



Rizzetta & Company

# **Concord Station Community Development District**

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## **Board of Supervisors' Meeting February 8, 2024**

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

**[www.concordstationcdd.com](http://www.concordstationcdd.com)**

## **CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT AGENDA**

Concord Station Clubhouse, 18636 Mentmore Boulevard, Land O' Lakes, FL 34638  
[www.concordstationcdd.com](http://www.concordstationcdd.com)

<b>District Board of Supervisors</b>	Jessica LaBarbera	Chairman
	Randall Griffin	Vice Chairman
	Fred Berdeguez	Assistant Secretary
	Angel Rivera	Assistant Secretary
	Donna Matthias-Gorman	Assistant Secretary
<b>District Manager</b>	Daryl Adams	Rizzetta & Company, Inc.
<b>District Counsel</b>	Vivek Babbar	Straley Robin Vericker
<b>District Engineer</b>	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](http://www.concordstationcdd.com)

January 31, 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, February 8, 2024 at 6:30 p.m., at the Concord Station Clubhouse, 18636 Mentmore Blvd., Land O'Lakes FL 34638**. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. 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 & Proposals ..... Tab 3
  - F. District Manager ..... Tab 4
    - i. Presentation of Website Compliance Report ..... Tab 5
- 4. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on January 11, 2024 ..... Tab 6
  - B. Consideration of Operation and Maintenance Expenditures for December 2023 ..... Tab 7
- 5. BUSINESS ITEMS**
  - A. Budget Discussion
- 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 - Trilby Waterway Inspection Report

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**Reason for Inspection:** Monthly required

**Inspection Date:** 2024-01-16

**Prepared for:**

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

**Prepared by:**

Nick Margo, Aquatic Biologist

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

TABLE OF CONTENTS

Pg

SITE ASSESSMENTS

PONDS T1/T2, T3, T4 3

PONDS T5, T6, T7 4

PONDS T8, T9, T10 5

PONDS T11, T12, T13 6

PONDS

PONDS

PONDS

MANAGEMENT/COMMENTS SUMMARY 7 - 8

SITE MAP 9

## T1 / T2

**Comments:**

Site looks good

Both sites are now at the high water mark and in good condition with minimal nuisance vegetation and no note algae.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



## T3

**Comments:**

Site looks good

The site is in good condition with no noted algae or nuisance vegetation. There is a healthy perimeter of native Gulf Spikerush.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



## T4

**Comments:**

Site looks good

The shelf is in good condition with minimal nuisance vegetation and there is nothing to note in the open water area.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific





T5

**Comments:**

Site looks good

The site is now at the high water mark and has no noted nuisance vegetation or algae. The site is also free of debris that was complained about in the past.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



T6

**Comments:**

Site looks good

The site still has some exposed bank but there is more water and minimal nuisance vegetation / algae to note.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



T7

**Comments:**

Site looks good

The site has more water but a lot of decay from the torpedograss being sprayed out among the beneficial vegetation. The water level is up.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific





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

Site looks good

The site remains dry and has no major vegetation issues.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

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

Site looks good

The site has more water but still has a little exposed bank. There is no nuisance vegetation or algae present currently.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

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

Site looks good

The site is in good condition with minimal torpedograss in the open water and minimal spatterdock throughout.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific





## Site: T11

### Comments:

Site looks good

The site is not totally full but has more water based on the canal. There is minimal nuisance vegetation and no noted algae this month.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



## Site: T12

### Comments:

Site looks good

The site still contains a decent amount of exposed bank but has more water. There was no algae or nuisance vegetation to note.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



## Site: T13

### Comments:

Site looks good

The site remains dry and in good condition with minimal nuisance vegetation.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



## Management Summary

The water levels are up from the recent rains we've received but there is still some exposed bank on some sites. T11 thru T13 all still had some exposed bank but this is okay. After not getting much rain all summer we will take what nature gives us.

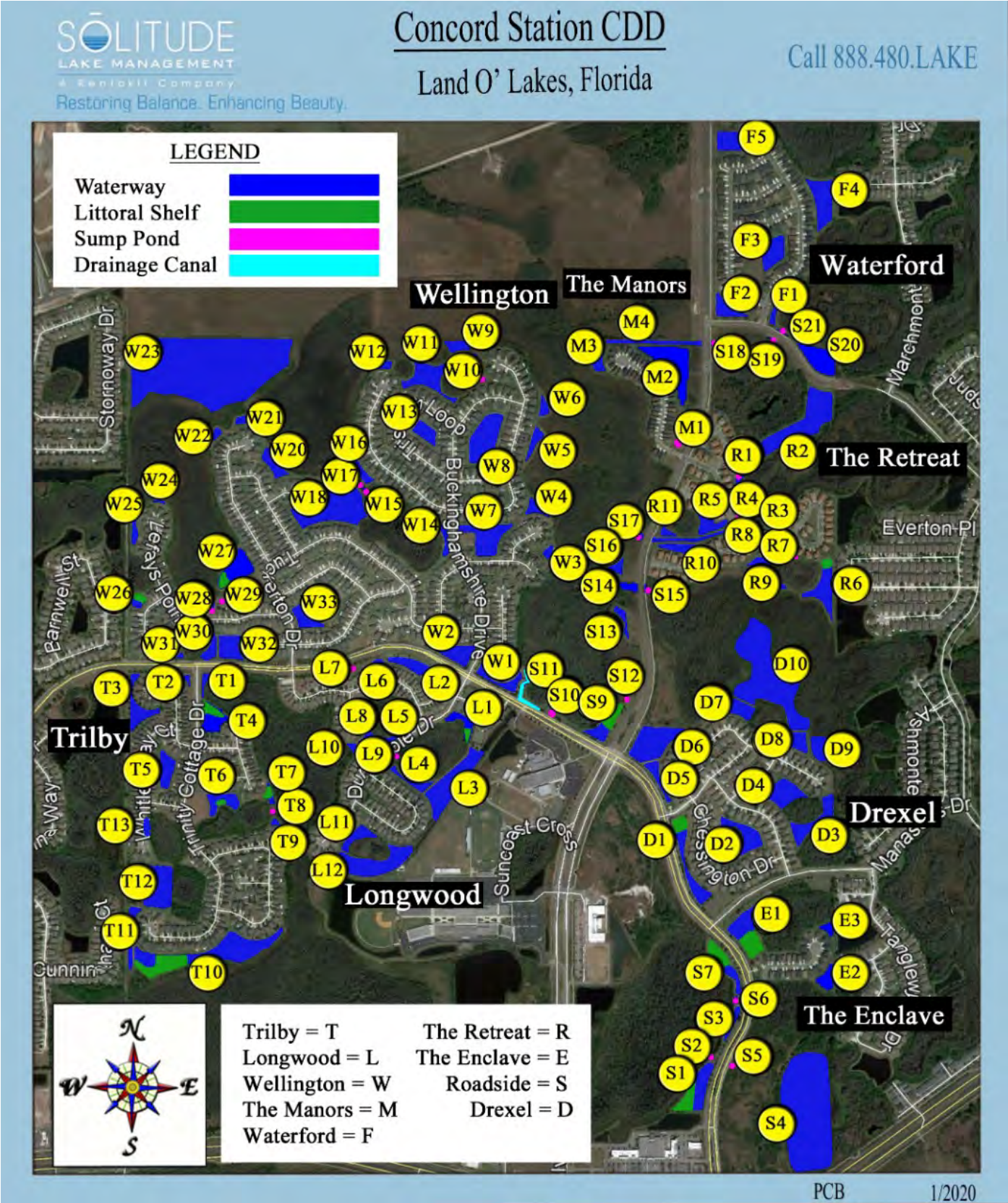
We removed a lot of garbage from the sites which will be expected after rain events.

There was minimal algae and minimal nuisance vegetation noted. Most thing should remain this way for a few months with the colder, shorter days.

Thank You For Choosing SOLitude Lake Management.

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





## Tab 2



# CONCORD STATION

## Landscape Inspection Report



January 31, 2024  
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 Ant mounds at the Enclave main entrance. Once eradicated rake down the mounds.
2. The Viburnum Suspensum in the Enclave frontage is still struggling, and I have noticed no change in the material. What is bring done to this material(Pic 2>)
3. **During my inspection I noticed white sand was dumped on Manassas Drive. Do we know what this is going to be used for?(Pic 3)**



4. Treat the weeds in the Jasmine Minima beds at the Drexel entrance sign on Manassas Drive.
5. Along the berm area on the Northside of Manassas Drive the Viburnum Suspensum continues to decline what can be done to this material? We should perform a rejuvenation pruning in the spring to help.
6. At the lift station at the Drexel entrance on Mentmore Blvd diagnose and treat the Oleanders. They have declined fast.



## Concord Station CDD



12. Treat the turf weeds on Mentmore Blvd between the sidewalk and the road.

13. Replace the Bahia turf under the solar panel that was sprayed by Yellowstone on Tuckerton Drive after Atherstone Trail.(Pic 13)



7. Eradicate the ant mounds in the center island on Sunlake Blvd. Once eradicated rake down the mounds.

8. Treat the ant mounds along the white vinyl fence on the East side of Sunlake Blvd before the retreat main entrance.

9. Make sure soft edging is being completed along the white vinyl fence on the East side of Sunlake Blvd.(Pic 9)



14. Have we provided a price to have the Drake Elm remove that has fallen over behind 18253 Atherstone Trail?

15. Remove the dead from the Flax Lilies on the east side of the clubhouse near the sidewalk.

16. Remove the dead Arboricola on the east side of the clubhouse near the sidewalk.(Pic 16,16a Next Page)

10. At the Shallot Court and Umlerland Place pocket park I haven't seen any progress with the turf weed treatments. Where are we at with this?(Pic 10>)

11. Treat the ant mounds throughout the manors main entrance. Once eradicated rake down the mounds.







17. Diagnose and treat the decline in the Boxwood in the center island in the amenity center parking lot.(Pic 17)



## 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](mailto:manager@concordstationclubhouse.com)

### Operations/Maintenance/Program Updates January 2024

- Examples/quotes obtained for amenity solar lights
  - DIY options
  - SolTech, Sol by Sunna Design
- Unleashed Fencing estimate to repair both playground gates and add a gate to the back of the fence. Project completed on 1/30/24.
- Hampstead Heath Ct sidewalk is completed as of 1/29/24.
- Community Shred-It event is scheduled for 2/4/24.
- Quote to paint the outside of the clubhouse. (Mike had inquired about repainting the outside of the clubhouse before he left. Vendor came and gave a quote.)

### Items to Consider

- 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



## DIY Solar Light Options

1. SharpTruck – Ranch hand building mount solar light (120w)  
\$299.00
2. Superior Lighting – LED solar dusk to dawn light w/ motion sensor  
(50w) \$329.95 ; LED solar street light w/ remote motion sensor  
(120w) \$691.96
3. A-ZONE (Amazon) – Solar street light w/ motion sensor 2pk  
(1500w) \$245.99 ; (800w) \$89.99
4. INSDEA (Amazon) – Solar street light w/ motion sensor 2pk  
(1500w) \$209.98

# Ranch Hand Building Mount Solar Lighting System - 120W



4.7 ★★★★★  
Google  
Customer Reviews

\$299.00

Pay in 4 interest-free payments of \$74.75 [Learn more](#)

PRICE MATCH

Write a review | Ask a question

FREE SHIPPING

SHIPS IN 2-3 WEEKS

PART #: SAL120-WALL

Add an extended warranty from **Extend** [What's covered?](#)

1 Year - \$23.99

2 Year - \$37.99

3 Year - \$46.99

1 ▾

ADD TO CART

BUY NOW

Buy with Pay

## OUR GUARANTEE

60-Day Return Guarantee ⓘ

Price Match ⓘ





# 1-954-833-0964

Open Mon.- Fri. 8:30AM - 5:30PM EST

\$9.95 Flat Rate Shipping

Session #: D7571035

Search for led bulbs, lights, fixtures and more...



Live Chat



Account



Cart

CHECKOUT

CLEARANCE ▾ LED BULBS ▾ LED FIXTURES ▾ SOLAR LIGHTS ▾ EMERGENCY/EXIT ▾ MORE LIGHTS ▾ BULK PRICING ▾ REWARDS ▾

Home > LED Fixtures > Solar LED Light Fixtures > LED Solar Dusk to Dawn Light - 50 Watt - 5000 Lumens - 5000K Daylight - Pole Mount - with Motion Sensor



**SUPERIOR LIGHTING**  
energy saving LED lights



View Spec Sheet

## LED Solar Dusk to Dawn Light - 50 Watt - 5000 Lumens - 5000K Daylight - Pole Mount - with Motion Sensor

★★★★★ 61 Reviews

4 Questions \ 4 Answers

~~\$626.96~~ **\$329.95**

Wattage: 80W = 8000 lumens (Starting at \$549.95)

Mounting: Then, Select Mounting

Choose an option to proceed  
[Click here to see all option pricing](#)

Quick Search Code: SC9446

SKU: SOL-DTD-50W-50K

Special Instructions: Price is per individual unit.

Availability: Usually Ships in 24 to 48 Hours

~~\$626.96~~ **\$329.95** In stock

Quantity:

1 + -

Order now to receive as soon as  
**Mon, Feb 5**



ADD TO CART

[click for quantity discounts](#)

★ REVIEWS



My Quote 0



Open a business account - Get Volume Pricing

Trade Professional Application My Quote 0 My Orders My Rewards Sign in or Register Contact Us



1-954-280-0530

Open Mon.- Fri. 8:30AM - 5:30PM EST

\$9.95 Flat Rate Shipping

Session #: D7571035

Search for led bulbs, lights, fixtures and more...



Account



Cart

CHECKOUT

CLEARANCE

LED BULBS

LED FIXTURES

SOLAR LIGHTS

EMERGENCY/EXIT

MORE LIGHTS

BULK PRICING

REWARDS

Home > LED Fixtures > Solar LED Light Fixtures > LED Solar Street Light - 80 Watt - 12000 Lumens - 6000K Daylight - Wall or Post Mount - with Programmable Motion Sensor - Black Finish



## LED Solar Street Light - 120 Watt - 16000 Lumens - 6000K Daylight - Wall or Post Mount - with Programmable Motion Sensor - Black Finish

★★★★★ 42 Reviews

Ask a question

\$691.96

Wattage: 120W = 16000 lumens w/ remote control (\$691.96)

TEMP/COLOR GUIDE

WARRANTY

Click here to see all option pricing

Quick Search Code: SC10988

SKU: SOL-DTD-120W-60K-REMOTE

Special Instructions: Price is per individual unit.

Availability: Usually Ships in 24 to 48 Hours

\$691.96 In stock

Quantity:

1

+

-

Order now to receive as soon as  
Wed, Jan 31

ADD TO CART

click for quantity discounts

REVIEWS

View Spec Sheet



My Quote 0



## NEWLY UPGRADED SOLAR STREET LIGHT

220° Ultra-Wide Angle Lighting

CONTRAST FLAT LIGHTING ADDS 40° RANGE

Roll over image to zoom in

### A-ZONE 1500W Solar Street Light Motion Sensor, 6500K Solar Powered Outdoor Lights Dusk to Dawn, Waterproof IP66, Solar Outdoor Lights for Yard, Piazza (2 Pack)

Visit the A-ZONE Store

4.2 ★★★★★ 1,660 ratings | 151 answered questions

Amazon's Choice in Commercial Street & Area Lighting by A-ZONE

50+ bought in past month

-18% \$245<sup>99</sup> (\$123.00 / Count)

List Price: \$299.99

FREE Returns

Coupon: ☐ Apply \$15 coupon Shop items > | Terms

Save 5% on 2 select item(s) Shop items >

Eligible for Return, Refund or Replacement within 30 days of receipt | Product support included

Size: 1500W-2 Pack

300W 600W-1PACK 600W-2PACK 800W(STADIUM PLAZA ETC.)

1000W 2PACK 1200W 1200W-Y(2 Pack) 1500w

1500W-2 Pack

Brand A-ZONE  
Color Black  
Material Aluminum  
Style Modern  
Light fixture form Wall

prime

Enjoy fast, free delivery, exclusive deals, and award-winning movies & TV shows with Prime  
Try Prime and start saving today with fast, free delivery

\$245<sup>99</sup> (\$123.00 / Count)

FREE Returns

FREE delivery Thursday, February 1

Or fastest delivery Wednesday, January 31. Order within 4 hrs 27 mins

Delivering to Tampa 33611 - Update location

In Stock

Quantity: 1

Add to Cart

Buy Now

Ships from Amazon  
Sold by YQ Solar Lights  
Returns Eligible for Return, Refund or Replacement within 30 days of receipt  
Payment Secure transaction  
See more

### A-ZONE 1000W Solar Street Lights Outdoor Waterproof - 80000LM High Brightness Dusk to Dawn LED Lamp, with Motion Sensor and Remote Control, for Parking Lot, Yard, Garden, Patio, Stadium, Piazza

Visit the A-ZONE Store

4.2 ★★★★★ 1,660 ratings | 151 answered questions

\$89<sup>99</sup>

FREE Returns

Coupon: ☐ Apply 10% coupon Shop items > | Terms

Save 5% on 2 select item(s) Shop items >

Eligible for Return, Refund or Replacement within 30 days of receipt | Product support included

Size: 800W(STADIUM PLAZA ETC.)

300W 600W-1PACK 600W-2PACK

800W(STADIUM PLAZA ETC.) 1000W 2PACK 1200W

1200W-Y(2 Pack) 1500w 1500W-2 Pack

Brand A-ZONE  
Color Black  
Material Aluminum, Polycarbonate  
Style Garden  
Light fixture form Path

#### About this item

- 80000LM Ultra Brightness Solar Street Light]This solar street light has 640 built-in high-brightness energy-saving LED beads with large chips and high

prime

Enjoy fast, free delivery, exclusive deals, and award-winning movies & TV shows with Prime  
Try Prime and start saving today with fast, free delivery

\$89<sup>99</sup>

FREE Returns

FREE delivery Thursday, February 1

Or fastest delivery Wednesday, January 31. Order within 4 hrs 29 mins

Delivering to Tampa 33611 - Update location

In Stock

Quantity: 1

Add to Cart

Buy Now

Ships from Amazon  
Sold by YQ Solar Lights  
Returns Eligible for Return, Refund or Replacement within 30 days of receipt  
Payment Secure transaction  
See more

Add a Protection Plan





Roll over image to zoom in

## INSDEA 1500W Solar Street Light Motion Sensor, 120000LM Waterproof Security Solar Flood Lights Outdoor, Dusk to Dawn LED Solar Lights for Outside Garden Yard Path, Solar Parking Lot Lights (2PCS)

Visit the INSDEA Store

4.4 ★★★★★ 618 ratings | Search this page

\$209<sup>98</sup>

Or \$21.10 /mo (12 mo). Select from 1 plan

✓prime

FREE Returns

**Coupon:** ☐ Apply \$20 coupon Shop items > | Terms

May be available at a lower price from other sellers, potentially without free Prime shipping.

Eligible for Return, Refund or Replacement within 30 days of receipt  
| Product support included

Color: **Black**

Size: **1500W-2PCS**

1000W \$89.98	1500W-1PC \$99.98 ✓prime	<b>1500W-2PCS</b> <b>\$209.98</b> ✓prime
------------------	--------------------------------	--

Brand	INSDEA
Color	Black
Material	ABS PLASTIC
Style	Solar Street Light
Light fixture form	Floodlight

Buy new:

\$209<sup>98</sup>

✓prime

FREE Returns

FREE delivery **Monday, January 29**. Order within 10 hrs 13 mins

Deliver to Concord - Land O Lakes 34638

In Stock

Quantity: 1

Add to Cart

Buy Now

Ships from	Amazon
Sold by	Nanxi-US
Returns	Eligible for Return, Refund or Replacement...
Payment	Secure transaction
✓ See more	

Add a Protection Plan:

☐ 4-Year Protection for \$44.99

☐ Add a gift receipt for easy returns

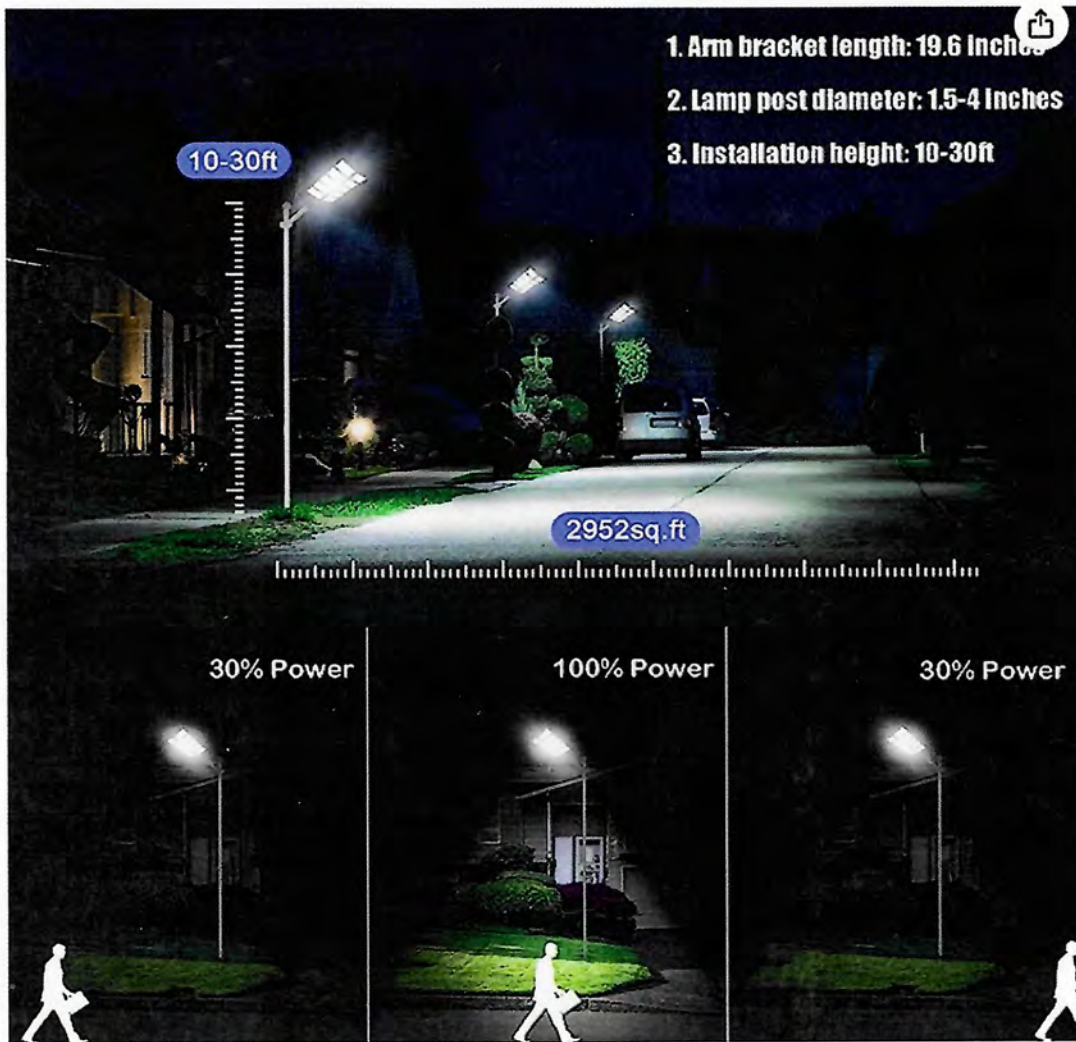
Save with Used - Like New

\$146<sup>01</sup>

FREE delivery: **Tuesday, Jan 30**  
Ships from: Amazon

②







Quote: USA\_Concord Station\_Clubhouse Lighting

concordstationclubhouse.com

Ref: SL2024\_029\_

Quote created on: January 24, 2024

Valid until: February 23, 2024

Kelsee Ratcliff

Comments from Shelby Weigel

Tenon Mount 2.375" OD x 4" Long

Approximate 10 week lead time.

Products

Item & Description	SKU	Quantity	Unit Price	Total
iSSL Maxi ROAD Co-MR 4000K RAL8019 0P	SL4204 00P	14	\$1,660.00	\$20,916.00
iSSL Maxi Road solar street light - Integrated LED Co-MR 4000K - Casing color: Dark Bronze RAL8019 - Lighting Profile: P -X	110-X			after 10% discount
Straight Round Steel Pole 15ft. Bolt Down Powder-Coated - Rated up to 130 mph - For iSSL Series	DS340- 300V150	14	\$850.00	\$11,900.00
15 ft. Powder-coated straight round steel bolt-down pole. Wind rating up to 130 mph for iSSL Series.				



One-time subtotal	\$32,816.00
	after \$2,324.00 discount
Shipping and Handling	\$2,700.00
Local tax will be applied if purchaser is not tax-exempt. A 3% CC fee will be applied if purchased by CC. Wire/ACH payments have no fees.	\$0.01
<b>Total</b>	<b>\$35,516.01</b>

#### Purchase terms

All pricing is quoted in US dollar unless otherwise stated. Unit prices do not include shipping and freight insurance. Purchaser is responsible for any applicable taxes and duties. This quote is valid for 30 days. SOL products come with a limited warranty. Please refer to Sunna Design Inc.'s respective product warranty policy for details.

By accepting this quote, the customer agrees to all Terms & Conditions below and on Sunna Design website at:

<https://solarlighting.com/terms-conditions-sale/>

Sunna Design Inc. has a strict policy against bribery and corruption, which it applies to all of its business dealings. Sunna Design is committed to complying with the US Foreign Corrupt Practices Act (FCPA) and Canada's Corruption of Foreign Public Officials Act (CFPOA) and other applicable standards. As a result, the Company may require the completion of a questionnaire and certificate for orders of products that are for delivery or use outside the United States or Canada. If applicable, these will be required to be completed prior to shipment.

#### Questions? Contact me



Shelby Weigel

Sol by Sunna Design  
990 Biscayne Blvd., Ste 701  
Miami, FL 33132  
United States



## SUNLIKE 8W 20W 30W 50W

### APPLICATIONS

This economical, easily-installed, off-grid lighting solution is ideal for areas such as pathways, parking lots, landscaping, parks, schools, trails, or any remote locations that have no access to conventional power.

### DESCRIPTION

SUNLIKE reduces total cost of ownership, and delivers big performance. This fully-integrated LED solar streetlight is designed for both residential and commercial areas, in four different lumen outputs: 1600lm, 4000lm, 6000lm, and 9,000lm. SUNLIKE also provides superior quality light over a greater area. SUNLIKE features an integrated solar array, battery, and LED fixture with simple mounting, for fast and easy installation. SUNLIKE eliminates trenching, cabling, and electricity costs.

### CERTIFICATION DATA



### ORDERING INFORMATION

SERIES	WATTAGE	OPTIC TYPE	COLOR TEMPERATURE	MOUNTING OPTIONS	FINISH
STLSTC=SUNLIKE	08=8W 1600 LUMENS	T3=TYPE III	3=3000K	WM=WALL MOUNT	GY=GRAY
	20=20W 4000 LUMENS		4=4000K	TRR=TRUNNION ROUND	BR=BRONZE
	30=30W 6000 LUMENS		5=5000K	TRS=TRUNNION SQUARE	
	50=50W 9000 LUMENS			SF=SLIP FITTER SA=STRAIGHT ARM MS=MOUNTING SLEEVE (only for SUNLIKE 50W)	

 -  -  -  -  - 

### SPECIFICATION FEATURES



#### 50+ Hours Max Autonomy

- UP to 691 WH battery capacity
- Full self-charging time less than 11 hrs
- Remote control included with one-button mode settings



#### Greater Energy Production

- Up to 115W Mono Crystalline Solar Panel
- Adjustable angle for the fixture head allows maximum solar collection and self-cleaning of the solar panel surface



#### High Brightness, Smart Power Consumption

- >200lm/W—the highest efficiency in the industry
- Microwave motion sensor and one-key automatic dimming
- Automatically switches to 40% energy saving mode during low battery capacity



#### Longer Life

- Grade A LifePO<sub>4</sub> Battery Pack, 2000+ full charging cycles
- Lumileds 5050 LED chips



#### Complete Universality

- 6 different mounting options
- Designed for round pole, square pole and wall pack applications
- Acts as a solar flood light



#### Low Maintenance Design

- Field-replaceable battery functionality via quick connections
- Die cast A380 aluminum fixture housing is rust free
- 10+ year warranty options for city utility projects

Account Name Concord Station Community Clubhouse  
Contact Name Kelsee Ratcliff  
Email manager@concordstationclubhouse.com

Created Date 1/22/2024  
Expiration Date 4/30/2024  
Quote Number 012224-1452  
Remarks Freight Allowed

Prepared By Fiona Zhang  
Email fiona@soltechlighting.com

Project Name Concord Station Clubhouse\_Playground

Product Code	Product	Product Description	Quantity	Sales Price	Total Price
SWJ-RT6501115-G-3X7-DM2180-XHH-BC	15' SOLAR ROUND TAPERED STEEL ANCHOR BASED POLE	11 gauge thickness 15 feet tall Finish: Galvanized 2 7/8" OD Tenon, Drilled for 2 Luminaires ANCHOR BOLTS:0.75 X 30 X 3 Bolt Circle: 9.5 Shaft Size: 6.5"	2.00	\$1,650.00	\$3,300.00
Remote Control	Remote Control	For each 10 set fixtures, we will provide 2 pcs shipped together for projects purpose for free  LED: Lumileds Lumens: 10000Lm Efficacy: 200Lm/W Light Distribution: Type 3	2.00	\$0.00	\$0.00
STLSTC50T34MSGY	SUNLIKE 50W TYPE3 4000K Gray	Housing: Gray Color temp.: 4000K Dimension (LxWxH): 41.50x28.3x7.1 in Battery: 12.8V 54AH EPA: 10.6(MAX)	2.00	\$1,639.00	\$3,278.00

Thank you and have a great day!

Subtotal	\$6,578.00
Discount	0.00%
Total Price	\$6,578.00
<b>Grand Total</b>	<b>6,578.00</b>

This quotation is subject to the following terms and conditions

Seller's Terms and Conditions of Sale in effect on the date of this order shall apply to this quote and are hereby incorporated by reference.  
Seller's Terms and Conditions of Sale may be viewed at <https://www.soltechlighting.com/support/>

Pricing is based on SOLTECH's Standard Terms & Conditions and any additional terms stipulated herein. It is the Representative's responsibility to convey these terms to the customer. Without prior written approval from SOLTECH's Sales Director, any deviation from these terms may constitute a change in this pricing at the time of order. In the event that SOLTECH is unable recuperate difference in pricing from end customer, it may deduct the difference from representative's commission.



Account Name      Concord Station Community Clubhouse  
Contact Name      Kelsee Ratcliff  
Email                manager@concordstationclubhouse.com

Created Date        1/22/2024  
Expiration Date    4/30/2024  
Quote Number      012224-1454  
Remarks            Freight Allowed

Prepared By        Fiona Zhang  
Email                fiona@soltechlighting.com

Project Name        Concord Station Clubhouse\_Basketball Courts

Product Code	Product	Product Description	Quantity	Sales Price	Total Price
SWJ-RT6501115-G-3X7-DM2180-XHH-BC	15' SOLAR ROUND TAPERED STEEL ANCHOR BASED POLE	11 gauge thickness 15 feet tall Finish: Galvanized 2 7/8" OD Tenon, Drilled for 2 Luminaires ANCHOR BOLTS:0.75 X 30 X 3 Bolt Circle: 9.5 Shaft Size: 6.5"	4.00	\$1,650.00	\$6,600.00
Remote Control	Remote Control	For each 10 set fixtures, we will provide 2 pcs shipped together for projects purpose for free	2.00	\$0.00	\$0.00
STLSTC50T34MSGY	SUNLIKE 50W TYPE3 4000K Gray	LED: Lumileds Lumens: 10000Lm Efficacy: 200Lm/W Light Distribution: Type 3 Housing: Gray Color temp.: 4000K Dimension (LxWxH): 41.50x28.3x7.1 in Battery: 12.8V 54AH EPA: 10.6(MAX)	4.00	\$1,639.00	\$6,556.00

Thank you and have a great day!

Subtotal	\$13,156.00
Discount	0.00%
Total Price	\$13,156.00
<b>Grand Total</b>	<b>13,156.00</b>

This quotation is subject to the following terms and conditions

Seller's Terms and Conditions of Sale in effect on the date of this order shall apply to this quote and are hereby incorporated by reference.  
Seller's Terms and Conditions of Sale may be viewed at <https://www.soltechlighting.com/support/>

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Account Name      Concord Station Community Clubhouse  
Contact Name      Kelsee Ratcliff  
Email                manager@concordstationclubhouse.com

Created Date        1/22/2024  
Expiration Date    4/30/2024  
Quote Number      012224-1453  
Remarks            Freight Allowed

Prepared By        Fiona Zhang  
Email                fiona@soltechlighting.com

Project Name        Concord Station Clubhouse\_Tennis Courts

Product Code	Product	Product Description	Quantity	Sales Price	Total Price
SWJ-RT6501115-G-3X7-DM2180-XHH-BC	15' SOLAR ROUND TAPERED STEEL ANCHOR BASED POLE	11 gauge thickness 15 feet tall Finish: Galvanized 2 7/8" OD Tenon, Drilled for 2 Luminaires ANCHOR BOLTS:0.75 X 30 X 3 Bolt Circle: 9.5 Shaft Size: 6.5"	6.00	\$1,650.00	\$9,900.00
Remote Control	Remote Control	For each 10 set fixtures, we will provide 2 pcs shipped together for projects purpose for free	2.00	\$0.00	\$0.00
STLSTC50T34MSGY	SUNLIKE 50W TYPE3 4000K Gray	LED: Lumileds Lumens: 10000Lm Efficacy: 200Lm/W Light Distribution: Type 3 Housing: Gray Color temp.: 4000K Dimension (LxWxH): 41.50x28.3x7.1 in Battery: 12.8V 54AH EPA: 10.6(MAX)	6.00	\$1,639.00	\$9,834.00

Thank you and have a great day!

Subtotal	\$19,734.00
Discount	0.00%
Total Price	\$19,734.00
<b>Grand Total</b>	<b>19,734.00</b>

This quotation is subject to the following terms and conditions

Seller's Terms and Conditions of Sale in effect on the date of this order shall apply to this quote and are hereby incorporated by reference.  
Seller's Terms and Conditions of Sale may be viewed at <https://www.soltechlighting.com/support/>

Pricing is based on SOLTECH's Standard Terms & Conditions and any additional terms stipulated herein. It is the Representative's responsibility to convey these terms to the customer. Without prior written approval from SOLTECH's Sales Director, any deviation from these terms may constitute a change in this pricing at the time of order. In the event that SOLTECH is unable recuperate difference in pricing from end customer, it may deduct the difference from representative's commission.

Unleashed Fencing

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

Estimate

ADDRESS  
Concord Station Community

ESTIMATE 4830  
DATE 11/01/2023  
EXPIRATION DATE 11/01/2023

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Aluminum Gate	Install 4 ft wide 6 ft tall aluminum gate inside existing aluminum fence.	1	650.00	650.00
Repair	Replace gate post on concrete. Need post and concrete mount	2	300.00	600.00

TOTAL \$1,250.00

Accepted By

Accepted Date









**Commercial & residential  
Painting - Hillsborough Lic. SP-  
14685**

**Licensed & insured- Free  
estimates-  
Pasco Lic. LP-009843**

**813-595-1325  
813-506-0382**

**QUOTE/ESTIMATE**

**Date: 1/22/24**

**To: Concord Station Club House  
Email: kratclff@rizzetta.com  
Phone Number: (813)-909-4569  
Address: 18636 Mentmore Blvd, Land o Lakes FL, 34639**

<b>Salesperson</b>	<b>Job</b>
Jose Rosero	Exterior Paint of Club House

<b>Qty</b>	<b>Description</b>	<b>Unit price</b>
	Pressure Washing	
	Patching Crack Stucco	
	Apply the Clear Sealer, Laxon Conditioner	
	Paint the Sofitt and Fascia	
	Paint the Trim	
	Paint the Store House	
	Paint the garbage walls	
	Paint the top design	
	Total include the materials and Labor	

**Subtotal: \$9067.50  
Sales Tax: \$ 682.00  
Total: \$9,750.00**

**Thank you for your business!**



## Tab 4



Rizzetta & Company

#### UPCOMING DATES TO REMEMBER

- **Next Meeting:** March 14, 2024, at 10:00am
- **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

February 8

# 2024

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#### FINANCIAL SUMMARY

12/31/2023

General Fund Cash &  
Investment Balance:

\$1,980,216

Reserve Fund Cash &  
Investment Balance:

\$677,508

Debt Service Fund  
Investment Balance:

\$2,800,221

**Total Cash and Investment  
Balances:**

**\$5,457,945**

**General Fund Expense  
Variance: \$58,723**

**Under  
Budget**

## **Tab 5**





# Quarterly Compliance Audit Report

---

## Concord Station

**Date:** December 2023 - 4th Quarter

**Prepared for:** Scott Brizendine

**Developer:** Rizzetta

**Insurance agency:**



**Preparer:**

Jason Morgan - *Campus Suite Compliance*

*ADA Website Accessibility and Florida F.S. 189.069 Requirements*

# Table of Contents

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## **Compliance Audit**

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

## **Audit results**

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

## **Helpful information:**

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

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# Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

## Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



### ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.





## Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

## Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.\* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

\* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



# ADA Website Accessibility

Result: **PASSED**

## Accessibility Grading Criteria

Passed	Description
Passed	<b>Website errors*</b> 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	<b>Keyboard navigation</b> The ability to navigate website without using a mouse
Passed	<b>Website accessibility policy</b> A published policy and a vehicle to submit issues and resolve issues
Passed	<b>Color contrast</b> Colors provide enough contrast between elements
Passed	<b>Video captioning</b> Closed-captioning and detailed descriptions
Passed	<b>PDF accessibility</b> Formatting PDFs including embedded images and non-text elements
Passed	<b>Site map</b> Alternate methods of navigating the website

\*Errors represent less than 5% of the page count are considered passing

\*\*Error reporting details are available in your Campus Suite Website Accessibility dashboard



# Florida F.S. 189.069 Requirements

Result: **PASSED**

## Compliance Criteria

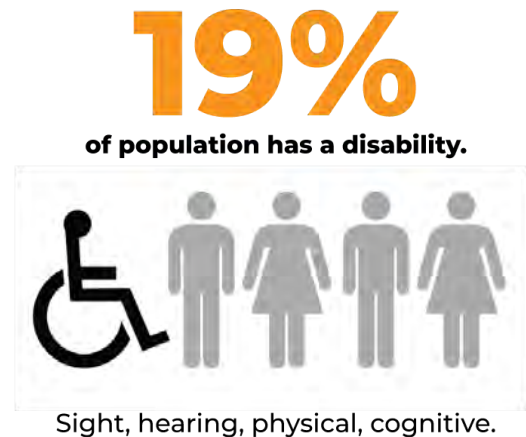
Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next



# Accessibility overview

## Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



## The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



# ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



## Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

*Contract checker:* <http://webaim.org/resources/contrastchecker>



## Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



## Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

*Helpful article:* <http://webaim.org/techniques/alttext>



## Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

**Helpful article:** [www.nngroup.com/articles/keyboard-accessibility](http://www.nngroup.com/articles/keyboard-accessibility)

**Helpful article:** <http://webaim.org/techniques/skipnav>



## Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

**Helpful article:** <http://webaim.org/techniques/sitetools/>



## Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

**Helpful article:** <http://webaim.org/techniques/tables/data>





## **Making PDFs accessible**

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

**Helpful articles:** <http://webaim.org/techniques/acrobat/acrobat>



## **Making videos accessible**

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

**Helpful article:** <http://webaim.org/techniques/captions>



## **Making forms accessible**

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

**Helpful article:** <http://webaim.org/techniques/forms>



## **Alternate versions**

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



## **Feedback for users**

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



## **Other related requirements**

### ***No flashing***

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

### ***Timers***

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

### ***Fly-out menus***

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

### ***No pop-ups***

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

# Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web



## Tab 6

**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**  
**January 11, 2024 - 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, January 11, 2024, at 10:00 a.m.** at Concord Station Clubhouse located at 18636 Mentmore Boulevard, Land O' Lakes, Florida 34638.

Present and constituting a quorum:

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

Also present were:

Darryl Adams	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
Vivek Babbar	<b>District Counsel, Straley Robin Vericker</b>
Phil Chang	<b>District Engineer, Johnson Engineering (via phone)</b>
Kelsee Ratcliff	<b>Clubhouse Manager</b>
Deputy Brown	<b>Pasco County Sheriff's Office</b>
Nick Margo	<b>Representative, Solitude</b>
Josh Oliver	<b>Representative, Yellowstone</b>
Seth	<b>Representative, Yellowstone</b>
Larry Krause	<b>Representative, Breeze</b>

Audience	<b>Present</b>
----------	----------------

**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 asked the Board for an exemption from removing 2 small trees.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Deputy Brown**

Deputy Brown went over incidents in the community.

**B. District Engineer**

Mr. Chang had nothing to report.

**C. District Counsel**

Mr. Babbar stated that Breeze will assume District Management responsibilities on February 13, 2024 and Rizzetta will do the February 8, 2024 CDD meeting.

**D. Field Operations Manager**

**i. Aquatics Report**

The Board reviewed the Aquatics Report. Mr. Margo is still working on a map.

The Board directed the District Manager to send a letter to the Rust company asking them to address the rust issue.

**ii. Landscape Inspection Services Report**

The Board reviewed the Landscape Inspection Services Report. The Landscaping crew cannot access through an easement.

The Board directed the District Manager to send a thirty (30) day notice letter to the resident to allow access of the easement.

**E. Clubhouse Manager**

**i. Review of Monthly Clubhouse Report**

Ms. Ratcliff presented her report to the Board. The Board said there is no overtime for the next thirty (30) days.

<p>On a Motion by Ms. LaBarbera, seconded by Ms. Matthias-Gorman, with all in favor, the Board of Supervisors approved the Aquatic Restoration proposal for Option 1 in the amount of \$8,420.00 pending District Counsel drafting an agreement, for the Concord Station Community Development District.</p>
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**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**  
**January 11, 2024 - Minutes of Meeting**  
**Page 3**

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Ms. LaBarbera requested that Ms. Ratcliff obtain a proposal for the gate to repair the closing mechanism.

**F. District Manager**

Mr. Adams reminded the Board that the next regular meeting is scheduled for February 8, 2024, at 6:30 p.m.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors' Regular Meeting  
held on December 14, 2023**

On a Motion by Ms. LaBarbera, seconded by Mr. Berdeguez, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Regular Meeting held on December 14, 2023, as amended, for the Concord Station Community Development District.

**FIFTH ORDER OF BUSINESS**

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

On a Motion by Mr. Griffin, seconded by Ms. Matthias-Gorman, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for November 2023 (\$79,001.18), for the Concord Station Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of MPLC License  
Renewal**

On a Motion by Mr. Rivera, seconded by Ms. LaBarbera, with all in favor, the Board of Supervisors approved the MPLC License Renewal, for the Concord Station Community Development District.

**SEVENTH ORDER OF BUSINESS**

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

No formal Board action was taken.

**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**  
**January 11, 2024 - Minutes of Meeting**  
**Page 4**

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**EIGHTH ORDER OF BUSINESS**

**Audience Comments**

A resident recommended to the Board to add information to the newsletter reminding residents to remind their kids not to damage the amenities equipment. This would help reduce the wear and tear preventing rising CDD costs. The Board directed the Clubhouse Manager to include that information in the newsletter. Also, the resident asked for an update on when the Amenities get a bulletin board and permanent lighting. The Clubhouse Manager will work on the project and provide more information at the next meeting.

The Board requested Ms. Ratcliff obtain a proposal for a shredding company to come onsite.

The Board requested Ms. Ratcliff to obtain a proposal for solar lights for the basketball, tennis and playground areas.

**NINTH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Matthias-Gorman requested that the holiday lights be added to the budget.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Berdeguez, seconded by Mr. Rivera, the Board of Supervisors adjourned the meeting at 12:01 p.m., for the Concord Station Community Development District.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## **Tab 7**



# Concord Station Community Development District

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

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

[www.concordstationcdd.com](http://www.concordstationcdd.com)

## **Operations and Maintenance Expenditures December 2023 For Board Approval**

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

The total items being presented:           **\$158,817.10**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## Concord Station Community Development District

### Paid Operation & Maintenance Expenditures

December 1, 2023 Through December 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
ADT Security Services, Inc.	100524	1030148862	Clubhouse Security Services 12/23	\$ 56.38
Angel L Rivera	100533	AR121423	Board of Supervisors Meeting 12/14/23	\$ 200.00
Arrow Exterminators	100534	54550908	Pest Control Service 12/23	\$ 51.00
Clean Sweep Supply Co., Inc.	100525	8544	Janitorial Supplies 11/23	\$ 742.75
Donna Matthias-Gorman	100535	DG121423	Board of Supervisors Meeting 12/14/23	\$ 200.00
Duke Energy	ACH	9100 8845 0087 10/23	0000 Trinity Cottage Drive Light 10/23	\$ 1,211.73
Duke Energy	ACH	9100 8847 9022 11/23	10920 State Road 54 Lite 11/23	\$ 6,244.78
Duke Energy	ACH	Autopay Summary Bill 11/23	Summary Bill 11/23	\$ 5,199.51
Florida Department of Revenue	ACH	61-8017248652-6 11/23	Sales & Use Tax 11/23	\$ 78.50
Fred Berdeguez	100536	ACH FB121423	Board of Supervisors Meeting 12/14/23	\$ 200.00
Illuminations Holiday Lighting, LLC	100537	3191223	Holiday Lighting Final Invoice 12/23	\$ 8,900.00
Jessica LaBarbera	100538	JL121423	Board of Supervisors Meeting 12/14/23	\$ 200.00

## Concord Station Community Development District

### Paid Operation & Maintenance Expenditures

December 1, 2023 Through December 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Johnson Engineering, Inc.	100539	20236102-000-5	Engineer Service 12/23	\$ 1,650.00
Mr. Electric of Land O' Lakes	100526	2304134	Diagnostics preformed at Drexel and Wellington Locations 11/23	\$ 611.95
Pasco County Sheriff's Office-Finance	100546	AR00201	Law Enforcement Services 11/23	\$ 11,066.84
Pasco County Sheriff's Office-Finance	100547	AR002022	Law Enforcement Services 12/23	\$ 11,066.84
Pasco County Utilities	ACH	19470828 Autopay	18636 Mentmore Blvd 11/23	\$ 525.05
Pasco County Utilities	ACH	19472445 Autopay	19322 Umberland Place 11/23	\$ 10.44
Pasco County Utilities	ACH	19473427 Autopay	3662 Buckinghamshire Dr 11/23	\$ 10.44
Randall W Griffin	100540	RG121423	Board of Supervisors Meeting 12/14/23	\$ 200.00
Rizzetta & Company, Inc.	100523	INV0000085693	Personnel Reimbursement 11/23	\$ 13,940.77
Rizzetta & Company, Inc.	100532	INV0000085849	Oversight/Amenity Contract Payroll 12/23	\$ 8,681.51
Solitude Lake Management, LLC	100529	PSI026096	Wetland Management Services 11/23	\$ 2,595.00
Solitude Lake Management, LLC	100527	PSI026142	Wetland Management Services 11/23	\$ 513.00
Solitude Lake Management, LLC	100528	PSI026887	Lake & Pond Management Services 11/23	\$ 6,247.00
Solitude Lake Management, LLC	100544	PSI035616	Lake & Pond Management Services 12/23	\$ 6,247.00
Solitude Lake Management, LLC	100544	PSI035767	Wetland Management Services 12/23	\$ 2,595.00



## Concord Station Community Development District

### Paid Operation & Maintenance Expenditures

December 1, 2023 Through December 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Solitude Lake Management, LLC	100544	PSI035790	Wetland Management Services 12/23	\$ 513.00
Spectrum	ACH	220004201111423	Internet Services 11/23	\$ 712.84
Straley Robin Vericker	100541	Autopay 23874	Legal Services 11/23	\$ 6,710.00
Straley Robin Vericker	100542	23875	Legal Services Easement Encroachment 11/23	\$ 163.00
Suncoast Pool Service, Inc.	100543	9860	Monthly Pool Maintenance 12/23	\$ 2,300.00
Waste Management Inc. of Florida	ACH	0905529-1568-9 Autopay	Waste Disposal Services 12/23	\$ 81.87
Yellowstone Landscape	100531	TM 604915	Conservation Cutback 10/23	\$ 1,577.12
Yellowstone Landscape	100530	TM 611255	Monthly Landscape Maintenance 11/23	\$ 22,820.00
Yellowstone Landscape	100545	TM 625712	Monthly Landscape Maintenance 12/23	\$ 22,820.00
Yellowstone Landscape	100545	TM 625832	Irrigation Repair 11/23	<u>\$ 11,873.78</u>
<b>Report Total</b>				<u><b>\$ 158,817.10</b></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  
DEC 01 2023

Invoice date: **Nov 25, 2023** Service period: **Dec 13, 2023 - Jan 12, 2024**

Your total due is: **\$56.38** Due by: **Dec 15, 2023**

Your Bill at-a-glance

Previous Balance	\$56.38
Payments and Adjustments	-\$56.38
<b>Current Charges</b>	<b>\$56.38</b>
<b>Taxes and Fees</b>	<b>\$0.00</b>

**Total Due** **\$56.38**

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

Message from ADT

**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.

Here are 5 of the many convenient features you'll want to try:



**BILLING**

1. Enroll in EasyPay® automated monthly payments.
2. Make a one-time payment in just a few clicks.
3. Easily check your billing statement and manage your payment method.



**SYSTEM SUPPORT**

4. Check or reschedule your service appointment without having to call.
5. Get troubleshooting and support for your Wi-Fi, cameras, panel, sensors and batteries.



Scan this QR code to register at [l.adt.com/regmyadt](http://l.adt.com/regmyadt)



Brilliantly Safe®



ADT  
452 Sable Blvd Unit G  
Aurora, CO 80011

6230 0020 NO RP 25 11252023 NNNNNNNY 01 008603 0024

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	<b>312728592</b>
Due Date	<b>Dec 15, 2023</b>
Amount Due	<b>\$56.38</b>

Amount Enclosed \$ \_\_\_\_\_

Please send payment to:

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



003127285920000000000000112423000000000000056387

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

Page 2/2

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

## Your Account Activity

<b>Previous Balance</b>		<b>\$56.38</b>
<b>Payments and Adjustments</b>		
Payment Received - Thank You!	Nov 17, 2023	<b>-\$56.38</b>
<b>Current Charges</b>		
RECURRING CHARGES		
<b>Services</b>		
Invoice Number 1030148862	Dec 13, 2023-Jan 12, 2024	\$56.38
<b>Total Non-taxable Charges</b>		<b>\$56.38</b>

**Total Due** to be paid by Dec 15, 2023 **\$56.38**

\* Taxable charges

Any balance left from previous billing periods

All payments and adjustments received from you during billing period

About your Services: Security Services

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

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



### Thinking of moving?

Life changes, but your security provider doesn't have to. Scan the barcode below or visit [i.adt.com/safemove](https://i.adt.com/safemove) to learn how we can help you have a new home with no worries.



### Prepare for storm season

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

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

### Need ADT system help after a storm or power outage?

Scan the QR code to the right, or go to [i.adt.com/storm](https://i.adt.com/storm)



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

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**Concord Station CDD**  
Meeting Date: December 14, 2023

**SUPERVISOR PAY REQUEST**

Name of Board Supervisor	Check if Paid
Fred Berdeguez	<i>Yes</i>
Donna Matthias-Gorman	<i>Yes</i>
Angel Rivera	<i>Yes</i>
Jessica LaBarbera	<i>Yes</i>
Randall Griffin	<i>Yes</i>

12-14-2023

(\*) Does not get paid

*NOTE: Supervisors are only paid if checked present.*

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	<i>10:03</i>
Meeting End Time:	<i>2:22</i>
Total Meeting Time:	<i>4:21</i>

Time Over <i>1.21</i> ( 3 ) Hours:	<i>1.21</i>
------------------------------------	-------------

Total at \$175 per Hour:	<i>236.00</i> <del>\$0.00</del>
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**ADDITIONAL OR CONTINUED MEETING TIMECARD**

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

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

DM Signature: \_\_\_\_\_

*Dy Adams*





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

## Service Slip/Invoice

**INVOICE:** 54550908  
**DATE:** 12/8/2023  
**ORDER:** 54550908



**Bill To:** [2490890]  
Concord Station Community  
Development District  
5844 Old Pasco Rd  
Suite 100  
Wesley Chapel, FL 33544-4010

**Work Location:** [2490890] 813-949-4569  
Concord Station Clubhouse  
18636 Mentmore Blvd  
Land O' Lakes, FL 34638-7978

Work Date	Time	Target Pest	Technician	Time In
12/8/2023	01:52 PM		ZTHISSELL	
Purchase Order	Terms	Last Service	Map Code	Time Out
		12/8/2023		

Zachary Thissell

Lic:JE334251

Service	Description	Price
CPC-MONTHLY	Pest Control Service	\$51.00
Int/Ext Clubhouse, playground & Shed (maint bldg) & wasp nest *Red key ring for Int No reported issues at this time. Serviced interior and exterior of location with residual products to reduce pest activity. Thank you Zach		
		<b>SUBTOTAL</b> \$51.00
		<b>TAX</b> \$0.00
		<b>AMT. PAID</b> \$0.00
		<b>TOTAL</b> \$51.00
Contact Treated Areas - Do not allow unprotected persons, children, or pets to touch, enter, or replace it		<b>AMOUNT DUE</b> \$51.00
12-11-2023		
		
		TECHNICIAN SIGNATURE
		
		Danny Hernandez CUSTOMER SIGNATURE

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

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

**PLEASE PAY FROM THIS INVOICE**

**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 #	DATE	TERMS	DUE DATE	
8544	11/15/2023	Net 30	12/15/2023	
SHIP DATE 11/22/2023				
SKU	DESCRIPTION	QTY	RATE	AMOUNT
RAC80420CT	Refill Oil Scent Wrm Apple - RAC80420CT2/6PK/CTPK	4	47.50	190.00T
SJN 322338	WINDEX GLASS CLEANER - SJN322338 8/32OZ/CS	8	5.60	44.80T
HT400011	HT400011 TOWEL MULTI-FOLD WHITE 16/250/CS	3	30.50	91.50T
NOVA519	NOVA519 55 GL LINER 38 X 58 BLACK 1.5 MIL 100/CS	3	32.75	98.25T
2432XHB-TP	2432XHB-TP 24x32 Black/Gray Liner XHVV 2PLY CORELESS	3	56.95	170.85T
EVPFL4003	EVPFL4003 Vinyl Glove Powder Free Large box / 10 box/ case	10	4.95	49.50T
GS-MC1616GRN300	MICROFIBER CLOTH - 16X16 GREEN GS-MC1616GRN300 12/PK	1	12.95	12.95T

RAC75352CT	RAC75352CT LYSOL READY TO USE ALL PURPOSE CLEANER LEMON BREEZE SCENT32/oz 12/CT	RAC75352CT LYSOL READY TO USE ALL PURPOSE CLEANER LEMON BREEZE SCENT32/oz 12/CT	1	84.90	84.90T
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SUBTOTAL	742.75
TAX	0.00
TOTAL	742.75

BALANCE DUE	<b>\$742.75</b>
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11-28-2023



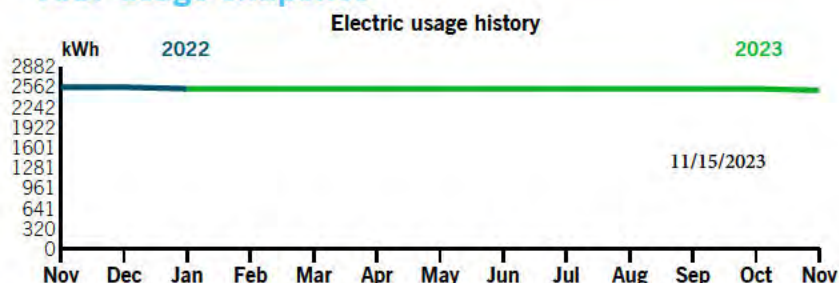


Bill date Nov 10, 2023  
For service Oct 11 - Nov 9  
30 days

Account number **9100 8845 0087**

Previous Amount Due	\$1,216.78
<i>Payment Received Nov 01</i>	-1,216.78
Current Lighting Charges	1,204.28
Taxes	7.45
<b>Total Amount Due Dec 01</b>	<b>\$1,211.73</b>

Thank you for your payment.



70° 63° 63° 68° 71° 76° 78° 82° 85° 86° 83° 76° 69°

	Current Month	Nov 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2,512	2,562	30,444	2,537
Avg. Daily (kWh)	84	88	83	
12-month usage based on most recent history				

**\$1,211.73**  
*by Dec 1*

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

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

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

Account number  
9100 8845 0087

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

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

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

88910088450087000660000000000000000012117300001211739



## We're here for you

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### Report an emergency

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

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

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### Help managing your account (not applicable for all customers)

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

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### General questions or concerns

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

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### Call before you dig

Call	800.432.4770 or 811
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### Check utility rates

Check rates and charges	duke-energy.com/rates
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### Correspond with Duke Energy (not for payment)

P.O. Box 14042  
St Petersburg, FL 33733

## Important to know

### Your next meter reading on or after: Dec 8

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](http://duke-energy.com/home/billing/special-assistance/medically-essential).

### Special Needs Customers

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

### Para nuestros clientes que hablan Español

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

## Your usage snapshot - Continued

<b>Outdoor Lighting</b>		
<b>Billing period Oct 11 - Nov 09</b>		
<b>Description</b>	<b>Quantity</b>	<b>Usage</b>
50 MICRO II 3K UG	1	17 kWh
50 MICRO III 3K UG	1	17 kWh
HPS UG RDWAY 9500L	59	2,478 kWh
<b>Total</b>	<b>61</b>	<b>2,512 kWh</b>

## Billing details - Lighting

<b>Billing Period - Oct 11 23 to Nov 09 23</b>	
Customer Charge	\$1.65
Energy Charge	
2,512.000 kWh @ 4.784c	120.17
Fuel Charge	
2,512.000 kWh @ 5.270c	132.38
Asset Securitization Charge	
2,512.000 kWh @ 0.061c	1.53
Fixture Charge	
HPS UG RDWAY 9500L	335.12
50 MICRO II 3K UG	3.69
50 MICRO III 3K UG	3.69
Maintenance Charge	
HPS UG RDWAY 9500L	108.56
50 MICRO II 3K UG	1.39
50 MICRO III 3K UG	1.39
Pole Charge	
CONCRETE, 30/35	
61 Pole(s) @ \$8.110	494.71
<b>Total Current Charges</b>	<b>\$1,204.28</b>

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

## Billing details - Taxes

Regulatory Assessment Fee	\$0.89
Gross Receipts Tax	6.56
<b>Total Taxes</b>	<b>\$7.45</b>



duke-energy.com  
877.372.8477

## Your Energy Bill

Page 1 of 4

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

**Bill date** Dec 6, 2023  
**For service** Nov 3 - Dec 2  
30 days

**Account number** 9100 8847 9022

### Billing summary

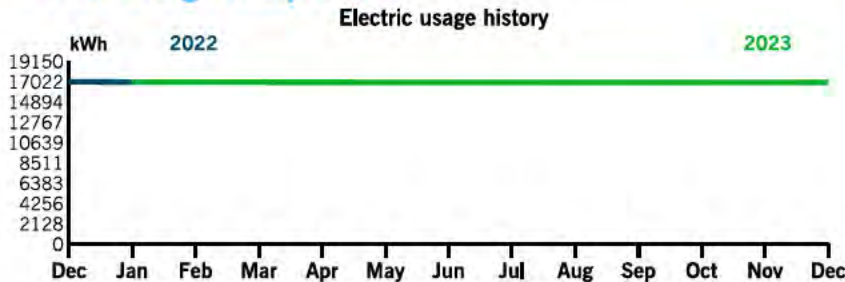
Previous Amount Due	\$6,244.78
Payment Received Nov 28	-6,244.78
Current Lighting Charges	6,196.15
Taxes	48.63
<b>Total Amount Due Dec 28</b>	<b>\$6,244.78</b>



Thank you for your payment.

12-12-2023

### Your usage snapshot



#### Average temperature in degrees

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

	Current Month	Dec 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	16,954	17,022	203,598	16,967
Avg. Daily (kWh)	565	567	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](https://duke-energy.com/billing). Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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

#### Amount of automatic draft

**\$6,244.78**  
by Dec 28

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

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



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

**Account number**  
9100 8847 9022

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

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

8891008847902200066000000000000000062447800006244789



## We're here for you

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### Report an emergency

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

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

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### Help managing your account (not applicable for all customers)

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

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### General questions or concerns

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

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### Call before you dig

Call	800.432.4770 or 811
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### Check utility rates

Check rates and charges	duke-energy.com/rates
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### Correspond with Duke Energy (not for payment)

P.O. Box 14042  
St Petersburg, FL 33733

## Important to know

### Your next meter reading on or after: Jan 3

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.

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### Para nuestros clientes que hablan Español

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



## Your usage snapshot - Continued

<b>Outdoor Lighting</b>		
<b>Billing period Nov 03 - Dec 02</b>		
<b>Description</b>	<b>Quantity</b>	<b>Usage</b>
40W RDWAY LED UG GRY	1	14 kWh
50 MICRO II 3K UG	2	34 kWh
50W LED RW GRY MICRO III 3K OH	1	17 kWh
70W RDWAY LED UG GRY	1	24 kWh
Underground Roadway	3	153 kWh
SV RW 27500	52	5,408 kWh
HPS UG RDWAY 9500L	228	9,576 kWh
SV RW 9500	4	168 kWh
HPS UG RDWAY 16000L	24	1,560 kWh
<b>Total</b>	<b>316</b>	<b>16,954 kWh</b>

## Billing details - Lighting

<b>Billing Period - Nov 03 23 to Dec 02 23</b>	
Customer Charge	\$1.65
Energy Charge	
16,954.000 kWh @ 4.784c	811.08
Fuel Charge	
16,954.000 kWh @ 5.270c	893.48
Asset Securitization Charge	
16,954.000 kWh @ 0.061c	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
<hr/>	
<b>Total Current Charges</b>	<b>\$6,196.15</b>

## Billing details - Taxes

Regulatory Assessment Fee	\$4.58
Gross Receipts Tax	44.05
<hr/>	
<b>Total Taxes</b>	<b>\$48.63</b>

Concord Station						
Duke Energy						
11/02/23 to 12/01/23						
Account #	Bill Date	Amount	Due Date	Service Address	GL Code	Object Code
9100 8844 8413	12/4/2023	\$30.79	12/26/2023	3882 Sunlake Blvd. - Sign, Irrigation	53100	4301
9100 8844 8629	12/4/2023	\$30.79	12/26/2023	3444 Tuckerton Rd Sign - Entry	53100	4301
9100 8844 8851	12/4/2023	\$372.65	12/26/2023	18636 Mentmore Blvd- Splash	53100	4304
9100 8844 9084	12/4/2023	\$30.79	12/26/2023	3869 Sunlake Blvd. Sign	53100	4301
9100 8844 9266	12/4/2023	\$55.03	12/26/2023	18636 Mentmore Blvd - CH Maint Build	53100	4301
9100 8844 9448	12/4/2023	\$1,365.55	12/26/2023	18933 Mentmore Blvd - Sign Lights	53100	4307
9100 8844 9654	12/4/2023	\$30.79	12/26/2023	18661 State Road 54	53100	4301
9100 8844 9852	12/4/2023	\$74.19	12/26/2023	3936 Buckinghamshire Drive- Irrigation	53100	4301
9100 8845 0300	12/4/2023	\$30.79	12/26/2023	19135 Manassas Dr-Lighting	53100	4307
9100 8845 0532	12/4/2023	\$30.79	12/26/2023	18933 Chislehurst Dr - Irrigation	53100	4301
9100 8845 0780	12/4/2023	\$30.79	12/26/2023	3753 Tuckerton Dr- Irrigation	53100	4301
9100 8847 9220	12/4/2023	\$30.79	12/26/2023	18552 Mentmore Blvd - Entry Lights	53100	4301
9100 8847 9395	12/4/2023	\$30.79	12/26/2023	19109 Mentmore Blvd - Entry Wall Light	53100	4301
9100 8847 9600	12/4/2023	\$30.79	12/26/2023	18433 Mentmore Blvd- Irrigation	53100	4301
9100 8847 9824	12/4/2023	\$250.04	12/26/2023	19069 Lake Patience Rd - Light	53100	4301
9100 8848 0265	12/4/2023	\$30.79	12/26/2023	18108 Mentmore Blvd - Entry Lights	53100	4301
9100 8848 0463	12/4/2023	\$243.12	12/26/2023	3332 Sun Lake Blvd - Fountain	53100	4301
9100 8848 0661	12/4/2023	\$30.79	12/26/2023	18230 Snowdonia Drive -Entry Lights	53100	4301
9100 8848 0877	12/4/2023	\$2,438.66	12/26/2023	18636 Mentmore Blvd, Clubhouse/Pool	53100	4304
9100 8848 1125	12/4/2023	\$30.79	12/26/2023	3440 Buckinghamshire Blvd. - Entry Sign	53100	4301
Total		\$5,199.51				

53100	4301	\$991.86	Entry Lights & Irrigation
53100	4307	\$1,396.34	Street Lights
53100	4304	\$2,811.31	Utilities Recreational Facilities
Grand Total		\$5,199.51	





# State of Florida Department of Revenue

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NODE: 2

Original Return

**FOR YOUR RECORDS ONLY - DO NOT MAIL**

**Cancellations must be done before 5:00 p.m. ET on the submission date. If the submission is completed after 5:00 p.m. ET on the submission date, weekend, or holiday the cancellation must be done before 5:00 p.m. ET the next business day. All cancellations are permanently deleted from our database.**

**Access Source: 61-8017248652-6****Confirmation Number: 231211112242**[Click Here for Survey](#)

DR-15

Certificate Number

Collection Period

Confirm Date and Time

61-8017248652-6

11/2023

12/11/2023 4:02:31 PM ET

Surtax Rate: 0.0100

**Location Address**

5844 OLD PASCO RD  
WESLEY CHAPEL, FL 33544-4025

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

**Contact Information**

Name

Roxana Quiroz

Phone

( 813 ) 994 - 1001

Email

rquiroz@rizzetta.com

Debit Date: 12/12/2023  
Amount for Check: \$78.50  
Bank Routing Number: 263191387  
Bank Account Number: 1100026309172  
Bank Account Type: Checking  
Corporate/Personal: Corporate  
Name on Bank Account: CONCORD STATION CDD

Due to federal security requirements, we can not process international ACH transactions. If any portion of the money used in the payment you may be making today came from a financial institution located outside of the US or its territories for the purpose of funding this payment, please do not proceed and contact the Florida Department of Revenue at 850-488-6800 to make other payment arrangements. By continuing, you are confirming that this payment is not an international ACH transaction. If you are unsure, please contact your financial institution.

I hereby authorize the Department of Revenue to process this ACH transaction and to debit the checking account identified above. I understand there may be service charges assessed on any transactions not honored by my bank.

Signature: Roxana Quiroz  
Phone Number: 813-994-1001  
Email Address: rquiroz@rizzetta.com

Florida

1. Gross Sales

2. Exempt Sales

3. Taxable Amount

4. Tax Due



A. Sales/Services/Electricity	\$ 1121.49	\$ 0.00	\$ 1121.49	\$ 78.50
B. Taxable Purchases			\$ 0.00	\$ 0.00
C. Commercial Rentals	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
<b>C(a). Less Sales Tax Scholarship Credits</b>				\$ 0.00
D. Transient Rentals	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
E. Food & Beverage Vending	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
5. Total Amount of Tax Due				\$ 78.50
6. <b>Less Lawful Deductions</b>				\$ 0.00
7. Net Tax Due				\$ 78.50
8. <b>Less Est Tax Pd/DOR Cr Memo</b>				\$ 0.00
9. Plus Est. Tax Due Current Month				\$ 0.00
10. Amount Due				\$ 78.50
<b>You have chosen not to donate your collection allowance to education.</b>				
11. <b>Less Collection Allowance</b>				\$ 0.00
12. Plus Penalty				\$ 0.00
13. Plus Interest				\$ 0.00
14. Amount Due with Return				\$ 78.50

**Payment you have authorized** 78.50

15(a). Exempt Amount of Items Over \$5000 (included in Column 3)	15(a). \$	0.00
15(b). Other Taxable Amounts <b>NOT</b> Subject to Surtax (included in Column 3)	15(b). \$	0.00
15(c). Amounts Subject to Surtax at a Rate Different than Your County Surtax Rate (included in Column 3)	15(c). \$	0.00
15(d). Total Amount of Discretionary Sales Surtax Due (included in Column 4)	15(d). \$	11.21
16. Hope Scholarship Credits (included in Line 6)	16. \$	0.00
17. Taxable Sales/Untaxed Purchases or Uses of Electricity (included in Line A)	17. \$	0.00
18. Taxable Sales/Untaxed Purchases of Dyed Diesel Fuel (included in Line A)	18. \$	0.00
19. Taxable Sales from Amusement Machines (included in Line A)	19. \$	0.00
20. Rural or Urban High Crime Area Job Tax Credits	20. \$	0.00
21(a). Scholarship Funding Tax Credit	21(a). \$	0.00
21(b). Film and Entertainment Industry Credit	21(b). \$	0.00
21(c). Economic Energy Zone Credit	21(c). \$	0.00
21(d). Strong Families Tax Credit	21(d). \$	0.00
21(e). New Worlds Reading Initiative Tax Credit	21(e). \$	0.00
21. Other Authorized Credits	21. \$	0.00

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# ILLUMINATIONS HOLIDAY LIGHTING

Invoice 3191223

8606 Herons Cove Pl  
Tampa, FL 33647  
Tim Gay

(813) 334-4827

**TO:**

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

**JOB DESCRIPTION**

Concord Station Holiday Lighting Final Invoice

**ITEMIZED ESTIMATE: TIME AND MATERIALS**

**AMOUNT**

<b>Community Entrances</b>	The below details pertains to an estimated 13 entrances throughout the community	\$13,000.00
	<b>Per Entrance Sign:</b> Install Clear C9s on trellis (top of entrance sign)  Install 4 x 36" Wreaths with lights and bows on each monument column <b>Note: some signs are single sided and will only take 2 or possible 1 wreath.</b>  Install clear C9s outlining the signage for each entrance  Install green LED lights in shrubs below each entrance sign	
	<b>Clock Tower</b> Install clear C9s outlining roof line of top two level of Clock tower	\$1,500.00
	Install 60" wreath with lights and bow on front side of Clock tower	
	Install clear mini lights on trunks and green lights accenting first layer of palm fronds in 6 palm trees in center median past Clock Tower	\$1,800.00
<b>Clubhouse</b>	Install Clear C9s outlining the outer edge of the clubhouse (sides and front)	\$1,500.00
	Install 48" wreath with lights and bows over front peak	
	Requires 50% Deposit	
	<b>TOTAL</b>	\$17,800.00
	<b>DEPOSIT PAID</b>	\$8,900.00
	<b>BALANCE DUE</b>	<b>\$8,900.00</b>

\* Price includes rental of materials, labor, installation and service.

\* Remaining balance of project due upon receipt of invoice after installation.

12-7-2023

**\* MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING**

Tim Gay  
PREPARED BY

12/7/2023  
DATE

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

December 15, 2023

Project No: 20236102-000

Invoice No: 5

FEID #59-1173834

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

**Professional Services through December 10, 2023**

Phase 01.0 General Engineering

**Professional Personnel**

			Hours	Rate	Amount	
Professional 6						
Chang, Philip	11/9/2023	Site visit to verify issues addressed in Trilby ponds; report to DM regarding pond issues still outstanding; provide suggestions to DM regarding Longwood pond issues; attend monthly CDD meeting via conference call;	3.75	200.00	750.00	
Chang, Philip	11/10/2023	Prepare exhibit/scope of work for pond repairs and send request for quotes to vendors;	1.75	200.00	350.00	
Chang, Philip	11/13/2023	Respond to questions from contractor regarding pond repairs;	.25	200.00	50.00	
Chang, Philip	11/27/2023	Review quote (CE) for pond repairs; follow up with other vendors regarding outstanding quotes;	.25	200.00	50.00	
Chang, Philip	11/28/2023	Review additional quote (FO) for pond repairs;	.25	200.00	50.00	
Chang, Philip	12/5/2023	Request additional information from vendor related to pond repairs; prepare memo for meeting book;	1.50	200.00	300.00	
Chang, Philip	12/6/2023	Review additional clarification from vendor and finalize memo related to pond repairs;	.50	200.00	100.00	
Totals			8.25		1,650.00	
<b>Total Labor</b>						<b>1,650.00</b>
				<b>Total this Phase</b>		<b>\$1,650.00</b>
				<b>Total this Invoice</b>		<b>\$1,650.00</b>

12-15-2023



Mr. Electric of Land O' Lakes  
3761 Correia Drive  
Zephyrhills, Florida 33542  
(813) 540-0012

Invoice 2304134  
Invoice Date 11/21/2023  
Completed Date  
Technician Seth  
Customer PO  
Payment Term Due Upon Receipt

**Billing Address**  
Concord Station CDD  
5844 Old Pasco Road #STE 100  
Zephyrhills, FL 33544 USA

**Job Address**  
Concord Station Clubhouse  
18636 Mentmore Boulevard  
Land O' Lakes, FL 34638 USA

#### Description of Work

Diagnostics performed at Drexel location and Wellington location.

Quotes provided for repairs.

View visual findings from this job here - <https://visionshare.xoi.io/?id=XA-6E7D-85E2AA7792E44BF19B3E3FEA25796504>

Task #	Description	Quantity	Your Price	Your Total
1	<p>** Mr. Electric does not warrant materials/fixtures provided by customer. Should any additional work or callbacks be required due to faulty products supplied by customer, customer will be charged.</p> <p>** Unforeseen code violation corrections will be quoted separately and are not included in this estimate.</p> <p>** Drywall Disclaimer - All efforts will be made to prevent and/or minimize damage to drywall. However, should any damage occur, the owner will assume all responsibility and cost of repair.</p> <p>** Excavation Disclaimer - All efforts will be made to prevent and/or minimize damage to underground utilities. Homeowner is responsible for identifying all non public lines including irrigation, water, well, septic, leach field, cable, power, etc. However, should any damage occur, the owner will assume all responsibility and cost of repair.</p> <p>** Quote is valid for 30 days. 50% deposit is required for scheduling.</p> <p>** Cancellations after scheduling may result in restocking fees.</p> <p>** Charges for permitting and inspections cannot be refunded once applied for.</p>	1.00	\$0.00	\$0.00
2	COMMERCIAL DISPATCH	1.00	\$149.95	\$149.95
3	CIRCUIT DIAGNOSTIC	1.00	\$462.00	\$462.00
	SERVICE PROFESSIONAL WILL DIAGNOSE THE PROBLEM BY STARTING AT THE ELECTRICAL PANEL AND TESTING THROUGH THE CIRCUIT - ONCE THE PROBLEM IS FOUND, SERVICE PROFESSIONAL WILL PROVIDE A CLEAR DESCRIPTION AND ADDITIONAL PROPOSAL FOR APPROVAL.			
			<b>Sub-Total</b>	\$611.95
			<b>Tax</b>	\$0.00
			<b>Total Due</b>	\$611.95
			11-21-2023	<b>Balance Due</b> \$611.95

Thank you for choosing Mr. Electric of Land O' Lakes EC13008910  
This estimate is valid for thirty days

IMPORTANT NOTICE: You and your contractor are responsible for meeting the Terms and Conditions of this contract. If you sign this contract and you fail to meet the terms and conditions of this contract, you may lose legal ownership rights to your home. KNOW YOUR RIGHTS AND DUTIES UNDER THE LAW. I agree that initial price quoted prior to the start of work does not include any additional or unforeseen tasks. Nor materials which may be found to be necessary to complete repairs or replacements. I also agree to hold Mr. Electric® or its assigns harmless for parts deemed corroded, unusable or unreliable for completion of stated work to be done. You agree that our technicians may take photographs of work performed for our own internal records and for social media and marketing purposes. In addition, if you agree to pose for a photo with our technician, you agree we may use your name, image, and likeness for social media and marketing purposes, without further compensation. I hereby authorize Mr. Electric of Land O Lakes to perform proposed work and agree to all agreement conditions as displayed and further acknowledge that this invoice is due upon receipt. A monthly service charge, at maximum allowed by law, will be added after 10 days. Independently owned and operated franchise. Amount to Authorize: \$611.95

Thank You



proposed work and agree to all agreement conditions as displayed and further acknowledge that this invoice is due upon receipt. A monthly service charge, at maximum allowed by law, will be added after 10 days. Independently owned and operated franchise.  
Amount to Authorize: \$611.95

Thank You

A handwritten signature in black ink, appearing to read "Chris Zinner". The signature is fluid and cursive, with a large initial "C" and a long, sweeping underline.

Date 11/21/2023

Acceptance of work performed: I find the service and materials performed & installed have been completed in accordance with this agreement. I agree to pay reasonable attorney fees, collection fees and court costs in the event of legal action pursuant to collection of amount due. Total Due: \$611.95

Thank You

A handwritten signature in black ink, appearing to read "Chris Zinner". The signature is fluid and cursive, with a large initial "C" and a long, sweeping underline.

Date 11/21/2023



Pasco Sheriff's Office

# INVOICE

Customer Number: C00072  
Invoice Number: AR002011  
Invoice Date: 11/21/23  
Terms: DUE UPON RECEIPT

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

Date	Description	Amount
11/21/23	NOV23 #2	11,066.84
		12-13-2023
	Total Due	11,066.84

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Please make checks payable to:

Customer Number: C00072  
Invoice Number: AR002011  
Invoice Date: 11/21/23  
Total Amount Due \$ 11,066.84



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

Total Payment \$ \_\_\_\_\_



Pasco Sheriff's Office

# INVOICE

Customer Number: C00072  
Invoice Number: AR002022  
Invoice Date: 12/07/23  
Terms: DUE UPON RECEIPT

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

Date	Description	Amount
12/07/23	DEC23 #3	11,066.84
		12-13-2023
	Total Due	11,066.84

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Please make checks payable to:

Customer Number: C00072  
Invoice Number: AR002022  
Invoice Date: 12/07/23  
Total Amount Due \$ 11,066.84



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

Total Payment \$ \_\_\_\_\_



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

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

[UtilCustServ@MvPasco.net](mailto:UtilCustServ@MvPasco.net)  
Pay By Phone: 1-855-786-5344

1 0 1  
32-52805

# CONCORD STATION CDD

Service Address: **18636 MENTMORE BOULEVARD**  
Bill Number: 19470828  
Billing Date: 12/4/2023  
Billing Period: 10/18/2023 to 11/16/2023

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

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

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Water	13595176	10/18/2023	5996	11/16/2023	6038	29	42

## Usage History

	Water
November 2023	42
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

## Transactions

Previous Bill	644.95
Payment 11/20/23	-644.95 CR
<b>Past Due</b>	<b>0.00</b>
Current Transactions	
Water	
Water Base Charge	39.21
Water Tier 1 25.0 Thousand Gals X \$2.07	51.75
Water Tier 2 17.0 Thousand Gals X \$3.29	55.93
Sewer	
Sewer Base Charge	96.34
Sewer Charges 42.0 Thousand Gals X \$6.71	281.82
<b>Total Current Transactions</b>	<b>525.05</b>

**TOTAL BALANCE DUE \$525.05**

\*Past due balance is delinquent and subject to further fees and immediate disconnect.

12-4-2023



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

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

Account # 0315035  
Customer # 01352379  
Past Due 0.00  
Current Transactions 525.05

**Total Balance Due \$525.05**  
**Due Date 12/21/2023**

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

**The Total Due will be electronically transferred on 12/21/2023.**

CONCORD STATION CDD  
3434 COLWELL AVENUE STE 200  
TAMPA FL 33614

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





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

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

[UtilCustServ@MyPasco.net](mailto:UtilCustServ@MyPasco.net)  
Pay By Phone: 1-855-786-5344

1 0 1  
32-52805

CONCORD STATION CDD

Service Address: **19322 UMBERLAND PLACE**  
Bill Number: 19472445  
Billing Date: 12/4/2023  
Billing Period: 10/18/2023 to 11/16/2023

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

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

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Irrig Potable	15082370	10/18/2023	773	11/16/2023	773	29	0

Usage History		
	Water	Irrigation
November 2023		0
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

Transactions	
Previous Bill	63.11
Payment 11/20/23	-63.11 CR
<b>Balance Forward</b>	<b>0.00</b>
Current Transactions	
Irrigation	
Water Base Charge	10.44
<b>Total Current Transactions</b>	<b>10.44</b>
<b>TOTAL BALANCE DUE</b>	<b>\$10.44</b>



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

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

Account # 0952410  
Customer # 01352379  
Balance Forward 0.00  
Current Transactions 10.44

<b>Total Balance Due</b>	<b>\$10.44</b>
<b>Due Date</b>	<b>12/21/2023</b>

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

**The Total Due will be electronically transferred on 12/21/2023.**

CONCORD STATION CDD  
3434 COLWELL AVENUE STE 200  
TAMPA FL 33614

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



PASCO COUNTY UTILITIES  
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NEW PORT RICHEY, FL 34656-2139

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

[UtilCustServ@MvPasco.net](mailto:UtilCustServ@MvPasco.net)  
Pay By Phone: 1-855-786-5344

1 0 1  
32-52805

# CONCORD STATION CDD

Service Address: **3662 BUCKINGHAMSHIRE DR**  
Bill Number: 19473427  
Billing Date: 12/4/2023  
Billing Period: 10/18/2023 to 11/16/2023

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

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Irrig Potable	211072562	10/18/2023	60	11/16/2023	60	29	0

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

Transactions	
Previous Bill	10.44
Payment 11/20/23	-10.44 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Irrigation	
Water Base Charge	10.44
<b>Total Current Transactions</b>	10.44
<b>TOTAL BALANCE DUE</b>	<b>\$10.44</b>

12-4-2023



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

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

Account # 1180965  
Customer # 01436650  
Balance Forward 0.00  
Current Transactions 10.44

**Total Balance Due \$10.44**  
**Due Date 12/21/2023**

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

**The Total Due will be electronically transferred on 12/21/2023.**

CONCORD STATION CDD  
3434 Colwell AVENUE Suite 200  
Tampa FL 33614

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

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

# Invoice

Date	Invoice #
11/24/2023	INV0000085693

**Bill To:**

**Concord Station CDD**  
**3434 Colwell Avenue**  
**Suite 200**  
**Tampa FL 33614**

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
November	Upon Receipt	04004

[illegible]

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

# Invoice

Date	Invoice #
12/8/2023	INV0000085849

**Bill To:**

**Concord Station CDD**  
**3434 Colwell Avenue**  
**Suite 200**  
**Tampa FL 33614**

[illegible]





**Please Remit Payment to:**

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

**INVOICE**

Page: 1

Invoice Number: PSI026096  
Invoice Date: 11/1/2023

Bill

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

Ship

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

Ship Via

Ship Date 11/1/2023  
Due Date 12/1/2023  
Terms Net 30

Customer ID 5466  
P.O. Number  
P.O. Date 11/1/2023  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance November Billing 11/1/2023 - 11/30/2023 Mt-ALL (4xMonth)		1	1	2,595.00	2,595.00

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

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



**Please Remit Payment to:**

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

## INVOICE

Page: 1

Invoice Number: PSI026142  
Invoice Date: 11/1/2023

Bill

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

Ship

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

Ship Via  
Ship Date 11/1/2023  
Due Date 12/1/2023  
Terms Net 30

Customer ID 5466  
P.O. Number  
P.O. Date 11/1/2023  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	513.00	513.00
November Billing					
11/1/2023 - 11/30/2023					
Wetland-ALL					

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

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



**Please Remit Payment to:**

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

## INVOICE

Page: 1

Invoice Number: PSI026887  
Invoice Date: 11/1/2023

Bill

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

Ship

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

Ship Via  
Ship Date 11/1/2023  
Due Date 12/1/2023  
Terms Net 30

Customer ID 5466  
P.O. Number  
P.O. Date 11/1/2023  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance November Billing 11/1/2023 - 11/30/2023 Lake-All		1	1	6,247.00	6,247.00

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

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



**Please Remit Payment to:**

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

**INVOICE**

Page: 1

Invoice Number: PSI035616  
Invoice Date: 12/1/2023

**Bill**

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

**Ship**

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

Ship Via  
Ship Date 12/1/2023  
Due Date 12/31/2023  
Terms Net 30

Customer ID 5466  
P.O. Number  
P.O. Date 12/1/2023  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance December Billing 12/1/2023 - 12/31/2023 Lake-All		1	1	6,247.00	6,247.00

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

12-2-2023

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





**Please Remit Payment to:**

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

**INVOICE**

Page: 1

Invoice Number: PSI035767  
Invoice Date: 12/1/2023

**Bill**

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

**Ship**

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

Ship Via  
Ship Date 12/1/2023  
Due Date 12/31/2023  
Terms Net 30

Customer ID 5466  
P.O. Number  
P.O. Date 12/1/2023  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance December Billing 12/1/2023 - 12/31/2023 Mt-ALL (4xMonth)		1	1	2,595.00	2,595.00

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

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

12-2-2023



**Please Remit Payment to:**

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

**INVOICE**

Page: 1

Invoice Number: PSI035790  
Invoice Date: 12/1/2023

**Bill**

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

**Ship**

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

Ship Via  
Ship Date 12/1/2023  
Due Date 12/31/2023  
Terms Net 30

Customer ID 5466  
P.O. Number  
P.O. Date 12/1/2023  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	513.00	513.00
December Billing					
12/1/2023 - 12/31/2023					
Wetland-ALL					

12-2-2023

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

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



CONCORD STATION CDD  
5844 OLD PASEO RD. SUITE 100  
WESLEY CHAPEL, FL 33544

Invoice Number: 220004201111423  
Account Number: 220004201  
Invoice Date: 11/14/23  
Due Date: **AUTOPAY**

## Summary

Services from 11/14/2023 through 12/13/2023  
details on following pages

Previous Statement Balance	\$11.60
Payments	\$-11.60
10/30/2023	\$-11.60
<b>Previous Statement Balance Subtotal</b>	<b>\$0.00</b>
Adjustments	\$0.00
Prorated Charges	\$0.00
Recurring Charges	\$672.25
One Time Charges	\$0.00
Taxes, Fees & Surcharges	\$40.59
<b>Current Charges Subtotal</b>	<b>\$712.84</b>
<b>BALANCE DUE</b>	<b>\$712.84</b>

12-22-2023

## HOW TO CONTACT US

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

## PAYMENT OPTIONS

### Checks:

Charter Communications  
Box 223085  
Pittsburgh PA 15251-2085

### ACH/Wire Transfers:

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

### Credit Cards:

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

**This account has been set up as AutoPay, please do not submit a payment.**

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

**Note:** Payments made after 11/04/2023 may not be reflected in the Payments section of this statement. They will appear on the following month's statement.

Please detach and enclose this coupon with your payment.



1900 BLUE CREST LN  
SAN ANTONIO, TX 78247

6810 0225 NO RP 14 11142023 NNNNNNNN 01 008438 0019

CONCORD STATION CDD  
5844 OLD PASCO RD STE 100  
WESLEY CHAPEL FL 33544-4010

**ACCOUNT NUMBER 220004201**

<b>DUE DATE</b>	<b>AUTOPAY</b>
<b>PREVIOUS BALANCE SUBTOTAL</b>	<b>\$0.00</b>
<b>CURRENT CHARGES SUBTOTAL</b>	<b>\$712.84</b>
<b>BALANCE DUE</b>	<b>\$712.84</b>

AMOUNT PAID

\$

CHARTER COMMUNICATIONS  
BOX 223085  
PITTSBURGH, PA 15251-2085

Page 2 of 4  
Invoice Number:  
Account Number:  
Invoice Date:  
Due Date:

CONCORD STATION CDD  
220004201111423  
220004201  
11/14/23  
**AUTOPAY**



Contact Us at  
1-888-812-2591

6810 0225 NO RP 14 11142023 NNNNNNNN 01 008438 0019

## Billing Information

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

**Taxes and Fees:** Effective October 1, 2023 the Federal Universal Service Fund increased to 34.5%.

**Spectrum Voice Provider -** Spectrum Advanced Services, LLC



Page 3 of 4  
Invoice Number: 220004201111423  
Account Number: 220004201  
Invoice Date: 11/14/23  
Due Date: AUTOPAY



Contact Us at  
1-888-812-2591

08/10/2025 NO RP 14 11/14/2023 NNNNNNNN 01 008438 0019

Account Number	End User ID Name/Address	Description	Circuit ID	Date Range	Prorated Charges	Recurring Charges	One Time Charges	Adjustments	Taxes, Fees & Surcharges	TOTAL
<b>Service Location 1 of 2</b>										
225512701	CONCORD STATION CDD 18636 MENTMORE BLVD LAND O LAKES, FL 34638	<b>Internet Services</b> Fiber Internet 50Mbps 5 Static IP Addresses	81.L1XX.012404..CHTR	11/14-12/13 11/14-12/13	\$0.00 \$0.00	\$315.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$315.00 \$0.00
		<b>Network Services</b> Managed Network Edge 50 Mbps		11/14-12/13	\$0.00	\$85.00	\$0.00	\$0.00	\$0.00	\$85.00
		<b>Phone Services</b> UC Connect Plus		11/14-12/13	\$0.00	\$31.00	\$0.00	\$0.00	\$0.00	\$31.00
		Enterprise Hosted Voice Basic Feature Pack		11/14-12/13	\$0.00	\$19.00	\$0.00	\$0.00	\$0.00	\$19.00
		Cisco IP Phone 8811 - Rental		11/14-12/13	\$0.00	\$4.00	\$0.00	\$0.00	\$0.00	\$4.00
		Polycom VVX D230 Base -Rental		11/14-12/13	\$0.00	\$3.25	\$0.00	\$0.00	\$0.00	\$3.25
		Polycom VVX D230 Handset -Rental		11/14-12/13	\$0.00	\$2.00	\$0.00	\$0.00	\$0.00	\$2.00
		Enterprise Hosted Voice Unlimited Usage		11/14-12/13	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Enterprise Hosted Voice Auto Attendant		11/14-12/13	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		<b>Taxes, Fees and Surcharges</b> Regulatory Cost Recovery Fee			\$0.00	\$0.00	\$0.00	\$0.00	\$1.08	\$1.08
		Federal Universal Service Fund			\$0.00	\$0.00	\$0.00	\$0.00	\$3.80	\$3.80
		State And Local Sales Tax			\$0.00	\$0.00	\$0.00	\$0.00	\$0.65	\$0.65
		Florida Communications Services Tax			\$0.00	\$0.00	\$0.00	\$0.00	\$0.20	\$0.20
		E911 Surcharge			\$0.00	\$0.00	\$0.00	\$0.00	\$0.80	\$0.80
		Telephone Relay Surcharge			\$0.00	\$0.00	\$0.00	\$0.00	\$0.18	\$0.18
		State Communications Tax			\$0.00	\$0.00	\$0.00	\$0.00	\$6.89	\$6.89
		Local Communications Services Tax			\$0.00	\$0.00	\$0.00	\$0.00	\$3.41	\$3.41
		Gross Receipts Tax			\$0.00	\$0.00	\$0.00	\$0.00	\$3.31	\$3.31
		<b>Subtotal</b>			<b>\$0.00</b>	<b>\$459.25</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$20.32</b>	<b>\$479.57</b>
<b>Service Location 2 of 2</b>										
225604501	CONCORD STATION CDD 18636 MENTMORE BLVD APT HSD LAND O LAKES, FL 34638	<b>Video Services</b> Set Back Box								
		Broadcast TV Surcharge		11/14-12/13	\$0.00	\$21.00	\$0.00	\$0.00	\$0.00	\$21.00
		Deluxe		11/14-12/13	\$0.00	\$155.00	\$0.00	\$0.00	\$0.00	\$155.00
		SBB Equipment 3 @ \$9.00		11/14-12/13	\$0.00	\$27.00	\$0.00	\$0.00	\$0.00	\$27.00
		Sports		11/14-12/13	\$0.00	\$10.00	\$0.00	\$0.00	\$0.00	\$10.00
		<b>Taxes, Fees and Surcharges</b> State Communications Tax			\$0.00	\$0.00	\$0.00	\$0.00	\$4.69	\$4.69
		Florida Communications Services Tax			\$0.00	\$0.00	\$0.00	\$0.00	\$9.15	\$9.15
		Local Communications Services Tax			\$0.00	\$0.00	\$0.00	\$0.00	\$4.54	\$4.54
		State And Local Sales Tax			\$0.00	\$0.00	\$0.00	\$0.00	\$1.89	\$1.89

CONTINUES

Page 4 of 4

Invoice Number: 220004201111423

Account Number: 220004201

Invoice Date: 11/14/23

Due Date: AUTOPAY

CONCORD STATION CDD



Contact Us at  
1-888-812-2591

Account Number	End User ID Name/Address	Description	Circuit ID	Date Range	Prorated Charges	Recurring Charges	One Time Charges	Adjustments	Taxes, Fees & Surcharges	TOTAL
(Continued)										
Subtotal					\$0.00	\$213.00	\$0.00	\$0.00	\$20.27	\$233.27
Subtotal					\$0.00	\$672.25	\$0.00	\$0.00	\$40.59	\$712.84
CURRENT CHARGES SUBTOTAL					\$0.00	\$672.25	\$0.00	\$0.00	\$40.59	\$712.84
PREVIOUS STATEMENT BALANCE										\$11.60
PAYMENTS										\$-11.60
BALANCE DUE										\$712.84

# 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

December 18, 2023

Client: 001004

Matter: 000001

Invoice #: 23874

Page: 1

RE: General Matters

For Professional Services Rendered Through December 08, 2023

## SERVICES

Date	Person	Description of Services	Hours	Amount
10/18/2023	VKB	REVIEW FINANCIAL STATEMENTS; REVIEW EMAIL FROM DISTRICT ACCOUNTANT; REVIEW EMAIL RE: PAMPERING PLUMBER CONTRACT.	0.4	\$122.00
11/3/2023	VKB	DRAFT SOLICITATION FOR PROPOSALS FOR DISTRICT, AMENITY, AND FIELD SERVICES; DRAFT EMAIL RE: SAME.	1.9	\$579.50
11/4/2023	VKB	REVIEW AND REPLY TO EMAILS FROM SUPERVISOR J. LABARBERA RE: SOLICITATION FOR PROPOSALS FOR DISTRICT, AMENITY, AND FIELD SERVICES; REVISE SFP; DRAFT EMAIL TO VENDORS RE: SAME.	1.6	\$488.00
11/8/2023	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING. TELECONFERENCE WITH J. LIGGETT RE: LANDSCAPING ISSUES; TELECONFERENCE WITH AND REVIEW AND REPLY TO EMAILS FROM VENDORS INTERESTED IN SUBMITTING PROPOSAL FOR THE DISTRICT'S SOLICITATION FOR PROPOSALS FOR DISTRICT, AMENITY, AND FIELD SERVICES.	1.5	\$457.50
11/9/2023	VKB	DRAFT E-MAIDS CLEANING AGREEMENT; PREPARE FOR AND ATTEND BOARD MEETING.	6.2	\$1,891.00
11/14/2023	VKB	REVIEW AND REPLY TO EMAILS FROM VENDORS RE: SOLICITATION FOR PROPOSALS FOR DISTRICT, AMENITY, AND FIELD SERVICES.	0.2	\$61.00
11/15/2023	VKB	REVIEW AND REPLY TO EMAILS FROM VENDORS RE: SOLICITATION FOR PROPOSALS FOR DISTRICT, AMENITY, AND FIELD SERVICES.	0.2	\$61.00

December 18, 2023  
Client: 001004  
Matter: 000001  
Invoice #: 23874

Page: 2

## SERVICES

Date	Person	Description of Services	Hours	Amount
11/29/2023	VKB	REVIEW AND REPLY TO EMAILS FROM VENDORS RE: SUBMISSION OF PROPOSALS FOR DISTRICT, AMENITY, AND FIELD SERVICES; REVIEW SAID PROPOSALS; TELECONFERENCE WITH SUPERVISOR J. LABARBERA RE: SAME; DRAFT AGENDA; DRAFT EMAIL TO BOARD RE: SAME.	2.2	\$671.00
11/30/2023	VKB	TELECONFERENCE WITH SUPERVISOR J. LABARBERA RE: UPCOMING SPECIAL MEETING AND PRESENTATION OF COMPANIES; REVIEW AND REPLY TO EMAIL FROM RIZZETTA RE: UPDATED PROPOSAL; DRAFT EMAIL TO BOARD RE: SAME; DRAFT EMAIL TO VENDORS RE: PRESENTATION SCHEDULE.	0.7	\$213.50
12/6/2023	VKB	DRAFT RESOLUTIONS FOR TRANSITION TO NEW DISTRICT MANAGER; DRAFT EMAIL RE: SAME; REVIEW UPDATED PROPOSAL FROM VESTA; DRAFT EMAIL TO BOARD RE: SAME.	1.0	\$305.00
12/7/2023	VKB	PREPARE FOR AND ATTEND SPECIAL BOARD MEETING.	5.6	\$1,708.00
12/8/2023	VKB	DRAFT MEETING MINUTES; DRAFT EMAIL TO SUPERVISOR J. LABARBERA RE: SAME.	0.5	\$152.50
Total Professional Services			22.0	\$6,710.00
Total Services			\$6,710.00	
Total Disbursements			\$0.00	
Total Current Charges				\$6,710.00
Previous Balance				\$3,268.50
Less Payments				(\$3,268.50)
<b>PAY THIS AMOUNT</b>				<b>\$6,710.00</b>

12-18-2023

*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

December 18, 2023

Client: 001004

Matter: 000009

Invoice #: 23875

Page: 1

RE: Easement Encroachment Agreements with Residents

For Professional Services Rendered Through December 08, 2023

## SERVICES

Date	Person	Description of Services	Hours	Amount
11/16/2023	LB	REVIEW EASEMENT ENCROACHMENT AGREEMENTS AND UPLOAD SAME TO RECORDING FOR 18320 AYLESBURY LANE AND 19184 ANDREA LYNN LANE.	0.3	\$52.50
Total Professional Services			0.3	\$52.50

## DISBURSEMENTS

Date	Description of Disbursements	Amount
11/20/2023	Simplefile E-Recording- Filing Fee- Filing fee	\$110.50
Total Disbursements		\$110.50

December 18, 2023  
Client: 001004  
Matter: 000009  
Invoice #: 23875

Page: 2

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Total Services	\$52.50	
Total Disbursements	\$110.50	
Total Current Charges		\$163.00
Previous Balance		\$274.50
Less Payments		(\$274.50)
<b>PAY THIS AMOUNT</b>		<b>\$163.00</b>

12-18-2023

***Please Include Invoice Number on all Correspondence***

Suncoast Pool Service

P.O. Box 224  
Elfers, FL 34680

Invoice

Date	Invoice #
11/27/2023	9860

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

P.O. No.	Terms	Project
Dec 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
-------	------------



# INVOICE

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

Customer Name:

CONCORD STATION COMMUNITY  
DEVELOPMENT DISTRICT

Service Period:

12/01/23-12/31/23

Invoice Date:

11/28/2023

Invoice Number:

0905529-1568-9

**How to Contact Us****Visit [wm.com/MyWM](http://wm.com/MyWM)**

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

**Customer Service: (800) 255-7172****Your Payment is Due****Dec 28, 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  
12/28/2023: **\$ 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	12/01/23		1.00	81.87
<b>Total Current Charges</b>				<b>81.87</b>

11-28-2023



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)
11/28/2023	0905529-1568-9	<b>17-45064-33006</b>
Payment Terms	Total Due	Amount
Total Due by 12/28/2023	\$81.87	
If Received after 12/28/2023	\$86.87	

\*\*\* DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED \*\*\*  
Your bank account will be drafted \$81.87.

1568000174506433006009055290000000818700000008187 1

I0290C61

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**



## GREENER WAYS TO PAY

Please choose one of these sustainable payment options:



### AutoPay

Set up recurring payments with us at [wm.com/myaccount](http://wm.com/myaccount)



### Online

Use [wm.com](http://wm.com) for quick and easy payments



### By Phone

Pay 24/7 by calling 866-964-2729

## HOW TO READ YOUR INVOICE

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

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

Description		Amount	
95 Gallon Tank		\$123.45	
NM STATE SOLID WASTE TAX 9.75%		\$12.00	
COUNTY ENVIRONMENTAL CHARGE		\$0.00	

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

## Prevent Truck & Facility Fires

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

**NO**

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

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

### This summer, remember to:

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



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

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

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

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

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



## INVOICE

INVOICE #	INVOICE DATE
TERMS	PO NUMBER

Description	Current Amount
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*Excellence*

IN COMMERCIAL LANDSCAPING



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# Excellence

## IN COMMERCIAL LANDSCAPING





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# Excellence

## IN COMMERCIAL LANDSCAPING

### Valued Customer:

It has been brought to our attention of a recent criminal check fraud scheme that took place targeting US mail in the Atlanta region. Checks bound for financial institutions were intercepted and fraudulently processed. If you are currently paying by check, to enhance your transaction security, we recommend you consider the option for electronic payments. Instructions for electronic payments can be provided upon request.

Please reach out to [jpowell@yellowstonelandscape.com](mailto:jpowell@yellowstonelandscape.com) if you would like to confirm prior payment status or if you have any additional questions.

Yellowstone Landscape





## INVOICE

INVOICE #	INVOICE DATE
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Description	Current Amount
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# Excellence

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Yellowstone Landscape