33526-0276

23130996 2126180010245000000 0095841



MIKE FASANO
TAX COLLECTOR
PASCO COUNTY FLORIDA
POST OFFICE BOX 276 • DADE CITY, FLORIDA 33526-0276

November 1, 2023

Dear Solid Waste Commercial Customer

Beginning November 1, 2023, all payments for your Pasco County Commercial Solid Waste assessment will be made to the Pasco County Tax Collector. Pasco County Utilities will no longer be accepting payments.

All checks should be made payable to: **Mike Fasano, Pasco County Tax Collector**

Mailed to:

Pasco County Tax Collector
PO Box 276
Dade City, FL 33526-0276

As always, a return (addressed) envelope will be included with your notice.

Payments will be accepted in person, at any of the five conveniently located Pasco County Tax Collector offices throughout Pasco County, Florida (see locations and hours) or online through our portal at Pascotaxes.com. Payments can be made in person by cash, check, credit card, or debit card. Please note that credit card or debit card payments will carry a third-party convenience fee. Additionally, the Tax Collector accepts all online bill payments initiated by your bank.

As always, we look forward to your ongoing business. If you have any questions relating to this change or any other account inquiries, please contact Pasco County Solid Waste office at 727-847-8123.

Respectfully yours,

A handwritten signature in dark ink, appearing to read "Mike Fasano".

Mike Fasano
Pasco County Tax Collector

FOR YOUR CONVENIENCE:

EAST PASCO GOVERNMENT CENTER
DADE CITY
TELEPHONE 852.521.4360

CENTRAL PASCO GOVERNMENT CENTER
LAND O'LAKES
TELEPHONE 813.235.6020

WEST PASCO GOVERNMENT CENTER
NEW PORT RICHEY
TELEPHONE 727.847.8165

COMPARK 75 BUSINESS PARK
WESLEY CHAPEL
TELEPHONE 813.235.6020

TAX COLLECTOR BUILDING
GULF HARBORS
TELEPHONE 727.847.8165



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

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

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

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

NOV 6 2023



78 0 1
32-52805

CONCORD STATION CDD

Service Address: **18636 MENTMORE BOULEVARD**

Bill Number: 19303436

Billing Date: 11/2/2023

Billing Period: 9/18/2023 to 10/18/2023

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.
Please visit blt.ly/pcurates for details.

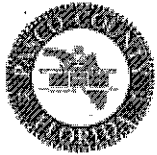
Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13595176	9/18/2023	5943	10/18/2023	5996	30	53

Usage History

Water	
October 2023	53
September 2023	43
August 2023	30
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

Transactions

Previous Bill	519.67
Payment 10/20/23	-519.67 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	39.21
Water Tier 1	25.0 Thousand Gals X \$2.07 51.75
Water Tier 2	25.0 Thousand Gals X \$3.29 82.25
Water Tier 3	3.0 Thousand Gals X \$6.59 19.77
Sewer	
Sewer Base Charge	96.34
Sewer Charges	53.0 Thousand Gals X \$6.71 355.63
Total Current Transactions	644.95
TOTAL BALANCE DUE	\$644.95



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	644.95

Total Balance Due	\$644.95
Due Date	11/20/2023

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

The Total Due will be electronically
transferred on 11/20/2023.

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

013523794031503571930343610000644958



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

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

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

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

NOV - 6 2023



79 0 1
32-52805

CONCORD STATION CDD

Service Address: **19322 UMBERLAND PLACE**

Bill Number: 19305050

Billing Date: 11/2/2023

Billing Period: 9/18/2023 to 10/18/2023

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.
Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	15082370	9/18/2023	760	10/18/2023	773	30	13

Usage History

Water	Irrigation
October 2023	13
September 2023	27
August 2023	24
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

Transactions

Previous Bill	180.26
Payment 10/20/23	-180.26 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	10.44
Water Charges 10.0 Thousand Gals X \$3.29	32.90
Water Charges 3.0 Thousand Gals X \$6.59	19.77
Total Current Transactions	63.11
TOTAL BALANCE DUE	\$63.11



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 63.11

Total Balance Due \$63.11
Due Date 11/20/2023

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

The Total Due will be electronically transferred on 11/20/2023.

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

013523794095241011930505030000063119



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



NOV - 6 2023

77 0 1
32-52805

CONCORD STATION CDD

Service Address: **3662 BUCKINGHAMSHIRE DR**

Bill Number: 19306033

Billing Date: 11/2/2023

Billing Period: 9/18/2023 to 10/18/2023

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.

Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	211072562	9/18/2023	60	10/18/2023	60	30	0

Usage History

Water

Irrigation

October 2023
September 2023
August 2023
July 2023
June 2023
May 2023
April 2023
March 2023
February 2023
January 2023
December 2022
November 2022

0
0
0
39
0
0
7
0
0
0
0
0

Transactions

Previous Bill	10.29
Payment 10/20/23	-10.29 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	10.44
Total Current Transactions	10.44
TOTAL BALANCE DUE	\$10.44



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account #	1180965
Customer #	01436650
Balance Forward	0.00
Current Transactions	10.44
Total Balance Due	\$10.44
Due Date	11/20/2023

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

The Total Due will be electronically
transferred on 11/20/2023.

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

014366503118096541930603350000010443

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

Invoice

Date	Invoice #
10/27/2023	INV0000084888

Bill To:

Concord Station CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Amenity Contract payroll	1.00	\$9,585.16	\$9,585.16
		Subtotal	\$9,585.16
		Total	\$9,585.16

RECEIVED
10/27/23

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

Invoice

Date	Invoice #
11/1/2023	INV0000084943

Bill To:

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,965.42	\$1,965.42
Administrative Services	1.00	\$585.83	\$585.83
Email Accounts, Admin & Maintenance	5.00	\$20.00	\$100.00
Financial & Revenue Collections	1.00	\$483.08	\$483.08
Landscape Consulting Services	1.00	\$700.00	\$700.00
Management Services	1.00	\$2,781.25	\$2,781.25
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$6,715.58
		Total	\$6,715.58

RECEIVED
10/30/23

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

Invoice

Date	Invoice #
10/31/2023	INV0000085037

Bill To:

Concord Station CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
October	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	56.99	\$1.00	\$56.99
Subtotal			\$131.99
Total			\$131.99

RECEIVED
11/08/23

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

Invoice

Date	Invoice #
11/10/2023	INV0000085064

Bill To:

Concord Station CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

[illegible]

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

C/O RIZZETTA & COMPANY

3434 Colwell Ave., Suite 200

Tampa, FL 33614

November 07, 2023

Client: 001004

Matter: 000001

Invoice #: 23808

Page: 1

RE: General Matters

For Professional Services Rendered Through October 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
9/21/2023	VKB	DRAFT POOL SHOWER REPLACEMENT AGREEMENT WITH PAMPERING PLUMBER.	1.2	\$366.00
9/25/2023	VKB	DRAFT HOLIDAY SERVICES LIGHTING AGREEMENT WITH ILLUMINATIONS.	1.1	\$335.50
10/10/2023	LB	PREPARE DRAFT RESOLUTION AMENDING FY 2022-2023 BUDGET.	0.6	\$105.00
10/11/2023	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.4	\$122.00
10/11/2023	MB	REVIEW DISTRICT MEETING AGENDA PACKAGE; ANALYZE FLORIDA STATUTE 190.06; ANALYZE FILE CORRESPONDENCE; PREPARE DISTRICT RESOLUTION REGARDING RESOLUTION SUNSET.	1.9	\$579.50
10/12/2023	VKB	PREPARE FOR AND ATTEND BOARD MEETING.	5.6	\$1,708.00
10/12/2023	MS	PREPARE QUARTERLY REPORT FOR 09.30.23.	0.3	\$52.50
Total Professional Services			11.1	\$3,268.50

November 07, 2023
Client: 001004
Matter: 000001
Invoice #: 23808

Page: 2

Total Services	\$3,268.50
Total Disbursements	\$0.00
Total Current Charges	\$3,268.50
Previous Balance	\$13,927.20
Less Payments	(\$13,927.20)
PAY THIS AMOUNT	\$3,268.50

RECEIVED
11/07/23

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

C/O RIZZETTA & COMPANY

3434 Colwell Ave., Suite 200

Tampa, FL 33614

November 07, 2023

Client: 001004

Matter: 000009

Invoice #: 23809

Page: 1

RE: Easement Encroachment Agreements with Residents

For Professional Services Rendered Through October 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
9/21/2023	VKB	REVIEW AND REVISE EASEMENT ENCROACHMENT AGREEMENTS; DRAFT EMAIL RE: SAME.	0.9	\$274.50
Total Professional Services			0.9	\$274.50
Total Services			\$274.50	
Total Disbursements			\$0.00	
Total Current Charges				\$274.50
Previous Balance				\$470.65
Less Payments				(\$470.65)
PAY THIS AMOUNT				\$274.50

RECEIVED
11/07/23

Please Include Invoice Number on all Correspondence

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
11/1/2023	9786

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

P.O. No.	Terms	Project
Nov 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 #
9/1/2023	06069
Terms	P.O. No.
Net 30	
Due Date	Sales Rep
10/1/2023	

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.

RECEIVED
11-16-2023

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 #
10/1/2023	06176
Terms	P.O. No.
Net 30	
Due Date	Sales Rep
10/31/2023	

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.

RECEIVED
11-16-2023

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

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
11/15/23		CONCORD STATION CDD	
Billing Date		Sales Rep	Customer Account
11/15/2023		Deirdre Bonett	121715
Total Amount Due			Ad Number
\$92.80			0000312415

RECEIVED

NOV 20 2023

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
11/15/23	11/15/23	0000312415	Times	Legals CLS	Public Meeting Date	1	2x38 L	\$88.80
11/15/23	11/15/23	0000312415	Tampabay.com	Legals CLS	Public Meeting Date AffidavitMaterial	1	2x38 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
11/15/23		CONCORD STATION CDD	
Billing Date		Sales Rep	Customer Account
11/15/2023		Deirdre Bonett	121715
Total Amount Due			Ad Number
\$92.80			0000312415

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

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

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

Tampa Bay Times RECEIVED
Published Daily

NOV 20 2023

STATE OF FLORIDA
COUNTY OF Pasco

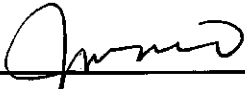
} ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Public Meeting Date** was published in said newspaper by print in the issues of: **11/15/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

Sworn to and subscribed before me this **11/15/2023**


Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

NOTICE OF PUBLIC MEETING DATES
CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Concord Station Community Development District will hold a special meeting on December 7, 2023 at 6:30 p.m. at the Concord Station Clubhouse, located at 18636 Mentmore Boulevard, Land O' Lakes, FL 34638. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

There may be occasions when one or more Supervisors will participate by telephone. Any meeting may be continued to a date, time, and place approved by the Board on the record at the meeting without additional publication of notice.

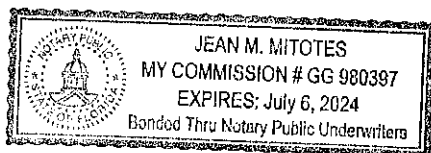
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Debby Wallace
District Manager

Run Date: 11/15/2023

0000312415



Unleashed Fencing

P.O. Box 5699

Plant City, FL 33563 US

(813) 833-2259

unleashedfencing@gmail.com

Estimate

ADDRESS

Concord Station Community

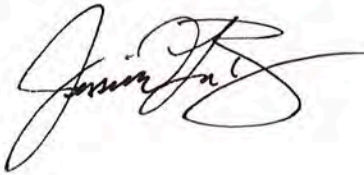
ESTIMATE 4595
DATE 08/23/2023
EXPIRATION DATE 08/23/2023

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

RECEIVED
10/17/23



INVOICE

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

Customer Name:

CONCORD STATION COMMUNITY
DEVELOPMENT DISTRICT

Service Period:

11/01/23-11/30/23

Invoice Date:

10/27/2023

Invoice Number:

0893972-1568-5

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****Nov 26, 2023**

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

Your Total Due**\$81.87**

If payment is received after
11/26/2023: **\$ 86.87**

Previous Balance

81.87

+

Payments

(81.87)

+

Adjustments

0.00

+

**Current Invoice
Charges**

81.87

=

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

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

Customer ID: 17-45064-33006

Description	Date	Ticket	Quantity	Amount
4 Yard Dumpster 1X Week	11/01/23		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)
10/27/2023	0893972-1568-5	17-45064-33006
Payment Terms	Total Due	Amount
Total Due by 11/26/2023	\$81.87	
If Received after 11/26/2023	\$86.87	

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

Your bank account will be drafted \$81.87.

1568000174506433006008939720000000818700000008187 7

10290C53

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



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

• BBQ coals

• Lithium-ion batteries

• 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



☐ Check Here to Change Contact Info

List your new billing information below. For a change of service address, please contact **WM**.

Address 1	
Address 2	
City	
State	
Zip	
Email	
Date Valid	

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

☐ Check Here

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

Email
Date
Bank Account Holder Signature

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

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

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



INVOICE

INVOICE #	INVOICE DATE
TM 598468	10/1/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Concord Station CDD

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 31, 2023

Invoice Amount: \$2,400.00

Description	Current Amount
18129 Glastonbury Ln Oak Cutbacks around Ponds and houses	
Arbor	\$2,400.00

Invoice Total

\$2,400.00

Excellence

RECEIVED
10/01/23

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

Tab 7



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

12/03/2023

Diane Kronick
Concord Station CDD
3434 Colwell Avenue
Tampa, FL 33614

Customer No. MPLCUS5995517

Dear Diane Kronick,

Attached below is your new MPLC Certificate of License. Your Umbrella License® has automatically renewed in accordance with our underlying agreement. The license fee is \$1,621.80. An invoice is enclosed for your review and payment.

MPLC's Umbrella License remains a simple and affordable way to publicly show movies, TV programs, and other content that is intended for personal, private use. Whether streamed, downloaded, broadcasted or shown via your cable TV, DVD or Blu-ray, MPLC's Umbrella License helps you ensure copyright compliance in accordance with the US Copyright Act.

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

Sincerely,

Member Services
info@mplc.com



License No: 504431492

MPLC UMBRELLA LICENSE CERTIFICATE

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

This Certificate of License is set to expire on: 01/31/2025

Authorised on behalf of
Motion Picture Licensing Corporation



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

12/03/2023

Invoice No. 504431492

BILL TO: Concord Station CDD
3434 Colwell Avenue
Tampa, FL
33614

REMIT TO: Motion Picture Licensing Corporation
PO Box 80144
City of Industry, CA 91716-8144

PO No.

CUSTOMER SERVICE: 866-552-MPLC (6752)

QUANTITY	DESCRIPTION	AMOUNT
1	MPLC Umbrella License covering the term: 02/01/2024 to 01/31/2025	\$1,621.80
TERMS: PAYABLE 30 DAYS FROM DATE OF INVOICE		Total
		\$1,621.80



[Click here to pay by credit card via Stripe](https://www.mplc.org/page/pay-my-invoice) or visit: <https://www.mplc.org/page/pay-my-invoice>



Please include Invoice Number on check, payable to MPLC.



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

Bank: Citizens Business Bank
Bank Address: 1880 Century Park East, Ste. 1000, Los Angeles, CA 90067
Routing #/ABA: 122234149
Account Name: Motion Picture Licensing Corporation
Account Address: 5140 W. Goldleaf Circle, Ste. 103, Los Angeles, CA 90056
Account #: 891103103

DETACH AND RETURN BOTTOM PORTION WITH PAYMENT

For contact, address, or delivery method change requests, please visit: [mplc.org/currentmembers](https://www.mplc.org/currentmembers)



PO BOX 66970
Los Angeles, CA 90066-6970

PIN # (enter #'s only)	Invoice No	Date	Amount	Amount Due	Paid Amount
MPLCUS5995517	504431492	12/03/2023	\$1,621.80	\$1,621.80	\$0.00

BILL TO:

Diane Kronick
Concord Station CDD
3434 Colwell Avenue
Tampa, FL 33614

Telephone: (813) 933-5571

Email: dkronick@rizzetta.com

PLEASE REMIT CHECK PAYMENT TO:

Motion Picture Licensing Corporation
PO Box 80144
City of Industry, CA 91716-8144