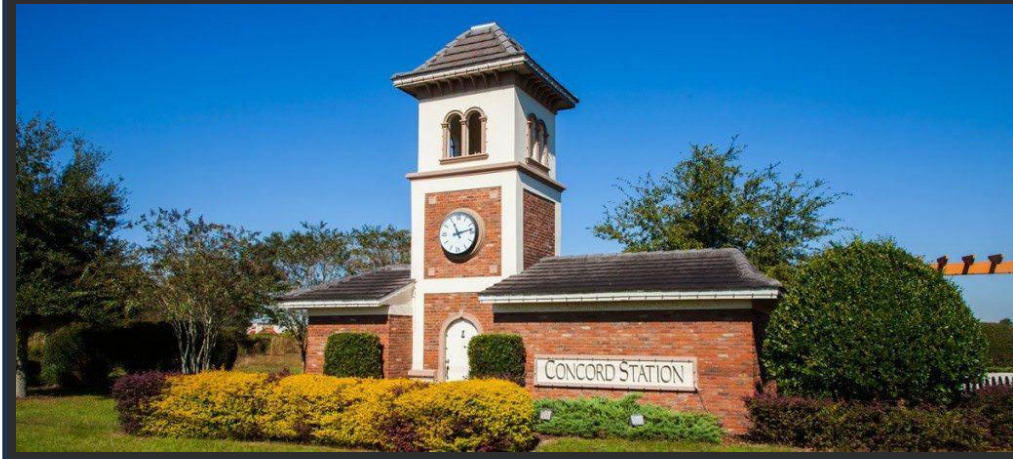


# CONCORD STATION

COMMUNITY DEVELOPMENT DISTRICT



## ADVANCED MEETING PACKAGE

## REGULAR MEETING

### DATE / TIME:

Thursday, September 11, 2025  
6:30 P.M.

### LOCATION:

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



*Note: The Advanced Meeting Package is a working document and thus all materials are considered **DRAFTS** prior to presentation and Board acceptance, approval, or adoption.*

**CONCORD STATION  
COMMUNITY DEVELOPMENT DISTRICT**

**c/o Anchor Stone  
255 Primera Boulevard, Suite 160  
Lake Mary, FL 32746**



Board of Supervisors  
**Concord Station Community Development District.**

Dear Supervisors:

A Meeting of the Board of Supervisors of the Concord Station Community Development District is scheduled for **Thursday, September 11, 2025, at 6:30 P.M.** at the **Concord Station CDD, Concord Station Clubhouse, 18636 Mentmore Blvd., Land O' Lakes, FL 34638.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

*Patricia Thibault*

Patricia Thibault  
District Manager

CC: Attorney  
Engineer  
District Records



**District:** CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT  
**Date of Meeting:** Thursday, September 11, 2025  
**Time:** 6:30 P.M.  
**Location:** Concord Station Clubhouse  
18636 Mentmore Blvd.  
Land O'Lakes, FL 34638

**TEAMS:** [LINK TO MEETING](#)  
Meeting ID: 266 389 722 026 3  
Passcode: 5i23sN7X  
**CALL IN: +1 323-538-4434**  
Phone conference ID: 197 867 101#  
**Mute/Unmute: \*6**

## ***Agenda***

*For the full agenda packet, please contact [ConcordStation@AnchorStoneMgt.com](mailto:ConcordStation@AnchorStoneMgt.com)*

### **I. Call to Order / Roll Call**

### **II. Audience Comments – Agenda Items** *(limited to 3 minutes per individual)*

### **III. Professional Vendor Presentations**

#### **A. Pasco County Sheriff Office**

#### **B. District Engineering Report – Stantec Project Engineer Greg Woodcock**

- ❖ Status and Discussion of ADS Project
- ❖ Discussion of Mill & Resurface Proposed Project
- ❖ Discussion of Ditch Project
- ❖ Discussion of Requirements for Hardwood Elevation, Crown Thinning & Cleaning

#### **C. Discussion & Consideration of Blue Wave Lighting Revised Proposal**

[\*\*EXHIBIT 1\*\*](#)

#### **D. Solitude Lake Management**

- ❖ Waterway Inspection Report - 09.02.2025
- ❖ Discussion & Consideration of Revised Agreement

[\*\*EXHIBIT 2\*\*](#)

[\*\*EXHIBIT 3\*\*](#)

#### **E. Red Tree Landscape Maintenance**

- ❖ Landscape Maintenance Report – August 2025
- ❖ Discussion of HOA Request to Uncap the Waterline in Tot Lot
- ❖ Status & Discussion of Irrigation Project

[\*\*EXHIBIT 4.1\*\*](#)

[\*\*EXHIBIT 4.2\*\*](#)

F. District Counsel – Kilinski Van Wyk

- ❖ Discussion of Resident Suspension - Opportunity to Address the Board of Supervisors

G. Amenity Center Report

[EXHIBIT 5.1](#)

- ❖ Discussion of Access & Camera Proposals - ECS

(i) Overall Summary of Proposals to be Considered as Presented by ECS [EXHIBIT 5.2](#)

(ii) Presentation of Initial Proposal for Camera Upgrade – 17 Camera Replacement - \$22,300 [EXHIBIT 5.3](#)

(iii) Discussion & Presentation of Proposal for (2) Cameras at Playground \$3,980 [EXHIBIT 5.4](#)

(iv) Discussion & Presentation of Proposal for (2) Camera at Tennis Courts - \$3,980 [EXHIBIT 5.5](#)

(v) Discussion & Presentation of Proposal for (2) Cameras at Clubhouse - \$3,980 [EXHIBIT 5.6](#)

(vi) Discussion & Presentation of Proposal for Access & Surge at Playground - \$4,070 [EXHIBIT 5.7](#)

(vii) Discussion & Presentation of Proposal for Access & Surge at Swimming Pool - \$4,840 [EXHIBIT 5.8](#)

(viii) Discussion & Presentation of Proposal for Access & Surge at Clubhouse - \$6,360 [EXHIBIT 5.9](#)

(ix) Informational Only – Original Install Quote of Camera System [EXHIBIT 5.10](#)

❖ Discussion & Clarification of Board Motion – July 29, 2025 [EXHIBIT 6](#)

❖ Discussion of Swim Lessons - Manda's Minnows [EXHIBIT 7](#)

**IV. Administrative Items**

A. Consideration for Acceptance of the June 2025 Unaudited Financial Report [EXHIBIT 8](#)

B. Consideration for Acceptance of the July Unaudited Financial Report [EXHIBIT 9](#)

C. Consideration for Approval – The Minutes of the Concord Station August 14, 2025 Regular Meeting of the Board of Supervisors [EXHIBIT 10](#)



D. Consideration for Approval – Florida Department of Revenue Power of Attorney for Sales Tax Reporting for Anchor Stone

[EXHIBIT 11](#)

E. Presentation of Final Contract for M&G Investors, LLC for Janitorial Services

[EXHIBIT 12](#)

**V. Audience Comments – New Business – *(limited to 3 minutes per individual)***

**VI. Supervisor Requests**

**VII. Adjournment**

EXHIBIT 1

[RETURN TO AGENDA](#)



## Blue Wave Lighting

Proposal

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

(813) 994-1001



JOB DESCRIPTION
Track Lighting proposal for Concord Station CDD

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
<b>Clubhouse, Entrance Signs and Clock Tower</b>	
Install LED track lighting outlining Clubhouse roofline (soffit) on 3 sides	\$13,250.00
Entrance Signs - 9 total \$3600 per sign	\$32,400.00
Trilby	
Wellington	
Wellington	
Longwood	
Longwood	
The Manors	
Drexel	
Drexel	
The Enclave	
Clock Tower	\$4,250.00
Concord Station Signs - 2	\$5,650.00
Retreat Sign	\$3,600.00
Waterford Sign	\$2,850.00
<b>Features:</b>	
Track will be powder coated to match building and signs as closely as possible	
Lights will be spaced at 9"	
Includes every color in the color palette.	
Includes amazing, easy to use preset color patterns and animations.	
Preset colors, patterns and animations for all of the holidays.	
Easily customizable	
Can set to beautiful, architectural downlighting effects	
Install control box and power supply with effects controller	
<b>Warranties:</b>	
Life-time warranty on lights	
20 year warranty on all components of track lighting system	
1 year service warranty	
<b>Requires 50% Deposit</b>	
<b>TOTAL ESTIMATED JOB COST</b>	<b>\$62,000.00</b>

\* Price includes labor, lights, controllers and any other material needed to complete project

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

Tim Gay  
PREPARED BY

5/6/2025  
DATE

AUTHORIZED SIGNATURE FOR CONCORD STATION CDD

DATE

**From:** [Tim Gay](#)  
**To:** [Patricia Thibault](#)  
**Subject:** Fw: Concord Station CDD Track Lighting Proposal 2025  
**Date:** Wednesday, September 3, 2025 8:32:31 PM  
**Attachments:** [Concord Station Track Lighting Proposal 2025.pdf](#)  
[Concord Station Track Lighting Proposal 2025.pdf](#)  
[Concord Station Track Lighting Proposal 2025.pdf](#)

---

Hi Patricia,

I'm overdue in updating you on the track lighting project, but there has been a change to the design of the 9 signs since I adjusted my price. So I'd like to suggest / request the following:

Originally, the proposal was **\$3,600 per sign** for the 9 signs. When the trellis was removed from the design (a reduction of 36 linear feet), I discounted each sign by \$600, bringing the price down to **\$3,000 per sign**.

However, when I met with Mark a few weeks ago and reviewed the first sign under construction, I noticed a design change. Each column now includes two "caps"—one aligned with the sign and another at the top of the extended column. Each cap adds **12 linear feet** (3' x 4 sides). Since there are two additional caps (left and right), that adds **24 linear feet per sign** beyond what was accounted for in the revised price.

Unfortunately, after already factoring in the 6% upfront discount, I can't absorb that additional material and labor for all 9 signs. To address this fairly, I'm proposing a revised price of **\$3,400 per sign**.

For context:

- Sign face: ~20 linear feet
- Lower column caps: ~24 linear feet
- Upper column caps: ~24 linear feet
- Total: ~68 linear feet per sign, with over one-third of that being the caps alone.

Attached are:

1. The original proposal with the 6% discount.
2. The previously adjusted version.
3. My requested change order.

The 6% discount still applies. Please note, before applying that discount, the original proposal totaled **\$62,000**.

I know this is a lot of detail, but I wanted to explain the reasoning transparently. Please let me know your thoughts, or feel free to give me a call to discuss further.

Thank you,

Tim Gay

Blue Wave Lighting  
(813) 334-4827

---

**From:** Tim Gay <timgay@hotmail.com>  
**Sent:** Tuesday, May 6, 2025 7:15 PM  
**To:** patricia@anchorstonemgt.com <patricia@anchorstonemgt.com>  
**Subject:** Concord Station CDD Track Lighting Proposal 2025

Patricia,

Attached is the proposal for the Concord Station CDD Track lighting project. Everything is itemized in case they want to exclude anything. Also, I only included 3 sides of the Amenity Center but have the measurements of the back side should they want to include.

Lastly, I can offer multi-year terms if they would like to spread the cost over 3 - 5 years but it would need to include holiday lighting contract over the length of those terms. Naturally, with the track lighting the only thing left would be wreaths (with bows) on the signs, clock tower and clubhouse as well as palm trees that could be lit (i.e. By the clock tower). I can put together a price matrix if that would help.

Thanks,

Tim Gay

Blue Wave Lighting  
(813) 334-4827

## Blue Wave Lighting

Proposal

8606 Herons Cove Pl  
Tampa, FL 33647  
Tim Gay

(813) 334-4827

**TO:**

Concord Station CDD  
255 Primera Blvd  
Suite 160  
Lake Mary, FL 32746



JOB DESCRIPTION
Track Lighting proposal for Concord Station CDD

ITEMIZED ESTIMATE: TIME AND MATERIALS		AMOUNT
<b>Clubhouse, Entrance Signs and Clock Tower</b>		
Install LED track lighting outlining Clubhouse roofline (soffit) on 3 sides		\$13,250.00
Entrance Signs - 9 total	\$3,000	<b>\$30,600.00</b>
Trilby		
Wellington		
Wellington		
Longwood		
Longwood		
The Manors		
Drexel		
Drexel		
The Enclave		
Clock Tower		\$4,250.00
Concord Station Signs - 2		\$5,650.00
Retreat Sign		\$3,600.00
Waterford Sign		\$2,850.00
<b>Features:</b>		
Track will be powder coated to match building and signs as closely as possible		
Lights will be spaced at 9"		
Includes every color in the color palette.		
Includes amazing, easy to use preset color patterns and animations.		
Preset colors, patterns and animations for all of the holidays.		
Easily customizable		
Can set to beautiful, architectural downlighting effects		
Install control box and power supply with effects controller		
<b>Warranties:</b>		
Life-time warranty on lights		
10 year warranty on all components of track lighting system		
1 year service warranty		
<b>TOTAL</b>		<b>\$60,200.00</b>
<b>6% DISCOUNT</b>		<b>-\$3,612.00</b>
<b>Requires 50% Deposit</b>		
<b>TOTAL ESTIMATED JOB COST INCL DISCOUNT</b>		<b>\$56,588.00</b>

\* Price includes labor, lights, controllers and any other material needed to complete project

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

Tim Gay

PREPARED BY

6/18/2025

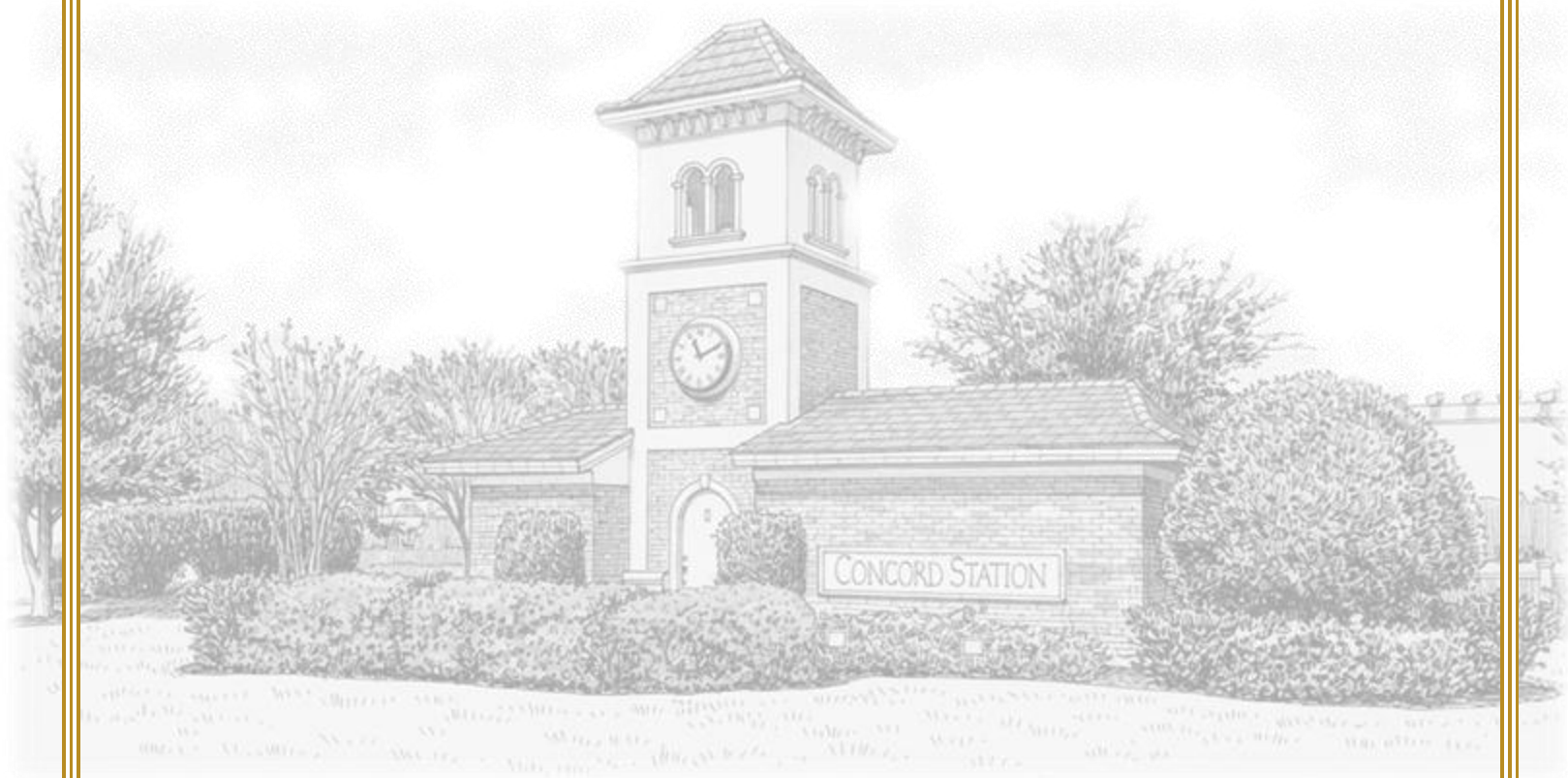
DATE

AUTHORIZED SIGNATURE FOR CONCORD STATION CDD

DATE

EXHIBIT 2

[RETURN TO AGENDA](#)





# SOLITUDE

LAKE MANAGEMENT



## Concord Station CDD Waterway Inspection Report

---

**Reason for Inspection:** Monthly required

**Inspection Date:** 2025-09-02

**Prepared for:**  
Concord Station CDD

**Prepared by:**

Wesley Chapel Field Office  
[SOLITUDELAKEMANAGEMENT.COM](http://SOLITUDELAKEMANAGEMENT.COM)  
888.480.LAKE (5253)

**TABLE OF CONTENTS**

	Pg
<b>SITE ASSESSMENTS</b>	
PONDS L6, L7, L8	3
PONDS L9, L10, L11	4
PONDS L12, E1, E2	5
PONDS E3, S1, S2	6
PONDS S3, S5, S6	7
PONDS S7, S9, S10	8
PONDS S11	9
<b>MANAGEMENT/COMMENTS SUMMARY</b>	9, 10
<b>SITE MAP</b>	11

## Site: L6

### Comments:

Site looks good

The site has some minor submersed Chara growth that was treated with a granular algaecide. This treatment could take up to 14 days for full results.

### Action Required:

Routine maintenance next visit

### Target:

Sub-surface algae



September 2025



September 2025

## Site: L7

### Comments:

Site looks good

Not much to note on this site. The water level has come up significantly since my last treatment.

### Action Required:

Routine maintenance next visit

### Target:



September 2025

## Site: L8

### Comments:

Normal growth observed

Site is nice and full of water. The minor grasses within the beneficial GSR needs to be sprayed. Also noted a bit of floating weeds within the site.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



September 2025



September 2025



## Site: L9

### Comments:

Site looks good

Site looks great now that it has some water within it. The minor algae was treated during this inspection and should clear up quickly.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



September 2025



September 2025

## Site: L10

### Comments:

Normal growth observed

Site has been having a bloom of floating weeds (Salvinia) that I believe is flowing in from the wetland behind it. Treated 8/2, results can take up to 14 days.

### Action Required:

Routine maintenance next visit

### Target:

Floating Weeds



September 2025



September 2025

## Site: L11

### Comments:

Site looks good

Site looks very good with no notable issues. Last treatment I was able to walk the backside for emergent grasses growing from the wild side.

### Action Required:

Routine maintenance next visit

### Target:



September 2025



September 2025



## Site: L12

### Comments:

Site looks good

Site looks great with a healthy monoculture of GSR filling in the perimeter of the site nicely.

### Action Required:

Routine maintenance next visit

### Target:



September 2025



September 2025

## Site: E1

### Comments:

Site looks good

Site looks great with no notable issues. Last treatment I was able to walk the shelf for torpedograss growing within the GSR.

### Action Required:

Routine maintenance next visit

### Target:



September 2025



September 2025

## Site: E2

### Comments:

Site looks good

Site looks great with a healthy population of GSR within the pond. Overall no notable issues.

### Action Required:

Routine maintenance next visit

### Target:



September 2025



September 2025



## Site: E3

### Comments:

Site looks good

There is still some decay within the site from the previous treatment. Decay should fall out within the next 2 weeks now that the water level is up.

### Action Required:

Routine maintenance next visit

### Target:



September 2025



September 2025

## Site: S1

### Comments:

Site looks good

Minor algae growth from the decaying fleas and along the perimeter of the site. The algae will help with the decay and clear up after.

### Action Required:

Routine maintenance next visit

### Target:



September 2025



September 2025

## Site: S2

### Comments:

Site looks good

Site looks good with no notable issues. Structure and outflow to wetland free and clear of debris.

### Action Required:

Routine maintenance next visit

### Target:



September 2025



September 2025



## Site: S3

### Comments:

Site looks good

Site looks great with no notable issues. The pond could use a bit more water but overall looks great.

### Action Required:

Routine maintenance next visit

### Target:



September 2025



September 2025

## Site: S5

### Comments:

Site looks good

Structure is clear of any debris and wetland buffer is clear.

### Action Required:

Routine maintenance next visit

### Target:



September 2025



September 2025

## Site: S6

### Comments:

Site looks good

Site looks great. Both inflow and outflow are clear if any debris.

### Action Required:

Routine maintenance next visit

### Target:



September 2025



September 2025



## Site: S7

### Comments:

Site looks good

Site looks great. Spatterdock was treated on 8/2 and should take about 2 weeks to fall out of the site.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



September 2025



September 2025

## Site: S9

### Comments:

Site looks good

Site looks great with no notable issues. The shelf is filled with GSR and is looking very healthy.

### Action Required:

Routine maintenance next visit

### Target:



September 2025



September 2025

## Site: S10

### Comments:

Site looks good

Site is filled with GSR and is looking great. No notable issues.

### Action Required:

Routine maintenance next visit

### Target:



September 2025



September 2025

**Site:** S11**Comments:**

Site looks good

The site is free and clear of any nuisance growth.

**Action Required:****Target:**

September 2025



September 2025

**Management Summary**

This September we are starting off the month with nice full ponds. This helps cut back of the amount of shoreline growth we have been seeing the past few months throughout the community and also completes the overall esthetic of the sites. With the higher water levels I have seen an increase in the amount of floating weeds within the ponds. This typically is due to the wetlands and the ponds now being connected and the wetlands pushing the floating weeds into the sites. These treatments can take up to 14 days for full results. In some cases we have another bloom meaning we are still getting some of the floating weeds from the wetlands.

Very minor algae was noted within a few of the sites. This is very common for this time of year and being selective of treatment is crucial to not have any adverse effect on the beneficial plants within the sites. The plants help to filter out the nutrients that the algae feeds on within the sites so over time they will help combat the growth and we want to promote that growth of native vegetation for the many benefits it provides.

I'm continuing my check of the flow structures and weirs every month in the ponds. So far I haven't seen anything to bring to the attention of the board. Everything is functioning properly and nothing is obstructed.

As always, please reach out to me with any questions or concerns you may have- [Corey.White@Solitudelake.com](mailto:Corey.White@Solitudelake.com)

Thank you for choosing SOLitude Lake Management!



Site	Comments	Target	Action Required
W11	Site looks good	Sub-surface algae	Routine maintenance next visit
W12	Site looks good		Routine maintenance next visit
W13	Normal growth observed	Species non-specific	Routine maintenance next visit
W14	Site looks good	Surface algae	Routine maintenance next visit
W15	Normal growth observed	Floating Weeds	Routine maintenance next visit
W16	Site looks good		Routine maintenance next visit
W17	Site looks good		Routine maintenance next visit
W18	Site looks good		Routine maintenance next visit
W20	Site looks good		Routine maintenance next visit
W21	Site looks good		Routine maintenance next visit
W22	Site looks good		Routine maintenance next visit
W24	Site looks good		Routine maintenance next visit
W25	Site looks good		Routine maintenance next visit
W26	Site looks good		Routine maintenance next visit
W27	Site looks good		Routine maintenance next visit
W28	Site looks good	Species non-specific	Routine maintenance next visit
W29	Site looks good		Routine maintenance next visit
W30	Site looks good		Routine maintenance next visit
W31	Site looks good		

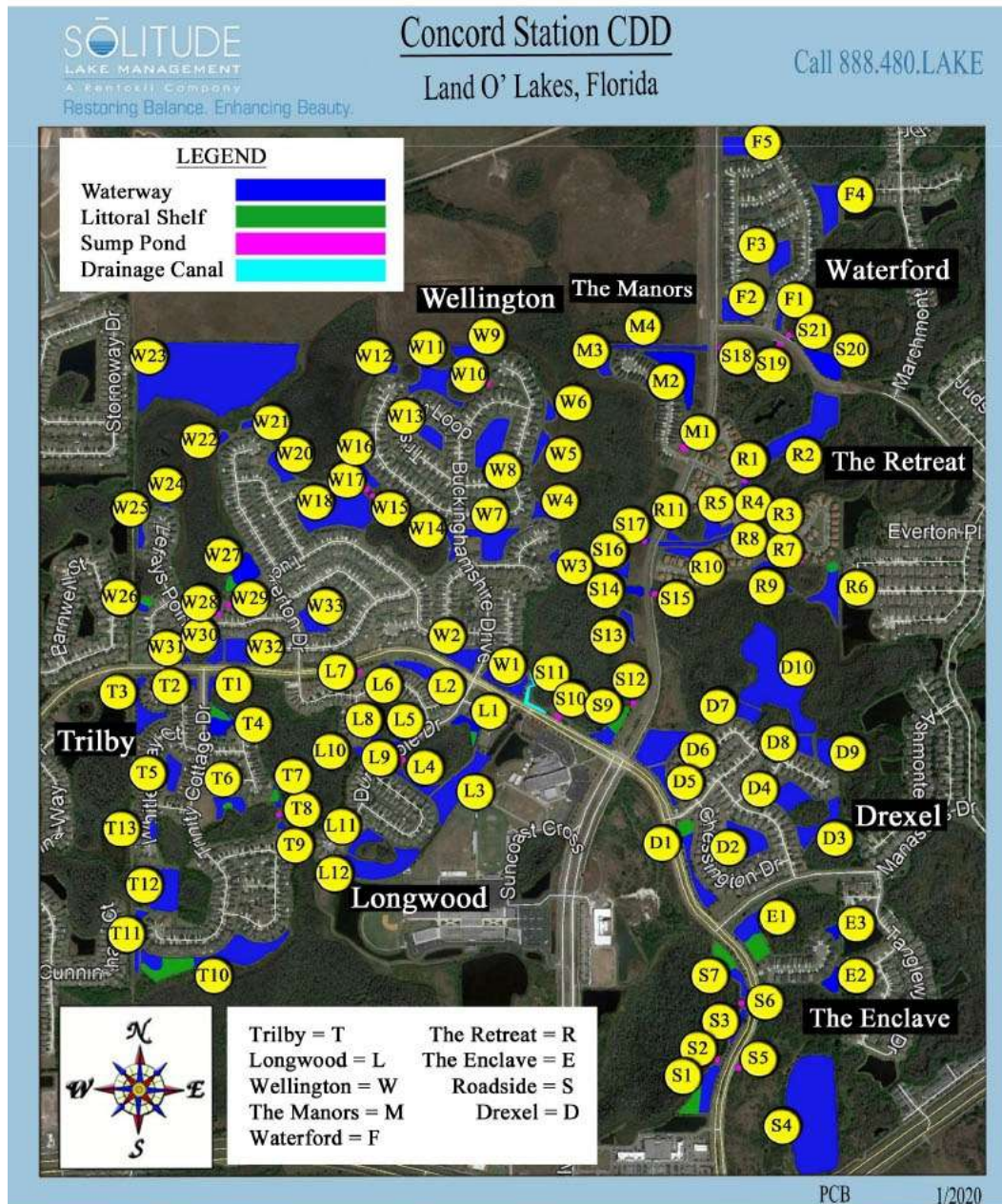
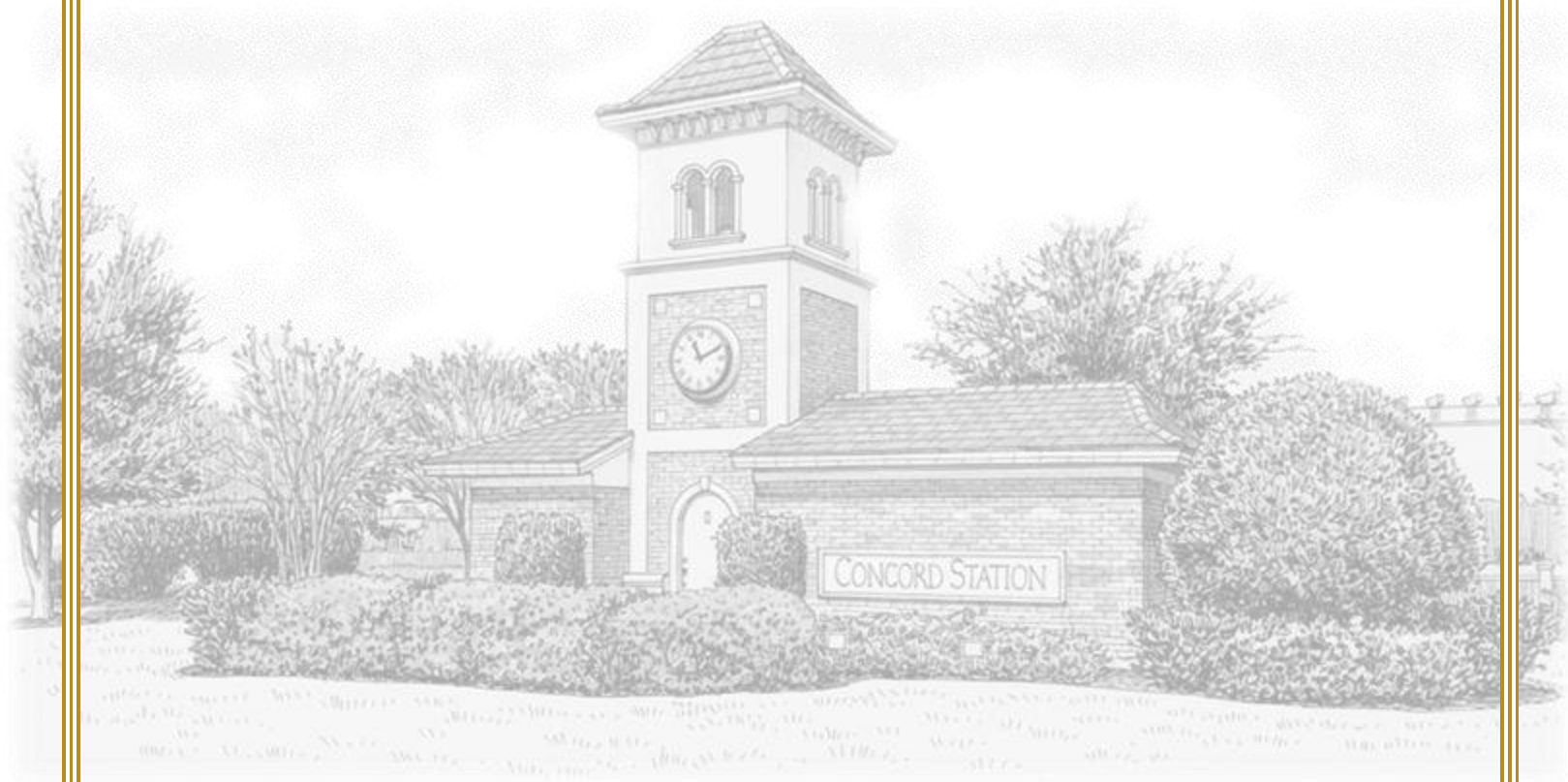


EXHIBIT 3

[RETURN TO AGENDA](#)





## **SERVICES AGREEMENT**

PROPERTY NAME: **Concord Station CDD**

CUSTOMER NAME: **Concord Station CDD**

SERVICE DESCRIPTION: **3 Year Annual Maintenance Service for One Hundred Eight (108) Waterways and Thirty Nine (39) Wetland Buffers.**

EFFECTIVE DATE: **October 1, 2025 through September 30, 2028**

SUBMITTED TO: Patricia Thibault

SUBMITTED BY: Alan Wilson

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement. This Agreement supersedes the previous Agreement executed on April, 1, 2025 with a Contract Effective Date of April 1, 2025 through March 31, 2026.

1. **SERVICES.** SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.
2. **MODIFICATIONS.** Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").
3. **PRICING.** The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B. Prices are subject to annual increases. SOLitude will notify the Customer in writing (which may be by invoice) of such increases.
4. **PAYMENT.** Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.



5. TERM AND EXPIRATION. This Agreement shall commence on the Effective Date and shall remain in effect for an initial term of 3 year(s) (the "Initial Term"). SOLitude reserves the right to increase the amount charged for the Services. Such increase shall be communicated by written notice to the Customer, which notice may be by invoice. Customer may reject any such additional increase by notifying SOLitude in writing within fifteen (15) days of receiving such price increase notice.

6. TERMINATION. SOLitude may terminate this Agreement at any time, with or without cause, upon thirty (30) days' written notice to Customer. Subject to Sec. 7, in the event that this Agreement is terminated for any reason prior to the end of the Term, Customer agrees to pay SOLitude, in addition to all other amounts owed, an early termination fee of fifty percent (50%) of the remaining value of the Agreement (the "Early Termination Fee"). The Early Termination Fee is not a penalty, but rather a charge to compensate SOLitude for the Customer's failure to satisfy the Agreement in which the Customer's pricing plan is based.

7. TERMINATION FOR CAUSE. If SOLitude fails to materially perform pursuant to the terms of this Agreement, Customer shall provide written notice to SOLitude specifying the default. If SOLitude does not cure such default within forty-five (45) days of SOLitude's receipt of Customer's written notice, Customer may terminate this Agreement, in whole or in part, for cause. The Company, in case of such default, shall be entitled to receive payment only for work completed prior to said default, so long as the total paid hereunder does not exceed the contract sum. Either party may terminate this Agreement immediately if the other party becomes the subject of a petition in bankruptcy or any other proceeding relating to insolvency, receivership, liquidation or assignment for the benefit of creditors.

8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.

9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.

10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the





time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at [www.adr.org](http://www.adr.org), or by calling 1-800-778-7879. The arbitrator's



decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.

18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

19. NOTICES. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.



22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

[Concord Station CDD]

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

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

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**Please Remit All Payments to:**

**SOLitude Lake Management, LLC  
1320 Brookwood Drive Suite H  
Little Rock AR 72202**

**Customer's Address for Notice Purposes:**

\_\_\_\_\_

**Please Mail All Notices and Agreements to:**

**SOLitude Lake Management, LLC  
1253 Jensen Drive, Suite 103  
Virginia Beach, VA 23451**



### **SCHEDULE A – SCOPE OF SERVICES**

**A SOLitude Aquatic Specialist will visit the site and inspect the water bodies on a seven (7) times per month basis during the months of October through September.**

**A SOLitude Aquatic Specialist will visit the site and inspect the wetland buffers on a four (4) times per month basis during the months of October through September.**

#### **Monitoring:**

1. A SOLitude Aquatic Specialist will visit the site and inspect the pond(s)/lake(s)/BMP.
2. Observations and data collected during the inspections will be used to inform and guide all activities required to fulfill the requirements of this contract as specified in the description of services below.

#### **Aquatic Weed Control:**

1. Any growth of undesirable aquatic weeds and vegetation found in the pond(s)/lake(s)/BMP Area with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found at the time of application.
2. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

#### **Shoreline Weed Control:**

1. Shoreline areas will be inspected for any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the pond/lake areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
2. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

#### **Algae Control:**

1. Any algae found in the pond(s)/lake(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.



Pond/Lake Dye:

1. Pond/Lake Dye will be applied to the pond(s)/lake(s) on an as-needed basis. A combination of blue and/or black dye will be used as required to maintain a dark natural water color.

Trash Removal:

1. Trash will be removed from the pond(s)/lake(s)/BMP Area with each service and disposed off site. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal services are for the pond/lake/BMP areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.

Service Reporting:

1. Customer will be provided with a "GoFormz Report" detailing 19 sites each month. This report will include a picture and description of each site. The description will note any recent treatments, relative observations, and any deficiencies or suggestions pertaining to the site.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.



**SCHEDULE B – PRICING SCHEDULE**

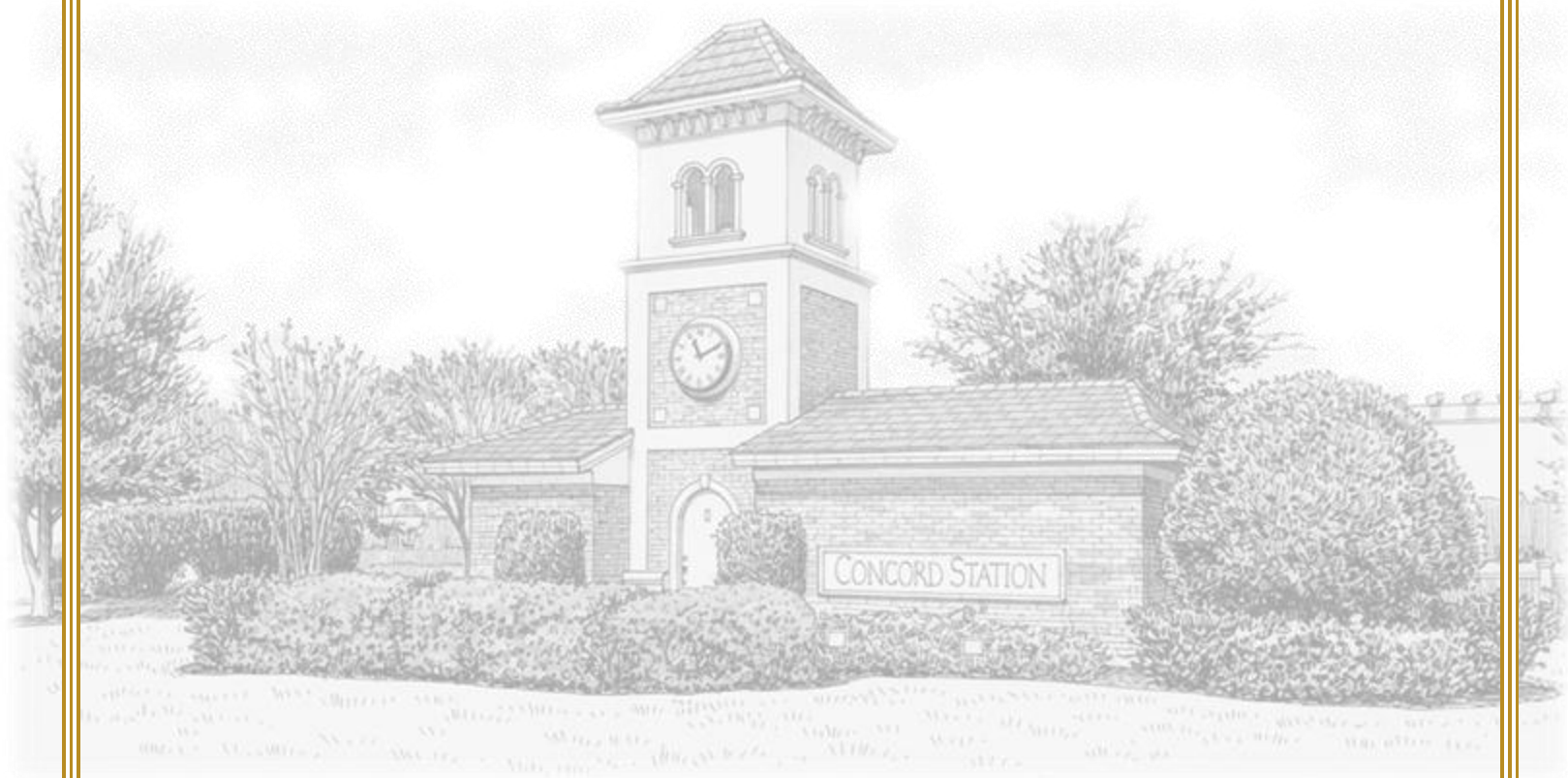
Total Price: **\$88,540.80**

Invoice Amount: **\$7,378.40**

Invoice Frequency: **Monthly**

EXHIBIT 4.1

[RETURN TO AGENDA](#)







*The New Standard in Landscape Maintenance*

**1.888.RED.TREE**

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

## **LANDSCAPE REPORT: AUGUST 2025**

FOR

### **Concord Station CDD**

Attention: Patricia Thibault, District Manager

#### **Clean-Up**

- *Trash and debris were picked up and removed on all common areas.*

#### **Mowing Operations**

- *Per contract, mowing cycles were completed except areas that were too wet to mow.*

#### **Detail Operations**

- *As per contract, all sections have been detailed – hand weeding / spraying of non-selective herbicide / edging and blowing was performed with aggressively attacking bed weeds and extensive trimming of shrubs.*
- *Extra detail crews have been assigned to the property throughout August.*

#### **Fertilization / Pest Control**

- *Monitoring turf weeds on a weekly basis.*
- *When temperatures become low enough to be more aggressive in turf weed treatment, we will then progress with the more aggressive treatments.*

#### **Irrigation**

- *We received the Additional Services Order and have signed and returned it.*
- *The work will now be scheduled for completion.*

#### **Arborcare**

- *Our Arborcare crew was onsite and completed the booting of the palms at the Amenity Center.*

#### **Work Orders / Service Requests**

- *Please do not hesitate to send any service requests to our Service Desk at [service@redtreelandscape.com](mailto:service@redtreelandscape.com). Property name, photographs and coordinates (street names, etc.) are all extremely helpful in assuring that we can address any concerns promptly and report back to you with completion.*

### **Proposals**

- *A proposal was previously submitted for hardwood elevation, crown thinning and crown cleaning for (10) hardwood trees on the north side of The Retreat Monument on the East side of Sun Lake Blvd.*
- *A proposal was previously submitted to stake (2) leaning trees at Buckinghamshire Drive Park.*
- *A proposal was previously submitted to flush cut and remove debris for (3) dead trees on the south side of Mentmore Blvd - east of Sunlake Blvd.*
- *A proposal was previously submitted to flush cut and remove debris for (1) dying tree at Buckinghamshire Drive Park.*

EXHIBIT 4.2

[RETURN TO AGENDA](#)



**From:** [Kathleen Washburn](#)  
**To:** [Patricia Thibault](#)  
**Subject:** Re: Concord Station tot lot  
**Date:** Friday, September 5, 2025 3:52:02 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image.png](#)  
[image.png](#)  
[image.png](#)  
[image.png](#)  
[image.png](#)  
[image.png](#)  
[image.png](#)

---

More looking for clarification. Red Tree suggested Bahia due to no water supply but if the CDD is going to accept the lot, id rather put down St Augustine or whichever the CDD is looking to have there. If we do St. Augustine we will need to have a water supply. Still getting bids for the sod and that wont occur at least for a week. Is the CDD willing to uncap the water line?

Thank you

**Kathleen Washburn, LCAM**

**Concord Station Association Manager**

Condominium Associates | Precedent Hospitality and Property Management

2019 Osprey Lane, Suite B; Lutz FL 33549

813-341-0943 or association cell 813-601-8682

[kwashburn@condominiumassociates.com](mailto:kwashburn@condominiumassociates.com)

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



---

**From:** Patricia Thibault <Patricia@AnchorstoneMgt.com>  
**Sent:** Friday, September 5, 2025 3:38 PM  
**To:** Kathleen Washburn <kwashburn@condominiumassociates.com>  
**Subject:** RE: Concord Station tot lot

**Caution: [EXTERNAL EMAIL]** Be cautious with links or attachments. Only interact with them if you're sure the sender is legitimate and the content

is safe. If you're uncertain, Please reach out to your IT Department for guidance.

**Hi Kathleen – are you wanting to uncap for the new sod?**

**Thanks much for the additional clarification**

*Patricia Thibault*

District Manager  
Anchor Stone Management, LLC  
255 Primera Boulevard, Suite 160  
Lake Mary, FL 32746

---

**From:** Kathleen Washburn <kwashburn@condominiumassociates.com>  
**Sent:** Friday, September 5, 2025 1:40 PM  
**To:** Patricia Thibault <Patricia@AnchorstoneMgt.com>  
**Subject:** Concord Station tot lot

Good afternoon,

The tot lot owned by the HOA is being torn down as we speak. We will be replacing the sod and wanted to use St. Augustine however the water line is capped. I spoke with Marcela and she suggested I email you for an update. Please let me know as we should proceed as the playground should be demolished by early next week.

Thank you

**Kathleen Washburn, LCAM**

**Concord Station Association Manager**

Condominium Associates | Precedent Hospitality and Property Management  
2019 Osprey Lane, Suite B; Lutz FL 33549  
813-341-0943 or association cell 813-601-8682  
[kwashburn@condominiumassociates.com](mailto:kwashburn@condominiumassociates.com)  
[www.Condominiumassociates.com](http://www.Condominiumassociates.com)





EXHIBIT 5.1

[RETURN TO AGENDA](#)



## **Concord Station Manager's report CDD meeting September 11, 2025**

### **1.A. Staff and other updates:**

- a. Our Maintenance Technician salary was adjusted to \$60,000.00 annually.

### **1.B. Clubhouse Supervisor report:**

- Helped with setup and breakdown for Dancing with Dani, including arranging and putting away chairs afterward.
- Reached out to Yoga and Avanti to confirm their class schedules and dates.
- Sat down with Lauren to go over ideas and planning for the Halloween event scheduled for October 26th from 1–5 PM.
- Replaced deodorizing pads throughout the clubhouse.
- Tightened screws on the elliptical after they came loose and double-checked that the equipment was stable and safe.
- Restocked the gym with necessary supplies.
- Kept up with daily bathroom cleaning and upkeep.
- Also wiped down and disinfected tables on the pool deck and made sure trash outside was cleared.
- Made adjustments to the staff schedule for team members who needed to leave early or swap shifts, while ensuring coverage was always maintained.
- Reached out to vendors to gather and compare prices for upcoming events.
- Secured updated quotes from Chonya with more affordable pricing for both the Halloween event and the Christmas event scheduled for December 20th from 1–5 PM.
- Assisted with the August 30th community event by supervising the bounce house and working with Mark and the rest of the staff to ensure everything ran smoothly. The event was a success and well received by residents.
- Activated about 8 fobs for residents.
- Corrected approximately 15 atrium entries.

Overall, I stayed focused on daily operations, vendor coordination, event planning, scheduling, and resident support to make sure everything continued to run smoothly.

### **2. Concord Station CDD Employee Policy Manual/Handbook:**

- a. Work continues to be poured into the manual/handbook. Need to determine the reporting line between the Board of Supervisors, District Manager and Clubhouse & Amenities Manager.

### **3. Events:**

- a. The amount of \$3,526.88 was total paid for End of Summer Bash, which ended up to being a cost saving of \$1,905.15 from original proposal which included an amount of \$2800 for food (350 hot dogs, chips, cookies, and one soda). We were able to provide freshly cooked hamburgers and hot dogs, chips, soda, and water for everyone and still had



enough food for seconds at a cost of **\$900.88**. Several residents provided positive feedback and said they were looking forward to the next event.

b. There is also a shred event scheduled for Saturday, October 18, 2025, between the hours of 12:00pm to 4:00pm. **MAILCHIMP account.**

c. We are also putting together a 'Trunk-or-Treat' event for Halloween, which will be combined as the fall event. Our current proposed day is October 26th from 12pm to 4pm. More to follow. See attachment for current estimate.

d. Working on the planning of the Christmas event currently scheduled for Dec 20, from 1pm to 5pm. More to follow. See attachment for current estimate. Looking into saving on Santa Claus/Mrs. Claus (Madelyn's parents) and the Grinch (Madelyn).

#### **4. Clubhouse Cleaning:**

a. Improvements on the overall appearance of the clubhouse continues to be positive.

#### **5. Gym equipment replacement:**

a. Still waiting for the new bench pads to come in. Company provided that the pads should be in within the next week.

b. Contacted company (again) on 9/8/2025 to obtain status on pads. No updates aside that they are still waiting for the pads to arrive.

#### **6. Resurfacing of tennis/basketball courts:**

a. Work was completed on July 9, 2025, while the tennis court resurfacing looks satisfactory, the same is not true for the basketball court, as it is already showing signs of cracks showing through the newly applied pavement. We have been in conversation with the vendor to try to get a resolution on how the cracks will be corrected.

b. Company is insisting that work was completed per contract, and that we had agreed on them just using the crack repair system only on the tennis court playing pads. Currently the back and forth between them and us has me questioning what resurfacing material was used on the basketball court.

c. A conference call with Counsel was held on Thursday, August 28, 2025, to determine the way ahead regarding payment.

d. The vendor was requested to split the invoice between the tennis courts and the basketball court, and they have complied. We are currently reviewing the amounts to determine if they are reasonable, while at the same time continuing to monitor the basketball court resurfacing, which unfortunately continues to show deterioration.

e. The entire contract was for a sum of \$27,500 for both the tennis and basketball courts. We have already furnished \$12,650 and have a balance of \$14,850. The company

has requested to be paid an additional \$11,850 for the tennis court work, and \$3000 for the basketball court work.

#### **7. Monument upgrade/repair status:**

a. All monuments West of the Clubhouse have been upgraded (concrete columns have been built). We still need to clean the brick columns, paint the black trim, paint the signs background, and paint the letters. This process will be performed after all concrete upgrades have been performed.

b. We have moved to the monuments East of the Clubhouse, to include the community entrance tower. Plans are to continue working on these monuments for the next two weeks or so, and then move to the monuments on Sunlake Blvd. (weather permitting).

#### **8. Concord Station Clock Tower:**

a. Will be part of our next set of monuments to be worked on.

b. Will be renting a thirty-five feet towable boom lift this week. The plans are to repair (or remove, depending on extent of damage) the top of the monument, power wash, prime and paint the monument while we have the lift.

#### **9. Installation of lighting outlining Clubhouse and monuments:**

a. Blue Wave has started the installation of lights at the Clubhouse.

#### **10. Security camera/door access update:**

a. ECS has submitted a proposal to repair the remaining 6 cameras that are still not operational. Proposal is being reviewed. Consideration is being given to submit an insurance claim for those six cameras and roll those funds into the upgrade plan.

b. Three of our exit door sensors, along with two of our fob readers, continue to be nonoperational, affecting our gates to the pool, tennis and basketball courts, and our playground. ECS has ordered replacements, waiting for shipment. Invoice was executed but we are contemplating searching for another company to perform repairs of to at least provide us with a second opinion on the status of our equipment.

c. Reviewing invoices to determine when were the black box surge protectors replaced last.

#### **11. Waterford fountain status:**

a. Going through all records to try to determine which vendor removed the pump from its controller to see if they will provide a photo of how the pump was previously connected. No further updates on this.

#### **12. New Signs:**

a. Proposal signed last week. Waiting on vendor to move forward with the making of the signs.

**13. Pool status:**

- a. So far pool is being maintained on Tuesdays, Thursdays, and Saturdays.
- b. Vendor has submitted proposals for the repairs of the pool pump and replacement of the filters. Waiting for proposals to go through the execution process.
- c. There is a concern regarding whether the current company servicing our pool has an executed contract with us. District Manager to provide information on this matter.
- d. Counsel has requested a copy of an executed contract.

**14. Playground Fence replacement:**

a. Current plans, pending no weather delays, is to start work next week. We should have a better update by Friday September 12, 2025

**15. Landscaping and Irrigation Services:**

a. Received a telephone call from the Oakstead Community Maintenance Manager, with a concern that once again the grass on the other side of the retention pond (E20 between the Enclave and Oakstead Community was not addressed. I will engage with Redtree to inquire the reason about it but believe it was purposely not cut due to area being too wet to run the mower through it.

**16. Resident Concerns/ Complaints:**

a. There is a new request from a resident to use the clubhouse to provide classes to promote female's health wellness. Ms. Jackson is offering two classes a week. One morning class around 10:15–11:15 for women who are home during the day, and one evening class geared toward youth/adolescents. For the evening option, she is available either Monday, or Thursday at 7:00 pm. These classes would be run on a non-profit basis with the goal of creating something positive and healthy for our community. Ms. Jackson will be at the next CDD meeting to introduce herself and provide a brief of the program she is offering.

b. Mr. Timothy Matthews from 18331 Snowdonia Dr, if trees on the back side of his property are falling over into his property. I have not swung by the area to investigate the concern.

**17. Proposed items to be purchased to enhance the Clubhouse**

- a. Clock for meeting/activity room area (not to exceed \$100)

b. Small locker system for gym (cell phones, keys, wallets, etc....) (not to exceed \$200)

18. School children pick up and access through the Clubhouse

a. Access through the Clubhouse parking lot and sidewalks is as busy as it was last school year. I have determined that the use of the chains creates more of a liability than a benefit. The chains do not deter passage; instead, they make the situation worse as children either go under the chain, ride electric bikes/scooters on the sidewalks, or drive across the grass, which presents an even bigger problem.

19. Open discussions for questions and answers to Clubhouse manager (if any)



## Let's Plan A Party

Let us take the stress out of your next event.

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

### PERFORMANCE AGREEMENT

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

**Name:** Danny Hernandez ("Client")

**Company:**

**Address:** 18636 Mentmore Boulevard, Land O' Lakes, FL, , Land O' Lakes, FL

**Telephone:** (813) 909-4589

**Email/Web:** [concordstationassistant@gmail.com](mailto:concordstationassistant@gmail.com)

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

**Date & Time:** Oct 26, 2025 - Sunday, 1:00pm to 5:00pm

**Venue:** 18636 Mentmore Boulevard, Land O' Lakes, FL, Land O' Lakes, FL

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

Item	Qty/Hours	Rate	Subtotal
<b>Face Painting</b>	4.00	\$125.00	\$500.00
Face painting for any occasion and any age			
<b>Balloon Twister</b>	4.00	\$150.00	\$600.00
Balloon artist			
<b>Funnel cake</b>	1.00	\$900.00	\$900.00
3 hours \$750			
2 hour 600			
<b>Popcorn</b>	1.00	\$197.00	\$197.00

Booking Fee Due Date

Booking Fee Amount

Notes:

**Total: \$2,197.00**

(4) Client agrees to pay Let's Plan a total of \$2,197.00. A booking fee is due by and the balance due upon arrival(holiday events are due in full 3 days prior to event. "Accounts not paid within terms are subject to a 10% daily finance charge."Oct 26, 2025. Please make all checks payable to "Chonya Alvarez". Check sent to 27152 Evergreen Chase Dr Wesley chapel, FL 33544 all checks must be received 3 days prior to event, cash only at the event.

(5) This Agreement is subject to the Terms and Conditions on the following page. Price and artists are only held with signed contract and booking fee. Events are only considered booked upon receiving signed contract and deposit.

(6) any events starting before 9am will have a \$50 before hours charge. Any event needing setup, breakdown or delivery after 9pm will have a \$50 after hours fee assessed.





## Let's Plan A Party

Let us take the stress out of your next event.

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

### PERFORMANCE AGREEMENT

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

**Name:** Concord Station CDD c/o Breeze Homes Breeze Home Concord Station ("Client")

**Company:**

**Address:** 1540 International pkwy St. Suite 2000 , Lake mary, FL 32746

**Telephone:** (352) 398-9303

**Email/Web:** [robert@breezehome.com](mailto:robert@breezehome.com)

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

**Date & Time:** Dec 20, 2025 - Saturday, 1:00pm to 5:00pm

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

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

Item	Qty/Hours	Rate	Subtotal
<b>Santa</b> <i>MADIE SAID HER DAD COULD PLAY SANTA</i>	1.00	\$650.00	\$650.00
<b>Face painter</b> Jaidyn (\$150 if less than 3 hours)	4.00	\$125.00	\$500.00
<b>balloon artist</b> Ms Jen	4.00	\$125.00	\$500.00
<b>funnel cake machine rental</b> Cook and Attendant, machine and cakes, sugar, plates and napkins 2 hours 600 3 hours 800	1.00	\$900.00	\$900.00
<b>Train</b> Trina \$700 2 hours)	4.00	\$250.00	\$1,000.00
<b>Kiki the Elf</b>	1.00	\$200.00	\$200.00
<b>Grinch visit</b> <i>MADIE OFFERED TO BE THE GRINCH</i> \$600 2 hours	2.00	\$300.00	\$600.00

Booking Fee Due Date

Booking Fee Amount

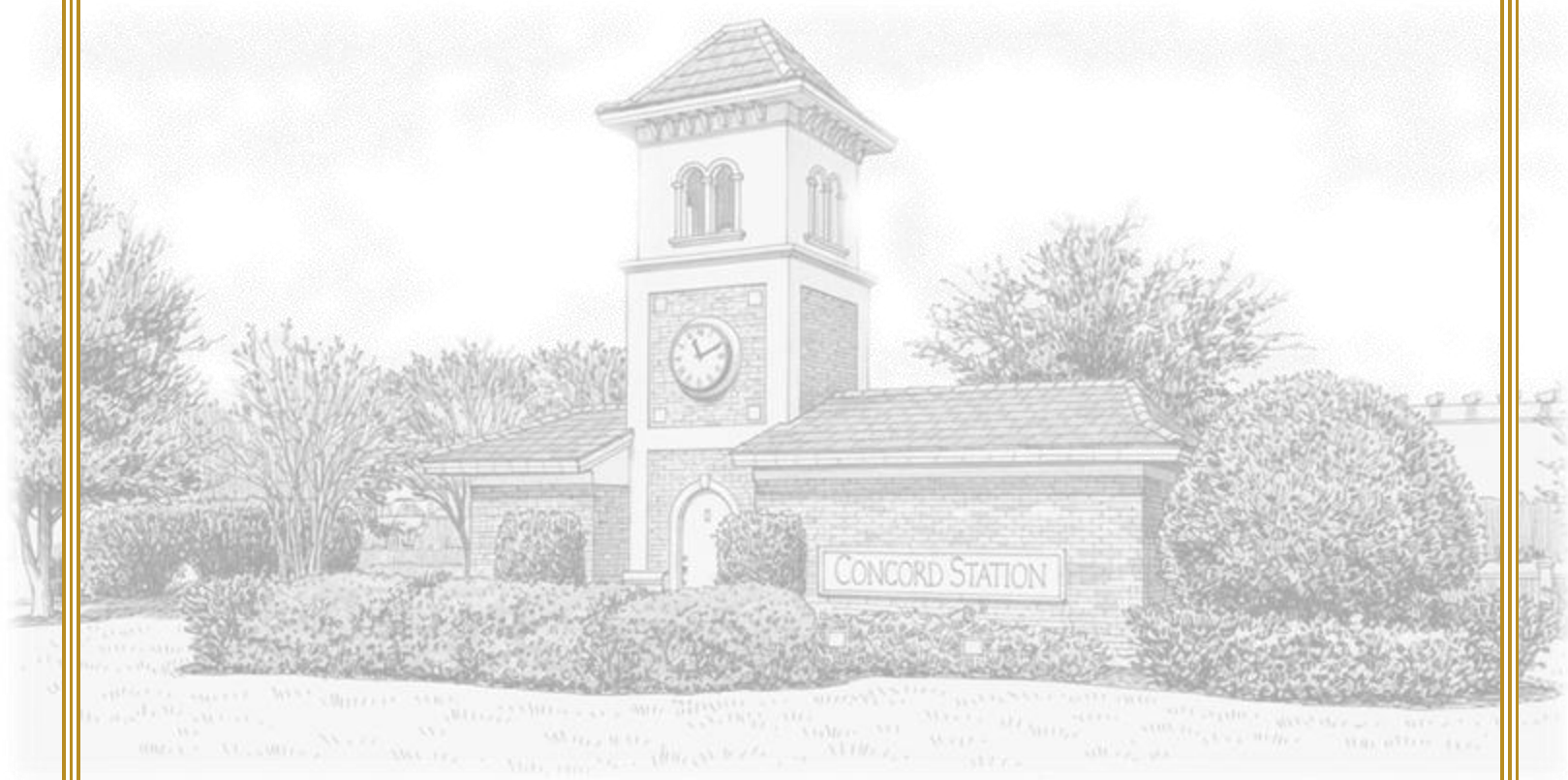
Notes:

**Total: \$4,350.00**

(4) Client agrees to pay Let's Plan a total of \$4,350.00. A booking fee is due by and the balance due upon arrival(holiday events are due in full 3 days prior to event. "Accounts not paid within terms are subject to a 10% daily finance charge."Dec 20, 2025. Please make all checks payable to "Chonya Alvarez". Check sent to 27152 Evergreen Chase Dr Wesley chapel, FL 33544 all checks must be received 3 days prior to event, cash

EXHIBIT 5.2

[RETURN TO AGENDA](#)



**Sent:** Thursday, September 4, 2025 8:02 AM  
**To:** Patricia Thibault <Patricia@AnchorstoneMgt.com>  
**Cc:** Chris Sankar <chris@ecsintegrations.com>  
**Subject:** Re: Lightning Strike Concord Station - CCTV

Good morning Patricia ,

Below is a layout / summary ( per proposal ) of what will happen on the camera upgrade quotes .

Quote # 1 named Upgrade CCTV to 4K - Original 1 quote ( pre lightning strike ) for upgrading the entire CCTV system . This quote was generated / scoped out , to replace 2 - 16 channel nvr recorders , 7- indoor clubhouse cameras ( 2mp ) , and 23 - outdoor cameras ( 8mp ) , for a total of 30 cameras . This includes adding a camera on the garage ( with a wireless point to get back to 1 nvr at the clubhouse ) , adding a camera and pole to the pool pump area ( with a wireless point to get back to 1 nvr at the clubhouse ) , adding 4 cameras and 2 poles for viewing of walkway and b-ball courts as well as parking lot exit side . With the 2 - 16 channel nvr's , there is room for a total of 32 cameras , there will be room later to add 2 cameras if desired once the 30 cameras are installed . Quote total - \$ 22,300.00

The listed 3 quotes below are for replacing a total of 6 cameras ( damaged by lightning ) and covered by insurance ( less the deductible )

Quote # 2 - Playground CCTV : This quote is for replacing equipment related to the playground . We will replace 2 cameras at this site - \$ 3980.00 - \$ 1000.00 deductible = \$ 2980.00

Quote # 3 - Tennis Courts : This quote is for replacing equipment related to the tennis courts . We will replace 2 cameras at this site - \$3980.00 - \$ 1000.00 deductible = \$ 2980.00

Quote # 4 - Clubhouse : This quote is for replacing equipment related to the outside of clubhouse . We will replace 2 cameras at this site - \$ 3980.00 - \$ 1000.00 deductible  
= \$ 2980.00

If it were me , I would take the 3 sites covered ( totaling - \$ 8940.00 after deductible ) and apply those monies towards the original upgrade quote of \$ 22,300.00 and have a balance due of \$ 13,360.00 for the upgrade . Make sense ?

REMEMBER - For the outdoor cameras effected by the lightning strike , we are assuming that the wiring is intact and usable . We cannot determine that until the install is started . We may have to submit an additional claim if this needs to be addressed .

I am sorry for the number of quotes that I had to submit ..... but because the coverage was broken down into separate sites with deductibles at each site , this falls in line with the coverage . I HIGHLY suggest that when renewing the coverage , you simply combine everything together as most communities do ..... I would insure all the access control systems into 1 policy for \$ 30,000.00 and all of the CCTV systems into 1 policy for \$ 30,000.00 as well . I would review this coverage every 2 years as prices for replacement always increase yearly .

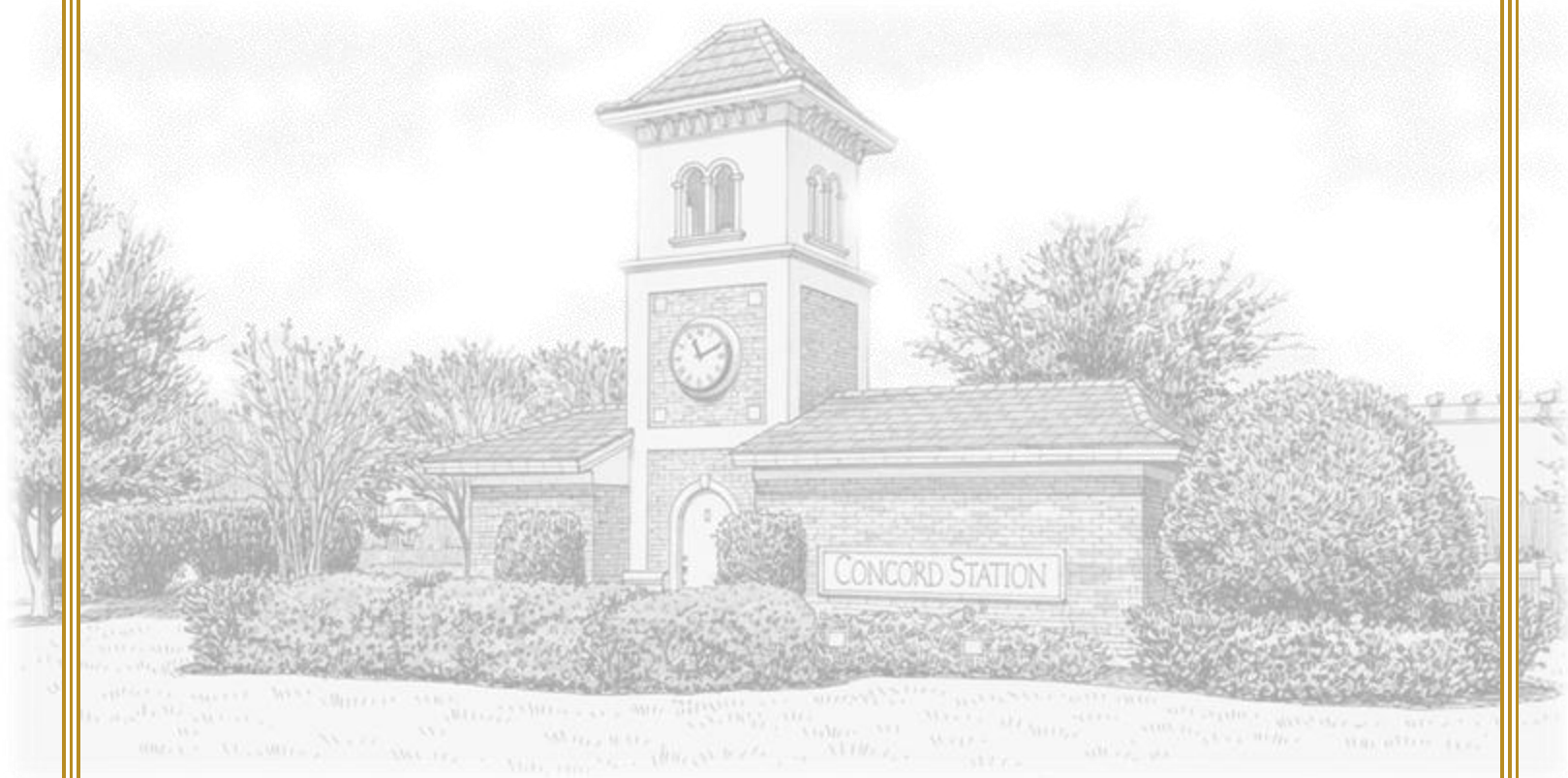
Let me know if all this makes sense and if you have any questions , just reach out to me .

Thanks ,

Todd

## EXHIBIT 5.3

### [RETURN TO AGENDA](#)







Phone: (863) 797-7525 (863) 968-6713

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +

MONITORING + IT + LOCKS + GATES

LIC. EG13000790

[ECSINTEGRATIONS.COM](http://ECSINTEGRATIONS.COM)



Concord Station CDD / Upgrade CCTV / Add 3 poles

Date:	5/1/2025	<b>PROPOSAL</b>	Proposal No:	TH25527
<b>Submitted to:</b>	Concord Station CDD	<b>Job Location:</b>	Concord Station CDD / Upgrade CCTV / Add 3 poles	
Attention:	Javier Magria Title: Manager	Attention:	Javier Magria Title: Manager	
Email:	concordstationmgr@gmail.com	Email:	concordstationmgr@gmail.com	
Phone:	813-909-4569 Fax:	Phone:	813-909-4569 Fax:	
Address:	18636 Mentmore Blvd	Address:	18636 Mentmore Blvd	
City / ST	Land O Lakes / FL Zip: 34638	City / ST	Land O Lakes / FL Zip: 34638	

### SCOPE OF WORK:

UPGRADE CCTV SYSTEM TO 4K 8MP CAMERAS AND 2 - 16 CHANNEL 24TB RECORDERS FOR 60 DAYS STORAGE OF VIDEO . UTILIZE EXISTING CABLE TO ALL FUNCTIONING CAMERAS ( 24 ) . ECS ASSUMES THAT PATHWAYS FOR OUTDOOR CAMERAS ARE NOT BLOCKED AND USABLE . REPLACE / INSTALL 17 - 4K 8MP VARIFOCAL TURRET CAMERAS FOR EXISTING EXTERIOR VIEWS . ADD CAMERA POINTS -1 CAMERA ON GARAGE , 1 CAMERA ON POLE FOR POOL PUMP EQUIPMENT, 4 CAMERAS ON 3 NEW POLES . INSTALL 2- UBUQUITY WIRELESS VIDEO TRANSMITTERS / RECEIVERS FOR CONNECTION BACK TO CLUBHOUSE FROM GARAGE AND POOL PUMP POLE . INSTALL 3 NEW POLES FOR CAMERAS . INSTALL / REPLACE 7 - 2MP FIXED TURRET CAMERAS FOR CLUBHOUSE . CONNECT ALL CAMERAS TO RECORDERS AND PROGRAM FOR VIEWING AT OFFICE COMPUTER AS WELL AS REMOTE VIEWING FOR SMART PHONES . THERE WILL BE ROOM TO ADD 2 ADDITIONAL CAMERAS TO NVR AT A LATER DATE TO RECORDER . ALL NEW INSTALLED EQUIPMENT WILL HAVE A 3 YEAR PARTS AND 1 YEAR LABOR WARRANTY AGREEMENT INCLUDING ANY NEW CABLE INSTALLED . ACTS OF GOD OR VANDALISM ARE NOT COVERED . IF A PROBLEM ARISES , ECS WILL RESPOND WITHIN 24 HOURS TELEPHONICALLY AND TRY TO CORRECT PROBLEM. IF PROBLEM CANNOT BE CORRECTED VIA PHONE , WE WILL HAVE A SERVICE MAN ON SITE WITHIN 48 HOURS .

### INCLUDED MATERIALS:

2- 16 CHANNEL 24TB NVR RECORDERS ( 60 DAYS STORAGE ) . 2 - 16 PORT POE SWITCHES . 23 - 4K 8MP VARIFOCAL TURRET CAMERAS . 7 - 2MP FIXED TURRET CAMERAS . ALL PROGRAMMING NEEDED FOR OFFICE AND REMOTE VIEWING . 3- POLES IN CONCRETE . 2- UBIQUITY WIRELESS VIDEO SYSTEMS .

### INCLUSIONS:

- Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

### CONSIDERATIONS & EXCLUSIONS:

- All work described in this proposal is to be performed during normal business hours unless otherwise noted.
- Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of ECS Integrations (ECSI) technicians will result in additional labor charges of \$85/man hour.
- ECSI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing. • ECSI will accept payments with a credit card. These are subject to a 4% processing fee.
- Permit documents and fees are not included as specified above. Tax is excluded.
- This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
- The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate ECSI wire fills (with pull string installed).
- Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

**Additional notes added at time of acceptance: 50% DEPOSIT DUE PRIOR TO INSTALL.**

<b>Terms:</b>	First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.	<b>GRAND TOTAL:</b>	<b>\$22,300.00</b>
---------------	--	---------------------	--------------------

This proposal is valid through 5/31/2025

ECSI Sales Rep: \_\_\_\_\_  
(Sales Representative)

ECSI Officer: \_\_\_\_\_  
(Authorizing Officer Signature)

Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes ECSI to perform the work specified herein.

Customer Name:



Signature:



Date

ECS INTEGRATIONS- rev 2021-10-11

**TERMS & CONDITIONS:**

1. Required Approval: This Contract shall not be binding upon ECSI until signed by an officer of ECSI. In the event this Contract is not approved by said officer of ECSI, ECSI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Standard Warranty. ECSI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon ECSI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by ECSI performs work on any item installed by ECSI.

3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by ECSI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify ECSI immediately. When ECSI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform ECSI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform ECSI, in writing, of any change in the list of people that ECSI is to call in the event of alarm activation. ECSI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:

A. Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. ECSI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, ECSI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay ECSI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which ECSI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM ECSI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

8.A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the ECSI assume responsibility for any loss or damage sustained through burglary.

8. ECSI'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT ECSI IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.

8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that ECSI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of ECSI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of ECSI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes ECSI to assume greater liability, Subscriber may obtain from ECSI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of ECSI and the additional charges. However, any such additional obligation does not make ECSI an insurer.

B. Interruption of Service. ECSI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including ECSI's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. ECSI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that ECSI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

ECSI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth ECSI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against ECSI for any reason relating to ECSI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against ECSI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: ECSI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. ECSI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by ECSI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to ECSI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

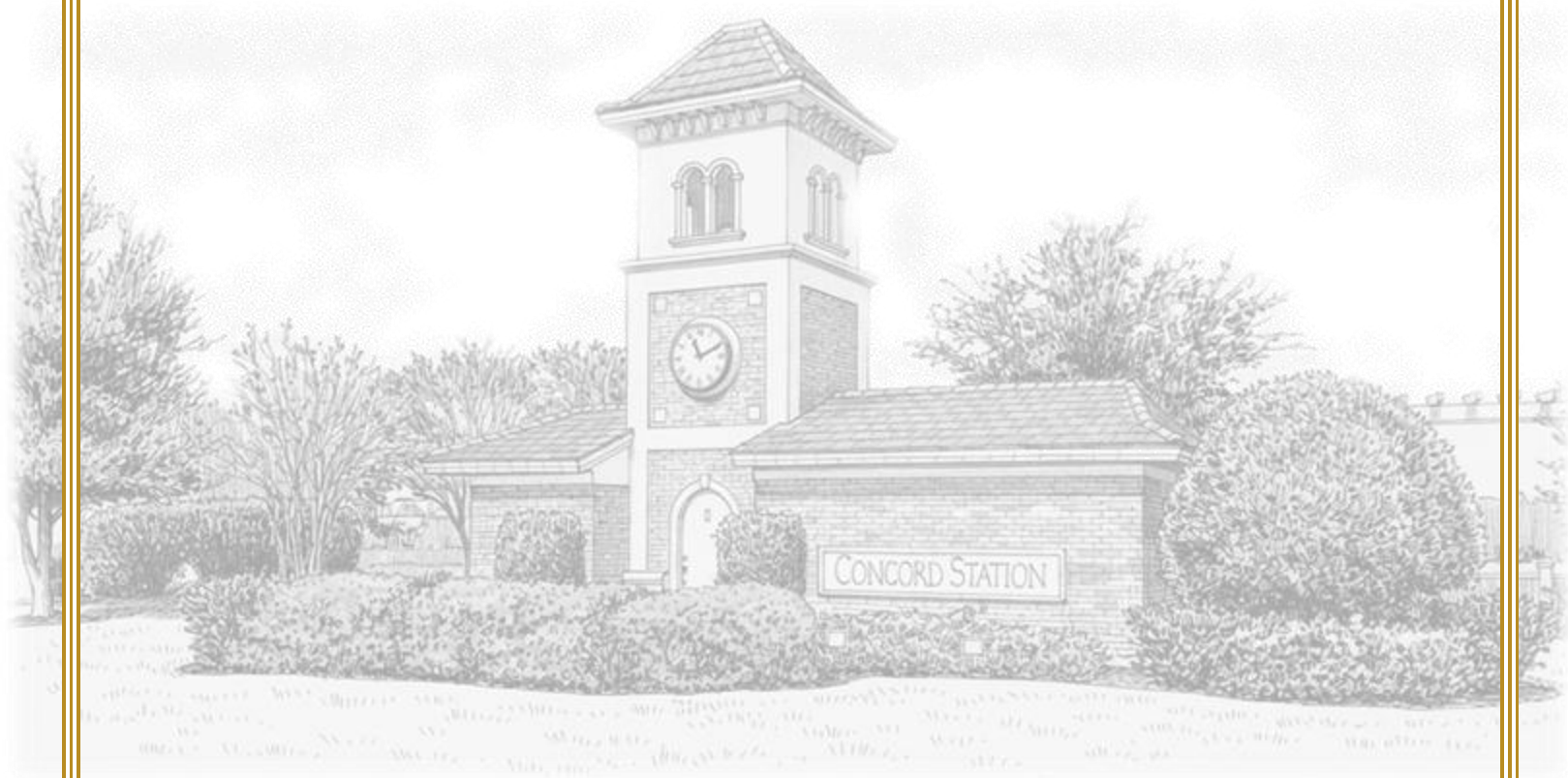
12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for ECSI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on the their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.

EXHIBIT 5.4

[RETURN TO AGENDA](#)







Phone: (863) 797-7525 (863) 968-6713

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +

MONITORING + IT + LOCKS + GATES

LIC. EG13000790

[ECSINTEGRATIONS.COM](http://ECSINTEGRATIONS.COM)



Concord Station CDD / CCTV Lightning - Playground

Date:	8/26/2025	<b>PROPOSAL</b>		Proposal No:	TH25830
<b>Submitted to:</b>	Concord Station CDD	<b>Job Location:</b>	Concord Station CDD / CCTV Lightning - Playground		
Attention:	Mark Looknanan Title: Manager	Attention:	Mark Looknanan Title: Manager		
Email:	concordstationmgr@gmail.com	Email:	concordstationmgr@gmail.com		
Phone:	813-909-4569 Fax:	Phone:	813-909-4569 Fax:		
Address:	18636 Mentmore Blvd	Address:	18636 Mentmore Blvd		
City / ST	Land O Lakes / FL Zip: 34638	City / ST	Land O Lakes / FL Zip: 34638		

**SCOPE OF WORK:**

REPLACE 2 - 8MP CAMERAS AT THE PLAYGROUND DUE TO LIGHTNING STRIKE / SURGE . REPLACE 1 - FUSED POWER SUPPLY . RUN NEW CAT 6 CABLE TO 2 CAMERAS . CONNECT TO CURRENT RECORDER . PROGRAM CAMERAS INTO RECORDER . LABOR INCLUDED .

**INCLUDED MATERIALS:**

2- 8MP DAY / NIGHT CAMERAS WITH BACK BOXES . 1- FUSED CCTV POWER SUPPLY . ALL CAT 6 CABLE NEEDED . PROGRAMMING .

**INCLUSIONS:**

• Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

**CONSIDERATIONS & EXCLUSIONS:**

- All work described in this proposal is to be performed during normal business hours unless otherwise noted.
- Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of ECS Integrations (ECSI) technicians will result in additional labor charges of \$85/man hour.
- ECSI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing. • ECSI will accept payments with a credit card. These are subject to a 4% processing fee.
- Permit documents and fees are not included as specified above. Tax is excluded.
- This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
- The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate ECSI wire fills (with pull string installed).
- Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

**Additional notes added at time of acceptance: 50% DEPOSIT DUE PRIOR TO INSTALL.**

<b>Terms:</b>	First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.	<b>GRAND TOTAL:</b>	<b>\$3,980.00</b>
---------------	--	---------------------	-------------------

This proposal is valid through 9/25/2025

ECSI Sales Rep: \_\_\_\_\_  
(Sales Representative)

ECSI Officer: \_\_\_\_\_  
(Authorizing Officer Signature)

Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes ECSI to perform the work specified herein.

Customer Name: \_\_\_\_\_  
ECS INTEGRATIONS- rev 2021-10-11

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

Date

**TERMS & CONDITIONS:**

1. Required Approval: This Contract shall not be binding upon ECSI until signed by an officer of ECSI. In the event this Contract is not approved by said officer of ECSI, ECSI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Standard Warranty. ECSI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon ECSI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by ECSI performs work on any item installed by ECSI.

3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by ECSI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify ECSI immediately. When ECSI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform ECSI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform ECSI, in writing, of any change in the list of people that ECSI is to call in the event of alarm activation. ECSI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:

A. Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. ECSI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, ECSI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay ECSI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which ECSI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM ECSI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency. 8.A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the ECSI assume responsibility for any loss or damage sustained through burglary.

8. ECSI'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT ECSI IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.

8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that ECSI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of ECSI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of ECSI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes ECSI to assume greater liability, Subscriber may obtain from ECSI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of ECSI and the additional charges. However, any such additional obligation does not make ECSI an insurer.

B. Interruption of Service. ECSI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including ECSI's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. ECSI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that ECSI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

ECSI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth ECSI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against ECSI for any reason relating to ECSI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against ECSI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: ECSI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. ECSI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by ECSI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to ECSI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

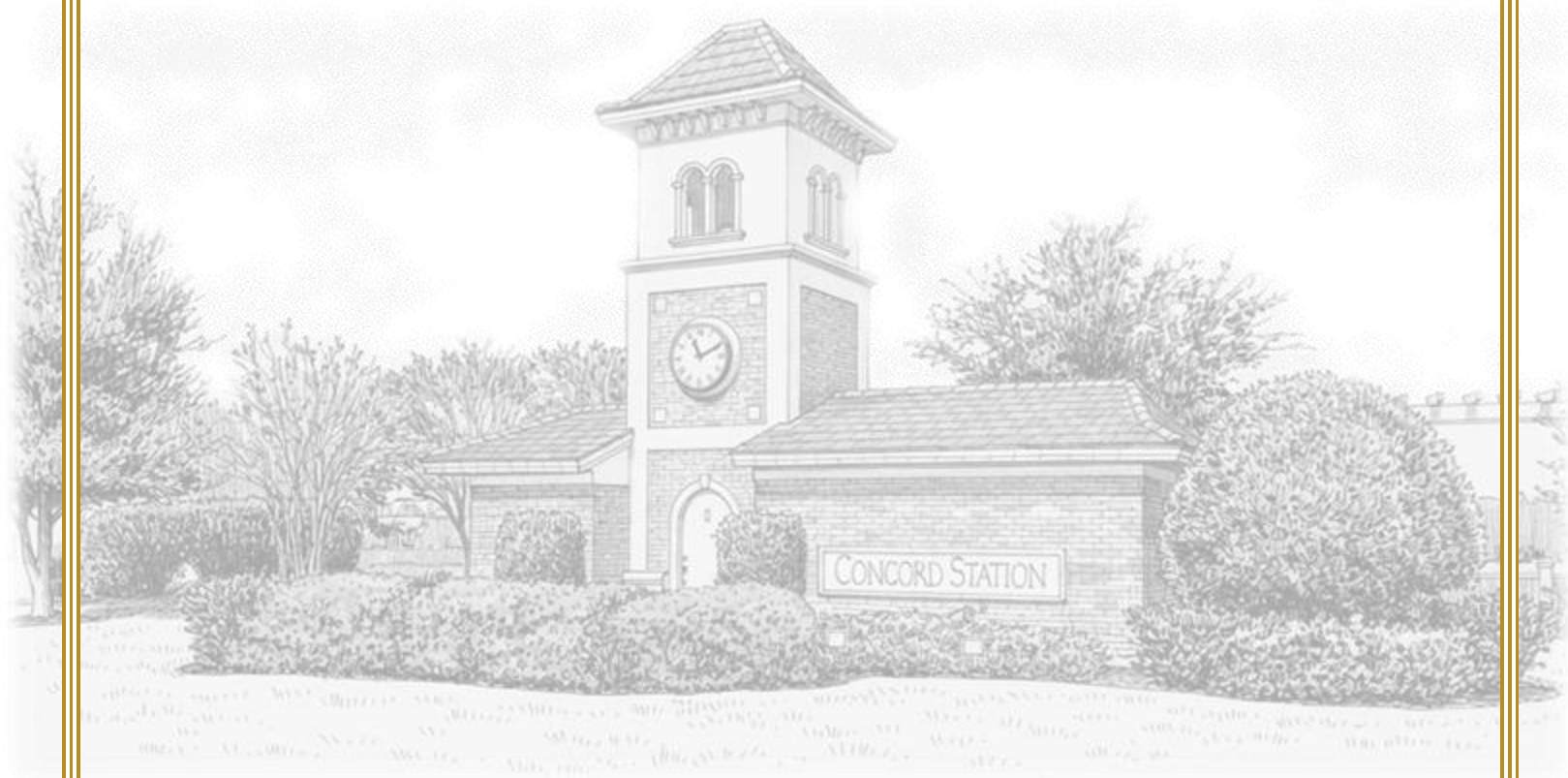
12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for ECSI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on the their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.

## EXHIBIT 5.5

### [RETURN TO AGENDA](#)





Phone: (863) 797-7525 (863) 968-6713

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +

MONITORING + IT + LOCKS + GATES

LIC. EG13000790

[ECSINTEGRATIONS.COM](http://ECSINTEGRATIONS.COM)

Concord Station CDD / CCTV Lightning - Tennis Courts



Date:	8/26/2025	<b>PROPOSAL</b>	Proposal No:	TH25828
<b>Submitted to:</b>	Concord Station CDD	<b>Job Location:</b>	Concord Station CDD / CCTV Lightning - Tennis Courts	
Attention:	Mark Looknanan Title: Manager	Attention:	Mark Looknanan Title: Manager	
Email:	concordstationmgr@gmail.com	Email:	concordstationmgr@gmail.com	
Phone:	813-909-4569 Fax:	Phone:	813-909-4569 Fax:	
Address:	18636 Mentmore Blvd	Address:	18636 Mentmore Blvd	
City / ST	Land O Lakes / FL Zip: 34638	City / ST	Land O Lakes / FL Zip: 34638	

#### SCOPE OF WORK:

REPLACE 2 - 8MP CAMERAS AT TENNIS COURTS DUE TO LIGHTNING STRIKE / SURGE . REPLACE 1 - FUSED POWER SUPPLY . RUN NEW CAT 6 CABLE TO 2 CAMERAS . CONNECT TO CURRENT RECORDER . PROGRAM CAMERAS INTO RECORDER . LABOR INCLUDED .

#### INCLUDED MATERIALS:

2- 8MP DAY / NIGHT CAMERAS WITH BACK BOXES . 1- FUSED CCTV POWER SUPPLY . ALL CAT 6 CABLE NEEDED . PROGRAMMING .

#### INCLUSIONS:

• Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

#### CONSIDERATIONS & EXCLUSIONS:

- All work described in this proposal is to be performed during normal business hours unless otherwise noted.
- Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of ECS Integrations (ECSI) technicians will result in additional labor charges of \$85/man hour.
- ECSI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing. • ECSI will accept payments with a credit card. These are subject to a 4% processing fee.
- Permit documents and fees are not included as specified above. Tax is excluded.
- This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
- The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate ECSI wire fills (with pull string installed).
- Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

**Additional notes added at time of acceptance: 50% DEPOSIT DUE PRIOR TO INSTALL.**

<b>Terms:</b>	First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.	<b>GRAND TOTAL:</b>	<b>\$3,980.00</b>
---------------	--	---------------------	-------------------

This proposal is valid through 9/25/2025

ECSI Sales Rep: \_\_\_\_\_  
(Sales Representative)

ECSI Officer: \_\_\_\_\_  
(Authorizing Officer Signature) Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes ECSI to perform the work specified herein.

Customer Name: \_\_\_\_\_  
ECS INTEGRATIONS- rev 2021-10-11

Signature: \_\_\_\_\_ Date



**TERMS & CONDITIONS:**

1. Required Approval: This Contract shall not be binding upon ECSI until signed by an officer of ECSI. In the event this Contract is not approved by said officer of ECSI, ECSI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Standard Warranty. ECSI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon ECSI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by ECSI performs work on any item installed by ECSI.

3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by ECSI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify ECSI immediately. When ECSI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform ECSI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform ECSI, in writing, of any change in the list of people that ECSI is to call in the event of alarm activation. ECSI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:

A. Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. ECSI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, ECSI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay ECSI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which ECSI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM ECSI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

8.A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the ECSI assume responsibility for any loss or damage sustained through burglary.

8. ECSI'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT ECSI IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.

8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that ECSI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of ECSI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of ECSI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes ECSI to assume greater liability, Subscriber may obtain from ECSI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of ECSI and the additional charges. However, any such additional obligation does not make ECSI an insurer.

B. Interruption of Service. ECSI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including ECSI's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. ECSI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that ECSI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

ECSI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth ECSI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against ECSI for any reason relating to ECSI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against ECSI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: ECSI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. ECSI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by ECSI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to ECSI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

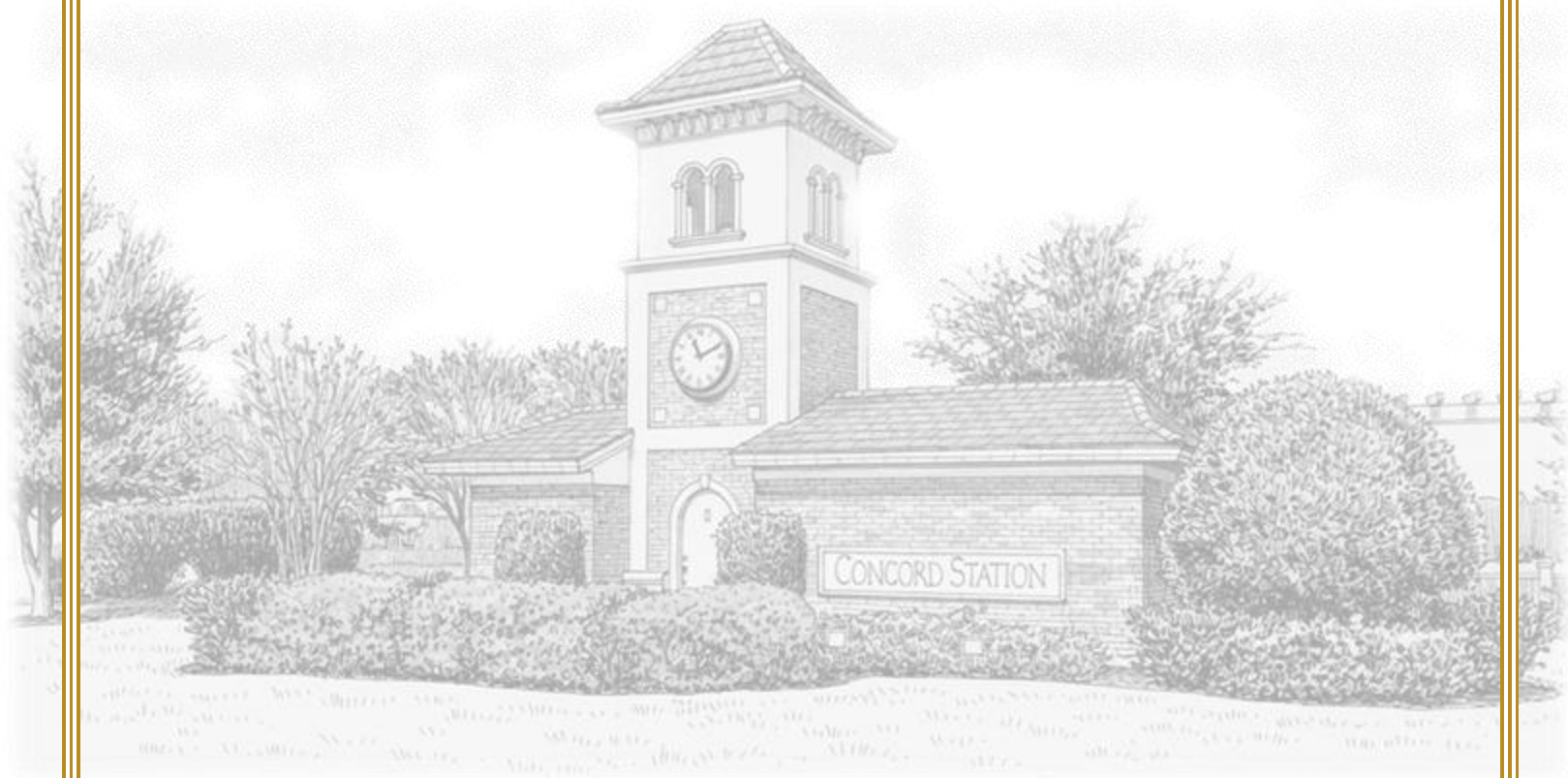
12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for ECSI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on the their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.

EXHIBIT 5.6

[RETURN TO AGENDA](#)





Phone: (863) 797-7525 (863) 968-6713

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +

MONITORING + IT + LOCKS + GATES

LIC. EG13000790

[ECSINTEGRATIONS.COM](http://ECSINTEGRATIONS.COM)



Concord Station CDD / CCTV Lightning - Clubhouse

Date:	8/26/2025	<b>PROPOSAL</b>		Proposal No:	TH25827
<b>Submitted to:</b>	Concord Station CDD	<b>Job Location:</b>	Concord Station CDD / CCTV Lightning - Clubhouse		
Attention:	Mark Looknanan Title: Manager	Attention:	Mark Looknanan Title: Manager		
Email:	concordstationmgr@gmail.com	Email:	concordstationmgr@gmail.com		
Phone:	813-909-4569 Fax:	Phone:	813-909-4569 Fax:		
Address:	18636 Mentmore Blvd	Address:	18636 Mentmore Blvd		
City / ST	Land O Lakes / FL Zip: 34638	City / ST	Land O Lakes / FL Zip: 34638		

**SCOPE OF WORK:**

REPLACE 2 - 8MP CAMERAS IN CLUBHOUSE DUE TO LIGHTNING STRIKE / SURGE . REPLACE 1 - FUSED POWER SUPPLY . RUN NEW CAT 6 CABLE TO 2 CAMERAS . CONNECT TO CURRENT RECORDER . PROGRAM CAMERAS INTO RECORDER . LABOR INCLUDED .

**INCLUDED MATERIALS:**

2- 8MP DAY / NIGHT CAMERAS WITH BACK BOXES . 1- FUSED CCTV POWER SUPPLY . ALL CAT 6 CABLE NEEDED . PROGRAMMING .

**INCLUSIONS:**

• Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

**CONSIDERATIONS & EXCLUSIONS:**

- All work described in this proposal is to be performed during normal business hours unless otherwise noted.
- Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of ECS Integrations (ECSI) technicians will result in additional labor charges of \$85/man hour.
- ECSI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing. • ECSI will accept payments with a credit card. These are subject to a 4% processing fee.
- Permit documents and fees are not included as specified above. Tax is excluded.
- This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
- The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate ECSI wire fills (with pull string installed).
- Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

**Additional notes added at time of acceptance: 50% DEPOSIT DUE PRIOR TO INSTALL.**

<b>Terms:</b>	First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.	<b>GRAND TOTAL:</b>	<b>\$3,980.00</b>
---------------	--	---------------------	-------------------

This proposal is valid through 9/25/2025

ECSI Sales Rep: \_\_\_\_\_  
(Sales Representative)

ECSI Officer: \_\_\_\_\_  
(Authorizing Officer Signature) \_\_\_\_\_  
Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes ECSI to perform the work specified herein.

Customer Name: \_\_\_\_\_  
ECS INTEGRATIONS- rev 2021-10-11

Signature: \_\_\_\_\_  
Date

**TERMS & CONDITIONS:**

1. Required Approval: This Contract shall not be binding upon ECSI until signed by an officer of ECSI. In the event this Contract is not approved by said officer of ECSI, ECSI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Standard Warranty. ECSI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon ECSI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by ECSI performs work on any item installed by ECSI.

3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by ECSI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify ECSI immediately. When ECSI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform ECSI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform ECSI, in writing, of any change in the list of people that ECSI is to call in the event of alarm activation. ECSI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:

A.

Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. ECSI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, ECSI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay ECSI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which ECSI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM ECSI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. External

Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that ECSI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of ECSI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of ECSI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes ECSI to assume greater liability, Subscriber may obtain from ECSI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of ECSI and the additional charges. However, any such additional obligation does not make ECSI an insurer.

B. Interruption of Service. ECSI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including ECSI's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. ECSI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that ECSI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

ECSI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth ECSI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against ECSI for any reason relating to ECSI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against ECSI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: ECSI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. ECSI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by ECSI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to ECSI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for ECSI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on the their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the ECSI assume responsibility for any loss or damage sustained through burglary.

8. ECSI'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT ECSI IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.



EXHIBIT 5.7

[RETURN TO AGENDA](#)







Phone: (863) 797-7525 (863) 968-6713

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +

MONITORING + IT + LOCKS + GATES

LIC. EG13000790

[ECSINTEGRATIONS.COM](http://ECSINTEGRATIONS.COM)



Concord StationCDD/Replace 1 panel/ surge/Pground

Date:	8/18/2025	<b>PROPOSAL</b>	Proposal No:	TH25818-2
<b>Submitted to:</b>	Concord Station CDD / Lightning Strike Playground	<b>Job Location:</b>	Concord StationCDD/Replace 1 panel/ surge/Pground	
Attention:	Mark Title: Manager	Attention:	Mark Title: Manager	
Email:	concordstationmgr@gmail.com	Email:	concordstationmgr@gmail.com	
Phone:	813-909-4569 Fax:	Phone:	813-909-4569 Fax:	
Address:	18636 Mentmore Blvd	Address:	18636 Mentmore Blvd	
City / ST	Land O Lakes / FL Zip: 34638	City / ST	Land O Lakes / FL Zip: 34638	

#### SCOPE OF WORK:

REPLACE / INSTALL / PROGRAM 1 MAIN ACCESS PANEL @ \$1710.00 PER PANEL = \$1710 .00 . INSTALL 1 SURGE / BATTERY BACK UP UNIT - \$ 405.00 .REPLACE 2 READERS AND 1 EXIT BUTTON 5 HOURS LABOR = \$ 4070.00 . ECS ASSUMES THAT ALL OTHER READERS AND ELECTRIC LOCKS AND WIRING ARE ALL FUNCTIONAL .

#### INCLUDED MATERIALS:

1- MAIN ACCESS PANELS .1 - BATTERY BACK / SURGE UNIT .2 MULLION READERS .ALL PROGRAMMING / TESTING NEEDED . DATA TRANSFER INTO PANEL .

#### INCLUSIONS:

• Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

#### CONSIDERATIONS & EXCLUSIONS:

- All work described in this proposal is to be performed during normal business hours unless otherwise noted.
- Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of ECS Integrations (ECSI) technicians will result in additional labor charges of \$85/man hour.
- ECSI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing. • ECSI will accept payments with a credit card. These are subject to a 4% processing fee.
- Permit documents and fees are not included as specified above. Tax is excluded.
- This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
- The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate ECSI wire fills (with pull string installed).
- Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

**Additional notes added at time of acceptance: 50% DEPOSIT DUE PRIOR TO INSTALL.**

<b>Terms:</b>	First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.	<b>GRAND TOTAL:</b>	<b>\$4,070.00</b>
---------------	--	---------------------	-------------------

This proposal is valid through 9/17/2025

ECSI Sales Rep: \_\_\_\_\_  
(Sales Representative)

ECSI Officer: \_\_\_\_\_  
(Authorizing Officer Signature)

Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes ECSI to perform the work specified herein.

Customer Name: \_\_\_\_\_  
ECS INTEGRATIONS- rev 2021-10-11

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

Date

**TERMS & CONDITIONS:**

1. Required Approval: This Contract shall not be binding upon ECSI until signed by an officer of ECSI. In the event this Contract is not approved by said officer of ECSI, ECSI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Standard Warranty. ECSI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon ECSI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by ECSI performs work on any item installed by ECSI.

3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by ECSI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify ECSI immediately. When ECSI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform ECSI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform ECSI, in writing, of any change in the list of people that ECSI is to call in the event of alarm activation. ECSI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:

A.

Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. ECSI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, ECSI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay ECSI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which ECSI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM ECSI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. External

Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that ECSI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of ECSI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of ECSI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes ECSI to assume greater liability, Subscriber may obtain from ECSI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of ECSI and the additional charges. However, any such additional obligation does not make ECSI an insurer.

B. Interruption of Service. ECSI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including ECSI's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. ECSI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that ECSI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

ECSI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth ECSI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against ECSI for any reason relating to ECSI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against ECSI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: ECSI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. ECSI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by ECSI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to ECSI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for ECSI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on the their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the ECSI assume responsibility for any loss or damage sustained through burglary.

8. ECSI'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT ECSI IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.

EXHIBIT 5.8

[RETURN TO AGENDA](#)





Phone: (863) 797-7525 (863) 968-6713

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +

MONITORING + IT + LOCKS + GATES

LIC. EG13000790

[ECSINTEGRATIONS.COM](http://ECSINTEGRATIONS.COM)

Concord Station - CDD Pool Access



Date:	8/18/2025	<b>PROPOSAL</b>		Proposal No:	TH25818-3
<b>Submitted to:</b>	Concord Station CDD/ Pool Access		<b>Job Location:</b>	Concord Station - CDD Pool Access	
Attention:	Mark	Title: Manager	Attention:	Mark	Title: Manager
Email:	<a href="mailto:concordstationmgr@gmail.com">concordstationmgr@gmail.com</a>		Email:	<a href="mailto:concordstationmgr@gmail.com">concordstationmgr@gmail.com</a>	
Phone:	813-909-4569	Fax:	Phone:	813-909-4569	Fax:
Address:	18636 Mentmore Blvd		Address:	18636 Mentmore Blvd	
City / ST	Land O Lakes / FL	Zip: 34638	City / ST	Land O Lakes / FL	Zip: 34638

#### SCOPE OF WORK:

REPLACE / INSTALL / PROGRAM 1 MAIN ACCESS PANEL @ \$1710.00 PER PANEL = \$1710.00 .REPLACE 3 EXIT BUTTONS / LABOR = \$ 4840.00 . ECS ASSUMES THAT ALL OTHER READERS AND ELECTRIC LOCKS AND WIRING ARE ALL FUNCTIONAL .

#### INCLUDED MATERIALS:

3- EXIT BUTTONS . 2 - READERS 1- MAIN ACCESS PANEL . ALL PROGRAMMING / TESTING NEEDED . DATA TRANSFER INTO PANEL .	
--	--

#### INCLUSIONS:

- Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

#### CONSIDERATIONS & EXCLUSIONS:

- All work described in this proposal is to be performed during normal business hours unless otherwise noted.
- Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of ECS Integrations (ECSI) technicians will result in additional labor charges of \$85/man hour.
- ECSI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing. • ECSI will accept payments with a credit card. These are subject to a 4% processing fee.
- Permit documents and fees are not included as specified above. Tax is excluded.
- This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
- The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate ECSI wire fills (with pull string installed).
- Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

**Additional notes added at time of acceptance: 50% DEPOSIT  
DUE PRIOR TO INSTALL.**

<b>Terms:</b>	First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.	<b>GRAND TOTAL:</b>	<b>\$4,840.00</b>
---------------	--	---------------------	-------------------

This proposal is valid through 9/17/2025

ECSI Sales Rep: \_\_\_\_\_  
(Sales Representative)

ECSI Officer: \_\_\_\_\_  
(Authorizing Officer Signature) \_\_\_\_\_  
Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes ECSI to perform the work specified herein.

Customer Name: \_\_\_\_\_  
ECS INTEGRATIONS- rev 2021-10-11

Signature: \_\_\_\_\_  
Date

**TERMS & CONDITIONS:**

1. Required Approval: This Contract shall not be binding upon ECSI until signed by an officer of ECSI. In the event this Contract is not approved by said officer of ECSI, ECSI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Standard Warranty. ECSI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon ECSI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by ECSI performs work on any item installed by ECSI.

3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by ECSI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify ECSI immediately. When ECSI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform ECSI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform ECSI, in writing, of any change in the list of people that ECSI is to call in the event of alarm activation. ECSI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:

A.

Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. ECSI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, ECSI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay ECSI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which ECSI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM ECSI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. External

Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that ECSI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of ECSI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of ECSI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes ECSI to assume greater liability, Subscriber may obtain from ECSI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of ECSI and the additional charges. However, any such additional obligation does not make ECSI an insurer.

B. Interruption of Service. ECSI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including ECSI's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. ECSI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that ECSI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

ECSI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth ECSI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against ECSI for any reason relating to ECSI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against ECSI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: ECSI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. ECSI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by ECSI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to ECSI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for ECSI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on the their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the ECSI assume responsibility for any loss or damage sustained through burglary.

8. ECSI'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT ECSI IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.



EXHIBIT 5.9

[RETURN TO AGENDA](#)





Phone: (863) 797-7525 (863) 968-6713

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +

MONITORING + IT + LOCKS + GATES

LIC. EG13000790

[ECSINTEGRATIONS.COM](http://ECSINTEGRATIONS.COM)



Concord StationCDD/Replace 3 panels/ surge/Chouse

Date:	8/18/2025	<b>PROPOSAL</b>	Proposal No:	TH25818-1
<b>Submitted to:</b>	Concord Station CDD / Lighning Strike Clubhouse	<b>Job Location:</b>	Concord StationCDD/Replace 3 panels/ surge/Chouse	
Attention:	Mark Title: Manager	Attention:	Mark Title: Manager	
Email:	concordstationmgr@gmail.com	Email:	concordstationmgr@gmail.com	
Phone:	813-909-4569 Fax:	Phone:	813-909-4569 Fax:	
Address:	18636 Mentmore Blvd	Address:	18636 Mentmore Blvd	
City / ST	Land O Lakes / FL Zip: 34638	City / ST	Land O Lakes / FL Zip: 34638	

#### SCOPE OF WORK:

REPLACE / INSTALL / PROGRAM 3 MAIN ACCESS PANELS @ \$1710.00 PER PANEL = \$5130 .00 . INSTALL 1 SURGE / BATTERY BACK UP UNIT - 405.00 . 5 HOURS LABOR = \$ 6360.00 TOTAL . ECS ASSUMES THAT ALL READERS AND ELECTRIC LOCKS AND WIRING ARE ALL FUNCTIONAL .	\$
--	----

#### INCLUDED MATERIALS:

3- MAIN ACCESS PANELS .1 - BATTERY BACK / SURGE UNIT .ALL PROGRAMMING / TESTING NEEDED . DATA TRANSFER INTO 2 PANELS .	
--	--

#### INCLUSIONS:

• Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

#### CONSIDERATIONS & EXCLUSIONS:

- All work described in this proposal is to be performed during normal business hours unless otherwise noted.
- Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of ECS Integrations (ECSI) technicians will result in additional labor charges of \$85/man hour.
- ECSI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing. • ECSI will accept payments with a credit card. These are subject to a 4% processing fee.
- Permit documents and fees are not included as specified above. Tax is excluded.
- This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
- The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate ECSI wire fills (with pull string installed).
- Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

**Additional notes added at time of acceptance: 50% DEPOSIT DUE PRIOR TO INSTALL.**

<b>Terms:</b> First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.	<b>GRAND TOTAL:</b> \$6,360.00
--	--------------------------------

This proposal is valid through 9/17/2025

ECSI Sales Rep: \_\_\_\_\_ (Sales Representative) ECSI Officer: \_\_\_\_\_ (Authorizing Officer Signature) \_\_\_\_\_ Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes ECSI to perform the work specified herein.

Customer Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date

**TERMS & CONDITIONS:**

1. Required Approval: This Contract shall not be binding upon ECSI until signed by an officer of ECSI. In the event this Contract is not approved by said officer of ECSI, ECSI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Standard Warranty. ECSI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon ECSI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by ECSI performs work on any item installed by ECSI.

3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by ECSI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify ECSI immediately. When ECSI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform ECSI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform ECSI, in writing, of any change in the list of people that ECSI is to call in the event of alarm activation. ECSI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:

A.

Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. ECSI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, ECSI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay ECSI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which ECSI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM ECSI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. External

Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that ECSI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of ECSI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of ECSI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes ECSI to assume greater liability, Subscriber may obtain from ECSI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of ECSI and the additional charges. However, any such additional obligation does not make ECSI an insurer.

B. Interruption of Service. ECSI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including ECSI's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. ECSI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that ECSI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

ECSI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth ECSI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against ECSI for any reason relating to ECSI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against ECSI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: ECSI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. ECSI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by ECSI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to ECSI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for ECSI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on the their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the ECSI assume responsibility for any loss or damage sustained through burglary.

8. ECSI'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT ECSI IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.

EXHIBIT 5.10

[RETURN TO AGENDA](#)



ECS INTEGRATIONS LLC

PO Box 1225  
Polk City, FL 33868 US  
chris@ecsintegrations.com



INVOICE

BILL TO	SHIP TO	INVOICE	101972
Concord Station CDD	Concord Station CDD	DATE	06/14/2024
1540 International Parkway #2000	18636 Mentmore Blvd	TERMS	Net 30
Lake Mary, FL 32746 USA	Land O Lakes, FL 34638 USA	DUE DATE	07/14/2024

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	1- 2 DOOR ACCESS PANEL . 2- READERS . 2- MAG LOCKS . 1- EXIT BUTTON . ALL CABLE AND PROGRAMMING REQUIRED .	1	2,183.00	2,183.00T
	ADD 2 DOOR ACESS PANEL TO EXISTING SYSTEM . REPLACE MAG LOCK AND READER FOR PLAYGROUND ENTRANCE #1. INSTALL MAG LOCK / READER AND EXIT BUTTON FOR PLAYGROUND ENTRANCE # 2 ( THIS ACCESS POINT NEEDED ALL EQUIPMENT ) . LABOR AND PROGRAM TH	1	1,157.00	1,157.00

SUBTOTAL	3,340.00
TAX	0.00
TOTAL	3,340.00
BALANCE DUE	<b>\$3,340.00</b>



ECS INTEGRATIONS LLC

PO Box 1225  
Polk City, FL 33868 US  
chris@ecsintegrations.com



INVOICE

BILL TO	SHIP TO	INVOICE	101943
Concord Station CDD	Concord Station CDD	DATE	05/25/2024
1540 International Parkway #2000	18636 Mentmore Blvd	TERMS	Net 30
Lake Mary, FL 32746 USA	Land O Lakes, FL 34638 USA	DUE DATE	06/24/2024

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	10- POINT CDVI ACCESS CONTROL SYSTEM MAIN PANELS . ANY PIPE , WIRING ,CABLE OR CONDUIT NEEDED AS WELL AS TRENCHING .	0.50	12,929.00	6,464.50T
	REPLACE / INSTALL 10 POINT ACCESS CONTROL SYSTEM WITH CDVI HEAD IN EQUIPMENT , REMOVING BOSCH EQUIPMENT . INSTALL NEW MAIN CONTROL PANELS .DCI WILL UTILIZE EXISTING FUNCTIONING CARD READERS , AT TIME OF INSPECTION , ALL READERS WERE FUNCTIONAL . RESIDENTS CAN USER EXISTING CREDENTIALS ONCE DCI TRANSFERS DATA BASE INTO NEW SYSTEM . ALL NEW EQUIPMENT WILL HAVE A 3 YEAR WARRANTY PARTS AND LABOR . TRENCHING ( IF NEEDED ) , WIRING INCLUDED IN QUOTE . ECSI WILL PROVIDE TRAINING ON NEW SYSTEM AS WELL AS BACKUP OF DATA WITH THE MANAGEMENT PLAN . Quote# TH24232	0.50	8,771.00	4,385.50

SUBTOTAL 10,850.00

TAX	437.87
TOTAL	11,287.87
<hr/>	
BALANCE DUE	<b>\$11,287.87</b>

ECS INTEGRATIONS LLC

PO Box 1225  
Polk City, FL 33868 US  
chris@ecsintegrations.com



INVOICE

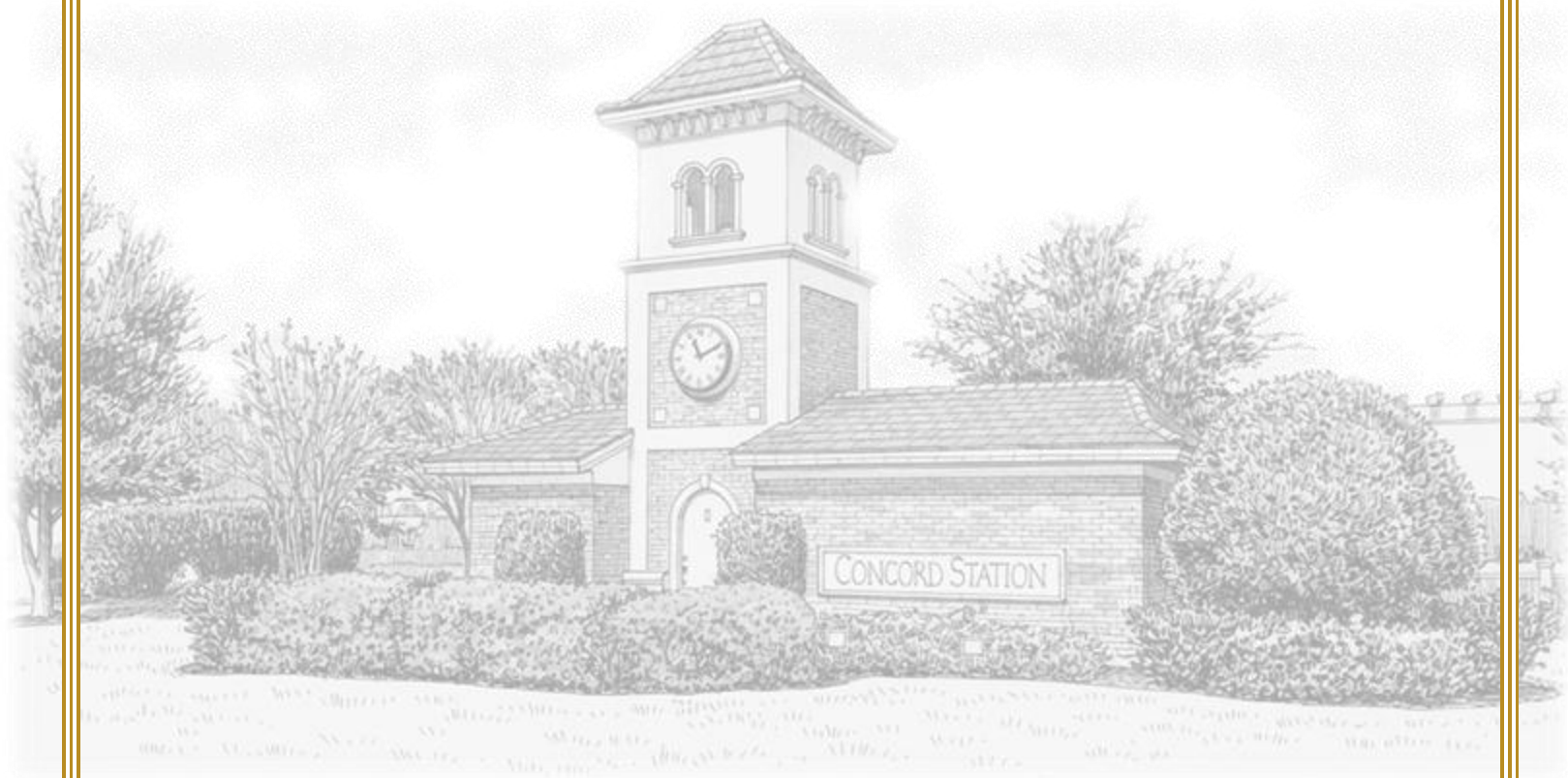
BILL TO	SHIP TO	INVOICE	102132
Concord Station CDD	Concord Station CDD	DATE	09/14/2024
1540 International Parkway #2000	18636 Mentmore Blvd	TERMS	Net 15
Lake Mary, FL 32746 USA	Land O Lakes, FL 34638 USA	DUE DATE	09/29/2024

DATE	DESCRIPTION	QTY	RATE	AMOUNT
09/10/2024	1- 2 DOOR ACCESS CONTROL BOARD . 2- READERS . 1- EXIT BUTTON . 1- UPS BATTERY BACK UP / SURGE UNIT . 2 - IN LINE SURGE PROTECTORS . 2- SPRING HINGES .	1	2,387.00	2,387.00T
	REPLACE / INSTALL 2 DOOR ACCESS CONTRL PANEL / 2 READERS . INSTALL IN LINE SURGE PROTECTION FOR PANEL FROM READERS . INSTALL EXIT BUTTON . INSTALL UPS / BATTERY BACK UP UNIT ( 8 PLUG IN ) . INSTALL SRING HINGES FOR GATES .PROGRAM AND TEST . TH24410	1	693.00	693.00

SUBTOTAL	3,080.00
TAX	0.00
TOTAL	3,080.00
BALANCE DUE	\$3,080.00

EXHIBIT 6

[RETURN TO AGENDA](#)



Discussion & Consideration of Clarifying and Amending the Motion of the Board of Supervisors from the July 29, 2025 Meeting.

---

Motion #5: To revise the organizational hierarchy such that the Maintenance Technician now reports directly to the Amenity Manager, and the Amenity Manager continues to report to the District Manager.  
Motion passed unanimously.

On a MOTION by Supervisor Griffin, SECONDED by Supervisor Wagner, WITH ALL IN FAVOR, the Board approved a revision to the organizational hierarchy whereby the Maintenance Technician now reports directly to the Amenity Manager, who continues to report to the District Manager. for the Concord Station Community Development District.
---

**From:** Randall Griffin <seat3@concordstationcdd.com>

**Sent:** Thursday, September 4, 2025 1:48 PM

**To:** Patricia Thibault <Patricia@AnchorstoneMgt.com>; James Paleveda  
<James@AnchorstoneMgt.com>

**Cc:** Austin Comings <Austin@AnchorstoneMgt.com>; Concord Station Manager  
<concordstationmgr@gmail.com>

**Subject:** Re: Concord Payroll

Patricia,

It is my opinion the BOD should discuss this matter and decide what is the best route to take for the community and the board. For the purposes of trust and integrity it is my opinion the Clubhouse Manager can provide whatever documents are needed for Anchor Sone to conduct its business for CS.

Furthermore, I'm very uncomfortable with the amount "management" Anchor Stone is attempting to take on over the Concord Station business and Employees. My understanding of the board's decision regarding the Clubhouse Manager "reporting" to District Manager, has



become discombobulated and needs to be clarified. **MY** understanding was that the District Manager was to act as the "Liaison" **only** with NO management over the CH Manager.

**PLEASE add this email to the agenda for next week's meeting as I am requesting this matter be clarified immediately and I want the board to know, my personal opinion is the District Manager does not need to be in control of or manage over the CS CDD Clubhouse Manager as that is the job of the elected Liaison (Supervisor Griffin) / the BOD.**

District Manager needs to focus on the duties they were hired to manage and nothing more. District Manager does not need "power" over Concord Station's directly hired employees.

Thank you.

Randy

EXHIBIT 7

[RETURN TO AGENDA](#)



**From:** Manda's Minnows <mandasminnowsswim@yahoo.com>

**Sent:** Friday, August 22, 2025 2:56 PM

**To:** Jessica LaBarbera <seat1@concordstationcdd.com>

**Subject:** Request to Present Swim Lesson Proposal at September Meeting

Good Afternoon 🌞

My name is Amanda Shapiro, and I am the owner and head instructor of Manda's Minnows. I am also a resident of Concord Station and would love the opportunity to bring swim lessons to the community I live in.

Could you please let me know the next steps required to be approved as a swim instructor for our community pool? Additionally, would it be possible to add Manda's Minnows to the agenda for the September meeting so that I may present my program and formally request approval?



## **Proposal for Manda's Minnows Swim Lessons at Concord Station Pool**

### **Why We Do What We Do**

- Recent CDC child drowning stats:
  - In 2023, 97 children died from drowning in Florida, making it the number one state for child drownings.
  - In 2024, the number rose to 105 fatal drownings among children. Per the CDC, that statistic ranked Florida #4 in the U.S. for unintentional drownings in children ages 1-4.
  - So far (as of July), in 2025 there have been 63 child drownings in Florida.
- Children with autism are at substantially heightened risk:
  - Since 2021, 118 children with autism have drowned in Florida, with 35 in 2024 and 22 already in 2025 as of mid-August.
  - A 2025 AP News report highlights, "over 100 children who had autism ... have drowned since the start of 2021".

### **Do Swim Lessons Help?**

- Bottom Line: Swim Lessons=Life Lessons
- Year-round danger, with seasonal spikes: Drownings occur throughout the year, but peak during spring and summer. Most child drownings occur in residential swimming pools, though even small amounts of water at home can be hazardous
- Huge reduction in drowning risk: Formal swimming lessons can reduce drowning risk by about 88% in children up to age 4

- The American Academy of Pediatrics recommends swim lessons for children aged 4 and older, as they are shown to lower drowning incidents. However, even children who have taken lessons still need supervision and caution.
- The CDC, AAP, and WHO all advocate layers of protection—supervision, barriers (like pool fences), swim skills, and public awareness—to prevent drowning; all recommend swimming lessons.

## **About Manda's Minnows**

- Founded by Amanda Shapiro in 2014, a Concord Station homeowner and resident, lifelong swimmer, water safety advocate, and certified instructor.
- Ms. Manda has 33+ years of experience, bringing the ability to teach all ages and skill levels.
  - Previous work at community pools, YMCAs, athletic clubs, private lessons, etc.
- Manda's Minnows has taught 1200+ students throughout the Land O Lakes area and surrounding communities, with highly personalized instruction and consistent results.
- Mission: To create confident, safe swimmers through 1:1, private lessons tailored to each student's needs.
- Vision: Foster a love of swimming while prioritizing water safety, technique, and fun.
- The only swimming school in the Bay Area that is fully certified in Swim Angelfish, Swim Whisperers.
- Certifications
  - Owner and lead instructor are Swim Angelfish, level 2 certified
  - Third instructor is Swim Angelfish, level 1 certified
  - All instructors are CPR, First Aid and AED certified
  - Lead instructor and third instructor are Lifeguard Certified

## **What is the Swim Whisperers® Methodology**

According to Swim Whisperers website, the methodology was, "Created by pediatric occupational and physical therapists with over 30 years of experience, this evidence-based approach targets the specific roadblocks each swimmer faces—whether fear of submersion, sensory discomfort, or coordination issues—and crafts adaptive strategies to help them thrive in the water."



- Certified Autism Center™ (CAC) Designation. Awarded by IBCCES, this certification affirms Swim Angelfish's expertise in serving children with autism and sensory sensitivities, emphasizing understanding and safety.

## **Testimonials (Attached PDF)**

## **Proposed Swim Lesson Structure**

### **Class Sizes**

All lessons are 1:1, private lessons

- Class Times (proposed)
- Morning sessions: 8AM – 12:30pm
- Afternoon sessions: 4PM – 6:30PM
- Sessions run in 15-minute or 30-minute increments depending on level, type of lesson and need

### **Pool Usage**

- Use of a shallow area (space for 2-4 people) for beginner students
- Intermediate/advanced lessons may use an area with deeper water for stroke practice
- Classes conducted in a small portion of the pool to ensure regular member use is not disrupted

### **Benefits to Concord Station Community**

- Promote water safety and drowning prevention for residents and their children.
- Provides convenient, high-quality instruction at the neighborhood pool.
- Enhances the value of Concord Station amenities by offering additional programming.
- Manda's Minnows will assist in keeping the pool safe and tidy
- Manda's Minnows will agree to pay a percentage of fees to Concord Station for use of the pool
- Manda's Minnows will open registration to residents, first
- Manda's Minnows provides insurance coverage and liability waivers for all enrolled families.

## **Next Steps / Request for Approval**

- Approval of hosting swimming lessons during designated times at the Concord Station Pool.
- Agreement on scheduling coordination to avoid conflicts with other pool activities.
- Confirmation of pool space allocation (a small portion of shallow end + 1 deeper water space, as needed), does not have to be a set area.
- Promotion of program through community channels and removable signage

## **Closing**

As a small, family and community run swim business, Manda's Minnows would be an extraordinary asset for Concord Station and the greater community because it fills a critical need: keeping students safe around water while building confidence, inclusion, and connection. Florida faces one of the highest drowning rates in the nation, and providing accessible, high-quality swimming instruction right here in our own neighborhood can quite literally save lives. Beyond safety, Manda's Minnows offers families a place of trust, support, and growth—where students of all abilities, including those with sensory or developmental challenges, are empowered to thrive. By bringing this program to Concord Station, we create more than swim lessons; we invest in stronger families, safer children, and a healthier, more connected community. Manda's Minnows is committed to building a strong partnership with Concord Station, ensuring that students in the community gain the life skill of swimming in a safe, structured, and enjoyable environment.

Thank you for your consideration!

Amanda Leigh Shapiro

Founder, owner and Head Instructor

Manda's Minnows



Swim Angelfish

## ADAPTIVE SWIM WHISPERERS® CERTIFICATION

Awarded To

**AMANDA SHAPIRO**

For Completion of

**(1) Level 2: Adaptive Swim Whisperers Certification® - 6 Hours**

Date: 2025-01-21

Serial No.

cert\_l5jmg08h



# Certification Card

This is to certify that

Amanda Shapiro

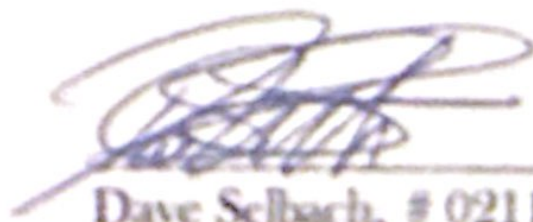
Successfully completed "CPR/AED and FIRST AID" cognitive and skills evaluations in accordance with the curriculum of the AHA 2020 guidelines.

**Adult, Child and Infant (6 training hours)**

Date Issued: **APR 23 2024**

Expiration Date: **APR 30 2026**

Training Center: LifeTech Instructional Services, Palm Harbor, Fl. 34683



Dave Selbach, # 02112271893  
Life Safety & BLS Instructor

[www.LifeTechCPR.com](http://www.LifeTechCPR.com)  
(727) 433-3341



Holder's Signature



Swim Angelfish

## ADAPTIVE SWIM WHISPERERS® CERTIFICATION

Awarded To

# KAYLEIGH KARR

For Completion of

**Level 2: Adaptive Swim Whisperers Certification® - 6 Hours**

Date: 2025-05-01

**Serial No.**

cert\_njymn0vp





# Certification Card

*This is to certify that*

Hayleigh Mae Korr

Successfully completed "CPR/AED and FIRST AID" cognitive and skills evaluations in accordance with the curriculum of the AHA 2020 guidelines.

**Adult, Child and Infant (6 training hours)**

Date Issued: **APR 23 2024**

Expiration Date: **APR 30 2026**

Training Center: LifeTech Instructional Services, Palm Harbor, Fl. 34683



Dave Selbach, # 02112271893

Life Safety & BLS Instructor

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

(727) 433-3341

Hayleigh Korr  
Holder's Signature

**American  
Lifeguard  
Association**



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

**The American Lifeguard  
Association®**

**has trained over  
250,000 individuals  
since 1990.**

**Our goal is to improve  
the quality and  
accessibility of  
Health & Safety**

**Member No: KAYKAR121108**

**Issue Date: 08/13/2025**

**American Lifeguard & Safety Training™**

**Kayleigh  
Karr**

**Date of Birth  
(mm/dd/yyyy) 12/11/2008**

## Qualification

## Date of Completion

Professional Lifeguarding

Shallow Water Lifeguarding

08/13/2025

Waterfront Lifeguarding

Swimming Pool Operator

CPR/AED for the Professional Rescuer

08/13/2025

Community First Aid

08/13/2025

Aquatic First Responder

**ULC**

**Certification issued by:**CRTFICADON

**American Lifeguard Assoc.**  
**8300 Boone Blvd.,**  
**5th Floor**

**Vienna,VA 22182**



For  
Verification  
go to:

**[www.universalcertification.org](http://www.universalcertification.org)**

Valid for 2 years with Employer's Model Aquatic Health Code compliance.



Swim Angelfish

## ADAPTIVE SWIM WHISPERERS® CERTIFICATION

Awarded To

# GIULIANA KOCSIS

For Completion of

**Level 1: Adaptive Swim Whisperers® Certification - 14 Hours**

Date of Completion: 2025-07-16

**Serial No.**

cert\_g4md1l7k







# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
05/15/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be **endorsed**. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A **statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s)**.

<b>PRODUCER</b> Verify Insurance Services, LLC DBA Thimble Insurance Services 174 West 4th Street, Suite 204 New York, NY 10014 <a href="https://support.thimble.com/">https://support.thimble.com/</a>	<b>CONTACT NAME:</b> THIMBLE <a href="https://support.thimble.com/">https://support.thimble.com/</a> <b>PHONE (A/C, No. Ext):</b> <b>E-MAIL ADDRESS:</b> support@thimble.com <b>FAX (A/C, No):</b> <b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> National Specialty Insurance Company <b>INSURER B:</b> <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b> <a href="https://www.thimble.com/check-policy-status/">https://www.thimble.com/check-policy-status/</a>	<b>NAIC #</b> 22608
---	--	------------------------

## COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	N	N	IBL-FKNW5AFXN-1	05/15/2025 10:20 AM EDT	05/15/2026 10:20 AM EDT	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 1,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below	N	A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability - Occurrence	N	N	IBL-FKNW5AFXN-1	05/15/2025 10:20 AM EDT	05/15/2026 10:20 AM EDT	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

(con't on form Acord 101)

## CERTIFICATE HOLDER

Amanda Shapiro  
Manda's Minnows

## CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.





## ADDITIONAL REMARKS SCHEDULE

Page 1 of 1

<b>AGENCY</b> Verify Insurance Services, LLC DBA Thimble Insurance Services		<b>NAMED INSURED</b> Manda's Minnows 18369 Aylesbury Ln, Land O' Lakes, FL, 34638 MandasMinnowsSwim@yahoo.com	
<b>POLICY NUMBER</b> IBL-FKNW5AFXN-1			
<b>CARRIER</b> National Specialty Insurance Company	<b>NAIC CODE</b> 22608	<b>EFFECTIVE DATE:</b> 05/15/2025 10:20 AM EDT	

### ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,  
**FORM NUMBER:** Acord 25 **FORM TITLE:** Certificate of Liability Insurance

Description of Operations (con't)

Episodic Coverage (THSN CG 02 04 02 21) for policy number IBL-FKNW5AFXN-1 until 05/15/2027 10:20 AM EDT

Date of this notice: 06-05-2024

Employer Identification Number:  
99-3367750

Form: SS-4

Number of this notice: CP 575 G

MANDAS MINNOWS LLC  
AMANDA L SHAPIRO SOLE MBR  
18369 AYLESBURY LN  
LAND O LAKES, FL 34638

For assistance you may call us at:  
1-800-829-4933

IF YOU WRITE, ATTACH THE  
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 99-3367750. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did **not** apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at [www.irs.gov](http://www.irs.gov). If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.





## Testimonials

**Testimonial: We chose Manda's Minnows for our children's swim lessons because having a certified instructor who offered one-on-one teaching was really important to us. Both of my children were nervous to start, but working with her team has made all the difference.**

**Since starting lessons, they've not only learned important skills like floating on their own, but they've also gained so much confidence in the water. What I love most is that they actually look forward to their lessons — both of my kids say they love working with their instructor.**

**The swim instructor's are patient, and encouraging. Pushing the kids to stretch and try new things, but also adapting when fears or setbacks come up. The lessons are tailored to each child's individual skill level, which has been huge for us.**

**Having her teach right here in our own community would be such a benefit. She not only teaches water safety but also lives here and cares about our neighborhood. I would absolutely recommend her to any parent looking for personalized lessons, especially if your child is a little hesitant or takes longer to learn new skills.**

**-Jennifer Robb (Concord Station resident)**

To Whom It May Concern,

I am writing to highly recommend Mrs. Amanda Shapiro, owner of Manda's Minnows, as a swim instructor for our community pool. My family has worked with her on two different occasions, and I cannot speak highly enough of her professionalism, teaching skills, and dedication.

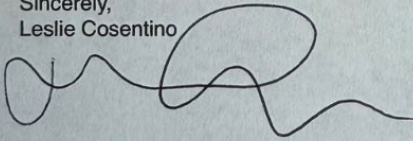
Mrs. Shapiro first worked with my older daughter when she was four years old, and within just a few lessons, she had her swimming confidently and independently. More recently, she worked with my youngest daughter from the time she could crawl until she was two and a half years old, focusing on vital water safety skills. The progress and comfort my children gained under her instruction were truly remarkable.

Beyond her teaching expertise, Mrs. Shapiro is extremely responsible, punctual, and flexible with scheduling. She is warm, patient, and wonderful with children of all ages. Her prices are fair, and she is well-known and respected throughout our community. My children adore her, and I know many other families feel the same way.

Allowing Manda's Minnows to continue lessons at our community pool would be a tremendous benefit to residents. Not only does Mrs. Shapiro teach children how to swim, but she also instills lifelong water safety skills that can save lives. Having her as an available instructor right here in our neighborhood would add tremendous value to our community.

I wholeheartedly recommend Mrs. Shapiro and Manda's Minnows, and I encourage the board to support her request.

Sincerely,  
Leslie Cosentino

A handwritten signature in black ink, appearing to read 'Leslie Cosentino', with a large, stylized loop at the end.

716-446-3198  
3888 Buckinghamshire Drive  
Land O' Lakes, FL 34638

**(Concord Station resident)**



I can't even begin to express how grateful we are to have found Amanda and Manda's Minnows! As a parent, nothing is more important to me than ensuring my daughter's safety, especially around water. After tragically losing one of my closest friends' daughter to a drowning accident, I knew I had to do everything in my power to keep my daughter safe in and around the water. That's when we found Amanda and Manda's Minnows in our Land O' Lakes community, and I can't thank her enough.

Our 17 month-old daughter has been taking lessons with Amanda for a few months now, and it has been such a positive, reassuring experience for our family. It's clear Amanda is dedicated to not just teaching kids to swim, but to ensuring they are prepared and safe around water, which means the world to me.

We're committed to continuing lessons with Amanda until my daughter has mastered these life-saving skills, because I know she's getting the best possible start. Thank you, Amanda, for everything you do for our little one, and for making sure every child is equipped with the skills to stay safe while having fun in the water.

**-Kristina Gunther (Concord Station resident)**

Testimonial from Allen Family:

Amanda's Minnows is fantastic. Our youngest started at 18 months and, within weeks, went from clinging to the edge to floating, rolling to breathe, and finding the wall. Amanda is gentle, safety-first, and incredibly effective—she meets kids where they are, celebrates small wins, and keeps parents in the loop with simple at-home tips. Our child *loves* lessons; the pool feels fun and safe, and her calm consistency builds trust fast. We now have a confident little swimmer and real peace of mind. Bringing Amanda's Minnows to our community pool would be a huge win—early water-safety skills, easy access for families, and a well-run program that sets a positive tone. Wholeheartedly recommend.

— Roland Allen, Parent (Concord Station resident)

Good Afternoon,

When searching for local private swimming lessons for my daughter, I wanted something close to home. We don't have a pool at our home, so we were lucky enough to find Manda's Minnows who was teaching in a neighboring community pool which was so convenient for us!

I highly recommend Manda's Minnows and continue to promote her business because of my own experience in using her for my daughter. I am so thankful for the 1:1 time she took with her because she wasn't always smiling. My little one is strong willed and independent, however, living in Florida, learning to swim was not an 'option'. Manda was so patient and her teaching technique was exactly what we needed. During our lessons, I learned that Manda lived in Concord Station and I couldn't believe she wasn't teaching in our own community pool. What a great opportunity to have her considered to move her lessons here.

As a Land O Lakes resident, I would be thrilled to see her teaching here and would look at it as a positive and extra benefit to living in Concord Station!

Sincerely,  
(Concord Station resident)  
Jennifer Greene  
813.244.0223

Our family has been so fortunate to have Ms. Amanda and her staff as part of our children's swimming journey. All three of our kids have learned and grown under her instruction. She brings not only skill and experience to the pool, but also patience, encouragement, and a true love for teaching.

Ms. Amanda and her staff have a gift for making children feel comfortable and confident in the water, while also pushing them to reach new goals. Thanks to her, our kids are not only stronger swimmers but also safer and more confident around water.

She isn't just a swim teacher—she's been an important part of our kids' growth, and we are deeply grateful for the impact she's had on them.

Any family will be lucky to have her as their swim instructor. We couldn't recommend her more highly!

~Candace Martinson

Good Evening.

I would like to share personally with you the great experience my family had with Manda's Minnows and why swim lessons are important. A few years ago my son took swim lessons with Mrs. Manda. Unfortunately I do not have a personal pool and my son was just not wanting to listen to myself or my husband when it came to swimming. Lots of kids learn better when its not Mommy and Daddy. In just a few short weeks Mrs. Manda had our son fully swimming on his own. Each year, many young children and teenagers lose their lives by drowning. Children naturally gravitate towards water....it's fun...and if they do not know how to swim they can get into trouble easily. Swim lessons give parents peace of mind by equipping children with water safety skills. This helps to reduce the risk of drowning and it also builds confidence for both the child and parent around water. Knowing that my son has the tools to navigate dangerous situations in the water, like floating or swimming to safety makes water activities less stressful and more enjoyable for the entire family. We are so thankful to Mrs. Manda for being a vital part in our son learning to swim. I hope to see her continue to offer these very important lessons to many more children. She is helping save lives.

Many Blessings,

Keri Stickler  
813-732-2005

For I know the plans I have for you," says the Lord. "They are plans for good and not for disaster, to give you a future and a hope. Jeremiah 29:11



Testimonial:

Manda's Minnows has been an invaluable resource to Land O Lakes and the surrounding area for many years. The program provides high-quality swim lessons to children and adults in a professional, respectful, and community-focused manner. Before enrolling my own son, I spent considerable time at the pool and consistently observed the care, courtesy, and dedication that Amanda and her staff demonstrate toward their clients and the people around them.

My youngest son has now trained with Manda's Minnows for over two years. Their instruction has helped him not only improve his swimming skills but also develop safe pool practices and proper etiquette. Importantly, Manda's Minnows is the only program in Pasco County with Angel Swim Level 2 Certification for Adaptive Swim. This unique expertise has been critical for my son and many other children with special needs, offering them a safe and effective way to learn water safety — a vital skill in Florida.

I highly recommend Manda's Minnows!!

Sincerely,

Angelique El-Khatib

My name is Alyssa Pearson, and I am a resident of Land O Lakes and client of Manda's Minnows.

Amanda's professionalism, patience, and skill has made a significant impact on this community for 9 years. She shows a genuine passion and love for her students. When I reached out to all my mom groups on Facebook, almost every single comment within minutes of my post said Manda's Minnows. I didn't even hesitate to reach out to her. As a very scared mother, Amanda was able to calm my nerves the second we met. I highly recommend Manda's Minnows.

Thank you for your time,

Alyssa Pearson  
C: 813-841-0649

Hello,

My family and I have been residents of Land O Lakes since 2005 and I wanted to say how grateful we are for Manda's Minnows. My son is 4, and they have been teaching him how to swim for an entire year on scholarship. Children learning how to swim, especially in Florida, is so incredibly important and have made a huge impact on my son. He went from being terrified of the water, to swimming from one end of the pool to the other. He could not have done that without the help of this program.

We HIGHLY recommend Manda's Minnows!

-A. Skinner

I am writing to share my strong support for Manda's Minnows swim lessons in our community. Both of my children have participated in Amanda's program since 2019, and I can confidently say it has had a lasting impact not only on their safety in the water but also on their confidence and overall well-being.

Living in Florida, we are all aware that accidental drownings are unfortunately far too common. Swim lessons are one of the most effective ways to prevent these tragedies, and having accessible, affordable instruction within our own community is invaluable. Amanda provides exactly that. Her passion, experience, and dedication have benefitted countless families here, and she has created a safe, supportive environment where children of all ages and skill levels can learn this critical life skill.

For my family, Amanda's lessons have been transformative. My children have grown from hesitant beginners to strong, capable swimmers under her guidance. Beyond just swim strokes, they have learned respect for the water, safety strategies, and self-confidence that will serve them for years to come.

Amanda and Manda's Minnows are truly an asset to our neighborhood and surrounding community.

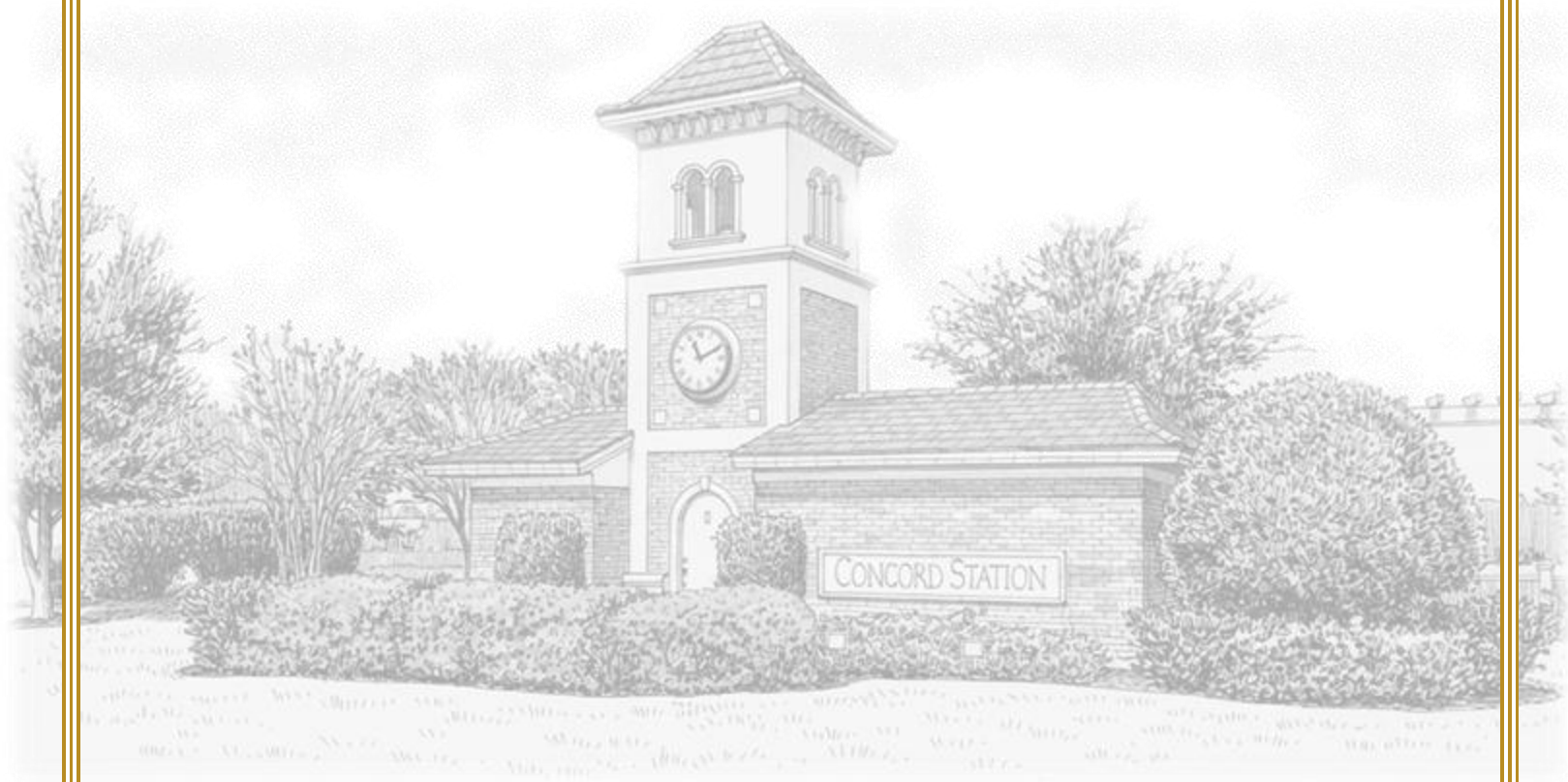
Thank you for considering the positive impact Amanda's lessons bring and for supporting a program that saves lives, strengthens our community, and gives our children the tools they need to be safe and confident in the water.

Sincerely,

Lauren DeCabia Beatty  
631-813-8194

EXHIBIT 8

[RETURN TO AGENDA](#)





# **Concord Station Community Development District**

## **Summary Financial Statements (Unaudited)**

**June 30, 2025**

**Concord Station**  
**Balance Sheet**  
**June 30, 2025**

	<u>General Fund</u>	<u>Reserve Fund</u>	<u>Debt Srv Fund</u>	<u>Total</u>
<b>1 <u>Assets:</u></b>				
2   Cash - Operating Account	\$ 103,787	\$ -	\$ -	103,787
3   Cash - Restricted Cash	-	-	-	-
4   Cash - Operating Account Southstate	218,233	-	-	218,233
5   Cash - Money Market Account	1,879,596	752,056	-	2,631,652
6   Cash - Operating (Square)	2,904	-	-	2,904
7   Debit Card	4,413	-	-	4,413
8   Investments:				
9      Revenue Trust Fund	-	-	435,061	435,061
10     Interest Fund	-	-	-	-
11     Debt Service Reserve Fund	-	-	917,982	917,982
12     Prepayment Fund	-	-	1,113	1,113
13   Accounts Receivable	1,030	-	-	1,030
14   On-Roll Assessments Receivable	4,627	-	4,857	9,484
15   Due from Other Funds	-	-	31,250	31,250
16   Deposits	6,591	-	-	6,591
17   Prepaid Items	362	-	-	362
18 <b>Total Assets</b>	<u>\$ 2,221,542</u>	<u>\$ 752,056</u>	<u>\$ 1,390,263</u>	<u>\$ 4,363,861</u>
 <b>19 <u>Liabilities:</u></b>				
20   Accounts Payable	331,167	-	-	331,167
21   Accrued Payable	39,359	-	-	39,359
22   Due to Other Funds	31,250	-	-	31,250
23   Deposits Payable	5,564	-	-	5,564
24   Deferred Revenue - On-Roll	4,627	-	4,857	9,484
 <b>25 <u>Fund Balance:</u></b>				
26   Non-Spendable:	6,953	-	-	6,953
27      Assigned - Reserved	-	-	-	-
28      Restricted	-	685,856	1,385,406	2,071,262
28      Unassigned	704,155	-	-	704,155
29   Net Change in Fund Balance	1,098,469	66,200	-	1,164,669
30 <b>Total Liabilities &amp; Fund Balance</b>	<u>\$ 2,221,542</u>	<u>\$ 752,056</u>	<u>\$ 1,390,263</u>	<u>\$ 4,363,861</u>

**Concord Station**  
**General Fund**  
**Statement of Revenue, Expenditures and Change in Fund Balance**  
**For the Period of October 1, 2024 through June 30, 2025**

	<b>FY2025 Adopted Budget</b>	<b>FY2025 Budget Year to Date</b>	<b>FY2025 Actual Year to Date</b>	<b>Variance Over/(Under) Budget</b>
1 <b>Revenues:</b>				
2 Special Assessments	\$ 1,694,847	\$ 1,694,847	\$ 1,740,220	\$ 45,373
3 Tax Roll for Transfer to Reserve Fund	50,000	-	-	-
4 Fund Balance Forward	400,000	400,000	400,000	
5 Interest Income	-	-	64,932	64,932
6 Clubhouse Rentals	-	-	9,150	9,150
7 Fees for Fence Project	-	-	-	-
8 Key/Access/Transponder Revenue	-	-	5,943	5,943
9 Miscellaneous Revenue	-	-	1,795	1,795
10 <b>Total Revenues</b>	<b>2,144,847</b>	<b>2,094,847</b>	<b>2,222,041</b>	<b>127,194</b>
11				
12 <b>Expenditures:</b>				
13 <b>Financial &amp; Administrative</b>				
14 Supervisor Compensation	13,000	9,750	11,000	(1,250)
15 Administrative Services	3,000	2,250	2,250	-
16 District Management	35,000	26,250	27,067	(817)
17 District Engineer	30,000	22,500	22,905	(405)
18 Assessment Roll	2,500	1,875	1,875	0
19 Financial & Revenue Collections	2,500	1,875	1,875	0
20 Accounting Services	16,000	12,000	12,000	0
21 Auditing Services	5,000	3,600	3,600	-
22 Miscellaneous Mailings	1,500	1,500	1,805	(305)
23 Public Officials Liability Insurance	3,215	3,215	3,215	-
24 Bank Fees	800	800	914	(114)
25 Dues, Licenses & Fees	175	175	1,981	(1,806)
26 Legal Advertising	1,500	1,125	729	396
27 Tax Collector/Property Appraiser Fee	150	150	2,944	(2,794)
28 ADA Website Compliance	2,015	1,515	1,515	-
29 Website Hosting, Maintenance & Backup	1,500	375	411	(36)
30 District Counsel	30,000	30,000	38,945	(8,945)
31 <b>Total Financial &amp; Administrative</b>	<b>147,855</b>	<b>118,955</b>	<b>135,030</b>	<b>(16,075)</b>
32				
33 <b>Debt Administration</b>				
34 Dissemination Agent	5,000	3,750	3,750	(0)
35 Trustee Fees	6,000	5,432	5,432	-
36 Arbitrage Rebate Calculation	500	-	-	-
37 <b>Total Debt Administration</b>	<b>11,500</b>	<b>9,182</b>	<b>9,182</b>	<b>(0)</b>
38				
39 <b>Security Operations</b>				
40 Off Duty Deputy	132,802	99,602	106,889	(7,287)
41 <b>Total Security Operations</b>	<b>132,802</b>	<b>99,602</b>	<b>106,889</b>	<b>(7,287)</b>
42				
43 <b>Electric Utility Services</b>				
44 Utility Services	16,000	12,000	11,241	759
45 Utility - Recreation Facilities	32,000	24,000	15,466	8,534
46 Utility - Streetlights	106,000	79,500	69,479	10,021
47 <b>Total Electric Utility Services</b>	<b>154,000</b>	<b>115,500</b>	<b>96,186</b>	<b>19,314</b>
48				
49 <b>Garbage/Solid Waste Control Services</b>				
50 Solid Waste Assessment	900	900	1,068	(168)
51 Garbage - Recreation Facilities	1,040	780	917	(137)
52 <b>Total Garbage/Solid Waste Control Services</b>	<b>1,940</b>	<b>1,680</b>	<b>1,985</b>	<b>(305)</b>

**Concord Station**  
**General Fund**  
**Statement of Revenue, Expenditures and Change in Fund Balance**  
**For the Period of October 1, 2024 through June 30, 2025**

53				
54	<b>Water-Sewer Combination Services</b>			
55	Utility - Recreation Facilities	12,000	9,000	4,587
56	<b>Total Water-Sewer Combination Services</b>	<b>12,000</b>	<b>9,000</b>	<b>4,587</b>
57				
58	<b>Stormwater Control</b>			
59	Pest Control	3,500	2,625	-
60	Aquatic Maintenance	110,676	83,007	83,007
61	Lake/Pond Bank Maintenance & Repair	20,000	15,000	-
62	Stormwater Assessments	2,000	-	-
63	Wetland Monitoring & Maintenance	-	-	-
64	Fountain Service Repair & Maintenance	4,500	3,375	1,308
65	Acquatic Plant Replacement	2,500	-	-
66	Stormwater System Maintenance	2,500	-	-
67	Wetland Invasive Areas Maintenance	2,500	-	-
68	<b>Total Stormwater Control</b>	<b>148,176</b>	<b>104,007</b>	<b>84,315</b>
69				
70	<b>Other Physical Environment</b>			
71	Property Insurance	32,361	32,361	34,223
72	General Liability Insurance	3,596	3,596	3,596
73	Entry & Walls Maintenance & Repair	5,000	-	-
74	Landscape Maintenance	253,040	189,780	207,021
75	Well Maintenance	500	-	-
76	Landscape - Fertilizer	18,800	14,100	6,267
77	Landscape Replacement Plants, Shrubs, Trees	15,000	11,250	3,460
78	Landscape Inspection Services	-	-	-
79	Fire Ant Treatment	7,600	-	-
80	Holiday Decorations	35,000	-	-
81	Landscape - Pest Control/OTC Injections	2,400	-	-
82	Landscape - Mulch	45,238	34,375	34,375
83	Landscape - Annuals/Flowers	8,800	6,105	6,105
84	Landscape - Pest Control	2,000	2,000	2,392
85	Irrigation Repair	30,000	30,000	34,392
86	Rust Prevention	15,000	11,250	10,215
87	<b>Total Other Physical Environment</b>	<b>474,335</b>	<b>334,817</b>	<b>342,045</b>
88				
89	<b>Road &amp; Street Facilities</b>			
90	Roadway Repair & Maintenance	5,000	-	-
91	<b>Total Road &amp; Street Facilities</b>	<b>5,000</b>	<b>-</b>	<b>-</b>
92				
93	<b>Parks &amp; Recreation</b>			
94	Management Contract	12,000	9,000	3,000
95	Contracted Employee Salaries	205,000	153,750	164,893
96	Clubhouse Maintenance & Repair	27,000	20,250	19,012
97	Gate Maintenance & Repair	1,000	1,000	3,438
98	Computer Support, Maintenance & Repair	2,000	1,500	627
99	Fitness Equipment Maintenance & Repair	17,000	12,750	913
100	Clubhouse Facility Janitorial Services	9,600	9,600	13,538
101	Clubhouse Facility Janitorial Supplies	10,000	7,500	896
102	Pool Service Contract	27,600	20,700	20,700
103	Security System Monitoring Services & Maintenance	3,000	3,000	4,795
104	Facility A/C & Heating Maintenance & Repair	5,000	-	-
105	Furniture Repair & Replacement	7,000	-	-
106	Pool Permits	425	-	-
107	Playground Equipment Maintenance & Repairs	2,500	1,875	481
108	Vehicle Maintenance	750	563	181

**Concord Station**  
**General Fund**  
**Statement of Revenue, Expenditures and Change in Fund Balance**  
**For the Period of October 1, 2024 through June 30, 2025**

109 Telephone, Fax & Internet	9,000	6,750	6,514	236
110 Athletic Court/Field/Playground Maintenance	2,500	1,875	196	1,679
111 Pool/Water Park/Fountain Maintenance	3,000	3,000	15,671	(12,671)
112 Pest Control & Termite Bond	1,300	975	468	507
113 Office Supplies	3,500	2,625	525	2,100
114 Wildlife Management Services	2,500	-	-	-
115 Dog Waste Station Supplies and Maintenance	6,000	6,000	8,496	(2,496)
116 <b>Total Parks &amp; Recreation</b>	<b>357,675</b>	<b>262,713</b>	<b>264,343</b>	<b>(1,630)</b>
117				
118 <b>Special Events &amp; Contingency</b>				
119 Clubhouse - Special Events	35,000	26,250	8,400	17,850
120 Miscellaneous Contingency	500,000	20,610	20,610	-
121 Capital Outlay	114,564	-	-	-
122 <b>Total Special Events &amp; Contingency</b>	<b>649,564</b>	<b>46,860</b>	<b>29,010</b>	<b>17,850</b>
123				
124 <b>Total Expenditures Before Other Financing Sources</b>	<b>2,094,847</b>	<b>1,102,315</b>	<b>1,073,572</b>	<b>28,743</b>
125				
126 <b>Total Other Financing Sources (Uses)</b>				
127 Interfund Transfer to Capital Reserve Fund	50,000	50,000	50,000	-
128 <b>Total Other Financing Sources (Uses)</b>	<b>2,144,847</b>	<b>1,152,315</b>	<b>1,123,572</b>	<b>28,743</b>
129				
130 Transfer In			-	
131				
132 <b>Total Excess Expenditures Over (Under) Revenues</b>	<b>-</b>	<b>942,532</b>	<b>1,098,469</b>	<b>155,937</b>
133				
134 <b>Fund Balance - Beginning</b>			<b>711,108</b>	
135				
136 <b>Fund Balance - Ending</b>			<b>1,809,577</b>	

**Concord Station**  
**Capital Reserve Fund**  
**Statement of Revenue, Expenditures and Change in Fund Balance**  
**For the Period of October 1, 2024 through June 30, 2025**

	FY025 Adopted Budget	FY2025 Actual Year to Date
1 <b>Revenues:</b>		
2 Interest Earnings	\$ -	\$ 16,200
3 Special Assessments	-	-
4 <b>Total Revenues</b>	<u>-</u>	<u>16,200</u>
5 <b>Expenditures:</b>		
6 Increase in Fund Balance	50,000	-
7 <b>Total Expenditures</b>	<u>50,000</u>	<u>-</u>
8 <b>Excess Expenditures Over (Under) Revenues</b>	<u>(50,000)</u>	<u>16,200</u>
9 <b>Other Sources (Uses)</b>		
10 Transfer In from General Fund	50,000	50,000
12 <b>Total Other Sources (Uses)</b>	<u>50,000</u>	<u>50,000</u>
Transfer Out	<u>-</u>	<u>-</u>
13 <b>Fund Balance - Beginning</b>	-	685,856
14 <b>Fund Balance - Ending</b>	<u>-</u>	<u>752,056</u>



**Concord Station**  
**Debt Service 2015A-1**  
**Statement of Revenue, Expenditures and Change in Fund Balance**  
**For the Period of October 1, 2024 through June 30, 2025**

	Adopted Budget	Actual Year to Date
1 <b><u>Revenues:</u></b>		
2 Special Assessments - On-Roll, Net	\$ 1,834,650	\$ 1,827,022
3 Prepayment Revenue	-	-
4 Interest	-	47,640
5		
6 <b>Total Revenues</b>	<b>1,834,650</b>	<b>1,874,663</b>
7		
8		
9 <b><u>Expenditures:</u></b>		
10		
11 Debt Service Obligation , Net	1,834,650	2,015,907
18		
19 <b>Total Expenditures</b>	<b>1,834,650</b>	<b>2,015,907</b>
20		
21 <b>Excess Expenditures Over (Under) Revenues</b>	<b>-</b>	<b>(141,244)</b>
22		
23 <b><u>Other Sources (Uses)</u></b>		
24 Transfer In	-	-
25 Transfer Out	-	-
26 <b>Total Other Sources (Uses)</b>	<b>-</b>	<b>-</b>
27		
28 <b>Fund Balance - Beginning</b>	<b>-</b>	<b>1,526,650</b>
29		
30 <b>Fund Balance - Ending</b>	<b>-</b>	<b>1,385,406</b>

Concord Station  
Balance Sheet  
June 30, 2025

Balance per Bank Statement	\$	289,492.71
Plus: Deposits in Transit		-
Less: Outstanding Checks		(71,259.54)
	\$	<u>218,233.17</u>
Beginning Balance		332,595.92
Receipts		1,600.00
Disbursements		(115,962.75)
<b>Balance per Book</b>	\$	<u><b>218,233.17</b></u>

# Concord Station Check Register FY2025

Date	Check #	Payee	Deposit	Deposit	Disbursement	Balance
<b>9/30/24</b>		<b>Balance</b>		-	-	<b>236,077.53</b>
10/01/2024	100127ACH	Bright House Networks	18636 MENTMORE BOULEVARD, 09/14/2024 through 101324		721.21	235,356.32
10/02/2024	100224ACH	Duke Energy	(576) 10920 STATE ROAD 54 - Sign Lights, Aug 3 - Sep 4		5,702.36	229,653.96
10/03/2024	100324ACH	Duke Energy	Reference: 0000 Trinity Cottage Dr. Aug 10 - Sep 11		1,083.05	228,570.91
10/04/2024	100220	Breeze Connected, LLC, CDD	Invoice: 4074 (Reference: Professional Management Services, Amenity/Field Service. )		22,583.00	205,987.91
10/04/2024	100221	Florida Brothers Maintenance & Repair	Invoice: 1195 (Reference: Janitorial Cleaning. )		1,482.00	204,505.91
10/04/2024	100222	Total Plumbing Solutions, Inc	Invoice: 189765 (Reference: Perform camera inspection of main line. )		725.00	203,780.91
10/15/2024	101524ACH	ADT Security Services	18636 Mentmore Boulevard, Land O' Lakes, Florida 34638, Oct 13 - Nov 12, 2024		56.38	203,724.53
10/16/2024	100224	RedTree Landscape Systems	Invoice: 19236 (Reference: Landscaping Construction. )		34,375.00	169,349.53
10/16/2024	100225	Suncoast Pool Service	Invoice: 10628 (Reference: Swimming Pool Service. )		2,300.00	167,049.53
10/16/2024	100226	ECS Integrations	Invoice: 102177 (Reference: Camera Management. )		750.00	166,299.53
10/16/2024	100227	Solitude Lake Management	Invoice: PS1115216 (Reference: Annual Maintenance, October Billing 10/1/2024 - 10/31/2024.		9,223.00	157,076.53
10/16/2024	100228	Fitness Logic	Invoice: 120581 (Reference: QUARTERLY General Maintenance and cleaning of all equipment.		165.00	156,911.53
10/21/2024	102124ACH	Pasco County Utilities Services Branch	3662 BUCKINGHAMSHIRE DR, 8/16/2024 to 9/16/2024		10.44	156,901.09
10/21/2024	102124ACH1	Pasco County Utilities Services Branch	19322 UMBERLAND PLACE, 8/16/2024 to 9/16/2024		40.05	156,861.04
10/21/2024	102124ACH3	Pasco County Utilities Services Branch	18636 MENTMORE BOULEVARD, 8/16/2024 to 9/16/2024		405.05	156,455.99
10/21/2024	100229	Suncoast Rust Control, Inc.	Invoice: 07463 (Reference: Monthly rust control service and solution. )		1,135.00	155,320.99
10/22/2024	10222ACH1	WASTE MANAGEMENTINC.OF FLORIDA, INC.	Service Period: 10/01/24-10/31/24		104.79	155,216.20
10/22/2024	WIRE	Egis Insurance Advisors LLC	Reference: Policy #100124607 10/01/2024-10/01/2025 Florida Insurance Alliance. https://		41,034.00	114,182.20
10/24/2024	102424ACH	Duke Energy	3882 SUNLAKE BLVD SIGN, Sep 4 - Oct 1		30.80	114,151.40
10/24/2024	102424ACH1	Duke Energy	3869 Sunlake Blvd - Sign Irrigation, Sep 4 - Oct 1		30.80	114,120.60
10/24/2024	102424ACH2	Duke Energy	19135 Manassas Dr - Sign Lights, Sep 4 - Oct 1		30.80	114,089.80
10/24/2024	102424ACH3	Duke Energy	19109 Mentmore Blvd - Entry Wall Light, Sep 4 - Oct 1		30.80	114,059.00
10/24/2024	102424ACH4	Duke Energy	18933 Mentmore Blvd - Sign Lights, Sep 4 - Oct 1		1,238.93	112,820.07
10/24/2024	102424ACH5	Duke Energy	18636 Mentmore Blvd - Clubhouse / Pool, Sep 4 - Oct 1		1,786.01	111,034.06
10/24/2024	102424ACH6	Duke Energy	18108 Mentmore Blvd - Entry Light, Sep 4 - Oct 1		30.80	111,003.26
10/24/2024	102424ACH7	Duke Energy	Reference: 3444 TUCKERTON DR Sep 4 - Oct 1		30.80	110,972.46
10/24/2024	102424ACH8	Duke Energy	3440 Buckinghamshire Blvd - Entry Light, Sep 4 - Oct 1		30.80	110,941.66
10/24/2024	102424ACH9	Duke Energy	18552 Mentmore Blvd - Entry Light, Sep 4 - Oct 1		30.80	110,910.86
10/24/2024	102424ACH10	Duke Energy	18230 Snowdonia Drive - Entry Light, Sep 4 - Oct 1		30.80	110,880.06
10/24/2024	102424ACH11	Duke Energy	19069 Lake Patience Rd - Entry Light, Sep 4 - Oct 1		30.80	110,849.26
10/24/2024	102424ACH12	Duke Energy	3753 Tuckerton Dr - Irrigation, Sep 4 - Oct 1		33.03	110,816.23
10/24/2024	102424ACH13	Duke Energy	18661 State Road 54, Sep 4 - Oct 1		51.49	110,764.74
10/24/2024	102424ACH14	Duke Energy	3936 Buckinghamshire Drive - Irrigation, Sep 4 - Oct 1		64.24	110,700.50
10/24/2024	102424ACH15	Duke Energy	3332 Sun Lake Blvd - Fountain, Sep 4 - Oct 1		139.78	110,560.72
10/24/2024	102424ACH16	Duke Energy	18433 Mentmore Blvd - Irrigation, Sep 4 - Oct 1		144.92	110,415.80
10/24/2024	102424ACH17	Duke Energy	18636 Mentmore Blvd - Splash, Sep 4 - Oct 1		263.99	110,151.81
10/24/2024	102424ACH18	Duke Energy	18933 Chislehurst Dr - Irrigation, Sep 4 - Oct 1		300.94	109,850.87
10/24/2024	102424ACH19	Duke Energy	18636 Mentmore Blvd - CH Main Buildi, Sep 4 - Oct 1		143.74	109,707.13
10/28/2024	102824ACH	Duke Energy	(576) 10920 STATE ROAD 54 - Sign Lights, Sep 5 - Oct 2		5,662.78	104,044.35
10/30/2024	100232	Randal W. Griffin	Invoice: 102324BOSMTG (Reference: 10-23-24 BOS MTG. )		200.00	103,844.35
10/30/2024	100233	Angel Rivera.	Invoice: 102324BOSMTG (Reference: 10-23-24 BOS MTG. )		200.00	103,644.35
10/30/2024	100234	Grau and Associates	Invoice: 25884 (Reference: Audit FYE 09/30/2023. )		1,000.00	102,644.35
10/30/2024	100235	Breeze Connected, LLC, CDD	Invoice: 4128 (Reference: Walmart - Event, Sam's Club - Event. )		370.12	102,274.23
10/30/2024	100236	Jessica LaBarbera.	Invoice: 102324BOSMTG (Reference: 10-23-24 BOS MTG. )		200.00	102,074.23
10/30/2024	100237	Fred Berdeguez	Invoice: 102324BOSMTG (Reference: 10-23-24 BOS MTG. )		200.00	101,874.23
10/30/2024	100238	Florida Department of Commerce	Invoice: 90810 (Reference: The Annual State Fee. )		175.00	101,699.23
10/30/2024			Deposit	814.00		102,513.23
10/30/2024	103024ACH	Egis Insurance Advisors LLC	Reference: Duplicate bill - Refund received 10/30/24 Package - Add Property, Policy #10012		814.00	101,699.23
10/31/2024	103124ACH2	Bright House Networks	18636 MENTMORE BOULEVARD, 10/14/2024 through 11/3/24		721.61	100,977.62
10/31/2024	100239	Arrow Exterminators Inc	Invoice: 58955912 (Reference: Pest Control Service. )		52.00	100,925.62
10/31/2024	100240	ECS Integrations	Invoice: 102199 (Reference: Replace and test playground back gate exit button Exit button		562.50	100,363.12
10/31/2024	100241	Florida Brothers Maintenance & Repair	Invoice: 1199 (Reference: Janitorial Cleaning. )		1,482.00	98,881.12
10/31/2024	618	Pasco County Tax Collector	FY2024 Excess fees collected	16,754.00		115,635.12
10/31/2024	618	Pasco County Tax Collector	FY2024 Excess fees collected	8,587.16		124,222.28
10/31/2024	618	Pasco County Tax Collector	FY2024 Excess fees collected		8,587.16	115,635.12
10/31/2024			Funds Transfer effective date 11/04/24		1,000.00	114,635.12
<b>10/31/2024</b>				<b>26,155.16</b>	<b>147,597.57</b>	<b>114,635.12</b>
11/01/2024	100242	ATLAS DOOR REPAIR	Invoice: 14026 (Reference: INSTALL 1 PIECE OF 5/8" CLEAR INSULATED TEMPERED GLASS UNIT WI		1,254.00	113,381.12
11/04/2024	110424ACH1	Duke Energy	Reference: 0000 Trinity Cottage Dr. Sep 12 - Oct 9		1,083.05	112,298.07
11/05/2024	Wire	Egis Insurance Advisors LLC	Reference: Package - Add Property, Policy #100123607 10/01/2023-10/01/2024 Florida Insura		814.00	111,484.07
11/05/2024	623	Kazar's Electric, Inc.	To void strongroom ACH payment 100219 dated 09/25/24, returned on 11/05/24	460.00		111,944.07
11/07/2024	100243	Breeze Connected, LLC, CDD	Invoice: 4134 (Reference: Staples 10/24. ) Invoice: 4162 (Reference: Professional Manage		21,689.15	90,254.92
11/07/2024	100244	Breeze	Invoice: 19705 (Reference: Service Area CDD. )		1,000.00	89,254.92
11/07/2024	100245	Business Observer	Invoice: 24-02045P (Reference: Request for Proposal for Landscape/Irrigation Services. )		236.26	89,018.66
11/07/2024	100246	Straley Robin Vericker	Invoice: 25436 (Reference: For Professional Services Rendered Through September 30, 2024.		3,721.00	85,297.66
11/13/2024	100247	Breeze Connected, LLC, CDD	Invoice: 4190 (Reference: Fedex 11/4. )		12.44	85,285.22
11/13/2024	100248	Suncoast Rust Control, Inc.	Invoice: 07575 (Reference: Monthly rust control service and solution. )		1,135.00	84,150.22
11/14/2024	111424ACH	ADT Security Services	18636 Mentmore Boulevard, Land O' Lakes, Florida 34638, Nov 13 - Dec 12, 2024		56.38	84,093.84
11/15/2024	100249	Florida Brothers Maintenance & Repair	Invoice: 1198 (Reference: Removal of broken glass and then boarding up door for gym, afte		495.00	83,598.84
11/15/2024	111524ACH	WASTE MANAGEMENTINC.OF FLORIDA, INC.	Service Period: 11/01/24-11/30/24		104.79	83,494.05
11/15/2024	100250	Suncoast Pool Service	Invoice: 10730 (Reference: replacement pool ladder steps. ) Invoice: 10729 (Reference: r		7,965.00	75,529.05
11/15/2024	100251	Let's Plan A Party	Invoice: 3411 (Reference: Sunday Dec 8, 2024, activities. )		2,545.00	72,984.05
11/15/2024	100252	ECS Integrations	Invoice: 102223 (Reference: 50- KEY FOBS @ \$ 7.00 PER = \$ 350.00. )		350.00	72,634.05
11/20/2024	100253	MPLC	Invoice: 504431492 (Reference: MPLC Umbrella License covering the term: 02/01/2024 to 01/		1,621.80	71,012.25
11/20/2024	100254	Steadfast Environmental. LLC	Invoice: SE-25346 (Reference: Motor burnt out. )		175.00	70,837.25
11/20/2024	100255	Arrow Exterminators Inc	Invoice: 59358927 (Reference: Pest Control Service. )		52.00	70,785.25
11/21/2024	112124ACH	Pasco County Utilities Services Branch	3662 BUCKINGHAMSHIRE DR, 8/16/2024 to 9/16/2024		10.60	70,774.65
11/21/2024	112124ACH1	Pasco County Utilities Services Branch	19322 UMBERLAND PLACE, 9/16/2024 to 10/16/2024		10.60	70,764.05
11/21/2024	112124ACH2	Pasco County Utilities Services Branch	18636 MENTMORE BOULEVARD, 9/16/2024 to 10/16/2024		427.19	70,336.86
11/21/2024	Wire	American Illuminations	Reference: Concord Station CDD Holiday Decor 2024. https://clientname(FILLIN).payablesloc		2,962.50	67,374.36
11/22/2024	100256	Sitex Aquatics, LLC	Invoice: 9131-B (Reference: Quarterly Fountain Maintenance on 2 Fountains. )		375.00	66,999.36
11/22/2024	100257	Pasco City Sheriff's Office Extra-Duty Det	Invoice: ARSEP24 (Reference: September 2024. ) Invoice: AROCT24 (Reference: October 2024		22,943.42	44,055.94
11/22/2024	100258	Yellowstone Landscape	Invoice: 805547 (Reference: Remove 1 Dead & 3 Storm Uprooted Trees, L6 Tree Removal. )		1,560.00	42,495.94
11/25/2024			Funds Transfer	100,000.00		142,495.94
11/26/2024	112624ACH	Duke Energy	3869 Sunlake Blvd - Sign Irrigation, Oct 2 - Nov 1		30.80	142,465.14

11/26/2024	112624ACH1	Duke Energy	18552 Mentmore Blvd - Entry Light, Oct 2 - Nov 1	30.80	142,434.34
11/26/2024	112624ACH2	Duke Energy	19069 Lake Patience Rd - Entry Light, Oct 2 - Nov 1	30.80	142,403.54
11/26/2024	112624ACH3	Duke Energy	18108 Mentmore Blvd - Entry Light, Oct 2 - Nov 1	30.80	142,372.74
11/26/2024	112624ACH4	Duke Energy	Reference: 3444 TUCKERTON DR Oct 2 - Nov 1	30.80	142,341.94
11/26/2024	112624ACH5	Duke Energy	18636 Mentmore Blvd - CH Main Buildi, Oct 2 - Nov 1	30.80	142,311.14
11/26/2024	112624ACH6	Duke Energy	19109 Mentmore Blvd - Entry Wall Light, Oct 2 - Nov 1	30.80	142,280.34
11/26/2024	112624ACH7	Duke Energy	19135 Manassas Dr - Sign Lights, Oct 2 - Nov 1	30.80	142,249.54
11/26/2024	112624ACH8	Duke Energy	3753 Tuckerton Dr - Irrigation, Oct 2 - Nov 1	38.45	142,211.09
11/26/2024	112624ACH9	Duke Energy	18933 Mentmore Blvd - Sign Lights, Sep 4 - Oct 1	1,238.93	140,972.16
11/26/2024	112624ACH10	Duke Energy	18636 Mentmore Blvd - Clubhouse / Pool, Oct 2 - Nov 1	2,023.60	138,948.56
11/26/2024	112624ACH11	Duke Energy	18230 Snowdonia Drive - Entry Light, Nov 5, 2024	30.80	138,917.76
11/26/2024	112624ACH12	Duke Energy	3440 Buckinghamshire Blvd - Entry Light, Oct 2 - Nov 1	30.80	138,886.96
11/26/2024	112624ACH13	Duke Energy	3882 SUNLAKE BLVD SIGN, Oct 2 - Nov 1	30.80	138,856.16
11/26/2024	112624ACH14	Duke Energy	18661 State Road 54, Oct 2 - Nov 1	55.31	138,800.85
11/26/2024	112624ACH15	Duke Energy	3936 Buckinghamshire Drive - Irrigation, Oct 2 - Nov 1	69.39	138,731.46
11/26/2024	112624ACH16	Duke Energy	3332 Sun Lake Blvd - Fountain, Oct 2 - Nov 1	143.20	138,588.26
11/26/2024	112624ACH17	Duke Energy	18636 Mentmore Blvd - Splash, Oct 2 - Nov 1	168.37	138,419.89
11/26/2024	112724ACH18	Duke Energy	18933 Chislehurst Dr - Irrigation, Oct 2 - Nov 1	273.66	138,146.23
11/26/2024	112624ACH19	Duke Energy	18433 Mentmore Blvd - Irrigation, Oct 2 - Nov 1	488.80	137,657.43
11/27/2024	100259	Solitude Lake Management	Invoice: PSI122728 (Reference: November Billing 11/1/2024 - 11/30/2024. )	9,223.00	128,434.43
11/27/2024	100280	Yellowstone Landscape	Invoice: 790553 (Reference: Monthly Landscape Maintenance November 2024. )	23,504.60	104,929.83
<b>11/30/2024</b>				<b>100,460.00</b>	<b>110,165.29</b>
12/02/2024	120224ACH	Duke Energy	Reference: 0000 Trinity Cottage Dr. Oct 10 - Nov 9	1,083.05	103,846.78
12/02/2024	120524ACH	Duke Energy	(576) 10920 STATE ROAD 54 - Sign Lights, Oct 3 - Nov 4	5,653.50	98,193.28
12/02/2024	100261	Randall W. Griffin	Invoice: 112024BOS (Reference: 11-20-24 BOS MTG. )	200.00	97,993.28
12/02/2024	100262	Yellowstone Landscape Inc	Invoice: 780907 (Reference: Monthly Landscape Maintenance October 2024. )	23,504.60	74,488.68
12/02/2024	100263	Jessica LaBarbera	Invoice: 112024BOS (Reference: 11-20-24 BOS MTG. )	200.00	74,288.68
12/02/2024	100264	Marcela Cisternas	Invoice: 112024BOS (Reference: 11-20-24 BOS MTG. )	200.00	74,088.68
12/02/2024	120224ACH1	Bright House Networks	18636 MENTMORE BOULEVARD, 11/14/2024 through 12/13/24	721.61	73,367.07
12/03/2024			Funds Transfer	100,000.00	173,367.07
12/03/2024	100265	U.S. BANK	Invoice: 7482967 (Reference: Administration Fees - In Advance 09/01/2024 - 08/31/2025. )	5,926.25	167,440.82
12/04/2024	100266	Kazar's Electric, Inc.	Invoice: S 14202A (Reference: Concord Station Community Clubhouse. )	460.00	166,980.82
12/06/2024	100267	Suncoast Rust Control, Inc.	Invoice: 07684 (Reference: Monthly rust control service and solution. )	1,135.00	165,845.82
12/06/2024	100268	ECS Integrations	Invoice: 102250 (Reference: Remounted maglock front door plate and test door locking.. )	225.00	165,620.82
12/06/2024	100269	Solitude Lake Management	Invoice: PSI29443 (Reference: December Billing 12/1/2024 - 12/31/2024. )	9,223.00	156,397.82
12/06/2024	100270	Florida Brothers Maintenance & Repair	Invoice: 1212 (Reference: 3 days a week Janitorial Cleaning. )	1,482.00	154,915.82
12/06/2024	100271	Business Observer	Invoice: 24-02177P (Reference: 2024/2025 Meeting Schedule. )	78.75	154,837.07
12/06/2024	100272	Suncoast Pool Service	Invoice: 10764 (Reference: Swimming Pool Service. )	2,300.00	152,537.07
12/06/2024	100273	Yellowstone Landscape Inc	Invoice: 815677 (Reference: Winter Annual Change Out Flowers/Annuals. )	4,629.60	147,907.47
12/09/2024	100274	Straley Robin Vericker	Invoice: 25594 (Reference: For Professional Services Rendered Through October 31, 2024. )	3,399.00	144,508.47
12/09/2024	100275	Randall W. Griffin	Invoice: 120624 (Reference: 4-Hour Ethics Course for Special Districts 2024. )	79.00	144,429.47
12/09/2024	100276	Moramoto-Zephyrhills	Invoice: 307939 (Reference: Car Repair. )	2,438.27	141,991.20
12/11/2024	100277	Breeze Connected, LLC	Invoice: 4225 ()	21,624.67	120,366.53
12/12/2024	100278	Business Observer	Invoice: 120224 (Reference: Meeting on 10/23/24. )	61.25	120,305.28
12/15/2024	121524ACH	ADT Security Services	18636 Mentmore Boulevard, Land O' Lakes, Florida 34638, Dec 13, 2024 - Jan 12, 2025	56.38	120,248.90
12/17/2024	100279	Breeze	Invoice: 19766 (Reference: Service Area CDD. )	1,000.00	119,248.90
12/17/2024	121724ACH19	WASTE MANAGEMENT INC.OF FLORIDA, INC.	Service Period: 12/01/24-12/31/24	104.79	119,144.11
12/20/2024	122024ACH	Pasco County Utilities Services Branch	3662 BUCKINGHAMSHIRE DR, 10/16/2024 to 11/15/2024	10.60	119,133.51
12/20/2024	122024ACH1	Pasco County Utilities Services Branch	19322 UMBERLAND PLACE, 10/16/2024 to 11/15/2024	50.69	119,082.82
12/20/2024	122024ACH2	Pasco County Utilities Services Branch	18636 MENTMORE BOULEVARD, 10/16/2024 to 11/15/2024	396.35	118,686.47
12/26/2024	122624ACH	Duke Energy	18552 Mentmore Blvd - Entry Light, Nov 2 - Dec 2	30.80	118,655.67
12/26/2024	122624ACH1	Duke Energy	18230 Snowdonia Drive - Entry Light, Nov 2 - Dec 2	30.80	118,624.87
12/26/2024	122624ACH2	Duke Energy	19135 Manassas Dr - Sign Lights, Nov 2 - Dec 2	30.80	118,594.07
12/26/2024	122624ACH3	Duke Energy	18636 Mentmore Blvd - CH Main Buildi, Nov 2 - Dec 2	30.80	118,563.27
12/26/2024	122624ACH4	Duke Energy	19109 Mentmore Blvd - Entry Wall Light, Nov 2 - Dec 2	30.80	118,532.47
12/26/2024	122624ACH5	Duke Energy	Reference: 3444 TUCKERTON DR Nov 2 - Dec 2	30.80	118,501.67
12/26/2024	122624ACH6	Duke Energy	18636 Mentmore Blvd - Clubhouse / Pool, Nov 2 - Dec 2	2,238.94	116,262.73
12/26/2024	122624ACH7	Duke Energy	3869 Sunlake Blvd - Sign Irrigation, Nov 2 - Dec 2	30.80	116,231.93
12/26/2024	122624ACH8	Duke Energy	3882 SUNLAKE BLVD SIGN, Nov 2 - Dec 2	30.80	116,201.13
12/26/2024	122624ACH9	Duke Energy	18661 State Road 54, Nov 2 - Dec 2	51.93	116,149.20
12/26/2024	122624ACH10	Duke Energy	3753 Tuckerton Dr - Irrigation, Nov 2 - Dec 2	60.88	116,088.32
12/26/2024	122624ACH11	Duke Energy	3936 Buckinghamshire Drive - Irrigation, Nov 2 - Dec 2	69.24	116,019.08
12/26/2024	122624ACH12	Duke Energy	3332 Sun Lake Blvd - Fountain, Nov 2 - Dec 2	161.43	115,857.65
12/26/2024	122624ACH13	Duke Energy	18636 Mentmore Blvd - Splash, Nov 2 - Dec 2	199.32	115,658.33
12/26/2024	122624ACH14	Duke Energy	18933 Chislehurst Dr - Irrigation, Nov 2 - Dec 2	243.91	115,414.42
12/26/2024	122624ACH15	Duke Energy	18433 Mentmore Blvd - Irrigation, Nov 2 - Dec 2	424.27	114,990.15
12/26/2024	122624ACH16	Duke Energy	3440 Buckinghamshire Blvd - Entry Light, Nov 2 - Dec 2	30.80	114,959.35
12/26/2024	122624ACH17	Duke Energy	19069 Lake Patience Rd - Entry Light, Nov 2 - Dec 2	30.80	114,928.55
12/26/2024	122624ACH18	Duke Energy	18108 Mentmore Blvd - Entry Light, Nov 2 - Dec 2	30.80	114,897.75
12/26/2024	100280	Pasco County BOCC Fire Rescue	Invoice: 2024005930 (Reference: Annual \ Periodic Inspection. )	100.00	114,797.75
12/26/2024	100281	Yellowstone Landscape Inc	Invoice: 808434 (Reference: Monthly Landscape Maintenance December 2024. )	23,504.60	91,293.15
12/26/2024	122624ACH20	Duke Energy	18933 Mentmore Blvd - Sign Lights, Nov 2 - Dec 2	1,235.96	90,057.19
12/26/2024	012625ACH	WASTE MANAGEMENT INC.OF FLORIDA, INC.	Service Period: 01/01/25-01/31/25	120.51	89,936.68
12/30/2024	100282	Arrow Exterminators Inc	Invoice: 59717499 (Reference: Pest Control Service. )	52.00	89,884.68
12/30/2024	100283	Marcela Cisternas	Invoice: 121224BOSMTG (Reference: 12-12-24 BOS MTG. )	200.00	89,684.68
12/30/2024	123024ACH	Bright House Networks	18636 MENTMORE BOULEVARD, 12/14/2024 through 1/13/25	721.61	88,963.07
12/31/2024	100284	Kevin Wagner	Invoice: 121224BOSMTG (Reference: 12-12-24 BOS MTG. )	200.00	88,763.07
<b>12/31/2024</b>				<b>100,000.00</b>	<b>116,166.76</b>
01/01/2025	010125ACH	Duke Energy	Reference: 0000 Trinity Cottage Dr. Sep 12 - Oct 9	1,078.40	87,684.67
01/02/2025	010225ACH	Duke Energy	(576) 10920 STATE ROAD 54 - Sign Lights, Nov 5 - Dec 3	5,630.34	82,054.33
01/06/2025	100285	Sitex Aquatics, LLC	Invoice: 9457-B (Reference: Quarterly Fountain Maintenance on 2 Fountains. )	382.62	81,671.71
01/06/2025	100286	Florida Brothers Maintenance & Repair	Invoice: 1209 (Reference: Hazard Cleaning. )	200.00	81,471.71
01/06/2025	100287	Breeze Connected, LLC	Invoice: 4324 (Reference: Professional Management Services, Amenity/Field Service. ) Inv	22,858.46	58,613.25
01/07/2025			Funds Transfer	100,000.00	158,613.25
01/07/2025	100288	Cintas Fire 636525	Invoice: 0F32708305 (Reference: INSPECTION. ) Invoice: 0F32707785 (Reference: INSPECTION	787.08	157,826.17
01/13/2025			Funds Transfer	2,000.00	155,826.17
01/13/2025	100289	Arrow Exterminators Inc	Invoice: 60145936 (Reference: Pest Control Service. )	52.00	155,774.17
01/13/2025	100290	ECS Integrations	Invoice: 102291 (Reference: Camera Management Access Management of CDVI. )	750.00	155,024.17
01/13/2025	100291	Pasco City Sheriff's Office Extra-Duty Det	Invoice: ARNOV24 CONCORD #2 (Reference: Nov 2024. )	11,875.59	143,147.58
01/13/2025	100292	Cintas Fire 636525	Invoice: 0F32707926 (Reference: INSPECTION. )	406.44	142,741.14
01/13/2025			Deposit	460.00	143,201.14
01/14/2025	100293	Florida Brothers Maintenance & Repair	Invoice: 1228 (Reference: 3 days a week Janitorial Cleaning. )	1,482.00	141,719.14
01/14/2025	011425ACH	ADT Security Services	18636 Mentmore Boulevard, Land O' Lakes, Florida 34638, Jan 13 - Feb 12, 2025	56.38	141,662.76

01/15/2025	100294	Business Observer	Invoice: 24-02067P (Reference: Notice of Meetings. )	67.81	141,594.95
01/17/2025	100295	Randall W. Griffin	Invoice: 010924BOSMTG (Reference: 1-9-2025 BOS MTG. )	200.00	141,394.95
01/17/2025	100296	Marcela Cisternas	Invoice: 01092025BOSMTG (Reference: 01-09-2025 BOS MTG. )	200.00	141,194.95
01/17/2025	100297	Jessica LaBarbera	Invoice: 010924BOSMTG (Reference: 01-09-2025 BOS MTG. )	200.00	140,994.95
01/17/2025	100298	Fred Berdeguez	Invoice: 01092025BOSMTG (Reference: 01-09-2025 BOS MTG. )	200.00	140,794.95
01/17/2025	100299	Kevin Wagner	Invoice: 010924BOSMTG (Reference: 01-09-2025 BOS MTG. )	200.00	140,594.95
01/17/2025	100300	ECS Integrations	Invoice: 102307 (Reference: Adjusted mag , gate is working. )	225.00	140,369.95
01/17/2025	100301	Solitude Lake Management	Invoice: PS135818 (Reference: Annual Maintenance 1/1/2025 - 1/31/2025. )	9,223.00	131,146.95
01/21/2025	012125ACH	Pasco County Utilities Services Branch	3662 BUCKINGHAMSHIRE DR, 11/15/2024 to 12/17/2024	10.60	131,136.35
01/21/2025	012125ACH1	Pasco County Utilities Services Branch	19322 UMBERLAND PLACE, 11/15/2024 to 12/17/2024	37.32	131,099.03
01/21/2025	012125ACH2	Pasco County Utilities Services Branch	18636 MENTMORE BOULEVARD, 11/15/2024 to 12/17/2024	499.15	130,599.88
01/21/2025	100302	Suncoast Rust Control, Inc.	Invoice: 07795 (Reference: Monthly rust control service and solution. )	1,135.00	129,464.88
01/21/2025	100303	Arrow Exterminators Inc	Invoice: 123124-0890 (Reference: Pest Control Service. )	52.00	129,412.88
01/21/2025	100304	Breeze	Invoice: 19945 (Reference: Service Area CDD. )	1,000.00	128,412.88
01/21/2025	100305	Straley Robin Vericker	Invoice: 25817 (Reference: For Professional Services Rendered Through November 30, 2024.	3,957.00	124,455.88
01/21/2025	100306	Yellowstone Landscape Inc	Invoice: 825007 (Reference: Monthly Landscape Maintenance January 2025. )	23,504.60	100,951.28
01/24/2025	100307	Breeze Connected, LLC	Invoice: 4355 (Reference: FedEx 1/6. )	16.99	100,934.29
01/27/2025	012725ACH	Duke Energy	19135 Manassas Dr - Sign Lights, Dec 3 - Jan 2	30.80	100,903.49
01/27/2025	012725ACH1	Duke Energy	3753 Tuckerton Dr - Irrigation, Dec 3 - Jan 2	30.80	100,872.69
01/27/2025	012725ACH2	Duke Energy	3444 TUCKERTON DR Dec 3 - Jan 2	30.80	100,841.89
01/27/2025	012725ACH3	Duke Energy	3869 Sunlake Blvd - Sign Irrigation, Dec 3 - Jan 2	30.80	100,811.09
01/27/2025	012725ACH4	Duke Energy	19109 Mentmore Blvd - Entry Wall Light, Dec 3 - Jan 2	30.80	100,780.29
01/27/2025	012725ACH5	Duke Energy	18108 Mentmore Blvd - Entry Light, Dec 3 - Jan 2	30.80	100,749.49
01/27/2025	012725ACH6	Duke Energy	18636 Mentmore Blvd - CH Main Buildi, Dec 3 - Jan 2	30.80	100,718.69
01/27/2025	012725ACH7	Duke Energy	3882 SUNLAKE BLVD SIGN, Dec 3 - Jan 2	30.80	100,687.89
01/27/2025	012725ACH8	Duke Energy	18230 Snowdonia Drive - Entry Light, Dec 3 - Jan 2	30.80	100,657.09
01/27/2025	012725ACH9	Duke Energy	3440 Buckinghamshire Blvd - Entry Light, Dec 3 - Jan 2	33.54	100,623.55
01/27/2025	012725ACH10	Duke Energy	18661 State Road 54, Dec 3 - Jan 2	40.70	100,582.85
01/27/2025	012725ACH11	Duke Energy	3936 Buckinghamshire Drive - Irrigation, Dec 3 - Jan 2	66.88	100,515.97
01/27/2025	012725ACH12	Duke Energy	3332 Sun Lake Blvd - Fountain, Dec 3 - Jan 2	147.28	100,368.69
01/27/2025	012725ACH13	Duke Energy	18636 Mentmore Blvd - Splash, Dec 3 - Jan 2	184.56	100,184.13
01/27/2025	012725ACH14	Duke Energy	18433 Mentmore Blvd - Irrigation, Dec 3 - Jan 2	200.95	99,983.18
01/27/2025	012725ACH15	Duke Energy	18933 Chislehurst Dr - Irrigation, Dec 3 - Jan 2	218.05	99,765.13
01/27/2025	012725ACH16	Duke Energy	19069 Lake Patience Rd - Entry Light, Dec 3 - Jan 2	30.80	99,734.33
01/27/2025	012725ACH17	Duke Energy	18552 Mentmore Blvd - Entry Light, Dec 3 - Jan 2	30.80	99,703.53
01/28/2025	100308	Suncoast Pool Service	Invoice: 10836 (Reference: Swimming Pool Service. )	2,300.00	97,403.53
01/28/2025	100309	Yellowstone Landscape Inc	Invoice: 830443 (Reference: Storm Clean Up: Remove or Stake Trees. )	1,900.00	95,503.53
01/31/2025	100310	Breeze Connected, LLC	Invoice: 4346 (Reference: Monthly management,Administration, Assesment services,finance re	291.65	95,211.88
01/31/2025	013125ACH	Bright House Networks	18636 MENTMORE BOULEVARD,01/01/2025 through 02/13/25	721.34	94,490.54
<b>1/31/2025</b>				<b>100,460.00</b>	<b>94,490.54</b>
02/03/2025	020325ACH	Duke Energy	Reference: 0000 Trinity Cottage Dr. Dec 10 - Jan 10	1,057.62	93,432.92
02/03/2025	020325ACH1	Duke Energy	18636 Mentmore Blvd - Clubhouse / Pool, Dec 3 - Jan 2	1,198.93	92,233.99
02/03/2025	020325ACH2	Duke Energy	18933 Mentmore Blvd - Sign Lights, Dec 3 - Jan 2	1,201.61	91,032.38
02/03/2025	100311	Pasco City Sheriff's Office Extra-Duty Det	Invoice: AR-JUL24 CONCORD (Reference: July-24. )	11,068.83	79,965.55
02/03/2025	100312	Cintas Fire 636525	Invoice: 0F32706386 (Reference: INSPECTION, ANNUAL ALARM SYSTEM,Service Charge. )	535.00	79,430.55
02/03/2025	100313	POOP 911	Invoice: CS2024 (Reference: removal of pet waste, replace can liner, and fill pick up bags	6,156.54	73,274.01
02/03/2025	100314	Grout Rhino	Invoice: 012925 (Reference: Color Seal-Almond. )	2,221.50	71,052.51
02/05/2025	020525ACH	Duke Energy	(576) 10920 STATE ROAD 54 - Sign Lights, Dec 4 - Jan 3	5,547.64	65,504.87
02/07/2025	100315	Breeze Connected, LLC	Invoice: 4388 (Reference: Dissemination-Oct-Jan. ) Invoice: 4427 (Reference: Professiona	24,125.01	41,379.86
02/10/2025	100316	Straley Robin Vericker	Reference: For Professional Services Rendered Through December 31, 2024. https://clientna	6,606.65	34,773.21
02/10/2025	100317	Schoolnow	Reference: SchoolNow CDD ADA-PDF: https://clientname(FILLIN).payableslockbox.com/DocView/	1,515.00	33,258.21
02/12/2025	100318	Pasco County BOCC Fire Rescue	Invoice: 2025000352 (Reference: Inspection Type: Reinspection. )	75.00	33,183.21
02/13/2025	100319	Jessica LaBarbera	Invoice: 020325BOSMTG (Reference: BOS MTG 2-3-25. )	200.00	32,983.21
02/13/2025	100320	Fred Berdeguez	Invoice: BOSMTG020325 (Reference: BOS MTG 2-3-25. )	200.00	32,783.21
02/13/2025	100321	Kevin Wagner	Invoice: 020325BOSMTG (Reference: bos mtg 2-03-25. )	200.00	32,583.21
02/13/2025	100322	Business Observer	Invoice: 25-00108P (Reference: Legal Advertising-Meeting Notice. )	65.63	32,517.58
02/13/2025	100323	Randall W. Griffin	Invoice: BOSMTG020325 (Reference: BOS MTG 2-3-25. )	200.00	32,317.58
02/13/2025	100324	Marcela Cisternas	Invoice: 020325BOSMTG (Reference: 02/12/25. )	200.00	32,117.58
02/14/2025	021425ACH	ADT Security Services	18636 Mentmore Boulevard, Land O' Lakes, Florida 34638, Feb 13 - Mar 12, 2025	60.33	32,057.25
02/18/2025	100325	WASTE MANAGEMENT INC.OF FLORIDA, INC.	Invoice: 1046920-1568-8 (Reference: Waste Management-Service Period: 02/01/25-02/28/25. )	120.51	31,936.74
02/18/2025	100326	Arrow Exterminators Inc	Invoice: 60506763 (Reference: Pest Control Service. )	52.00	31,884.74
02/18/2025	100327	Florida Brothers Maintenance & Repair	Invoice: 1241 (Reference: 3 days a week Janitorial Cleaning. )	1,482.00	30,402.74
02/18/2025	100328	Yellowstone Landscape Inc	Invoice: 843554 (Reference: Irrigation Inspection made on 12/23/24. )	1,000.95	29,401.79
02/19/2025	100329	Solitude Lake Management	Invoice: PS1139755 (Reference: Annual Maintenance-1/1/2025 - 2/28/2025. )	9,223.00	20,178.79
02/19/2025	100330	Tampa Print Services Inc	Invoice: 250250 (Reference: Concord Station CDD Letter-Regular Envelopes,Certificate of Ma	927.89	19,250.90
02/20/2025	100331	Suncoast Pool Service	Invoice: 10899 (Reference: Swimming Pool Service including chemical balance, debris remova	2,300.00	16,950.90
02/20/2025	100332	Fitness Logic	Invoice: 122670 (Reference: Screws,Replaced the screws on pulley selector rod on Precor FT	114.95	16,835.95
02/21/2025	100333	Fastsigns	Invoice: 265-143241 (Reference: Site Signs-Digital Vinyl Full Color -Installation. )	537.85	16,298.10
02/21/2025	022125ACH	Pasco County Utilities Services Branch	18636 MENTMORE BOULEVARD,12/17/2024 to 1/16/2025	347.43	15,950.67
02/21/2025	022125ACH1	Pasco County Utilities Services Branch	19322 UMBERLAND PLACE,12/17/2024 to 1/16/2025	37.32	15,913.35
02/24/2025	100334	LLS Tax Solutions Inc.	Invoice: 003485 (Reference: Series 2016A-1, 2016A-2 arbitrage calculation. )	500.00	15,413.35
02/24/2025	022425ACH	Pasco County Utilities Services Branch	3662 BUCKINGHAMSHIRE DR,12/17/2024 to 1/16/2025	10.60	15,402.75
02/25/2025	100335	Business Observer	Invoice: 25-00265P (Reference: Legal Advertising-Meeting Notice-Feb25,2025. )	63.44	15,339.31
02/26/2025	022625ACH	Duke Energy	3440 Buckinghamshire Blvd - Entry Light, Jan 3 - Feb 3	30.80	15,308.51
02/26/2025	022625ACH1	Duke Energy	18636 Mentmore Blvd - Clubhouse / Pool, Jan 3 - Feb 3	941.81	14,366.70
02/26/2025	022625ACH2	Duke Energy	18230 Snowdonia Drive - Entry Light, Jan 3 - Feb 3	30.80	14,335.90
02/26/2025	022625ACH3	Duke Energy	3332 Sun Lake Blvd - Fountain, Jan 3 - Feb 3	151.89	14,184.01
02/26/2025	022625ACH4	Duke Energy	18108 Mentmore Blvd - Entry Light, Jan 3 - Feb 3	30.80	14,153.21
02/26/2025	022625ACH5	Duke Energy	19069 Lake Patience Rd - Entry Light, Jan 3 - Feb 3	30.80	14,122.41
02/26/2025	022625ACH6	Duke Energy	18433 Mentmore Blvd - Irrigation, Jan 3 - Feb 3	272.89	13,849.52
02/26/2025	022625ACH7	Duke Energy	19109 Mentmore Blvd - Entry Wall Light,Jan 3 - Feb 3	30.80	13,818.72
02/26/2025	022625ACH8	Duke Energy	18552 Mentmore Blvd - Entry Light, Jan 3 - Feb 3	30.80	13,787.92
02/26/2025	022625ACH9	Duke Energy	3753 Tuckerton Dr - Irrigation, Jan 3 - Feb 3	30.80	13,757.12
02/26/2025	022625ACH11	Duke Energy	18933 Chislehurst Dr - Irrigation, Jan 3 - Feb 3	209.51	13,547.61
02/26/2025	022625ACH12	Duke Energy	19135 Manassas Dr - Sign Lights,Jan 3 - Feb 3	30.80	13,516.81
02/26/2025	022625ACH13	Duke Energy	3936 Buckinghamshire Drive - Irrigation, Jan 3 - Feb 3	68.38	13,448.43
02/26/2025	022625ACH14	Duke Energy	18661 State Road 54,Jan 3 - Feb 3	42.89	13,405.54
02/26/2025	022625ACH15	Duke Energy	18933 Mentmore Blvd - Sign Lights, Jan 3 - Feb 3	1,196.99	12,208.55
02/26/2025	022625ACH16	Duke Energy	18636 Mentmore Blvd - CH Main Buildi, Jan 3 - Feb 3	82.86	12,125.69
02/26/2025	022625ACH17	Duke Energy	3869 Sunlake Blvd - Sign Irrigation,Jan 3 - Feb 3	30.80	12,094.89
02/26/2025	022625ACH18	Duke Energy	18636 Mentmore Blvd - Splash,Jan 3 - Feb 3	183.33	11,911.56
02/26/2025	022625ACH19	Duke Energy	Reference: 3444 TUCKERTON DR,Jan 3 - Feb 3	30.80	11,880.76
02/26/2025	022625ACH20	Duke Energy	3882 SUNLAKE BLVD SIGN, Jan 3 - Feb 3	91.55	11,789.21

02/28/2025	633	Arrow Exterminators Inc	Returned strongroom ACH 100303	52.00		11,841.21
<b>02/28/25</b>				<b>52.00</b>	<b>82,701.33</b>	<b>11,841.21</b>
02/18/2025	021825ACH	WASTE MANAGEMENT INC. OF FLORIDA, INC.	Reference: DUPLICATE BILL. Waste Management-Service Period: 02/01/25-02/28/25. <a href="https://clientname">https://clientname</a>		120.51	11,720.70
02/03/2025	100314	Grout Rhino	Invoice: 012925- (Reference: Color Seal-Almond. )		-2,221.50	13,942.20
03/03/2025	100336	Straley Robin Vericker	Reference: For Professional Services Rendered Through December 31, 2024. <a href="https://clientname">https://clientname</a>		4,422.50	9,519.70
03/03/2025	030325ACH	Bright House Networks	18636 MENTMORE BOULEVARD, 02/14/2025 through 03/13/25		721.34	8,798.36
03/03/2025	030325ACH1	Duke Energy	(576) 10920 STATE ROAD 54 - Sign Lights, Jan 4 - Feb 4		5,547.64	3,250.72
03/05/2025			Funds Transfer	50,000.00		53,250.72
03/06/2025			Funds Transfer	1,795,772.68		1,849,023.40
03/06/2025	100338	Jessica LaBarbera.	Invoice: BOS0225225 (Reference: BOS MTG 2-25-25. ) Invoice: BOSMTG21325 (Reference: BOS		400.00	1,848,623.40
03/06/2025	100339	Fred Berdeguez	Invoice: BOSMTG21325 (Reference: BOS MTG 2-13-25. )		200.00	1,848,423.40
03/06/2025	100340	Kevin Wagner	Invoice: BOSMTG21325 (Reference: BOS MTG 2-13-25. )		200.00	1,848,223.40
03/06/2025	100341	Randall W. Griffin	Invoice: BOS21325 (Reference: BOS MTG 2-13-25. )		200.00	1,848,023.40
03/06/2025	100342	Marcela Cisternas	Invoice: BOSMTG21325 (Reference: BOS MTG 2-13-25. )		200.00	1,847,823.40
03/06/2025	100337	Breeze Connected, LLC	Reference: Professional Management Services, Amenity/Field Service. <a href="https://clientname">https://clientname</a> FI		21,587.54	1,826,235.86
03/07/2025	030725ACH2	Duke Energy	Reference: 0000 Trinity Cottage Dr. Jan 11 - Feb 11		1,133.22	1,825,102.64
03/10/2025	031025ACH	Concord Station CDD c/o US Bank	DS Series 2016 Tax collections due		1,804,359.84	20,742.80
03/11/2025	100343	Tampa Print Services Inc	Invoice: 250344 (Reference: Concord Station CDD Letter-Regular Envelopes, Certificate of Ma		847.89	19,894.91
03/13/2025	031325ACH	ADT Security Services	18636 Mentmore Boulevard, Land O' Lakes, Florida 34638, Mar 13 - Apr 12, 2025		60.33	19,834.58
03/17/2025	100344	Fitness Logic	Invoice: 123059 (Reference: Quarterly General Maintenance and cleaning of all equipment -		165.00	19,669.58
03/17/2025	100345	Arrow Exterminators Inc	Invoice: 61011067 (Reference: Pest Control Service-March. )		52.00	19,617.58
03/17/2025	100346	ECS Integrations LLC	Invoice: 102377 (Reference: 50 key fobs.. )		350.00	19,267.58
03/18/2025	100347	Straley Robin Vericker	Invoice: 26196 (Reference: For Professional Services Rendered Through February 28, 2025.		2,165.50	17,102.08
03/18/2025	100348	WASTE MANAGEMENT INC. OF FLORIDA, INC.	Invoice: 1061791-1568-3 (Reference: Waste Management-Service Period: 03/01/25-03/31/25. )		120.51	16,981.57
03/18/2025	031525ACH	WASTE MANAGEMENT INC. OF FLORIDA, INC.	Autopay DUPLICATE BILL. Waste Management-Service Period: 03/01/25-03/31/25		120.51	16,861.06
03/19/2025	100349	Suncoast Rust Control, Inc.	Invoice: 08012 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee		1,135.00	15,726.06
03/19/2025	100350	Mike Fasano Pasco County Tax Collector	Invoice: 24130982 (Reference: 2024 Solid Waste Disposal Assessment. )		1,068.25	14,657.81
03/24/2025			Funds Transfer	50,000.00		64,657.81
03/24/2025	100351	Solitude Lake Management	Invoice: PS1147972 (Reference: Annual Maintenance-3/1/2025 - 3/31/2025. )		9,223.00	55,434.81
03/24/2025	032425ACH	Pasco County Utilities Services Branch	18636 MENTMORE BOULEVARD, 1/16/2025 to 2/17/2025		266.07	55,168.74
03/24/2025	032425ACH1	Pasco County Utilities Services Branch	19322 UMBERLAND PLACE, 1/16/2025 to 2/17/2025		10.60	55,158.14
03/25/2025	100352	Randall W. Griffin	Invoice: 022525BOSMTG (Reference: BOS MTG 2-25-25. )		200.00	54,958.14
03/25/2025	100353	Marcela Cisternas	Invoice: 022525BOSMTG (Reference: BOS MTG 2-25-25. )		200.00	54,758.14
03/25/2025	100354	Jessica LaBarbera.	Invoice: 022525BOSMTG (Reference: BOS MTG 2-25-25. )		200.00	54,558.14
03/25/2025	100355	Fred Berdeguez	Invoice: 022525BOSMTG (Reference: BOS MTG 2-25-25. )		200.00	54,358.14
03/25/2025	100356	Kevin Wagner	Invoice: 022525BOSMTG (Reference: BOS MTG 2-25-25. )		200.00	54,158.14
03/27/2025			Funds Transfer	2,000.00		52,158.14
03/28/2025	100357	Florida Brothers Maintenance & Repair	Invoice: 1250 (Reference: 3 days a week Janitorial Cleaning. )		1,482.00	50,676.14
03/28/2025	100358	Suncoast Rust Control, Inc.	Invoice: 07934 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee		1,135.00	49,541.14
03/28/2025	032825ACH	Duke Energy	18108 Mentmore Blvd - Entry Light, Feb 4 - Mar 3		33.25	49,507.89
03/28/2025	032825ACH1	Duke Energy	19135 Manassas Dr - Sign Lights, Feb 4 - Mar 3		33.25	49,474.64
03/28/2025	032825ACH2	Duke Energy	18933 Chislehurst Dr - Irrigation, Feb 4 - Mar 3		364.49	49,110.15
03/28/2025	032825ACH3	Duke Energy	18230 Snowdonia Drive - Entry Light, Feb 4 - Mar 3		33.25	49,076.90
03/28/2025	032825ACH4	Duke Energy	3753 Tuckerton Dr - Irrigation, Feb 4 - Mar 3		33.25	49,043.65
03/28/2025	032825ACH5	Duke Energy	18636 Mentmore Blvd - Clubhouse / Pool, Feb 4 - Mar 3		1,347.07	47,696.58
03/28/2025	032825ACH6	Duke Energy	3440 Buckinghamshire Blvd - Entry Light, Feb 4 - Mar 3		33.25	47,663.33
03/28/2025	032825ACH7	Duke Energy	3882 SUNLAKE BLVD SIGN, Feb 4 - Mar 3		190.98	47,472.35
03/28/2025	032825ACH8	Duke Energy	Reference: 3444 TUCKERTON DR, Feb 4 - Mar 3		33.25	47,439.10
03/28/2025	032825ACH9	Duke Energy	18636 Mentmore Blvd - Splash, Feb 4 - Mar 3		222.11	47,216.99
03/28/2025	032825ACH10	Duke Energy	3869 Sunlake Blvd - Sign Irrigation, Feb 4 - Mar 3		33.25	47,183.74
03/28/2025	032825ACH11	Duke Energy	18552 Mentmore Blvd - Entry Light, Feb 4 - Mar 3		33.25	47,150.49
03/28/2025	032825ACH12	Duke Energy	18638 Mentmore Blvd - CH Main Build, Feb 4 - Mar 3		33.25	47,117.24
03/28/2025	032825ACH13	Duke Energy	19109 Mentmore Blvd - Entry Wall Light, Feb 4 - Mar 3		33.24	47,084.00
03/28/2025	032825ACH14	Duke Energy	18933 Mentmore Blvd - Sign Lights, Feb 4 - Mar 3		1,446.60	45,637.40
03/28/2025	032825ACH15	Duke Energy	18433 Mentmore Blvd - Irrigation, Feb 4 - Mar 3		357.11	45,280.29
03/28/2025	032825ACH16	Duke Energy	18661 State Road 54, Feb 4 - Mar 3		46.98	45,233.31
03/28/2025	032825ACH17	Duke Energy	19069 Lake Patience Rd - Entry Light, Feb 4 - Mar 3		33.25	45,200.06
03/28/2025	032825ACH18	Duke Energy	3936 Buckinghamshire Drive - Irrigation, Feb 4 - Mar 3		77.05	45,123.01
<b>03/31/25</b>				<b>1,895,772.68</b>	<b>1,862,490.88</b>	<b>45,123.01</b>
04/01/2025	040125ACH	Bright House Networks	18636 MENTMORE BOULEVARD, 03/14/2025 through 04/13/2025		721.34	44,401.67
04/02/2025	100360	ECS Integrations LLC	Invoice: 102397 (Reference: The screws for the rex button were loose causing it to come ap		225.00	44,176.67
04/04/2025	040425ACH	Duke Energy	3332 Sun Lake Blvd - Fountain, Feb 4 - Mar 3		166.84	44,009.83
04/04/2025	100361	Suncoast Pool Service	Invoice: 10957 (Reference: Swimming Pool Service including chemical balance, debris remova		2,300.00	41,709.83
04/07/2025	040725ACH	Duke Energy	Billing in March 2025		13,997.48	27,712.35
04/07/2025	100362	Arrow Exterminators Inc	Invoice: 61503346 (Reference: Pest Control Service-April. )		52.00	27,660.35
04/07/2025	100363	RedTree Landscape Systems	Invoice: 21229 (Reference: Irrigation repairs were performed as follows on 02/06/2025 - 38		574.54	27,085.81
04/07/2025	100364	Cintas Fire 636525	Invoice: 0F32713768 (Reference: CITY INSPECTION SUBMITTAL FEE SPRINKLER TEST & INSPECTION		270.45	26,815.36
04/08/2025	100365	ECS Integrations LLC	Invoice: 102445 (Reference: Camera Management Access Management of CDVI. )		750.00	26,065.36
04/09/2025	100366	Randall W. Griffin	Invoice: 033125bosmtg (Reference: 3-31-25 bos mtg. )		200.00	25,865.36
04/09/2025	100367	Marcela Cisternas	Invoice: 033125bosmtg (Reference: 3-31-25 bos mtg. )		200.00	25,665.36
04/09/2025	100369	Fred Berdeguez	Invoice: 033125bosmtg (Reference: 3-31-25 bos mtg. )		200.00	25,465.36
04/09/2025	100370-1	Kevin Wagner	Reference: 03/31/25 BOS MTG. <a href="https://clientname(FILLIN).payableslockbox.com/DocView/Invoi">https://clientname(FILLIN).payableslockbox.com/DocView/Invoi</a>		200.00	25,265.36
04/14/2025	041425ACH	ADT Security Services	18636 Mentmore Boulevard, Land O' Lakes, Florida 34638, Apr 13 - May 12, 2025		60.33	25,205.03
04/22/2025	042225WIRE	Grout Rhino	Reference: Color Seal-Almond. <a href="https://clientname(FILLIN).payableslockbox.com/DocView/Invo">https://clientname(FILLIN).payableslockbox.com/DocView/Invo</a>		2,221.50	22,983.53
04/23/2025	042325ACH	Pasco County Utilities Services Branch	18636 MENTMORE BOULEVARD, 2/17/2025 to 3/19/2025		396.35	22,587.18
04/23/2025	042325ACH1	Pasco County Utilities Services Branch	19322 UMBERLAND PLACE, 2/17/2025 to 3/19/2025		10.60	22,576.58
04/25/2025			Funds Transfer to fund operating account	120,000.00		142,576.58
04/28/2025	042825ACH	Duke Energy	3440 Buckinghamshire Blvd - Entry Light, Mar 3 -Apr 2		33.25	142,543.33
04/28/2025	042825ACH1	Duke Energy	18636 Mentmore Blvd - Clubhouse / Pool, Mar 3 -Apr 2		1,894.92	140,648.41
04/28/2025	042825ACH2	Duke Energy	18230 Snowdonia Drive - Entry Light, Mar 3 -Apr 2		33.25	140,615.16
04/28/2025	042825ACH3	Duke Energy	3332 Sun Lake Blvd - Fountain, Mar 3 -Apr 2		332.34	140,282.82
04/28/2025	042825ACH4	Duke Energy	18108 Mentmore Blvd - Entry Light, Mar 3 -Apr 2		33.25	140,249.57
04/28/2025	042825ACH5	Duke Energy	19069 Lake Patience Rd - Entry Light, Mar 3 -Apr 2		33.25	140,216.32
04/28/2025	042825ACH6	Duke Energy	18433 Mentmore Blvd - Irrigation, Mar 3 -Apr 2		261.15	139,935.17
04/28/2025	042825ACH7	Duke Energy	19109 Mentmore Blvd - Entry Wall Light, Mar 3 -Apr 2		33.24	139,901.93
04/28/2025	042825ACH8	Duke Energy	18552 Mentmore Blvd - Entry Light, Mar 3 -Apr 2		33.25	139,868.68
04/28/2025	042825ACH9	Duke Energy	3753 Tuckerton Dr - Irrigation, Mar 3 -Apr 2		40.87	139,827.81
04/28/2025	042825ACH10	Duke Energy	18933 Chislehurst Dr - Irrigation, Mar 3 -Apr 2		75.80	139,752.01
04/28/2025	042825ACH11	Duke Energy	19135 Manassas Dr - Sign Lights, Mar 3 -Apr 2		33.25	139,718.76
04/28/2025	042825ACH12	Duke Energy	3936 Buckinghamshire Drive - Irrigation, Mar 3 -Apr 2		78.84	139,639.92
04/28/2025	042825ACH13	Duke Energy	18661 State Road 54, Mar 3 -Apr 2		47.34	139,592.58
04/28/2025	042825ACH14	Duke Energy	18933 Mentmore Blvd - Sign Lights, Mar 3 -Apr 2		1,441.65	138,150.93
04/28/2025	042825ACH15	Duke Energy	18636 Mentmore Blvd - CH Main Build, Mar 3 -Apr 2		33.25	138,117.68



04/28/2025	042825ACH16	Duke Energy	3869 Sunlake Blvd - Sign Irrigation,Mar 3 -Apr 2	33.24	138,084.44
04/28/2025	042825ACH17	Duke Energy	18636 Mentmore Blvd - Splash,Mar 3 -Apr 2	241.37	137,843.07
04/28/2025	042825ACH18	Duke Energy	Reference: 3444 TUCKERTON DR,Mar 3 -Apr 2	33.25	137,809.82
04/28/2025	042825ACH19	Duke Energy	3882 SUNLAKE BLVD SIGN, Mar 3 -Apr 2	75.25	137,734.57

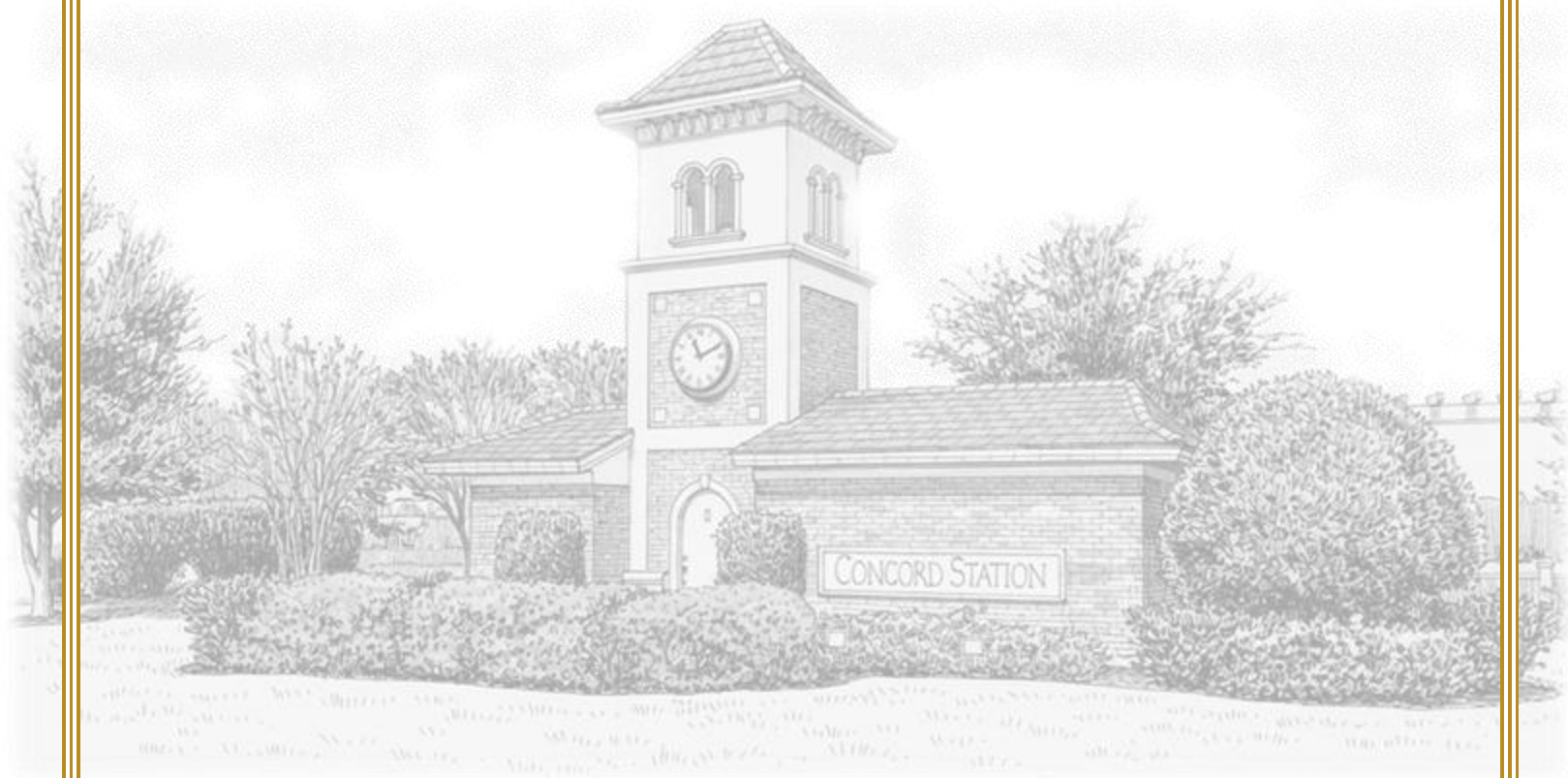
04/30/25				120,000.00	27,388.44	137,734.57
5/1/25	5/1/25	Bright House Networks	18636 MENTMORE BOULEVARD, 4/13/-5/13/25		728.05	137,006.52
5/1/25	9997	Pasco County Property Appraiser	Reference: Annual renewal fee. https://clientname(FILLIN).payableslockbox.com/DocView/InvoiceVi...		150.00	136,856.52
5/8/25	9997	Jessica LaBarbera.	Reference: BOS MTG 05/08/25		200.00	136,656.52
5/8/25	9998	Randall W. Griffin	Reference: BOS MTG 05/08/25		200.00	136,456.52
5/8/25	9997	Fred Berdeguez	Reference: BOS MTG 05/08/25		200.00	136,256.52
5/8/25	9998	Marcela Cisternas	Reference: BOS MTG 05/08/25		200.00	136,056.52
5/12/25			Funds Transfer	657.21		136,713.73
5/14/25	5/14/25	ADT Security Services	18636 Mentmore Boulevard, Land O' Lakes, Florida 34638, May		60.33	136,653.40
5/21/25	5/21/25	Pasco County Utilities Services Branch	19322 UMBERLAND PLACE,April - May		77.45	136,575.95
5/21/25	5/21/25	Pasco County Utilities Services Branch	18636 MENTMORE BOULEVARD, April May		663.40	135,912.55
5/21/25	5/21/25	Pasco County Utilities Services Branch	19322 UMBERLAND PLACE, April - May		25.24	135,887.31
5/23/25			Funds Transfer	23,252.95		159,140.26
5/29/25	5/29/25	Duke Energy	3882 SUNLAKE BLVD SIGN, May		92.52	159,047.74
5/29/25	5/29/25	Duke Energy	Reference: 3444 TUCKERTON DR, May		33.25	159,014.49
5/29/25	5/29/25	Duke Energy	18636 Mentmore Blvd - Splash, May		269.09	158,745.40
5/29/25	5/29/25	Duke Energy	3869 Sunlake Blvd - Sign Irrigation, May		33.24	158,712.16
5/29/25	5/29/25	Duke Energy	18636 Mentmore Blvd - CH Main Buildi, May		33.26	158,678.90
5/29/25	5/29/25	Duke Energy	18933 Mentmore Blvd - Sign Lights, May		1,446.59	157,232.31
5/29/25	5/29/25	Duke Energy	18661 State Road 54, May		68.94	157,163.37
5/29/25	5/29/25	Duke Energy	3936 Buckinghamshire Drive - Irrigation, May		81.00	157,082.37
5/29/25	5/29/25	Duke Energy	19135 Manassas Dr - Sign Lights, May		33.26	157,049.11
5/29/25	5/29/25	Duke Energy	18933 Chislehurst Dr - Irrigation, May		45.01	157,004.10
5/29/25	5/29/25	Duke Energy	3753 Tuckerton Dr - Irrigation, May		33.25	156,970.85
5/29/25	5/29/25	Duke Energy	18552 Mentmore Blvd - Entry Light , May		33.25	156,937.60
5/29/25	5/29/25	Duke Energy	19109 Mentmore Blvd - Entry Wall Light, May		33.24	156,904.36
5/29/25	5/29/25	Duke Energy	18433 Mentmore Blvd - Irrigation, May		290.33	156,614.03
5/29/25	5/29/25	Duke Energy	19069 Lake Patience Rd - Entry Light, May		33.25	156,580.78
5/29/25	5/29/25	Duke Energy	18108 Mentmore Blvd - Entry Light, May		33.25	156,547.53
5/29/25	5/29/25	Duke Energy	3332 Sun Lake Blvd - Fountain May		240.83	156,306.70
5/29/25	5/29/25	Duke Energy	18230 Snowdonia Drive - Entry Light, May		33.25	156,273.45
5/29/25	5/29/25	Duke Energy	18636 Mentmore Blvd - Clubhouse / Pool, May		2,000.80	154,272.65
5/29/25	5/29/25	Duke Energy	3440 Buckinghamshire Blvd - Entry Light, May		33.25	154,239.40
5/29/25			Funds Transfer		2,273,885.46	(2,119,646.06)
5/31/25			Funds Transfer	2,223,432.94		103,786.88
5/31/25				2247343.1	2281290.79	103786.88

**New Check Register for New Southstate Account**

6/4/25	ACH 6/9/25	ECS Integrations LLC	50 Key Fobs		350.00	332,595.92
6/4/25		1012 Randall W. Griffin	Reference: BOS MTG 05/28/25 Budget Workshop		200.00	332,045.92
6/4/25		1011 Randall W. Griffin	Reference: BOS MTG 05/08/25.		200.00	331,845.92
6/4/25		1013 Jessica LaBarbera.	Reference: BOS MTG 05/8/25.		200.00	331,645.92
6/4/25		1014 Jessica LaBarbera.	Reference: BOS MTG 05/28/25 Budget Workshop		200.00	331,445.92
6/4/25		1015 Kevin Wagner	Reference: BOS MTG 05/28/25. Budget workshop		200.00	331,245.92
6/4/25		1016 Fred Berdeguez	Reference: BOS MTG 05/08/25.		200.00	331,045.92
6/4/25		1017 Fred Berdeguez	Reference: BOS MTG 05/28/25. Budget Workshop		200.00	330,845.92
6/4/25		1018 Marcela Cisternas	Reference: BOS MTG 05/08/25.		200.00	330,645.92
6/4/25		1019 Marcela Cisternas	Reference: BOS MTG 05/28/25 Budget Workshop		200.00	330,445.92
6/4/25	6/4/25	Heartland Payroll	Payroll 6/4/25		6,927.98	323,517.94
6/4/25	6/4/25	Heartland Payroll	Payroll 6/4/25		2,108.35	321,409.59
6/4/25			Deposit	1,600.00		323,009.59
6/5/25	6/5/25	Bright House Networks	18636 MENTMORE BOULEVARD, 4/13/-5/13/25		728.69	322,280.90
6/10/25		1021 Sliderenu Service, LLC	Concord clubhouse splash pad repair		9,760.00	312,520.90
6/10/25		1022 Javier Magria	Reimbursement for Javier		106.50	312,414.40
6/10/25		1023 Jennifer Cain	Reimbursement		113.85	312,300.55
6/11/25		1024 Pasco Cty Sheriff's Office Extra-Duty Det			71,259.54	241,041.01
6/13/25			Funds Transfer		7,000.00	234,041.01
6/16/25	6/16/25	ADT Security Services	18636 Mentmore Boulevard, Land O' Lakes, Florida 34638, June		60.33	233,980.68
6/17/25	6/17/25	Heartland Payroll	Payroll 6/17/25		8,667.97	225,312.71
6/17/25	6/17/25	Heartland Payroll	Payroll 6/17/25		1,932.15	223,380.56
6/18/25	6/18/25	WASTE MANAGEMENTINC.OF FLORIDA,	Waste Management-Service Period: 06/1/25-6/30/25		120.51	223,260.05
6/18/25	6/18/25	Heartland Payroll	Payroll 6/18/25		162.00	223,098.05
6/18/25			Service Charge		321.16	222,776.89
6/26/25		10001 Javier Magria	Reimbursement for Javier		1,243.17	221,533.72
6/26/25	6/256/25	Heartland Payroll	Payroll 6/26/25		57.25	221,476.47
6/26/25	6/26/25	Heartland Payroll	Payroll 6/26/25		205.96	221,270.51
6/27/25	6/27/25	Duke Energy	19109 Mentmore Blvd - Entry Wall Light, June		33.24	221,237.27
6/27/25	6/27/25	Duke Energy	Reference: 3444 TUCKERTON DR, June		33.25	221,204.02
6/27/25	6/27/25	Duke Energy	3869 Sunlake Blvd - Sign Irrigation, June		33.25	221,170.77
6/27/25	6/27/25	Duke Energy	3753 Tuckerton Dr - Irrigation, May		33.25	221,137.52
6/27/25	6/27/25	Duke Energy	18552 Mentmore Blvd - Entry Light , June		33.25	221,104.27
6/27/25	6/27/25	Duke Energy	19069 Lake Patience Rd - Entry Light, June		33.25	221,071.02
6/27/25	6/27/25	Duke Energy	18108 Mentmore Blvd - Entry Light, June		33.25	221,037.77
6/27/25	6/27/25	Duke Energy	3440 Buckinghamshire Blvd - Entry Light, June		33.25	221,004.52
6/27/25	6/27/25	Duke Energy	19135 Manassas Dr - Sign Lights, June		33.26	220,971.26
6/27/25	6/27/25	Duke Energy	18933 Chislehurst Dr - Irrigation, June		44.11	220,927.15
6/27/25	6/27/25	Duke Energy	3936 Buckinghamshire Drive - Irrigation, June		85.32	220,841.83
6/27/25	6/27/25	Duke Energy	3882 SUNLAKE BLVD SIGN, June		94.69	220,747.14
6/27/25	6/27/25	Duke Energy	18661 State Road 54, June		100.27	220,646.87
6/27/25	6/27/25	Duke Energy	18636 Mentmore Blvd - CH Main Buildi, June		151.74	220,495.13
6/27/25	6/27/25	Duke Energy	3332 Sun Lake Blvd - Fountain June		245.89	220,249.24
6/27/25	6/27/25	Duke Energy	18433 Mentmore Blvd - Irrigation, June		267.80	219,981.44
6/27/25	6/27/25	Duke Energy	18636 Mentmore Blvd - Splash, June		301.68	219,679.76
6/27/25	6/27/25	Duke Energy	18933 Mentmore Blvd - Sign Lights, June		1,446.59	218,233.17
6/30/25				1,600.00	115,962.75	218,233.17

EXHIBIT 9

[RETURN TO AGENDA](#)



# **Concord Station Community Development District**

## **Summary Financial Statements (Unaudited)**

**July 31, 2025**

**Concord Station**  
**Balance Sheet**  
**July 31, 2025**

	<u>General Fund</u>	<u>Reserve Fund</u>	<u>Debt Srv Fund</u>	<u>Total</u>
<b>1 <u>Assets:</u></b>				
2 Cash - Operating Account	\$ -	\$ -	\$ -	-
3 Cash - Restricted Cash	-	-	-	-
4 Cash - Operating Account Southstate	75,446	-	-	75,446
5 Cash - Money Market Account	1,818,022	752,056	-	2,570,079
6 Cash - Operating (Square)	2,865	-	-	2,865
7 Debit Card	4,664	-	-	4,664
8 Investments:				
9 Revenue Trust Fund	-	-	439,246	439,246
10 Interest Fund	-	-	-	-
11 Debt Service Reserve Fund	-	-	917,982	917,982
12 Prepayment Fund	-	-	1,116	1,116
13 Accounts Receivable	1,030	-	-	1,030
14 On-Roll Assessments Receivable	-	-	-	-
15 Due from Other Funds	-	-	42,329	42,329
16 Deposits	6,591	-	-	6,591
17 Prepaid Items	-	-	-	-
<b>18 Total Assets</b>	<u>\$ 1,908,618</u>	<u>\$ 752,056</u>	<u>\$ 1,400,673</u>	<u>\$ 4,061,348</u>
<b>19 <u>Liabilities:</u></b>				
20 Accounts Payable	170,078	-	-	170,078
21 Accrued Payable	39,359	-	-	39,359
22 Due to Other Funds	42,329	-	-	42,329
23 Deposits Payable	5,564	-	-	5,564
24 Deferred Revenue - On-Roll	-	-	-	-
<b>25 <u>Fund Balance:</u></b>				
26 Non-Spendable:	6,591	-	-	6,591
27 Assigned - Reserved	-	-	-	-
28 Restricted	-	685,856	1,400,673	2,086,529
28 Unassigned	922,162	-	-	922,162
29 Net Change in Fund Balance	722,535	66,200	-	788,736
<b>30 Total Liabilities &amp; Fund Balance</b>	<u>\$ 1,908,618</u>	<u>\$ 752,056</u>	<u>\$ 1,400,673</u>	<u>\$ 4,061,348</u>

**Concord Station**  
**General Fund**  
**Statement of Revenue, Expenditures and Change in Fund Balance**  
**For the Period of October 1, 2024 through July 31, 2025**

	<b>FY2025 Adopted Budget</b>	<b>FY2025 Budget Year to Date</b>	<b>FY2025 Actual Year to Date</b>	<b>Variance Over/(Under) Budget</b>
<b>1 Revenues:</b>				
2 Special Assessments	\$ 1,694,847	\$ 1,694,847	\$ 1,750,772	\$ 55,925
3 Tax Roll for Transfer to Reserve Fund	50,000	-	-	-
4 Fund Balance Forward	400,000	400,000	400,000	
5 Interest Income	-	-	89,363	89,363
6 Clubhouse Rentals	-	-	10,932	10,932
7 Fees for Fence Project	-	-	-	-
8 Key/Access/Transponder Revenue	-	-	5,943	5,943
9 Miscellaneous Revenue	-	-	1,795	1,795
<b>10 Total Revenues</b>	<b>2,144,847</b>	<b>2,094,847</b>	<b>2,258,805</b>	<b>163,958</b>
11				
<b>12 Expenditures:</b>				Variance (Over) / Under
<b>13 Financial &amp; Administrative</b>				
14 Supervisor Compensation	13,000	10,833	12,800	(1,967)
15 Administrative Services	3,000	2,500	2,250	250
16 District Management	35,000	29,167	29,150	17
17 District Engineer	30,000	25,000	24,850	150
18 Assessment Roll	2,500	2,083	2,083	(0)
19 Financial & Revenue Collections	2,500	2,083	2,083	(0)
20 Accounting Services	16,000	13,333	13,333	(0)
21 Auditing Services	5,000	3,600	3,600	-
22 Miscellaneous Mailings	1,500	1,500	1,805	(305)
23 Public Officials Liability Insurance	3,215	3,215	3,215	-
24 Bank Fees	800	800	1,256	(456)
25 Dues, Licenses & Fees	175	175	1,981	(1,806)
26 Legal Advertising	1,500	1,250	871	379
27 Tax Collector/Property Appraiser Fee	150	150	2,944	(2,794)
28 ADA Website Compliance	2,015	1,515	1,515	-
29 Website Hosting, Maintenance & Backup	1,500	417	441	(24)
30 District Counsel	30,000	30,000	49,087	(19,087)
<b>31 Total Financial &amp; Administrative</b>	<b>147,855</b>	<b>127,621</b>	<b>153,265</b>	<b>(25,644)</b>
32				
<b>33 Debt Administration</b>				
34 Dissemination Agent	5,000	4,167	4,167	-
35 Trustee Fees	6,000	5,432	5,432	-
36 Arbitrage Rebate Calculation	500	-	-	-
<b>37 Total Debt Administration</b>	<b>11,500</b>	<b>9,599</b>	<b>9,599</b>	<b>-</b>
38				
<b>39 Security Operations</b>				
40 Off Duty Deputy	132,802	110,668	118,766	(8,098)
<b>41 Total Security Operations</b>	<b>132,802</b>	<b>110,668</b>	<b>118,766</b>	<b>(8,098)</b>
42				
<b>43 Electric Utility Services</b>				
44 Utility Services	16,000	13,333	12,539	794
45 Utility - Recreation Facilities	32,000	26,667	22,164	4,503
46 Utility - Streetlights	106,000	88,333	97,317	(8,984)
<b>47 Total Electric Utility Services</b>	<b>154,000</b>	<b>128,333</b>	<b>132,019</b>	<b>(3,686)</b>
48				
<b>49 Garbage/Solid Waste Control Services</b>				
50 Solid Waste Assessment	900	900	1,399	(499)
51 Garbage - Recreation Facilities	1,040	1,040	1,068	(28)
<b>52 Total Garbage/Solid Waste Control Services</b>	<b>1,940</b>	<b>1,940</b>	<b>2,467</b>	<b>(527)</b>

**Concord Station**  
**General Fund**  
**Statement of Revenue, Expenditures and Change in Fund Balance**  
**For the Period of October 1, 2024 through July 31, 2025**

53				
54	<b>Water-Sewer Combination Services</b>			
55	Utility - Recreation Facilities	12,000	10,000	6,820
56	<b>Total Water-Sewer Combination Services</b>	<b>12,000</b>	<b>10,000</b>	<b>6,820</b>
57				
58	<b>Stormwater Control</b>			
59	Pest Control	3,500	2,917	-
60	Aquatic Maintenance	110,676	92,230	92,230
61	Lake/Pond Bank Maintenance & Repair	20,000	16,667	-
62	Stormwater Assessments	2,000	-	-
63	Wetland Monitoring & Maintenance	-	-	-
64	Fountain Service Repair & Maintenance	4,500	3,750	1,308
65	Acquatic Plant Replacement	2,500	-	-
66	Stormwater System Maintenance	2,500	-	-
67	Wetland Invasive Areas Maintenance	2,500	-	-
68	<b>Total Stormwater Control</b>	<b>148,176</b>	<b>115,564</b>	<b>93,538</b>
69				
70	<b>Other Physical Environment</b>			
71	Property Insurance	32,361	32,361	34,223
72	General Liability Insurance	3,596	3,596	3,596
73	Entry & Walls Maintenance & Repair	5,000	-	-
74	Landscape Maintenance	253,040	210,867	241,525
75	Well Maintenance	500	-	-
76	Landscape - Fertilizer	18,800	15,667	6,267
77	Landscape Replacement Plants, Shrubs, Trees	15,000	12,500	3,460
78	Landscape Inspection Services	-	-	-
79	Fire Ant Treatment	7,600	-	-
80	Holiday Decorations	35,000	-	-
81	Landscape - Pest Control/OTC Injections	2,400	-	-
82	Landscape - Mulch	45,238	34,375	34,375
83	Landscape - Annuals/Flowers	8,800	6,105	6,105
84	Landscape - Pest Control	2,000	2,000	2,392
85	Irrigation Repair	30,000	30,000	43,682
86	Rust Prevention	15,000	12,500	12,485
87	<b>Total Other Physical Environment</b>	<b>474,335</b>	<b>359,971</b>	<b>388,109</b>
88				
89	<b>Road &amp; Street Facilities</b>			
90	Roadway Repair & Maintenance	5,000	-	-
91	<b>Total Road &amp; Street Facilities</b>	<b>5,000</b>	<b>-</b>	<b>-</b>
92				
93	<b>Parks &amp; Recreation</b>			
94	Management Contract	12,000	10,000	3,000
95	Contracted Employee Salaries	205,000	170,833	190,254
96	Clubhouse Maintenance & Repair	27,000	22,500	25,895
97	Gate Maintenance & Repair	1,000	1,000	4,763
98	Computer Support, Maintenance & Repair	2,000	1,667	627
99	Fitness Equipment Maintenance & Repair	17,000	14,167	913
100	Clubhouse Facility Janitorial Services	9,600	9,600	13,538
101	Clubhouse Facility Janitorial Supplies	10,000	8,333	896
102	Pool Service Contract	27,600	23,000	23,000
103	Security System Monitoring Services & Maintenance	3,000	3,000	4,855
104	Facility A/C & Heating Maintenance & Repair	5,000	-	-
105	Furniture Repair & Replacement	7,000	-	-
106	Pool Permits	425	-	-
107	Playground Equipment Maintenance & Repairs	2,500	2,083	481
108	Vehicle Maintenance	750	625	181



**Concord Station**  
**General Fund**  
**Statement of Revenue, Expenditures and Change in Fund Balance**  
**For the Period of October 1, 2024 through July 31, 2025**

109 Telephone, Fax & Internet	9,000	7,500	6,514	986
110 Athletic Court/Field/Playground Maintenance	2,500	2,083	196	1,887
111 Pool/Water Park/Fountain Maintenance	3,000	3,000	15,671	(12,671)
112 Pest Control & Termite Bond	1,300	1,083	572	511
113 Office Supplies	3,500	2,917	525	2,392
114 Wildlife Management Services	2,500	-	-	-
115 Dog Waste Station Supplies and Maintenance	6,000	6,000	8,496	(2,496)
116 <b>Total Parks &amp; Recreation</b>	<b>357,675</b>	<b>289,391</b>	<b>300,376</b>	<b>(10,985)</b>
117				
118 <b>Special Events &amp; Contingency</b>				
119 Clubhouse - Special Events	35,000	29,167	8,400	20,767
120 Miscellaneous Contingency	500,000	47,629	47,629	-
121 Capital Outlay	114,564	-	-	-
122 <b>Total Special Events &amp; Contingency</b>	<b>649,564</b>	<b>76,796</b>	<b>56,030</b>	<b>20,767</b>
123				
124 <b>Total Expenditures Before Other Financing Sources</b>	<b>2,094,847</b>	<b>1,229,883</b>	<b>1,260,988</b>	<b>(31,105)</b>
125				
126 <b>Total Other Financing Sources (Uses)</b>				
127 Interfund Transfer to Capital Reserve Fund	50,000	50,000	50,000	-
128 <b>Total Other Financing Sources (Uses)</b>	<b>2,144,847</b>	<b>1,279,883</b>	<b>1,310,988</b>	<b>(31,105)</b>
129				
130 Transfer In			-	
131				
132 <b>Total Excess Expenditures Over (Under) Revenues</b>	<b>-</b>	<b>814,964</b>	<b>947,817</b>	<b>132,853</b>
133				
134 <b>Fund Balance - Beginning</b>			<b>928,753</b>	
135				
136 <b>Fund Balance - Ending</b>			<b>1,876,570</b>	

**Concord Station**  
**Capital Reserve Fund**  
**Statement of Revenue, Expenditures and Change in Fund Balance**  
**For the Period of October 1, 2024 through July 31, 2025**

	FY025 Adopted Budget	FY2025 Actual Year to Date
1 <b><u>Revenues:</u></b>		
2 Interest Earnings	\$ -	\$ 16,200
3 Special Assessments	-	-
4 <b>Total Revenues</b>	<u>-</u>	<u>16,200</u>
5 <b><u>Expenditures:</u></b>		
6 Increase in Fund Balance	50,000	-
7 <b>Total Expenditures</b>	<u>50,000</u>	<u>-</u>
8 <b>Excess Expenditures Over (Under) Revenues</b>	<u>(50,000)</u>	<u>16,200</u>
9 <b>Other Sources (Uses)</b>		
10 Transfer In from General Fund	50,000	50,000
12 <b>Total Other Sources (Uses)</b>	<u>50,000</u>	<u>50,000</u>
Transfer Out	<u>-</u>	<u>-</u>
13 <b>Fund Balance - Beginning</b>	-	685,856
14 <b>Fund Balance - Ending</b>	<u>-</u>	<u>752,056</u>

**Concord Station**  
**Debt Service 2015A-1**  
**Statement of Revenue, Expenditures and Change in Fund Balance**  
**For the Period of October 1, 2024 through July 31, 2025**

	Adopted Budget	Actual Year to Date
1 <b><u>Revenues:</u></b>		
2 Special Assessments - On-Roll, Net	\$ 1,834,650	\$ 1,838,102
3 Prepayment Revenue	-	-
4 Interest	-	51,829
5		
6 <b>Total Revenues</b>	<b>1,834,650</b>	<b>1,889,931</b>
7		
8		
9 <b><u>Expenditures:</u></b>		
10		
11 Debt Service Obligation , Net	1,834,650	2,015,907
18		
19 <b>Total Expenditures</b>	<b>1,834,650</b>	<b>2,015,907</b>
20		
21 <b>Excess Expenditures Over (Under) Revenues</b>	<b>-</b>	<b>(125,976)</b>
22		
23 <b><u>Other Sources (Uses)</u></b>		
24 Transfer In	-	-
25 Transfer Out	-	-
26 <b>Total Other Sources (Uses)</b>	<b>-</b>	<b>-</b>
27		
28 <b>Fund Balance - Beginning</b>	<b>-</b>	<b>1,526,650</b>
29		
30 <b>Fund Balance - Ending</b>	<b>-</b>	<b>1,400,674</b>

Concord Station  
Balance Sheet  
July 31, 2025

Balance per Bank Statement	\$	88,653.24
Plus: Deposits in Transit		-
Less: Outstanding Checks		(13,966.49)
	\$	<u>74,686.75</u>
Beginning Balance		218,233.17
Receipts		208,840.27
Disbursements		(352,386.69)
<b>Balance per Book</b>	\$	<u><b>74,686.75</b></u>

# Concord Station Check Register FY2025

Date	Check #	Payee	Deposit	Deposit	Disbursement	Balance
<b>9/30/24</b>		<b>Balance</b>		-	-	<b>236,077.53</b>
10/01/2024	100127ACH	Bright House Networks	18636 MENTMORE BOULEVARD, 09/14/2024 through 101324		721.21	235,356.32
10/02/2024	100224ACH	Duke Energy	(576) 10920 STATE ROAD 54 - Sign Lights, Aug 3 - Sep 4		5,702.36	229,653.96
10/03/2024	100324ACH	Duke Energy	Reference: 0000 Trinity Cottage Dr. Aug 10 - Sep 11		1,083.05	228,570.91
10/04/2024	100220	Breeze Connected, LLC, CDD	Invoice: 4074 (Reference: Professional Management Services, Amenity/Field Service. )		22,583.00	205,987.91
10/04/2024	100221	Florida Brothers Maintenance & Repair	Invoice: 1195 (Reference: Janitorial Cleaning. )		1,482.00	204,505.91
10/04/2024	100222	Total Plumbing Solutions, Inc	Invoice: 189765 (Reference: Perform camera inspection of main line. )		725.00	203,780.91
10/15/2024	101524ACH	ADT Security Services	18636 Mentmore Boulevard, Land O' Lakes, Florida 34638, Oct 13 - Nov 12, 2024		56.38	203,724.53
10/16/2024	100224	RedTree Landscape Systems	Invoice: 19236 (Reference: Landscaping Construction. )		34,375.00	169,349.53
10/16/2024	100225	Suncoast Pool Service	Invoice: 10628 (Reference: Swimming Pool Service. )		2,300.00	167,049.53
10/16/2024	100226	ECS Integrations	Invoice: 102177 (Reference: Camera Management. )		750.00	166,299.53
10/16/2024	100227	Solitude Lake Management	Invoice: PS1115216 (Reference: Annual Maintenance, October Billing 10/1/2024 - 10/31/2024.		9,223.00	157,076.53
10/16/2024	100228	Fitness Logic	Invoice: 120581 (Reference: QUARTERLY General Maintenance and cleaning of all equipment.		165.00	156,911.53
10/21/2024	102124ACH	Pasco County Utilities Services Branch	3662 BUCKINGHAMSHIRE DR, 8/16/2024 to 9/16/2024		10.44	156,901.09
10/21/2024	102124ACH1	Pasco County Utilities Services Branch	19322 UMBERLAND PLACE, 8/16/2024 to 9/16/2024		40.05	156,861.04
10/21/2024	102124ACH3	Pasco County Utilities Services Branch	18636 MENTMORE BOULEVARD, 8/16/2024 to 9/16/2024		405.05	156,455.99
10/21/2024	100229	Suncoast Rust Control, Inc.	Invoice: 07463 (Reference: Monthly rust control service and solution. )		1,135.00	155,320.99
10/22/2024	10222ACH1	WASTE MANAGEMENTINC.OF FLORIDA, INC.	Service Period: 10/01/24-10/31/24		104.79	155,216.20
10/22/2024	WIRE	Egis Insurance Advisors LLC	Reference: Policy #100124607 10/01/2024-10/01/2025 Florida Insurance Alliance. https://		41,034.00	114,182.20
10/24/2024	102424ACH	Duke Energy	3882 SUNLAKE BLVD SIGN, Sep 4 - Oct 1		30.80	114,151.40
10/24/2024	102424ACH1	Duke Energy	3869 Sunlake Blvd - Sign Irrigation, Sep 4 - Oct 1		30.80	114,120.60
10/24/2024	102424ACH2	Duke Energy	19135 Manassas Dr - Sign Lights, Sep 4 - Oct 1		30.80	114,089.80
10/24/2024	102424ACH3	Duke Energy	19109 Mentmore Blvd - Entry Wall Light, Sep 4 - Oct 1		30.80	114,059.00
10/24/2024	102424ACH4	Duke Energy	18933 Mentmore Blvd - Sign Lights, Sep 4 - Oct 1		1,238.93	112,820.07
10/24/2024	102424ACH5	Duke Energy	18636 Mentmore Blvd - Clubhouse / Pool, Sep 4 - Oct 1		1,786.01	111,034.06
10/24/2024	102424ACH6	Duke Energy	18108 Mentmore Blvd - Entry Light, Sep 4 - Oct 1		30.80	111,003.26
10/24/2024	102424ACH7	Duke Energy	Reference: 3444 TUCKERTON DR Sep 4 - Oct 1		30.80	110,972.46
10/24/2024	102424ACH8	Duke Energy	3440 Buckinghamshire Blvd - Entry Light, Sep 4 - Oct 1		30.80	110,941.66
10/24/2024	102424ACH9	Duke Energy	18552 Mentmore Blvd - Entry Light, Sep 4 - Oct 1		30.80	110,910.86
10/24/2024	102424ACH10	Duke Energy	18230 Snowdonia Drive - Entry Light, Sep 4 - Oct 1		30.80	110,880.06
10/24/2024	102424ACH11	Duke Energy	19069 Lake Patience Rd - Entry Light, Sep 4 - Oct 1		30.80	110,849.26
10/24/2024	102424ACH12	Duke Energy	3753 Tuckerton Dr - Irrigation, Sep 4 - Oct 1		33.03	110,816.23
10/24/2024	102424ACH13	Duke Energy	18661 State Road 54, Sep 4 - Oct 1		51.49	110,764.74
10/24/2024	102424ACH14	Duke Energy	3936 Buckinghamshire Drive - Irrigation, Sep 4 - Oct 1		64.24	110,700.50
10/24/2024	102424ACH15	Duke Energy	3332 Sun Lake Blvd - Fountain, Sep 4 - Oct 1		139.78	110,560.72
10/24/2024	102424ACH16	Duke Energy	18433 Mentmore Blvd - Irrigation, Sep 4 - Oct 1		144.92	110,415.80
10/24/2024	102424ACH17	Duke Energy	18636 Mentmore Blvd - Splash, Sep 4 - Oct 1		263.99	110,151.81
10/24/2024	102424ACH18	Duke Energy	18933 Chislehurst Dr - Irrigation, Sep 4 - Oct 1		300.94	109,850.87
10/24/2024	102424ACH19	Duke Energy	18636 Mentmore Blvd - CH Main Buildi, Sep 4 - Oct 1		143.74	109,707.13
10/28/2024	102824ACH	Duke Energy	(576) 10920 STATE ROAD 54 - Sign Lights, Sep 5 - Oct 2		5,662.78	104,044.35
10/30/2024	100232	Randal W. Griffin	Invoice: 102324BOSMTG (Reference: 10-23-24 BOS MTG. )		200.00	103,844.35
10/30/2024	100233	Angel Rivera.	Invoice: 102324BOSMTG (Reference: 10-23-24 BOS MTG. )		200.00	103,644.35
10/30/2024	100234	Grau and Associates	Invoice: 25884 (Reference: Audit FYE 09/30/2023. )		1,000.00	102,644.35
10/30/2024	100235	Breeze Connected, LLC, CDD	Invoice: 4128 (Reference: Walmart - Event, Sam's Club - Event. )		370.12	102,274.23
10/30/2024	100236	Jessica LaBarbera.	Invoice: 102324BOSMTG (Reference: 10-23-24 BOS MTG. )		200.00	102,074.23
10/30/2024	100237	Fred Berdeguez	Invoice: 102324BOSMTG (Reference: 10-23-24 BOS MTG. )		200.00	101,874.23
10/30/2024	100238	Florida Department of Commerce	Invoice: 90810 (Reference: The Annual State Fee. )		175.00	101,699.23
10/30/2024			Deposit	814.00		102,513.23
10/30/2024	103024ACH	Egis Insurance Advisors LLC	Reference: Duplicate bill - Refund received 10/30/24 Package - Add Property, Policy #10012		814.00	101,699.23
10/31/2024	103124ACH2	Bright House Networks	18636 MENTMORE BOULEVARD, 10/14/2024 through 11/3/24		721.61	100,977.62
10/31/2024	100239	Arrow Exterminators Inc	Invoice: 58955912 (Reference: Pest Control Service. )		52.00	100,925.62
10/31/2024	100240	ECS Integrations	Invoice: 102199 (Reference: Replace and test playground back gate exit button Exit button		562.50	100,363.12
10/31/2024	100241	Florida Brothers Maintenance & Repair	Invoice: 1199 (Reference: Janitorial Cleaning. )		1,482.00	98,881.12
10/31/2024	618	Pasco County Tax Collector	FY2024 Excess fees collected	16,754.00		115,635.12
10/31/2024	618	Pasco County Tax Collector	FY2024 Excess fees collected	8,587.16		124,222.28
10/31/2024	618	Pasco County Tax Collector	FY2024 Excess fees collected		8,587.16	115,635.12
10/31/2024			Funds Transfer effective date 11/04/24		1,000.00	114,635.12
<b>10/31/2024</b>				<b>26,155.16</b>	<b>147,597.57</b>	<b>114,635.12</b>
11/01/2024	100242	ATLAS DOOR REPAIR	Invoice: 14026 (Reference: INSTALL 1 PIECE OF 5/8" CLEAR INSULATED TEMPERED GLASS UNIT WI		1,254.00	113,381.12
11/04/2024	110424ACH1	Duke Energy	Reference: 0000 Trinity Cottage Dr. Sep 12 - Oct 9		1,083.05	112,298.07
11/05/2024	Wire	Egis Insurance Advisors LLC	Reference: Package - Add Property, Policy #100123607 10/01/2023-10/01/2024 Florida Insura		814.00	111,484.07
11/05/2024	623	Kazar's Electric, Inc.	To void strongroom ACH payment 100219 dated 09/25/24, returned on 11/05/24	460.00		111,944.07
11/07/2024	100243	Breeze Connected, LLC, CDD	Invoice: 4134 (Reference: Staples 10/24. ) Invoice: 4162 (Reference: Professional Manage		21,689.15	90,254.92
11/07/2024	100244	Breeze	Invoice: 19705 (Reference: Service Area CDD. )		1,000.00	89,254.92
11/07/2024	100245	Business Observer	Invoice: 24-02045P (Reference: Request for Proposal for Landscape/Irrigation Services. )		236.26	89,018.66
11/07/2024	100246	Straley Robin Vericker	Invoice: 25436 (Reference: For Professional Services Rendered Through September 30, 2024.		3,721.00	85,297.66
11/13/2024	100247	Breeze Connected, LLC, CDD	Invoice: 4190 (Reference: Fedex 11/4. )		12.44	85,285.22
11/13/2024	100248	Suncoast Rust Control, Inc.	Invoice: 07575 (Reference: Monthly rust control service and solution. )		1,135.00	84,150.22
11/14/2024	111424ACH	ADT Security Services	18636 Mentmore Boulevard, Land O' Lakes, Florida 34638, Nov 13 - Dec 12, 2024		56.38	84,093.84
11/15/2024	100249	Florida Brothers Maintenance & Repair	Invoice: 1198 (Reference: Removal of broken glass and then boarding up door for gym, afte		495.00	83,598.84
11/15/2024	111524ACH	WASTE MANAGEMENTINC.OF FLORIDA, INC.	Service Period: 11/01/24-11/30/24		104.79	83,494.05
11/15/2024	100250	Suncoast Pool Service	Invoice: 10730 (Reference: replacement pool ladder steps. ) Invoice: 10729 (Reference: r		7,965.00	75,529.05
11/15/2024	100251	Let's Plan A Party	Invoice: 3411 (Reference: Sunday Dec 8, 2024, activities. )		2,545.00	72,984.05
11/15/2024	100252	ECS Integrations	Invoice: 102223 (Reference: 50- KEY FOBS @ \$ 7.00 PER = \$ 350.00. )		350.00	72,634.05
11/20/2024	100253	MPLC	Invoice: 504431492 (Reference: MPLC Umbrella License covering the term: 02/01/2024 to 01/		1,621.80	71,012.25
11/20/2024	100254	Steadfast Environmental. LLC	Invoice: SE-25346 (Reference: Motor burnt out. )		175.00	70,837.25
11/20/2024	100255	Arrow Exterminators Inc	Invoice: 59358927 (Reference: Pest Control Service. )		52.00	70,785.25
11/21/2024	112124ACH	Pasco County Utilities Services Branch	3662 BUCKINGHAMSHIRE DR, 8/16/2024 to 9/16/2024		10.60	70,774.65
11/21/2024	112124ACH1	Pasco County Utilities Services Branch	19322 UMBERLAND PLACE, 9/16/2024 to 10/16/2024		10.60	70,764.05
11/21/2024	112124ACH2	Pasco County Utilities Services Branch	18636 MENTMORE BOULEVARD, 9/16/2024 to 10/16/2024		427.19	70,336.86
11/21/2024	Wire	American Illuminations	Reference: Concord Station CDD Holiday Decor 2024. https://clientname(FILLIN).payablesloc		2,962.50	67,374.36
11/22/2024	100256	Sitex Aquatics, LLC	Invoice: 9131-B (Reference: Quarterly Fountain Maintenance on 2 Fountains. )		375.00	66,999.36
11/22/2024	100257	Pasco City Sheriff's Office Extra-Duty Det	Invoice: ARSEP24 (Reference: September 2024. ) Invoice: AROCT24 (Reference: October 2024		22,943.42	44,055.94
11/22/2024	100258	Yellowstone Landscape	Invoice: 805547 (Reference: Remove 1 Dead & 3 Storm Uprooted Trees, L6 Tree Removal. )		1,560.00	42,495.94
11/25/2024			Funds Transfer	100,000.00		142,495.94
11/26/2024	112624ACH	Duke Energy	3869 Sunlake Blvd - Sign Irrigation, Oct 2 - Nov 1		30.80	142,465.14

11/26/2024	112624ACH1	Duke Energy	18552 Mentmore Blvd - Entry Light, Oct 2 - Nov 1	30.80	142,434.34
11/26/2024	112624ACH2	Duke Energy	19069 Lake Patience Rd - Entry Light, Oct 2 - Nov 1	30.80	142,403.54
11/26/2024	112624ACH3	Duke Energy	18108 Mentmore Blvd - Entry Light, Oct 2 - Nov 1	30.80	142,372.74
11/26/2024	112624ACH4	Duke Energy	Reference: 3444 TUCKERTON DR Oct 2 - Nov 1	30.80	142,341.94
11/26/2024	112624ACH5	Duke Energy	18636 Mentmore Blvd - CH Main Buildi, Oct 2 - Nov 1	30.80	142,311.14
11/26/2024	112624ACH6	Duke Energy	19109 Mentmore Blvd - Entry Wall Light, Oct 2 - Nov 1	30.80	142,280.34
11/26/2024	112624ACH7	Duke Energy	19135 Manassas Dr - Sign Lights, Oct 2 - Nov 1	30.80	142,249.54
11/26/2024	112624ACH8	Duke Energy	3753 Tuckerton Dr - Irrigation, Oct 2 - Nov 1	38.45	142,211.09
11/26/2024	112624ACH9	Duke Energy	18933 Mentmore Blvd - Sign Lights, Sep 4 - Oct 1	1,238.93	140,972.16
11/26/2024	112624ACH10	Duke Energy	18636 Mentmore Blvd - Clubhouse / Pool, Oct 2 - Nov 1	2,023.60	138,948.56
11/26/2024	112624ACH11	Duke Energy	18230 Snowdonia Drive - Entry Light, Nov 5, 2024	30.80	138,917.76
11/26/2024	112624ACH12	Duke Energy	3440 Buckinghamshire Blvd - Entry Light, Oct 2 - Nov 1	30.80	138,886.96
11/26/2024	112624ACH13	Duke Energy	3882 SUNLAKE BLVD SIGN, Oct 2 - Nov 1	30.80	138,856.16
11/26/2024	112624ACH14	Duke Energy	18661 State Road 54, Oct 2 - Nov 1	55.31	138,800.85
11/26/2024	112624ACH15	Duke Energy	3936 Buckinghamshire Drive - Irrigation, Oct 2 - Nov 1	69.39	138,731.46
11/26/2024	112624ACH16	Duke Energy	3332 Sun Lake Blvd - Fountain, Oct 2 - Nov 1	143.20	138,588.26
11/26/2024	112624ACH17	Duke Energy	18636 Mentmore Blvd - Splash, Oct 2 - Nov 1	168.37	138,419.89
11/26/2024	112724ACH18	Duke Energy	18933 Chislehurst Dr - Irrigation, Oct 2 - Nov 1	273.66	138,146.23
11/26/2024	112624ACH19	Duke Energy	18433 Mentmore Blvd - Irrigation, Oct 2 - Nov 1	488.80	137,657.43
11/27/2024	100259	Solitude Lake Management	Invoice: PS1122728 (Reference: November Billing 11/1/2024 - 11/30/2024. )	9,223.00	128,434.43
11/27/2024	100260	Yellowstone Landscape	Invoice: 790553 (Reference: Monthly Landscape Maintenance November 2024. )	23,504.60	104,929.83
<b>11/30/2024</b>				<b>100,460.00</b>	<b>110,165.29</b>
12/02/2024	120224ACH	Duke Energy	Reference: 0000 Trinity Cottage Dr. Oct 10 - Nov 9	1,083.05	103,846.78
12/02/2024	120524ACH	Duke Energy	(576) 10920 STATE ROAD 54 - Sign Lights, Oct 3 - Nov 4	5,653.50	98,193.28
12/02/2024	100261	Randall W. Griffin	Invoice: 112024BOS (Reference: 11-20-24 BOS MTG. )	200.00	97,993.28
12/02/2024	100262	Yellowstone Landscape Inc	Invoice: 780907 (Reference: Monthly Landscape Maintenance October 2024. )	23,504.60	74,488.68
12/02/2024	100263	Jessica LaBarbera	Invoice: 112024BOS (Reference: 11-20-24 BOS MTG. )	200.00	74,288.68
12/02/2024	100264	Marcela Cisternas	Invoice: 112024BOS (Reference: 11-20-24 BOS MTG. )	200.00	74,088.68
12/02/2024	120224ACH1	Bright House Networks	18636 MENTMORE BOULEVARD, 11/14/2024 through 12/13/24	721.61	73,367.07
12/03/2024			Funds Transfer	100,000.00	173,367.07
12/03/2024	100265	U.S. BANK	Invoice: 7482967 (Reference: Administration Fees - In Advance 09/01/2024 - 08/31/2025. )	5,926.25	167,440.82
12/04/2024	100266	Kazar's Electric, Inc.	Invoice: S 14202A (Reference: Concord Station Community Clubhouse. )	460.00	166,980.82
12/06/2024	100267	Suncoast Rust Control, Inc.	Invoice: 07684 (Reference: Monthly rust control service and solution. )	1,135.00	165,845.82
12/06/2024	100268	ECS Integrations	Invoice: 102250 (Reference: Remounted maglock front door plate and test door locking.. )	225.00	165,620.82
12/06/2024	100269	Solitude Lake Management	Invoice: PS129443 (Reference: December Billing 12/1/2024 - 12/31/2024. )	9,223.00	156,397.82
12/06/2024	100270	Florida Brothers Maintenance & Repair	Invoice: 1212 (Reference: 3 days a week Janitorial Cleaning. )	1,482.00	154,915.82
12/06/2024	100271	Business Observer	Invoice: 24-02177P (Reference: 2024/2025 Meeting Schedule. )	78.75	154,837.07
12/06/2024	100272	Suncoast Pool Service	Invoice: 10764 (Reference: Swimming Pool Service. )	2,300.00	152,537.07
12/06/2024	100273	Yellowstone Landscape Inc	Invoice: 815677 (Reference: Winter Annual Change Out Flowers/Annuals. )	4,629.60	147,907.47
12/09/2024	100274	Straley Robin Vericker	Invoice: 25594 (Reference: For Professional Services Rendered Through October 31, 2024. )	3,399.00	144,508.47
12/09/2024	100275	Randall W. Griffin	Invoice: 120624 (Reference: 4-Hour Ethics Course for Special Districts 2024. )	79.00	144,429.47
12/09/2024	100276	Moramoto-Zephyrillis	Invoice: 307939 (Reference: Car Repair. )	2,438.27	141,991.20
12/11/2024	100277	Breeze Connected, LLC	Invoice: 4225 ()	21,624.67	120,366.53
12/12/2024	100278	Business Observer	Invoice: 120224 (Reference: Meeting on 10/23/24. )	61.25	120,305.28
12/15/2024	121524ACH	ADT Security Services	18636 Mentmore Boulevard, Land O' Lakes, Florida 34638, Dec 13, 2024 - Jan 12, 2025	56.38	120,248.90
12/17/2024	100279	Breeze	Invoice: 19766 (Reference: Service Area CDD. )	1,000.00	119,248.90
12/17/2024	121724ACH19	WASTE MANAGEMENT INC.OF FLORIDA, INC.	Service Period: 12/01/24-12/31/24	104.79	119,144.11
12/20/2024	122024ACH	Pasco County Utilities Services Branch	3662 BUCKINGHAMSHIRE DR, 10/16/2024 to 11/15/2024	10.60	119,133.51
12/20/2024	122024ACH1	Pasco County Utilities Services Branch	19322 UMBERLAND PLACE, 10/16/2024 to 11/15/2024	50.69	119,082.82
12/20/2024	122024ACH2	Pasco County Utilities Services Branch	18636 MENTMORE BOULEVARD, 10/16/2024 to 11/15/2024	396.35	118,686.47
12/26/2024	122624ACH	Duke Energy	18552 Mentmore Blvd - Entry Light, Nov 2 - Dec 2	30.80	118,655.67
12/26/2024	122624ACH1	Duke Energy	18230 Snowdonia Drive - Entry Light, Nov 2 - Dec 2	30.80	118,624.87
12/26/2024	122624ACH2	Duke Energy	19135 Manassas Dr - Sign Lights, Nov 2 - Dec 2	30.80	118,594.07
12/26/2024	122624ACH3	Duke Energy	18636 Mentmore Blvd - CH Main Buildi, Nov 2 - Dec 2	30.80	118,563.27
12/26/2024	122624ACH4	Duke Energy	19109 Mentmore Blvd - Entry Wall Light, Nov 2 - Dec 2	30.80	118,532.47
12/26/2024	122624ACH5	Duke Energy	Reference: 3444 TUCKERTON DR Nov 2 - Dec 2	30.80	118,501.67
12/26/2024	122624ACH6	Duke Energy	18636 Mentmore Blvd - Clubhouse / Pool, Nov 2 - Dec 2	2,238.94	116,262.73
12/26/2024	122624ACH7	Duke Energy	3869 Sunlake Blvd - Sign Irrigation, Nov 2 - Dec 2	30.80	116,231.93
12/26/2024	122624ACH8	Duke Energy	3882 SUNLAKE BLVD SIGN, Nov 2 - Dec 2	30.80	116,201.13
12/26/2024	122624ACH9	Duke Energy	18661 State Road 54, Nov 2 - Dec 2	51.93	116,149.20
12/26/2024	122624ACH10	Duke Energy	3753 Tuckerton Dr - Irrigation, Nov 2 - Dec 2	60.88	116,088.32
12/26/2024	122624ACH11	Duke Energy	3936 Buckinghamshire Drive - Irrigation, Nov 2 - Dec 2	69.24	116,019.08
12/26/2024	122624ACH12	Duke Energy	3332 Sun Lake Blvd - Fountain, Nov 2 - Dec 2	161.43	115,857.65
12/26/2024	122624ACH13	Duke Energy	18636 Mentmore Blvd - Splash, Nov 2 - Dec 2	199.32	115,658.33
12/26/2024	122624ACH14	Duke Energy	18933 Chislehurst Dr - Irrigation, Nov 2 - Dec 2	243.91	115,414.42
12/26/2024	122624ACH15	Duke Energy	18433 Mentmore Blvd - Irrigation, Nov 2 - Dec 2	424.27	114,990.15
12/26/2024	122624ACH16	Duke Energy	3440 Buckinghamshire Blvd - Entry Light, Nov 2 - Dec 2	30.80	114,959.35
12/26/2024	122624ACH17	Duke Energy	19069 Lake Patience Rd - Entry Light, Nov 2 - Dec 2	30.80	114,928.55
12/26/2024	122624ACH18	Duke Energy	18108 Mentmore Blvd - Entry Light, Nov 2 - Dec 2	30.80	114,897.75
12/26/2024	100280	Pasco County BOCC Fire Rescue	Invoice: 2024005930 (Reference: Annual \ Periodic Inspection. )	100.00	114,797.75
12/26/2024	100281	Yellowstone Landscape Inc	Invoice: 808434 (Reference: Monthly Landscape Maintenance December 2024. )	23,504.60	91,293.15
12/26/2024	122624ACH20	Duke Energy	18933 Mentmore Blvd - Sign Lights, Nov 2 - Dec 2	1,235.96	90,057.19
12/26/2024	012625ACH	WASTE MANAGEMENT INC.OF FLORIDA, INC.	Service Period: 01/01/25-01/31/25	120.51	89,936.68
12/30/2024	100282	Arrow Exterminators Inc	Invoice: 59717499 (Reference: Pest Control Service. )	52.00	89,884.68
12/30/2024	100283	Marcela Cisternas	Invoice: 121224BOSMTG (Reference: 12-12-24 BOS MTG. )	200.00	89,684.68
12/30/2024	123024ACH	Bright House Networks	18636 MENTMORE BOULEVARD, 12/14/2024 through 1/13/25	721.61	88,963.07
12/31/2024	100284	Kevin Wagner	Invoice: 121224BOSMTG (Reference: 12-12-24 BOS MTG. )	200.00	88,763.07
<b>12/31/2024</b>				<b>100,000.00</b>	<b>116,166.76</b>
01/01/2025	010125ACH	Duke Energy	Reference: 0000 Trinity Cottage Dr. Sep 12 - Oct 9	1,078.40	87,684.67
01/02/2025	010225ACH	Duke Energy	(576) 10920 STATE ROAD 54 - Sign Lights, Nov 5 - Dec 3	5,630.34	82,054.33
01/06/2025	100285	Sitex Aquatics, LLC	Invoice: 9457-B (Reference: Quarterly Fountain Maintenance on 2 Fountains. )	382.62	81,671.71
01/06/2025	100286	Florida Brothers Maintenance & Repair	Invoice: 1209 (Reference: Hazard Cleaning. )	200.00	81,471.71
01/06/2025	100287	Breeze Connected, LLC	Invoice: 4324 (Reference: Professional Management Services, Amenity/Field Service. ) Inv	22,858.46	58,613.25
01/07/2025			Funds Transfer	100,000.00	158,613.25
01/07/2025	100288	Cintas Fire 636525	Invoice: 0F32708305 (Reference: INSPECTION. ) Invoice: 0F32707785 (Reference: INSPECTION	787.08	157,826.17
01/13/2025			Funds Transfer	2,000.00	155,826.17
01/13/2025	100289	Arrow Exterminators Inc	Invoice: 60145936 (Reference: Pest Control Service. )	52.00	155,774.17
01/13/2025	100290	ECS Integrations	Invoice: 102291 (Reference: Camera Management Access Management of CDVI. )	750.00	155,024.17
01/13/2025	100291	Pasco City Sheriff's Office Extra-Duty Det	Invoice: ARNOV24 CONCORD #2 (Reference: Nov 2024. )	11,876.59	143,147.58
01/13/2025	100292	Cintas Fire 636525	Invoice: 0F32707926 (Reference: INSPECTION. )	406.44	142,741.14
01/13/2025			Deposit	460.00	143,201.14
01/14/2025	100293	Florida Brothers Maintenance & Repair	Invoice: 1228 (Reference: 3 days a week Janitorial Cleaning. )	1,482.00	141,719.14
01/14/2025	011425ACH	ADT Security Services	18636 Mentmore Boulevard, Land O' Lakes, Florida 34638, Jan 13 - Feb 12, 2025	56.38	141,662.76



01/15/2025	100294	Business Observer	Invoice: 24-02067P (Reference: Notice of Meetings. )	67.81	141,594.95
01/17/2025	100295	Randall W. Griffin	Invoice: 010924BOSMTG (Reference: 1-9-2025 BOS MTG. )	200.00	141,394.95
01/17/2025	100296	Marcela Cisternas	Invoice: 01092025BOSMTG (Reference: 01-09-2025 BOS MTG. )	200.00	141,194.95
01/17/2025	100297	Jessica LaBarbera	Invoice: 010924BOSMTG (Reference: 01-09-2025 BOS MTG. )	200.00	140,994.95
01/17/2025	100298	Fred Berdeguez	Invoice: 01092025BOSMTG (Reference: 01-09-2025 BOS MTG. )	200.00	140,794.95
01/17/2025	100299	Kevin Wagner	Invoice: 010924BOSMTG (Reference: 01-09-2025 BOS MTG. )	200.00	140,594.95
01/17/2025	100300	ECS Integrations	Invoice: 102307 (Reference: Adjusted mag , gate is working. )	225.00	140,369.95
01/17/2025	100301	Solitude Lake Management	Invoice: PS135818 (Reference: Annual Maintenance 1/1/2025 - 1/31/2025. )	9,223.00	131,146.95
01/21/2025	012125ACH	Pasco County Utilities Services Branch	3662 BUCKINGHAMSHIRE DR, 11/15/2024 to 12/17/2024	10.60	131,136.35
01/21/2025	012125ACH1	Pasco County Utilities Services Branch	19322 UMBERLAND PLACE, 11/15/2024 to 12/17/2024	37.32	131,099.03
01/21/2025	012125ACH2	Pasco County Utilities Services Branch	18636 MENTMORE BOULEVARD, 11/15/2024 to 12/17/2024	499.15	130,599.88
01/21/2025	100302	Suncoast Rust Control, Inc.	Invoice: 07795 (Reference: Monthly rust control service and solution. )	1,135.00	129,464.88
01/21/2025	100303	Arrow Exterminators Inc	Invoice: 123124-0890 (Reference: Pest Control Service. )	52.00	129,412.88
01/21/2025	100304	Breeze	Invoice: 19945 (Reference: Service Area CDD. )	1,000.00	128,412.88
01/21/2025	100305	Straley Robin Vericker	Invoice: 25817 (Reference: For Professional Services Rendered Through November 30, 2024.	3,957.00	124,455.88
01/21/2025	100306	Yellowstone Landscape Inc	Invoice: 825007 (Reference: Monthly Landscape Maintenance January 2025. )	23,504.60	100,951.28
01/24/2025	100307	Breeze Connected, LLC	Invoice: 4355 (Reference: FedEx 1/6. )	16.99	100,934.29
01/27/2025	012725ACH	Duke Energy	19135 Manassas Dr - Sign Lights, Dec 3 - Jan 2	30.80	100,903.49
01/27/2025	012725ACH1	Duke Energy	3753 Tuckerton Dr - Irrigation, Dec 3 - Jan 2	30.80	100,872.69
01/27/2025	012725ACH2	Duke Energy	3444 TUCKERTON DR Dec 3 - Jan 2	30.80	100,841.89
01/27/2025	012725ACH3	Duke Energy	3869 Sunlake Blvd - Sign Irrigation, Dec 3 - Jan 2	30.80	100,811.09
01/27/2025	012725ACH4	Duke Energy	19109 Mentmore Blvd - Entry Wall Light, Dec 3 - Jan 2	30.80	100,780.29
01/27/2025	012725ACH5	Duke Energy	18108 Mentmore Blvd - Entry Light, Dec 3 - Jan 2	30.80	100,749.49
01/27/2025	012725ACH6	Duke Energy	18636 Mentmore Blvd - CH Main Buildi, Dec 3 - Jan 2	30.80	100,718.69
01/27/2025	012725ACH7	Duke Energy	3882 SUNLAKE BLVD SIGN, Dec 3 - Jan 2	30.80	100,687.89
01/27/2025	012725ACH8	Duke Energy	18230 Snowdonia Drive - Entry Light, Dec 3 - Jan 2	30.80	100,657.09
01/27/2025	012725ACH9	Duke Energy	3440 Buckinghamshire Blvd - Entry Light, Dec 3 - Jan 2	33.54	100,623.55
01/27/2025	012725ACH10	Duke Energy	18661 State Road 54, Dec 3 - Jan 2	40.70	100,582.85
01/27/2025	012725ACH11	Duke Energy	3936 Buckinghamshire Drive - Irrigation, Dec 3 - Jan 2	66.88	100,515.97
01/27/2025	012725ACH12	Duke Energy	3332 Sun Lake Blvd - Fountain, Dec 3 - Jan 2	147.28	100,368.69
01/27/2025	012725ACH13	Duke Energy	18636 Mentmore Blvd - Splash, Dec 3 - Jan 2	184.56	100,184.13
01/27/2025	012725ACH14	Duke Energy	18433 Mentmore Blvd - Irrigation, Dec 3 - Jan 2	200.95	99,983.18
01/27/2025	012725ACH15	Duke Energy	18933 Chislehurst Dr - Irrigation, Dec 3 - Jan 2	218.05	99,765.13
01/27/2025	012725ACH16	Duke Energy	19069 Lake Patience Rd - Entry Light, Dec 3 - Jan 2	30.80	99,734.33
01/27/2025	012725ACH17	Duke Energy	18552 Mentmore Blvd - Entry Light, Dec 3 - Jan 2	30.80	99,703.53
01/28/2025	100308	Suncoast Pool Service	Invoice: 10836 (Reference: Swimming Pool Service. )	2,300.00	97,403.53
01/28/2025	100309	Yellowstone Landscape Inc	Invoice: 830443 (Reference: Storm Clean Up: Remove or Stake Trees. )	1,900.00	95,503.53
01/31/2025	100310	Breeze Connected, LLC	Invoice: 4348 (Reference: Monthly management,Administration, Assessment services,finance re	291.65	95,211.88
01/31/2025	013125ACH	Bright House Networks	18636 MENTMORE BOULEVARD,01/01/2025 through 02/13/25	721.34	94,490.54
<b>1/31/2025</b>				<b>100,460.00</b>	<b>94,490.54</b>
02/03/2025	020325ACH	Duke Energy	Reference: 0000 Trinity Cottage Dr. Dec 10 - Jan 10	1,057.62	93,432.92
02/03/2025	020325ACH1	Duke Energy	18636 Mentmore Blvd - Clubhouse / Pool, Dec 3 - Jan 2	1,198.93	92,233.99
02/03/2025	020325ACH2	Duke Energy	18933 Mentmore Blvd - Sign Lights, Dec 3 - Jan 2	1,201.61	91,032.38
02/03/2025	100311	Pasco City Sheriff's Office Extra-Duty Det	Invoice: AR-JUL24 CONCORD (Reference: July-24. )	11,068.83	79,965.55
02/03/2025	100312	Cintas Fire 636525	Invoice: 0F32706386 (Reference: INSPECTION, ANNUAL ALARM SYSTEM,Service Charge. )	535.00	79,430.55
02/03/2025	100313	POOP 911	Invoice: CS2024 (Reference: removal of pet waste, replace can liner, and fill pick up bags	6,156.54	73,274.01
02/03/2025	100314	Grout Rhino	Invoice: 012925 (Reference: Color Seal-Almond. )	2,221.50	71,052.51
02/05/2025	020525ACH	Duke Energy	(576) 10920 STATE ROAD 54 - Sign Lights, Dec 4 - Jan 3	5,547.64	65,504.87
02/07/2025	100315	Breeze Connected, LLC	Invoice: 4388 (Reference: Dissemination-Oct-Jan. ) Invoice: 4427 (Reference: Professiona	24,125.01	41,379.86
02/10/2025	100316	Straley Robin Vericker	Reference: For Professional Services Rendered Through December 31, 2024. https://clientna	6,606.65	34,773.21
02/10/2025	100317	Schoolnow	Reference: SchoolNow CDD ADA-PDF: https://clientname(FILLIN).payableslockbox.com/DocView/	1,515.00	33,258.21
02/12/2025	100318	Pasco County BOCC Fire Rescue	Invoice: 2025000352 (Reference: Inspection Type: Reinspection. )	75.00	33,183.21
02/13/2025	100319	Jessica LaBarbera	Invoice: 020325BOSMTG (Reference: BOS MTG 2-3-25. )	200.00	32,983.21
02/13/2025	100320	Fred Berdeguez	Invoice: BOSMTG020325 (Reference: BOS MTG 2-3-25. )	200.00	32,783.21
02/13/2025	100321	Kevin Wagner	Invoice: 020325BOSMTG (Reference: bos mtg 2-03-25. )	200.00	32,583.21
02/13/2025	100322	Business Observer	Invoice: 25-00108P (Reference: Legal Advertising-Meeting Notice. )	65.63	32,517.58
02/13/2025	100323	Randall W. Griffin	Invoice: BOSMTG020325 (Reference: BOS MTG 2-3-25. )	200.00	32,317.58
02/13/2025	100324	Marcela Cisternas	Invoice: 020325BOSMTG (Reference: 02/12/25. )	200.00	32,117.58
02/14/2025	021425ACH	ADT Security Services	18636 Mentmore Boulevard, Land O' Lakes, Florida 34638, Feb 13 - Mar 12, 2025	60.33	32,057.25
02/18/2025	100325	WASTE MANAGEMENT INC.OF FLORIDA, INC.	Invoice: 1046920-1568-8 (Reference: Waste Management-Service Period: 02/01/25-02/28/25. )	120.51	31,936.74
02/18/2025	100326	Arrow Exterminators Inc	Invoice: 60506763 (Reference: Pest Control Service. )	52.00	31,884.74
02/18/2025	100327	Florida Brothers Maintenance & Repair	Invoice: 1241 (Reference: 3 days a week Janitorial Cleaning. )	1,482.00	30,402.74
02/18/2025	100328	Yellowstone Landscape Inc	Invoice: 843554 (Reference: Irrigation Inspection made on 12/23/24. )	1,000.95	29,401.79
02/19/2025	100329	Solitude Lake Management	Invoice: PS1139755 (Reference: Annual Maintenance-1/1/2025 - 2/28/2025. )	9,223.00	20,178.79
02/19/2025	100330	Tampa Print Services Inc	Invoice: 250250 (Reference: Concord Station CDD Letter-Regular Envelopes,Certificate of Ma	927.89	19,250.90
02/20/2025	100331	Suncoast Pool Service	Invoice: 10899 (Reference: Swimming Pool Service including chemical balance, debris remova	2,300.00	16,950.90
02/20/2025	100332	Fitness Logic	Invoice: 122670 (Reference: Screws,Replaced the screws on pulley selector rod on Precor FT	114.95	16,835.95
02/21/2025	100333	Fastsigns	Invoice: 265-143241 (Reference: Site Signs-Digital Vinyl Full Color -Installation. )	537.85	16,298.10
02/21/2025	022125ACH	Pasco County Utilities Services Branch	18636 MENTMORE BOULEVARD,12/17/2024 to 1/16/2025	347.43	15,950.67
02/21/2025	022125ACH1	Pasco County Utilities Services Branch	19322 UMBERLAND PLACE,12/17/2024 to 1/16/2025	37.32	15,913.35
02/24/2025	100334	LLS Tax Solutions Inc.	Invoice: 003485 (Reference: Series 2016A-1, 2016A-2 arbitrage calculation. )	500.00	15,413.35
02/24/2025	022425ACH	Pasco County Utilities Services Branch	3662 BUCKINGHAMSHIRE DR,12/17/2024 to 1/16/2025	10.60	15,402.75
02/25/2025	100335	Business Observer	Invoice: 25-00265P (Reference: Legal Advertising-Meeting Notice-Feb25,2025. )	63.44	15,339.31
02/26/2025	022625ACH	Duke Energy	3440 Buckinghamshire Blvd - Entry Light, Jan 3 - Feb 3	30.80	15,308.51
02/26/2025	022625ACH1	Duke Energy	18636 Mentmore Blvd - Clubhouse / Pool, Jan 3 - Feb 3	941.81	14,366.70
02/26/2025	022625ACH2	Duke Energy	18230 Snowdonia Drive - Entry Light, Jan 3 - Feb 3	30.80	14,335.90
02/26/2025	022625ACH3	Duke Energy	3332 Sun Lake Blvd - Fountain, Jan 3 - Feb 3	151.89	14,184.01
02/26/2025	022625ACH4	Duke Energy	18108 Mentmore Blvd - Entry Light, Jan 3 - Feb 3	30.80	14,153.21
02/26/2025	022625ACH5	Duke Energy	19069 Lake Patience Rd - Entry Light, Jan 3 - Feb 3	30.80	14,122.41
02/26/2025	022625ACH6	Duke Energy	18433 Mentmore Blvd - Irrigation, Jan 3 - Feb 3	272.89	13,849.52
02/26/2025	022625ACH7	Duke Energy	19109 Mentmore Blvd - Entry Wall Light,Jan 3 - Feb 3	30.80	13,818.72
02/26/2025	022625ACH8	Duke Energy	18552 Mentmore Blvd - Entry Light, Jan 3 - Feb 3	30.80	13,787.92
02/26/2025	022625ACH9	Duke Energy	3753 Tuckerton Dr - Irrigation, Jan 3 - Feb 3	30.80	13,757.12
02/26/2025	022625ACH11	Duke Energy	18933 Chislehurst Dr - Irrigation, Jan 3 - Feb 3	209.51	13,547.61
02/26/2025	022625ACH12	Duke Energy	19135 Manassas Dr - Sign Lights,Jan 3 - Feb 3	30.80	13,516.81
02/26/2025	022625ACH13	Duke Energy	3936 Buckinghamshire Drive - Irrigation, Jan 3 - Feb 3	68.38	13,448.43
02/26/2025	022625ACH14	Duke Energy	18661 State Road 54,Jan 3 - Feb 3	42.89	13,405.54
02/26/2025	022625ACH15	Duke Energy	18933 Mentmore Blvd - Sign Lights, Jan 3 - Feb 3	1,196.99	12,208.55
02/26/2025	022625ACH16	Duke Energy	18636 Mentmore Blvd - CH Main Buildi, Jan 3 - Feb 3	82.86	12,125.69
02/26/2025	022625ACH17	Duke Energy	3869 Sunlake Blvd - Sign Irrigation,Jan 3 - Feb 3	30.80	12,094.89
02/26/2025	022625ACH18	Duke Energy	18636 Mentmore Blvd - Splash,Jan 3 - Feb 3	183.33	11,911.56
02/26/2025	022625ACH19	Duke Energy	Reference: 3444 TUCKERTON DR,Jan 3 - Feb 3	30.80	11,880.76
02/26/2025	022625ACH20	Duke Energy	3882 SUNLAKE BLVD SIGN, Jan 3 - Feb 3	91.55	11,789.21

02/28/2025	633	Arrow Exterminators Inc	Returned strongroom ACH 100303	52.00		11,841.21
<b>02/28/25</b>				<b>52.00</b>	<b>82,701.33</b>	<b>11,841.21</b>
02/18/2025	021825ACH	WASTE MANAGEMENT INC. OF FLORIDA, INC.	Reference: DUPLICATE BILL. Waste Management-Service Period: 02/01/25-02/28/25. <a href="https://clientname">https://clientname</a>		120.51	11,720.70
02/03/2025	100314	Grout Rhino	Invoice: 012925- (Reference: Color Seal-Almond. )		-2,221.50	13,942.20
03/03/2025	100336	Straley Robin Vericker	Reference: For Professional Services Rendered Through December 31, 2024. <a href="https://clientname">https://clientname</a>		4,422.50	9,519.70
03/03/2025	030325ACH	Bright House Networks	18636 MENTMORE BOULEVARD, 02/14/2025 through 03/13/25		721.34	8,798.36
03/03/2025	030325ACH1	Duke Energy	(576) 10920 STATE ROAD 54 - Sign Lights, Jan 4 - Feb 4		5,547.64	3,250.72
03/05/2025			Funds Transfer	50,000.00		53,250.72
03/06/2025			Funds Transfer	1,795,772.68		1,849,023.40
03/06/2025	100338	Jessica LaBarbera.	Invoice: BOS0225225 (Reference: BOS MTG 2-25-25. ) Invoice: BOSMTG21325 (Reference: BOS		400.00	1,848,623.40
03/06/2025	100339	Fred Berdeguez	Invoice: BOSMTG21325 (Reference: BOS MTG 2-13-25. )		200.00	1,848,423.40
03/06/2025	100340	Kevin Wagner	Invoice: BOSMTG21325 (Reference: BOS MTG 2-13-25. )		200.00	1,848,223.40
03/06/2025	100341	Randall W. Griffin	Invoice: BOS21325 (Reference: BOS MTG 2-13-25. )		200.00	1,848,023.40
03/06/2025	100342	Marcela Cisternas	Invoice: BOSMTG21325 (Reference: BOS MTG 2-13-25. )		200.00	1,847,823.40
03/06/2025	100337	Breeze Connected, LLC	Reference: Professional Management Services, Amenity/Field Service. <a href="https://clientname">https://clientname</a> FI		21,587.54	1,826,235.86
03/07/2025	030725ACH2	Duke Energy	Reference: 0000 Trinity Cottage Dr. Jan 11 - Feb 11		1,133.22	1,825,102.64
03/10/2025	031025ACH	Concord Station CDD c/o US Bank	DS Series 2016 Tax collections due		1,804,359.84	20,742.80
03/11/2025	100343	Tampa Print Services Inc	Invoice: 250344 (Reference: Concord Station CDD Letter-Regular Envelopes, Certificate of Ma		847.89	19,894.91
03/13/2025	031325ACH	ADT Security Services	18636 Mentmore Boulevard, Land O' Lakes, Florida 34638, Mar 13 - Apr 12, 2025		60.33	19,834.58
03/17/2025	100344	Fitness Logic	Invoice: 123059 (Reference: Quarterly General Maintenance and cleaning of all equipment -		165.00	19,669.58
03/17/2025	100345	Arrow Exterminators Inc	Invoice: 61011067 (Reference: Pest Control Service-March. )		52.00	19,617.58
03/17/2025	100346	ECS Integrations LLC	Invoice: 102377 (Reference: 50 key fobs.. )		350.00	19,267.58
03/18/2025	100347	Straley Robin Vericker	Invoice: 26196 (Reference: For Professional Services Rendered Through February 28, 2025.		2,165.50	17,102.08
03/18/2025	100348	WASTE MANAGEMENT INC. OF FLORIDA, INC.	Invoice: 1061791-1568-3 (Reference: Waste Management-Service Period: 03/01/25-03/31/25. )		120.51	16,981.57
03/18/2025	031525ACH	WASTE MANAGEMENT INC. OF FLORIDA, INC.	Autopay DUPLICATE BILL. Waste Management-Service Period: 03/01/25-03/31/25		120.51	16,861.06
03/19/2025	100349	Suncoast Rust Control, Inc.	Invoice: 08012 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee		1,135.00	15,726.06
03/19/2025	100350	Mike Fasano Pasco County Tax Collector	Invoice: 24130982 (Reference: 2024 Solid Waste Disposal Assessment. )		1,068.25	14,657.81
03/24/2025			Funds Transfer	50,000.00		64,657.81
03/24/2025	100351	Solitude Lake Management	Invoice: PS1147972 (Reference: Annual Maintenance-3/1/2025 - 3/31/2025. )		9,223.00	55,434.81
03/24/2025	032425ACH	Pasco County Utilities Services Branch	18636 MENTMORE BOULEVARD, 1/16/2025 to 2/17/2025		266.07	55,168.74
03/24/2025	032425ACH1	Pasco County Utilities Services Branch	19322 UMBERLAND PLACE, 1/16/2025 to 2/17/2025		10.60	55,158.14
03/25/2025	100352	Randall W. Griffin	Invoice: 022525BOSMTG (Reference: BOS MTG 2-25-25. )		200.00	54,958.14
03/25/2025	100353	Marcela Cisternas	Invoice: 022525BOSMTG (Reference: BOS MTG 2-25-25. )		200.00	54,758.14
03/25/2025	100354	Jessica LaBarbera.	Invoice: 022525BOSMTG (Reference: BOS MTG 2-25-25. )		200.00	54,558.14
03/25/2025	100355	Fred Berdeguez	Invoice: 022525BOSMTG (Reference: BOS MTG 2-25-25. )		200.00	54,358.14
03/25/2025	100356	Kevin Wagner	Invoice: 022525BOSMTG (Reference: BOS MTG 2-25-25. )		200.00	54,158.14
03/27/2025			Funds Transfer	2,000.00		52,158.14
03/28/2025	100357	Florida Brothers Maintenance & Repair	Invoice: 1250 (Reference: 3 days a week Janitorial Cleaning. )		1,482.00	50,676.14
03/28/2025	100358	Suncoast Rust Control, Inc.	Invoice: 07934 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee		1,135.00	49,541.14
03/28/2025	032825ACH	Duke Energy	18108 Mentmore Blvd - Entry Light, Feb 4 - Mar 3		33.25	49,507.89
03/28/2025	032825ACH1	Duke Energy	19135 Manassas Dr - Sign Lights, Feb 4 - Mar 3		33.25	49,474.64
03/28/2025	032825ACH2	Duke Energy	18933 Chislehurst Dr - Irrigation, Feb 4 - Mar 3		364.49	49,110.15
03/28/2025	032825ACH3	Duke Energy	18230 Snowdonia Drive - Entry Light, Feb 4 - Mar 3		33.25	49,076.90
03/28/2025	032825ACH4	Duke Energy	3753 Tuckerton Dr - Irrigation, Feb 4 - Mar 3		33.25	49,043.65
03/28/2025	032825ACH5	Duke Energy	18636 Mentmore Blvd - Clubhouse / Pool, Feb 4 - Mar 3		1,347.07	47,696.58
03/28/2025	032825ACH6	Duke Energy	3440 Buckinghamshire Blvd - Entry Light, Feb 4 - Mar 3		33.25	47,663.33
03/28/2025	032825ACH7	Duke Energy	3882 SUNLAKE BLVD SIGN, Feb 4 - Mar 3		190.98	47,472.35
03/28/2025	032825ACH8	Duke Energy	Reference: 3444 TUCKERTON DR, Feb 4 - Mar 3		33.25	47,439.10
03/28/2025	032825ACH9	Duke Energy	18636 Mentmore Blvd - Splash, Feb 4 - Mar 3		222.11	47,216.99
03/28/2025	032825ACH10	Duke Energy	3869 Sunlake Blvd - Sign Irrigation, Feb 4 - Mar 3		33.25	47,183.74
03/28/2025	032825ACH11	Duke Energy	18552 Mentmore Blvd - Entry Light, Feb 4 - Mar 3		33.25	47,150.49
03/28/2025	032825ACH12	Duke Energy	18638 Mentmore Blvd - CH Main Build, Feb 4 - Mar 3		33.25	47,117.24
03/28/2025	032825ACH13	Duke Energy	19109 Mentmore Blvd - Entry Wall Light, Feb 4 - Mar 3		33.24	47,084.00
03/28/2025	032825ACH14	Duke Energy	18933 Mentmore Blvd - Sign Lights, Feb 4 - Mar 3		1,446.60	45,637.40
03/28/2025	032825ACH15	Duke Energy	18433 Mentmore Blvd - Irrigation, Feb 4 - Mar 3		357.11	45,280.29
03/28/2025	032825ACH16	Duke Energy	18661 State Road 54, Feb 4 - Mar 3		46.98	45,233.31
03/28/2025	032825ACH17	Duke Energy	19069 Lake Patience Rd - Entry Light, Feb 4 - Mar 3		33.25	45,200.06
03/28/2025	032825ACH18	Duke Energy	3936 Buckinghamshire Drive - Irrigation, Feb 4 - Mar 3		77.05	45,123.01
<b>03/31/25</b>				<b>1,895,772.68</b>	<b>1,862,490.88</b>	<b>45,123.01</b>
04/01/2025	040125ACH	Bright House Networks	18636 MENTMORE BOULEVARD, 03/14/2025 through 04/13/2025		721.34	44,401.67
04/02/2025	100360	ECS Integrations LLC	Invoice: 102397 (Reference: The screws for the rex button were loose causing it to come ap		225.00	44,176.67
04/04/2025	040425ACH	Duke Energy	3332 Sun Lake Blvd - Fountain, Feb 4 - Mar 3		166.84	44,009.83
04/04/2025	100361	Suncoast Pool Service	Invoice: 10957 (Reference: Swimming Pool Service including chemical balance, debris remova		2,300.00	41,709.83
04/07/2025	040725ACH	Duke Energy	Billing in March 2025		13,997.48	27,712.35
04/07/2025	100362	Arrow Exterminators Inc	Invoice: 61503346 (Reference: Pest Control Service-April. )		52.00	27,660.35
04/07/2025	100363	RedTree Landscape Systems	Invoice: 21229 (Reference: Irrigation repairs were performed as follows on 02/06/2025 - 38		574.54	27,085.81
04/07/2025	100364	Cintas Fire 636525	Invoice: 0F32713768 (Reference: CITY INSPECTION SUBMITTAL FEE SPRINKLER TEST & INSPECTION		270.45	26,815.36
04/08/2025	100365	ECS Integrations LLC	Invoice: 102445 (Reference: Camera Management Access Management of CDVI. )		750.00	26,065.36
04/09/2025	100366	Randall W. Griffin	Invoice: 033125bosmtg (Reference: 3-31-25 bos mtg. )		200.00	25,865.36
04/09/2025	100367	Marcela Cisternas	Invoice: 033125bosmtg (Reference: 3-31-25 bos mtg. )		200.00	25,665.36
04/09/2025	100369	Fred Berdeguez	Invoice: 033125bosmtg (Reference: 3-31-25 bos mtg. )		200.00	25,465.36
04/09/2025	100370-1	Kevin Wagner	Reference: 03/31/25 BOS MTG. <a href="https://clientname(FILLIN).payableslockbox.com/DocView/Invoi">https://clientname(FILLIN).payableslockbox.com/DocView/Invoi</a>		200.00	25,265.36
04/14/2025	041425ACH	ADT Security Services	18636 Mentmore Boulevard, Land O' Lakes, Florida 34638, Apr 13 - May 12, 2025		60.33	25,205.03
04/22/2025	042225WIRE	Grout Rhino	Reference: Color Seal-Almond. <a href="https://clientname(FILLIN).payableslockbox.com/DocView/Invo">https://clientname(FILLIN).payableslockbox.com/DocView/Invo</a>		2,221.50	22,983.53
04/23/2025	042325ACH	Pasco County Utilities Services Branch	18636 MENTMORE BOULEVARD, 2/17/2025 to 3/19/2025		396.35	22,587.18
04/23/2025	042325ACH1	Pasco County Utilities Services Branch	19322 UMBERLAND PLACE, 2/17/2025 to 3/19/2025		10.60	22,576.58
04/25/2025			Funds Transfer to fund operating account	120,000.00		142,576.58
04/28/2025	042825ACH	Duke Energy	3440 Buckinghamshire Blvd - Entry Light, Mar 3 -Apr 2		33.25	142,543.33
04/28/2025	042825ACH1	Duke Energy	18636 Mentmore Blvd - Clubhouse / Pool, Mar 3 -Apr 2		1,894.92	140,648.41
04/28/2025	042825ACH2	Duke Energy	18230 Snowdonia Drive - Entry Light, Mar 3 -Apr 2		33.25	140,615.16
04/28/2025	042825ACH3	Duke Energy	3332 Sun Lake Blvd - Fountain, Mar 3 -Apr 2		332.34	140,282.82
04/28/2025	042825ACH4	Duke Energy	18108 Mentmore Blvd - Entry Light, Mar 3 -Apr 2		33.25	140,249.57
04/28/2025	042825ACH5	Duke Energy	19069 Lake Patience Rd - Entry Light, Mar 3 -Apr 2		33.25	140,216.32
04/28/2025	042825ACH6	Duke Energy	18433 Mentmore Blvd - Irrigation, Mar 3 -Apr 2		261.15	139,935.17
04/28/2025	042825ACH7	Duke Energy	19109 Mentmore Blvd - Entry Wall Light, Mar 3 -Apr 2		33.24	139,901.93
04/28/2025	042825ACH8	Duke Energy	18552 Mentmore Blvd - Entry Light, Mar 3 -Apr 2		33.25	139,868.68
04/28/2025	042825ACH9	Duke Energy	3753 Tuckerton Dr - Irrigation, Mar 3 -Apr 2		40.87	139,827.81
04/28/2025	042825ACH10	Duke Energy	18933 Chislehurst Dr - Irrigation, Mar 3 -Apr 2		75.80	139,752.01
04/28/2025	042825ACH11	Duke Energy	19135 Manassas Dr - Sign Lights, Mar 3 -Apr 2		33.25	139,718.76
04/28/2025	042825ACH12	Duke Energy	3936 Buckinghamshire Drive - Irrigation, Mar 3 -Apr 2		78.84	139,639.92
04/28/2025	042825ACH13	Duke Energy	18661 State Road 54, Mar 3 -Apr 2		47.34	139,592.58
04/28/2025	042825ACH14	Duke Energy	18933 Mentmore Blvd - Sign Lights, Mar 3 -Apr 2		1,441.65	138,150.93
04/28/2025	042825ACH15	Duke Energy	18636 Mentmore Blvd - CH Main Build, Mar 3 -Apr 2		33.25	138,117.68

04/28/2025	042825ACH16	Duke Energy	3869 Sunlake Blvd - Sign Irrigation, Mar 3 -Apr 2	33.24	138,084.44
04/28/2025	042825ACH17	Duke Energy	18636 Mentmore Blvd - Splash, Mar 3 -Apr 2	241.37	137,843.07
04/28/2025	042825ACH18	Duke Energy	Reference: 3444 TUCKERTON DR, Mar 3 -Apr 2	33.25	137,809.82
04/28/2025	042825ACH19	Duke Energy	3882 SUNLAKE BLVD SIGN, Mar 3 -Apr 2	75.25	137,734.57

04/30/25				120,000.00	27,388.44	137,734.57
5/1/25	5/1/25	Bright House Networks	18636 MENTMORE BOULEVARD, 4/13/-5/13/25		728.05	137,006.52
5/1/25	9997	Pasco County Property Appraiser	Reference: Annual renewal fee. https://clientname(FILLIN).payableslockbox.com/DocView/InvoiceVi...		150.00	136,856.52
5/8/25	9997	Jessica LaBarbera.	Reference: BOS MTG 05/08/25		200.00	136,656.52
5/8/25	9998	Randall W. Griffin	Reference: BOS MTG 05/08/25		200.00	136,456.52
5/8/25	9997	Fred Berdeguez	Reference: BOS MTG 05/08/25		200.00	136,256.52
5/8/25	9998	Marcela Cisternas	Reference: BOS MTG 05/08/25		200.00	136,056.52
5/12/25			Funds Transfer	657.21		136,713.73
5/14/25	5/14/25	ADT Security Services	18636 Mentmore Boulevard, Land O' Lakes, Florida 34638, May		60.33	136,653.40
5/21/25	5/21/25	Pasco County Utilities Services Branch	19322 UMBERLAND PLACE, April - May		77.45	136,575.95
5/21/25	5/21/25	Pasco County Utilities Services Branch	18636 MENTMORE BOULEVARD, April May		663.40	135,912.55
5/21/25	5/21/25	Pasco County Utilities Services Branch	19322 UMBERLAND PLACE, April - May		25.24	135,887.31
5/23/25			Funds Transfer	23,252.95		159,140.26
5/29/25	5/29/25	Duke Energy	3882 SUNLAKE BLVD SIGN, May		92.52	159,047.74
5/29/25	5/29/25	Duke Energy	Reference: 3444 TUCKERTON DR, May		33.25	159,014.49
5/29/25	5/29/25	Duke Energy	18636 Mentmore Blvd - Splash, May		269.09	158,745.40
5/29/25	5/29/25	Duke Energy	3869 Sunlake Blvd - Sign Irrigation, May		33.24	158,712.16
5/29/25	5/29/25	Duke Energy	18636 Mentmore Blvd - CH Main Buildi, May		33.26	158,678.90
5/29/25	5/29/25	Duke Energy	18933 Mentmore Blvd - Sign Lights, May		1,446.59	157,232.31
5/29/25	5/29/25	Duke Energy	18661 State Road 54, May		68.94	157,163.37
5/29/25	5/29/25	Duke Energy	3936 Buckinghamshire Drive - Irrigation, May		81.00	157,082.37
5/29/25	5/29/25	Duke Energy	19135 Manassas Dr - Sign Lights, May		33.26	157,049.11
5/29/25	5/29/25	Duke Energy	18933 Chislehurst Dr - Irrigation, May		45.01	157,004.10
5/29/25	5/29/25	Duke Energy	3753 Tuckerton Dr - Irrigation, May		33.25	156,970.85
5/29/25	5/29/25	Duke Energy	18552 Mentmore Blvd - Entry Light, May		33.25	156,937.60
5/29/25	5/29/25	Duke Energy	19109 Mentmore Blvd - Entry Wall Light, May		33.24	156,904.36
5/29/25	5/29/25	Duke Energy	18433 Mentmore Blvd - Irrigation, May		290.33	156,614.03
5/29/25	5/29/25	Duke Energy	19069 Lake Patience Rd - Entry Light, May		33.25	156,580.78
5/29/25	5/29/25	Duke Energy	18108 Mentmore Blvd - Entry Light, May		33.25	156,547.53
5/29/25	5/29/25	Duke Energy	3332 Sun Lake Blvd - Fountain May		240.83	156,306.70
5/29/25	5/29/25	Duke Energy	18230 Snowdonia Drive - Entry Light, May		33.25	156,273.45
5/29/25	5/29/25	Duke Energy	18636 Mentmore Blvd - Clubhouse / Pool, May		2,000.80	154,272.65
5/29/25	5/29/25	Duke Energy	3440 Buckinghamshire Blvd - Entry Light, May		33.25	154,239.40
5/29/25			Funds Transfer		2,273,885.46	(2,119,646.06)
5/31/25			Funds Transfer	2,223,432.94		103,786.88
5/31/25	2247343.1				2281290.79	103786.88

#### New Check Register for New Southstate Account

6/4/25	ACH 6/9/25	ECS Integrations LLC	50 Key Fobs		350.00	332,595.92
6/4/25		1012 Randall W. Griffin	Reference: BOS MTG 05/28/25 Budget Workshop		200.00	332,245.92
6/4/25		1011 Randall W. Griffin	Reference: BOS MTG 05/08/25.		200.00	331,845.92
6/4/25		1013 Jessica LaBarbera.	Reference: BOS MTG 05/8/25.		200.00	331,645.92
6/4/25		1014 Jessica LaBarbera.	Reference: BOS MTG 05/28/25 Budget Workshop		200.00	331,445.92
6/4/25		1015 Kevin Wagner	Reference: BOS MTG 05/28/25. Budget workshop		200.00	331,245.92
6/4/25		1016 Fred Berdeguez	Reference: BOS MTG 05/08/25.		200.00	331,045.92
6/4/25		1017 Fred Berdeguez	Reference: BOS MTG 05/28/25. Budget Workshop		200.00	330,845.92
6/4/25		1018 Marcela Cisternas	Reference: BOS MTG 05/08/25.		200.00	330,645.92
6/4/25		1019 Marcela Cisternas	Reference: BOS MTG 05/28/25 Budget Workshop		200.00	330,445.92
6/4/25	6/4/25	Heartland Payroll	Payroll 6/4/25		6,927.98	323,517.94
6/4/25	6/4/25	Heartland Payroll	Payroll 6/4/25		2,108.35	321,409.59
6/4/25			Deposit	1,600.00		323,009.59
6/5/25	6/5/25	Bright House Networks	18636 MENTMORE BOULEVARD, 4/13-/5/13/25		728.69	322,280.90
6/10/25		1021 Sliderenu Service, LLC	Concord clubhouse splash pad repair		9,760.00	312,520.90
6/10/25		1022 Javier Magria	Reimbursement for Javier		106.50	312,414.40
6/10/25		1023 Jennifer Cain	Reimbursement		113.85	312,300.55
6/11/25		1024 Pasco Cty Sheriff's Office Extra-Duty Det			71,259.54	241,041.01
6/13/25			Funds Transfer		7,000.00	234,041.01
6/16/25	6/16/25	ADT Security Services	18636 Mentmore Boulevard, Land O' Lakes, Florida 34638, June		60.33	233,980.68
6/17/25	6/17/25	Heartland Payroll	Payroll 6/17/25		8,667.97	225,312.71
6/17/25	6/17/25	Heartland Payroll	Payroll 6/17/25		1,932.15	223,380.56
6/18/25	6/18/25	WASTE MANAGEMENT INC.OF FLORIDA,	Waste Management-Service Period: 06/1/25-6/30/25		120.51	223,260.05
6/18/25	6/18/25	Heartland Payroll	Payroll 6/18/25		162.00	223,098.05
6/18/25			Service Charge		321.16	222,776.89
6/26/25		10001 Javier Magria	Reimbursement for Javier		1,243.17	221,533.72
6/26/25	6/256/25	Heartland Payroll	Payroll 6/26/25		57.25	221,476.47
6/26/25	6/26/25	Heartland Payroll	Payroll 6/26/25		205.96	221,270.51
6/27/25	6/27/25	Duke Energy	19109 Mentmore Blvd - Entry Wall Light, June		33.24	221,237.27
6/27/25	6/27/25	Duke Energy	Reference: 3444 TUCKERTON DR, June		33.25	221,204.02
6/27/25	6/27/25	Duke Energy	3869 Sunlake Blvd - Sign Irrigation, June		33.25	221,170.77
6/27/25	6/27/25	Duke Energy	3753 Tuckerton Dr - Irrigation, May		33.25	221,137.52
6/27/25	6/27/25	Duke Energy	18552 Mentmore Blvd - Entry Light , June		33.25	221,104.27
6/27/25	6/27/25	Duke Energy	19069 Lake Patience Rd - Entry Light, June		33.25	221,071.02
6/27/25	6/27/25	Duke Energy	18108 Mentmore Blvd - Entry Light, June		33.25	221,037.77
6/27/25	6/27/25	Duke Energy	3440 Buckinghamshire Blvd - Entry Light, June		33.25	221,004.52
6/27/25	6/27/25	Duke Energy	19135 Manassas Dr - Sign Lights, June		33.26	220,971.26
6/27/25	6/27/25	Duke Energy	18933 Chislehurst Dr - Irrigation, June		44.11	220,927.15
6/27/25	6/27/25	Duke Energy	3936 Buckinghamshire Drive - Irrigation, June		85.32	220,841.83
6/27/25	6/27/25	Duke Energy	3882 SUNLAKE BLVD SIGN, June		94.69	220,747.14
6/27/25	6/27/25	Duke Energy	18661 State Road 54, June		100.27	220,646.87
6/27/25	6/27/25	Duke Energy	18636 Mentmore Blvd - CH Main Buildi, June		151.74	220,495.13
6/27/25	6/27/25	Duke Energy	3332 Sun Lake Blvd - Fountain June		245.89	220,249.24
6/27/25	6/27/25	Duke Energy	18433 Mentmore Blvd - Irrigation, June		267.80	219,981.44
6/27/25	6/27/25	Duke Energy	18636 Mentmore Blvd - Splash, June		301.68	219,679.76
6/27/25	6/27/25	Duke Energy	18933 Mentmore Blvd - Sign Lights, June		1,446.59	218,233.17
6/30/25					1,600.00	115,962.75
7/1/25		1025 Anchor Stone Management, LLC	District Management Service July		4,400.00	213,833.17
7/2/25	7/2/25	Heartland Payroll	Employee Payroll		12,645.81	201,187.36
7/3/25		1031 Suncoast Pool Service			6,900.00	194,287.36

7/7/25	1026	Randall W. Griffin	Reference: BOS MTG 06/12/25	200.00	194,087.36
7/7/25	1027	Jessica LaBarbera.	Reference: BOS MTG 06/12/25	200.00	193,887.36
7/7/25	1028	Marcela Cisternas	Reference: BOS MTG 06/12/25	200.00	193,687.36
7/7/25	1029	Kevin Wagner	Reference: BOS MTG 06/12/25.	200.00	193,487.36
7/7/25	1030	Fred Berdeguez	Reference: BOS MTG 06/12/25	200.00	193,287.36
7/9/25			Service Charge	321.16	192,966.20
7/10/25	7/10/25	Duke Energy	3440 Buckinghamshire Blvd - Entry Light, July	33.25	192,932.95
7/11/25	1032	Bandit Fitness Equipment	Fitness equipment maintenance / replacement	15,369.94	177,563.01
7/11/25	7/11/25	ADT Security Services	18636 Mentmore Boulevard, Land O' Lakes, Florida 34638, June	60.33	177,502.68
7/14/25	5001	Stantec Consulting Services Inc.		24,004.68	153,498.00
7/14/25	5003	Florida Brothers Maintenance & Repair	Reference: 3 days a week Janitorial Cleaning Total for 156 Days in total for the year	1,482.00	152,016.00
7/15/25	5004	Suncoast Rust Control, Inc.		3,405.00	148,611.00
7/15/25	5005	Pasco Cty Sheriff's Office Extra-Duty Det		11,876.59	136,734.41
7/15/25	5006	Solitude Lake Management	Jun-25 5464	18,446.00	118,288.41
7/15/25	5007	Arrow Exterminators Inc	Reference: Pest Control Service-May . <a href="https://clientname(FILLIN).payableslockbox.com/DocView/In...">https://clientname(FILLIN).payableslockbox.com/DocView/In...</a>	52.00	118,236.41
7/15/25	5008	Grau and Associates		3,600.00	114,636.41
7/15/25	5009	Straley Robin Vericker	For Professional Services Rendered Through May 31, 2025.	7,268.40	107,368.01
7/15/25	5010	Mike Fasano Pasco County Tax Collector	Postage	552.23	106,815.78
7/15/25	5011	Advanced Pressure Washing Solutins IN	Pressure washing - roof	1,350.00	105,465.78
7/15/25			Deposit	5,812.38	111,278.16
7/16/25	5012	RedTree Landscape Systems		177,961.13	(66,682.97)
7/17/25	071725sach1	Duke Energy	Reference: 0000 Trinity Cottage Dr.	3,587.65	(70,270.62)
7/17/25	7/17/25	Heartland Payroll	Employee Payroll	11,720.55	(81,991.17)
7/18/25	7/18/25	WASTE MANAGEMENT INC. OF FLORIDA,	Waste Management-Service Period: July	120.51	(82,111.68)
7/21/25	072125sach	Pasco County Utilities Services Branch	19322 UMBERLAND PLACE,	113.53	(82,225.21)
7/21/25	072125sach2	Pasco County Utilities Services Branch	18636 MENTMORE BOULEVARD,	649.77	(82,874.98)
7/22/25	5013	Kevin Wagner	Reference: BOS MTG 7/10/25	200.00	(83,074.98)
7/22/25	5014	Marcela Cisternas	Reference: BOS MTG 7/10/25	200.00	(83,274.98)
7/22/25	5017	Jessica LaBarbera.	Reference: BOS MTG 07/10/25	200.00	(83,474.98)
7/22/25	5018	Randall W. Griffin	Reference: BOS MTG 07/10/25	200.00	(83,674.98)
7/22/25			Funds Transfer	103,027.89	19,352.91
7/22/25			Funds Transfer	100,000.00	119,352.91
7/24/25	072425sach	Duke Energy	3882 SUNLAKE BLVD SIGN, May	102.79	119,250.12
7/24/25	072425sach1	Duke Energy	Reference: 3444 TUCKERTON DR, May	33.26	119,216.86
7/24/25	072425sach3	Duke Energy	18636 Mentmore Blvd - Splash,	287.10	118,929.76
7/24/25	072425sach4	Duke Energy	3869 Sunlake Blvd - Sign Irrigation	33.25	118,896.51
7/24/25	072425sach6	Duke Energy	18636 Mentmore Blvd - CH Main Buildi	186.30	118,710.21
7/24/25	072425sach7	Duke Energy	18933 Mentmore Blvd - Sign Lights	1,446.59	117,263.62
7/24/25	072425sach8	Duke Energy	18661 State Road 54	91.99	117,171.63
7/24/25	072425sach9	Duke Energy	3936 Buckinghamshire Drive - Irrigation	79.01	117,092.62
7/24/25	072425sach10	Duke Energy	19135 Manassas Dr - Sign Lights	33.25	117,059.37
7/24/25	072425sach11	Duke Energy	18933 Chislehurst Dr - Irrigation	40.15	117,019.22
7/24/25	072425sach12	Duke Energy	3753 Tuckerton Dr - Irrigation	33.25	116,985.97
7/24/25	072425sach13	Duke Energy	18552 Mentmore Blvd - Entry Light	33.25	116,952.72
7/24/25	072425sach14	Duke Energy	19109 Mentmore Blvd - Entry Wall Light	33.24	116,919.48
7/24/25	072425sach15	Duke Energy	18433 Mentmore Blvd - Irrigation	241.91	116,677.57
7/24/25	072425sach16	Duke Energy	19069 Lake Patience Rd - Entry Light	33.25	116,644.32
7/24/25	072425sach17	Duke Energy	18108 Mentmore Blvd - Entry Light	33.26	116,611.06
7/24/25	072425sach18	Duke Energy	3332 Sun Lake Blvd - Fountain	222.80	116,388.26
7/24/25	072425sach19	Duke Energy	18230 Snowdonia Drive - Entry Light,	33.25	116,355.01
7/24/25	072425sach20	Duke Energy	18636 Mentmore Blvd - Clubhouse / Pool,	4,307.33	112,047.68
7/24/25	072425sach21	Duke Energy	3440 Buckinghamshire Blvd - Entry Light,	33.26	112,014.42
7/25/25	5019	Cintas Fire 636525		717.90	111,296.52
7/25/25	5020	POOP 911	Pet waste station purchase and instalation	2,339.80	108,956.72
7/25/25	5021	Kilinski Van Wyk PLLC	Legal Services	8,098.50	100,858.22
7/25/25	5022	Business Observer		142.19	100,716.03
7/28/25	072825sach	Duke Energy	(576) 10920 STATE ROAD 54 - Sign Lights,	19,222.50	81,493.53
7/31/25	7/31/25	Heartland Payroll	Employee Payroll	6,806.78	74,686.75
7/31/25				208,840.27	352,386.69
7/31/25					74,686.75

EXHIBIT 10

[RETURN TO AGENDA](#)



**MINUTES OF 08/14/2025 REGULAR MEETING  
CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Concord Station Community Development District was held Thursday, August 14, 2025 at 6:30 p.m. at the Concord Station Amenity Center, 18636 Mentmore Blvd., Land O'Lakes, Florida 34638. The public was able to listen and/or participate in-person or live via Teams conference.

**I. Call to Order / Roll Call**

The meeting was called to order by Ms. Thibault. Roll was called and a quorum was confirmed with the following

**Supervisors present:**

Jessica LaBarbera.....Board of Supervisors, Chairman  
Fred Berdeguez ..... Board of Supervisors, Assistant Secretary  
Kevin Wagner..... Board of Supervisors, Assistant Secretary  
Marcela Cisternas..... Board of Supervisors, Assistant Secretary

**Also present were:**

Patricia Thibault .....District Manager, Anchor Stone Management  
Anna Lyalina ..... District Finance, Anchor Stone Management  
Mark Looknanan, Jr. .... Amenity Manager, Concord Station CDD  
Lindsay A. Moczynski ..... District Counsel, Kilinski Van Wyk  
Greg Woodcock..... District Engineer, Stantec  
Danny Hernandez..... Amenity Supervisor, Concord Station CDD  
Alan Wilson ..... Solitude Lake Management  
Kevin Wilk ..... Solitude Lake Management  
Matt Olson ..... Irrigation, Red Tree Landscape Systems  
John Burkett..... Landscaping, Red Tree Landscape Systems  
Pete Lucadano.....Landscaping, Red Tree Landscape Systems  
Matthew Gendreau..... Resident, Concord Station CDD  
Joseph Cascio..... Vice President for Concord Station Community Association, Inc.

**Opening Remarks and Attendance Notes**

Ms. Thibault officially called the Meeting to order after confirming that quorum had been established. Present in person were Chairwoman LaBarbera, Supervisor Wagner, Supervisor Cisternas, and Supervisor Berdeguez of the Board of Supervisors. Also present were District Management Staff, District Counsel, and Amenity Team members. Chairwoman left the Meeting at 9.08P.M. after the Amenity Manager's Report discussion.

**II. Audience Comments – Agenda Items (limited to 3 minutes per individual)**

Ms. Thibault opened the floor to Audience comments. Several Residents from Wellingborough Court were back to raise concerns regarding large, mature trees planted too close to their homes and fences, emphasizing the significant root intrusion and the potential damage to both property and safety.

Mr. Steve Valencic (3878 Wellingborough Court) presented first, explaining that the large trees behind his property were encroaching on his screened pool cage and hot tub area. He noted that the root systems were extremely invasive, preventing sod installation and potentially threatening the structural integrity of his home. Mr. Valencic stressed that the trees should never have been planted in such close proximity to homes and suggested replacement with smaller species, such as magnolias.



Additional Resident comments reinforced these concerns, with photographs provided to the District Manager for distribution. Residents explained that roots extended just 33 inches from fencing in some areas, leaving little clearance for yard improvements or safe access. Concerns were raised that even if root pruning were attempted, the resulting destabilization could cause the trees to fall on homes.

Mrs. Valencic elaborated that she and her husband had resorted to manually digging out roots themselves to lay sod, underscoring the severity of the issue. She expressed worry about long-term foundation damage.

Mr. Brent Mathis (3873 Wellingborough Court) spoke next, echoing similar concerns about invasive roots impacting his property. He noted that he was considering artificial turf installation, but the tree roots made the project unfeasible. He also highlighted the long-term structural risks associated with roots advancing toward his home.

The Board acknowledged the seriousness of the concerns and noted that Mr. Looknanan and Mr. Burkett had already been engaged to analyze the issue. Both were expected to attend but were delayed. The Board deferred formal discussion pending receipt of the professional assessment and recommendations.

#### **HOA Declaration Revisions and Property Transfer Proposal**

Mr. Joe Cascio, a Vice President of the Concord Station Community Association (HOA), addressed the Board. He outlined a major revision effort underway concerning the HOA's Declaration of Covenants and associated governing documents, which were originally written by the Community's Developer.

Mr. Cascio explained that:

- The existing documents, drafted during the initial construction phases, granted broad and outdated powers to the HOA, including authority to purchase land, construct additional clubhouses, and oversee common areas. In practice, many of these responsibilities are now managed by the CDD.
- The HOA Board intends to eliminate duplicative or obsolete sections, reducing the size of the Declaration by nearly two-thirds.
- One key step in this process involves removing references to common areas from the HOA's responsibilities. To achieve this, the HOA would need to formally transfer ownership of certain parcels of land to the CDD.

Specifically, Mr. Cascio identified a tot lot parcel and an adjacent half-parcel currently maintained by the HOA. He explained that the playground equipment had reached the end of its useful life and that the Residents overwhelmingly supported reverting the parcel to open green space with a few benches. The HOA had already engaged contractors to restore the area to grass, with plans to install benches and possibly a dog waste receptacle.

Mr. Cascio proposed that the CDD accept ownership of the parcel at no cost, with the only obligation being to include it in routine landscape maintenance. He emphasized that this transfer would align legal responsibilities with current practice and simplify governance.

The Board expressed interest in the proposal but agreed with the District Counsel who noted several legal and procedural steps must be clarified first, including confirming whether the parcels fall within the CDD boundary and identifying required legal instruments for conveyance. Ms. Moczynski noted that she would coordinate with the HOA's attorney (Bush Wallace) to evaluate feasibility.

#### **Law Enforcement Coverage and Coordination**

Mr. Cascio also discussed law enforcement coverage. He noted that the HOA currently budgets approximately \$80,000 annually for extra-duty sheriff's deputies, typically assigning two officers per shift. This strategy had proven effective in deterring crime, as patrol overlap prevented offenders from exploiting single-officer blind spots.

84 He suggested coordination with the CDD to ensure comprehensive coverage, while acknowledging the need to  
85 maintain confidentiality around patrol schedules for security reasons. The Board agreed in principle that collaborative  
86 planning could enhance Community safety, provided compliance with legal restrictions on disclosure of security  
87 operations.

#### 88 **Board Discussion on HOA Matters**

89 The Supervisors thanked Mr. Cascio for his thorough presentation. Discussion followed regarding timelines and  
90 Resident approvals for the HOA's Declaration amendments. Mr. Cascio explained that amendments would require  
91 approval by at least 60–75% of Homeowners (depending on conflicting provisions in the governing documents), likely  
92 necessitating extensive outreach and door-to-door advocacy.

93 The Board also raised the possibility of providing limited assistance by posting general information about the  
94 HOA meetings on the CDD website. It was emphasized that such postings must remain strictly informational and  
95 nonpartisan.

96 Mr. Cascio concluded by reiterating that the revisions are intended to expand Resident rights (e.g., allowing sheds,  
97 clarifying rental restrictions) while reducing the HOA's structural authority. The changes, he explained, would better  
98 reflect the Community's current governance model.

#### 99 **Audience Comment Closure**

100 Following Mr. Cascio's remarks, Ms. Thibault reopened the floor for additional comments. No further comments  
101 were made in person or via Teams. Audience comments were then formally closed.

### 102 **III. Professional Vendor Presentations & Updates**

#### 103 **A. Deputy Update – Pasco County Sheriff's Office (PCS)**

104 It was also announced that the District Deputy was unable to attend due to a family emergency.

#### 105 **B. Solitude Lake Management – Waterway Inspection Report**

106 The Board next reviewed the monthly water management report. Key highlights included:

- 107 • Pond W33: Resident concerns from the prior Meeting regarding excessive growth were addressed. The site  
108 was inspected, and the vegetation observed, primarily bullrush and gulf spikerush, was identified as  
109 beneficial aquatic growth. No invasive species were present. A minor algae bloom had been treated earlier  
110 in the month and was reported as resolved.
- 111 • Pond T5: A Homeowner had recently installed a fence encroaching upon the CDD's easement, which  
112 restricts access to the pond. The installation appeared to block the maintenance access route. The matter  
113 will be investigated further, with the District Counsel reviewing easement documents and coordinating with  
114 the HOA to determine whether the installation was improperly approved. If necessary, a letter of removal  
115 will be issued.

116 The Board expressed concern regarding encroachments, emphasizing that easement access must remain  
117 unimpeded for stormwater and pond maintenance.

#### 118 **Contract Revision Proposal – Aquatic Services**

119 Mr. Wilson presented a proposed new service contract. The proposal recommended eliminating certain line items,  
120 such as laboratory water testing and monthly inspection reports, on the basis that Concord Station's ponds are now  
121 stable and do not require such intensive monitoring.

122 In exchange, the contractor offered:

- 123 • A two-year fixed contract with no annual increases.
- 124 • Continued monthly treatment services.
- 125 • A total annual cost reduction of approximately 20%, lowering the District's expense to just over \$88,000.

126 The Board Members expressed hesitation at removing inspection reports, emphasizing their importance for  
127 oversight and accountability. Several Supervisors remarked that the reports provided critical documentation of site  
128 conditions and should be retained.

129 Mr. Wilson clarified that his intent in suggesting removal of inspection reports was not to reduce services, but  
130 rather to preserve the current frequency of site visits, approximately eight visits per month, while seeking modest cost  
131 savings.

132 Several Supervisors reiterated their preference to retain the monthly inspection reports, emphasizing that the  
133 documentation provided critical oversight value. The Vendor acknowledged the Board's direction and confirmed that  
134 the reports could remain in place without difficulty.

135 The Board consensus was reached to:

- 136 • Maintain the current level of service and inspection reporting.
- 137 • Eliminate only the four pond laboratory analyses that were deemed unnecessary.
- 138 • Direct the Vendor to prepare a revised contract reflecting these adjustments, to be reviewed at the next  
139 meeting.

140 Supervisors agreed that while the District appeared satisfied with its current service level, they would revisit  
141 service frequency and scope in future contract cycles if conditions warranted.

## 142 **Consideration of Alternative Vendors**

143 A brief discussion followed regarding whether the District should solicit proposals from competing Vendors prior  
144 to renewal. It was noted that the contract does not expire until March 2026, and that the Vendor had offered revisions  
145 mid-term as a demonstration of goodwill. Several Supervisors expressed reluctance to approach other Vendors at this  
146 time, reasoning that doing so might undermine the positive relationship with the current Contractor. Instead, the Board  
147 agreed that it would be more appropriate to evaluate additional Vendors during the next formal contract cycle in March  
148 2026.

## 149 **C. Red Tree Landscape Maintenance**

### 150 **1. Red Tree Landscape Report for July 2025**

#### 151 **Tree Root Intrusion**

152 The Board next heard from RedTree Landscape, which had been asked to investigate complaints from the  
153 Residents on Wellingborough Court regarding tree root intrusions.

154 Mr. Burkett reported that:

- 155 • Several oak trees along the east side of SunLake had been planted very close to fences and property  
156 lines, resulting in visible root encroachment into yards and toward foundations.
- 157 • Roots of significant diameter, up to three-quarters of an inch, were already observed beneath fencing  
158 and near foundations.

Two potential mitigation strategies were presented:

- Root trenching and steel barriers – Using a trencher blade to sever roots and install underground steel root shields. Estimated cost: \$650 per tree (with approximately 10 trees affected).
- Tree canopy lifting (crown raising) – Elevating tree canopies to encourage upward rather than lateral growth. While this might reduce lateral root spread, it would not eliminate the issue, as oak tree roots are inherently expansive and persistent.

Mr. Burkett also acknowledged the option of complete tree removal, noting that while removal and stump grinding would halt root encroachment, it would introduce new costs and require replacement plantings under Pasco County tree replacement ordinances. It was advised that oaks, in particular, would trigger replanting obligations, though not necessarily “like-for-like” replacements of the same species or caliper.

Supervisors requested that RedTree:

- Provide a detailed written proposal outlining cost options for trenching, canopy lifting, and removal with stump grinding.
- Clarify the county’s tree replacement requirements.
- Work with District Staff and Engineer to confirm whether the trees were specifically included on the original landscape development plan, which would determine whether removal could proceed without mandated replacements.

The Board emphasized the need for clear pricing and regulatory guidance before determining whether to pursue removal, trimming, or protective barriers.

#### **Landscape Maintenance Report**

Mr. Burkett presented the monthly report and photographs documenting recent work. Crews had been addressing rapid regrowth of vines and weeds caused by summer heat and rain. A specialized product, Fusilade, had been applied selectively to shrub beds to eliminate weeds without harming ornamental plants.

Mr. Burkett explained that mowing rotations remained slightly behind schedule due to weather conditions but confirmed that all areas had been cut within the past two weeks. Crews typically reported to the shop by 6:00 a.m., with four crews deployed on Saturdays as needed. Work generally concluded between 2:30 and 4:00 p.m. to avoid heavy traffic.

#### **2. Proposal to stake (2) leaning trees at Buckinghamshire Drive Park**

Supervisors expressed concern that the cost was excessive given the scope of work (installation of stakes and ties). Consensus was to decline this proposal and explore alternative, more cost-effective options.

#### **3. Proposal to flush cut and remove debris of (3) dead trees on the south side of Mentmore Blvd and east of Sunlake Blvd.**

Supervisors noted that the trees appeared relatively small (4–6 inches in caliper, approximately 12 feet in height). There was uncertainty as to whether the location bordered apartment property or CDD-maintained pond areas. It was clarified that the CDD does maintain ponds and roadside areas along this stretch.

Nevertheless, the Board Members felt the proposal was overpriced and directed Staff to seek alternative removal solutions, including evaluation by the District Maintenance Staff.

#### **4. Proposal to flush cut and remove debris of (1) dying tree at Buckinghamshire Drive Park.**

The tree exhibited signs of decline, with a dead central candle and brittle branches. Supervisors requested that Mr. Lookanan inspect the tree personally and provide recommendations before proceeding with removal.

**5. Consideration of Proposal for Hardwood Elevation, Crown Thinning & Cleaning Proposal - \$2,750**

Supervisors questioned whether all 10 trees required service, noting that only a portion had been identified as problematic by the Residents. The matter was tabled until the next Meeting, pending further inspection by Mr. Woodcock to determine the appropriate scope of work.

**6. Status & Discussion Of Irrigation Project**

The Board then received a field update from Mr. Olson, RedTree Irrigation contractor, regarding the wire path restoration project. Mr. Olson distributed a large map showing the completed and remaining sections of the irrigation line and valve zones.

Key progress reported:

- Mr. Olson had identified and reconnected multiple valve stations, including four valves leading to the pond area.
- A major underground break beneath a roadway had been repaired by installing a new pipe, restoring flow to multiple zones.
- In total, 22 irrigation zones had been located, with approximately 20 now operational. Two final zones near the tot lot remained inactive due to insufficient time and budget during the last phase.
- The line leading toward the tot lot and adjacent open space had been capped in a way that preserved the possibility of future reconnection.
- Mr. Olson emphasized that substantial progress had been made, with the majority of the system now functioning reliably.

**Proposal for Continuation of Work**

Mr. Olson presented Proposal 377, estimated at \$9,555.07, to continue with the next phase of wire path restoration, valve reconnection, and decoder testing. He also noted that due to prior commitments from the management (a \$1,000 credit per \$10,000 of work completed), the District would effectively receive an additional \$2,000 worth of services under this phase.

Supervisors raised concerns about the lack of itemization in the proposal. They requested that all future proposals include detailed cost breakdowns of labor, materials, and valve components. Mr. Olson acknowledged this omission, apologized, and committed to revising the proposal with itemized costs.

Additionally, Supervisors requested that the verbal credit agreement be formalized in writing through an addendum to the contract, ensuring transparency and accountability.

**Clarification of Documents and Motions**

During review of the Contractor's submittals, it became clear that there had been confusion between invoices and proposals, RedTree office Staff had inadvertently created duplicative paperwork during a recent format change. This led to uncertainty about which documents represented actual proposals versus billing records.

To ensure accuracy in the record, the Board:

- Agreed that the Contractor would resubmit a corrected, itemized proposal for Proposal 377.
- Clarified that the District had already authorized approximately \$10,000 in work under a prior phase, and that the current proposal would represent a new phase of work.
- Formally moved to withdraw the previous motion (which had mistakenly approved an invoice instead of a proposal) in order to avoid administrative error.

A Motion was made and seconded to withdraw the earlier approval, and the Board unanimously agreed to await the corrected proposal before taking final action.

On a MOTION by Supervisor LaBarbera, SECONDED by Supervisor Cisternas, WITH ALL IN FAVOR, the Board agreed to await the corrected proposal before taking final action regarding Irrigation services proposals, for the Concord Station Community Development District.

Following the earlier withdrawal of the mistaken motion on Proposal 377, the Board clarified that the correct item for consideration was Proposal 373. This proposal, valued at \$10,000, was related to irrigation system repairs and continuation of the wire path project.

After discussion, a Motion was made to approve Proposal 373 contingent upon receipt of an updated, itemized pricing breakdown. The Motion was seconded and approved unanimously by the Board.

On a MOTION by Supervisor LaBarbera, SECONDED by Supervisor Berdeguez, WITH ALL IN FAVOR, the Board approved Proposal 373 for Continued Repair of the Wire Path down Mentmore Blvd to Ballantrae Blvd for \$10,000.00 contingent upon receipt of an updated, itemized pricing breakdown, for the Concord Station Community Development District.

Supervisors emphasized the need for future proposals to clearly distinguish between invoices and proposals to prevent administrative confusion. The Vendor acknowledged the oversight and agreed to resubmit corrected documents.

#### **D. District Engineering Report – Stantec Project Manager – Greg Woodcock**

##### **Finn Outdoor Ditch Paving Repair**

Scheduled for the third week of September, with contingency to move to November if weather prevents work. The contractor has agreed to hold pricing through November.

##### **ADS Stormwater Operation & Maintenance**

ADS has completed approximately 80% of scheduled stormwater repairs. The remaining 20% will be addressed in November once water levels recede sufficiently to allow access to mitered end sections. An invoice is forthcoming for review against field verifications.

##### **Resident Complaint – Fence Damage**

A Resident reported that ADS personnel allegedly damaged a fence while operating a golf cart. Mr. Woodcock is investigating and confirmed that, if ADS is found responsible, they will be required to repair the damage.

##### **Parking Lot Evaluation**

Mr. Woodcock has begun assessing the cost of resurfacing or resealing the clubhouse parking lot. He will present two options at the next meeting:

- Milling and resurfacing (preferred long-term option).
- Spray sealant (a less expensive but less durable option).

Mr. Woodcock strongly recommended milling and resurfacing, citing safety concerns with the spray sealant, particularly given heavy pedestrian traffic at the clubhouse.

#### **E. District Counsel – Kilinski Van Wyk**

##### **1. Consideration of Proposal for Employee Handbook - \$5,000**

The Board then considered an email from District Employment Counsel Mr. Herring of Sniffen & Spellman, estimating that preparation of a new employee handbook would cost approximately \$5,000, based on his hourly rate and the scope of anticipated work.



Board members expressed concern over cost efficiency and questioned whether a complete handbook needed to be drafted from scratch. Supervisor discussion revealed that both Mr. Looknanan and Ms. Thibault had already located sample employee handbooks from other Florida CDDs, which had been in effect for several years and regularly updated to reflect current state and federal law.

The Board's consensus was to:

- Develop a draft handbook internally, using existing templates and incorporating Concord Station's specific organizational chart and job descriptions established at the last meeting.
- Forward the internally developed draft to District Employment Counsel for final legal review and revision, rather than commissioning an entirely new document.
- This approach was intended to streamline the process, reduce legal costs, and ensure faster adoption of a compliant employee handbook.

#### **Process for Board Review and Attorney Input**

A detailed discussion followed on the process for review and adoption:

- Supervisors requested that once Staff compiles a draft, it should be distributed to the Board for individual review and comment.
- While acknowledging Sunshine Law restrictions, the Board agreed that individual feedback could be collected by the District Manager and consolidated into a summary sheet.
- The consolidated draft, along with Board comments, would then be presented at the September meeting for open discussion.
- Following that Meeting, the draft would be sent to the attorney for legal sufficiency review. The attorney would then provide revisions in time for the October meeting, at which point the handbook could be finalized and ratified.

District Employment Counsel will be consulted to confirm whether they are comfortable reviewing and modifying a template document rather than drafting one anew.

Supervisors reiterated that the document, being developed from existing CDD handbook templates, would likely be fewer than 30 pages, substantially shorter than some models from other districts. Given this, Board members agreed that a full \$5,000 drafting fee was unnecessary. Instead, they favored directing Counsel to perform only a review and revision, with a cost cap to protect the District from excessive billing.

After deliberation, the Board reached consensus to:

- Proceed with a "not-to-exceed" authorization of \$1,250 for the District's HR counsel to review the preliminary draft employee handbook.
- Confirm that the draft would first be completed by Mr. Looknanan then internally reviewed by Ms. Moczynski, and finally transmitted by the District Manager to Mr. Herring (Employment Counsel).
- Ensure that the reviewed document would be ready for formal Board consideration at the September meeting, with final adoption targeted for October.

On a MOTION by Supervisor LaBarbera, SECONDED by Supervisor Cisternas, WITH ALL IN FAVOR, the Board approved the not-to-exceed authorization of \$1,250 for Employment Counsel Review of the preliminary CDD Handbook, for the Concord Station Community Development District.

### **Resident Privileges Suspension – Postponement and Process Clarification**

Ms. Thibault then revisited a matter from the prior regular meeting regarding a Resident's privileges suspension. At that earlier meeting, the Board had voted to suspend a Resident's amenity privileges pending a hearing scheduled for the current meeting. However, it was determined that no return receipt had been received for the certified mail notice sent to the Resident.

Although Staff reported that the Resident's mother had acknowledged receiving the letter and had notified staff she would be unable to attend, the absence of official confirmation created procedural risk. Counsel advised postponement of the hearing until the next regular meeting to ensure due process.

The Board discussed options for notification and agreed that:

- A new certified letter should be issued, resetting the 30-day suspension period.
- The Resident's access card should be formally deactivated to reflect the suspension.
- Future notices should also be sent by email with read receipts enabled to provide an additional record of delivery.

The District may consider using FedEx with signature confirmation as an alternative to certified mail to ensure proof of receipt.

On a MOTION by Supervisor LaBarbera, SECONDED by Supervisor Wagner, WITH ALL IN FAVOR, the Board approved reissuance of the suspension notice, resetting the hearing for the next meeting, and proceeding with suspension of access privileges pending that hearing, for the Concord Station Community Development District.

### **Clarification on Job Descriptions**

During follow-up discussion, Supervisors emphasized the importance of including the standard phrasing "other duties as assigned" within all Staff job descriptions. It was noted that some of the existing materials originated from responsibilities assigned under prior management firms and would be revised. Mr. Herring will provide additional guidance to ensure that job descriptions remain sufficiently broad to accommodate operational needs while remaining legally enforceable.

## **IV. Public Hearings for the FY 2025-2026 Operating Budget**

### **A. Open the Public Hearing on the FY 2025-2026 Operating Budget**

Ms. Thibault opened the public hearing for consideration of the Fiscal Year 2025–2026 operating budget.

On a MOTION by Supervisor LaBarbera, SECONDED by Supervisor Wagner, WITH ALL IN FAVOR, the Board opened the Public Hearings for the FY 2025-2026 Operating Budget, for the Concord Station Community Development District.

### **1. Presentation of the FY 2025-2026 Operating Budget**

Ms. Thibault presented a comprehensive overview, supported by a PowerPoint presentation included under Exhibit 6, noting that the budget was balanced in compliance with Florida Statute 189, which requires revenues and carried forward balances to equal appropriations and reserves.

Highlights included:

- No increase in overall assessments compared to the prior year.
- Total budget increase of \$14,554, primarily driven by insurance adjustments and legal costs.
- District Management: Decrease of \$1,250 due to transition to the Anchor Stone contract.
- Audit Services: Increase of \$500.
- Public Officials Insurance: Increase of \$304, confirmed with carrier EGIS.

- District Counsel: Increase of \$15,000 reflecting anticipated workload.
- Debt Administration: \$12,000, a modest \$500 increase.
- Law Enforcement: Reduction to \$41,760 following termination of the Sheriff's contract, a net decrease of \$91,042; funds remain for off-duty deputies as needed.
- Utilities: Electric services at \$154,000 (flat), solid waste at \$1,940 (flat), water/sewer at \$10,000 (slightly reduced).
- Stormwater Control: \$158,337, reflecting a \$10,161 increase; potential for rollback depending on contract revisions.
- Other Physical Environment: \$487,614, a \$13,279 increase attributed to insurance and contractual adjustments. Notable line items included:
  - Property insurance Increase of \$4,800.
  - Landscape maintenance Increase of \$11,000 per contract.
  - Fertilizer and pest control line decreases based on historical use.
  - Holiday decorations Increase of \$23,280, one-time purchase.
  - Palm OTC injections Increase of \$6,500.
  - Mulch: reduction \$12,738, annual replacement only.
- Parks & Recreation: \$482,319, a \$124,644 increase, reflecting the shift to in-house staffing.
- Fitness repairs a reduction of \$12,000 due to Vision Project upgrades.
- Janitorial increases \$10,900 balanced by supply cost reallocation.
- Security system increase of \$8,700 for new cameras.
- Pool/park maintenance increase of \$3,000.
- Dog waste stations increase of \$4,000 for additional stations.
- Special Events/Contingency: Significant decrease of \$223,728 reflecting completion of Vision Project expenses in FY 2025. Remaining balances will be carried forward through budget amendment in November.
- Pond Erosion: increase of \$36,272 for ongoing erosion control projects.
- Reserves: \$50,000 allocated, consistent with GASB requirements combining general and reserve funds.

Ms. Thibault praised the Board's extensive preparation during the earlier Vision Workshop, noting that careful review of contracts and service needs made this year's budget process especially efficient.

## **2. Public Comments on the FY 2025-2026 Operating Budget**

### **Contract Abstract**

A Supervisor inquired whether the District maintains a contract abstract or summary to track renewal timelines and vendor obligations. Ms. Thibault confirmed that such a summary exists but was outdated, having been prepared by a prior management company. Management staff are currently revising the summary, focusing on long-term recurring contracts (e.g., landscaping, stormwater, rust control), rather than one-time vendors. An updated version will be circulated to the Board in advance of the next budget cycle.

## **3. Close the Public Hearing**

Hearing no further public comment, the Public hearing was closed.

On a MOTION by Supervisor LaBarbera, SECONDED by Supervisor Berdeguez, WITH ALL IN FAVOR, the Board closed the Public Hearings for the FY 2025-2026 Operating Budget, for the Concord Station Community Development District.

**B. Consideration for Adoption Resolution 2025-10, Annual Appropriation Resolution & Adopting the FY 2025–2026 Budget**

The Board then considered Resolution 2025-10, Annual Appropriation Resolution, adopting the FY 2025–2026 budget. Because reserve figures had not been populated in the draft agenda package, the motion was made to approve the Resolution including reserve numbers as reflected in the final budget document. The motion was seconded and approved unanimously.

On a MOTION by Supervisor Wagner, SECONDED by Supervisor Cisternas, WITH ALL IN FAVOR, the Board adopted Resolution 2025-10 Annual Appropriation & FY 2025-2026 Operating Budget, for the Concord Station Community Development District.

**C. Open the Public Hearing for the Levying of O&M Assessments for the FY 2025-2026 Operating Budget**

- 1. Open the Public Hearing**
- 2. Presentation of the FY 2025-2026 Assessments**
- 3. Public Comments on the FY 2025-2026 Assessments**
- 4. Close the Public Hearing**

Ms. Moczynski advised that since there was no amendment of the District's assessments, the Public Hearing for the Levying of O&M Assessments for the FY 2025-2026 Operating Budget was not required.

**D. Consideration for Adoption Resolution 2025-11, Providing for the Collection & Enforcement of Special Assessments for the Funding of the FY 2025-2026 Budget**

The Board next moved directly to adoption of Resolution 2025-11, levying and enforcing the O&M assessments for FY 2025–2026. The Resolution was unanimously approved, confirming assessment levels across the unit classifications as follows:

- 40' lots: \$2,354.07
- 50' lots: \$2,511.39
- Townhomes: \$1,725.65
- 65' lots: \$2,626.99

On a MOTION by Supervisor Wagner, SECONDED by Supervisor Berdeguez, WITH ALL IN FAVOR, the Board adopted Resolution 2025-11 Providing for the Collection & Enforcement of Special Assessments for the Funding of the FY 2025-2026 Budget, for the Concord Station Community Development District.

**V. Amenity Manager – Mark Looknanan**

**A. Presentation of the Amenity Manager Report**

Under Exhibit 9, Mr. Looknanan presented his report. He announced the hiring of a new Maintenance Technician, Mr. Juan Marcado Salas, originally from Nicaragua. Mr. Salas possesses all necessary documentation for employment eligibility in the United States. Though his English is limited, he has already proven to be a dedicated and skilled worker. Within his first four days, he had nearly completed two maintenance projects with minimal supervision. Mr. Looknanan commended Mr. Salas' strong work ethic and expressed optimism that his contributions would significantly enhance the District's Amenity and facility upkeep.

**Amenity and Event Planning Updates**

Mr. Looknanan then provided an update on upcoming community events:

**Summer Bash – August 30, 2025 (3:00 p.m. – 7:00 p.m.)**

All Staff will be on hand. Staff members will handle cooking and serving hot dogs, hamburgers, chips, and refreshments. Communication to Residents has already begun via community email blasts, with a reminder to include the event in the newsletter.

**Shredding Event – October 18, 2025 (4:00 p.m.)**

This event was carried over from earlier planning discussions in May. The cost is expected to be consistent with the prior year's expense, approximately \$1,200, based on hourly rates.

**Fall Event (October 2025) and Christmas Event (December 2025)**

Staff are coordinating details and will present final plans at upcoming meetings.

Supervisors requested confirmation that insurance coverage was in place for food service at community events. Management confirmed that such events had historically been covered without issue, but agreed to double-check with the District's insurance provider.

**Janitorial Services Contract**

Mr. Looknanan also revisited the Board's prior action on janitorial services. At the July 10th meeting, the Board had approved contracting with Blue Glass Cleaning on the condition that the company provide services two days per week and supply all necessary materials. When Blue Glass was unable to meet these conditions, Management obtained a proposal from M&G Cleaning Services at a monthly cost of \$1,400, but M&G subsequently reduced their fee to \$1,250 per month after the Board agreed to scale back service to two days per week, with in-house Staff supplementing cleaning on other days.

Because this represented a change in Vendor, the Board determined it was appropriate to formally ratify the agreement with M&G. Documentation from the July 10th meeting was reviewed to clarify the original contingencies and confirm that Blue Glass's inability to comply necessitated the Vendor switch.

Services include cleaning and disinfecting of the gym, wiping equipment, sweeping and mopping floors, cleaning mirrors, windows, and restrooms, and addressing high-touch areas. Clubhouse services cover the entry area, kitchen counters, bathrooms, and floors. The pool deck and equipment areas are specifically excluded.

The Contract also included a one-time deep cleaning charge of \$1,150, which some Supervisors considered high but ultimately accepted given the large scale of the facility and the need for a comprehensive cleaning after an extended period without professional service.

After discussion, a Motion was made and seconded to approve the revised M&G proposal at \$1,250 monthly plus the one-time deep cleaning fee. The Motion passed unanimously.

On a MOTION by Supervisor LaBarbera, SECONDED by Supervisor Wagner, WITH ALL IN FAVOR, the Board approved the revised M&G proposal at \$1,250 monthly plus the one-time deep cleaning fee of \$1,150, for the Concord Station Community Development District.

**Fitness Center Equipment**

Mr. Looknanan reported that the new cardio equipment had been delivered and installed on August 7. This included updated treadmills, ellipticals, and two additional strength machines (a stomach and a lower back unit). Equipment was rearranged to improve spacing and circulation.

During installation, however, only one of the three replacement bench pads aligned properly with its frame. The Vendor has been contacted and will return with corrected pads.

**Tennis and Basketball Courts**

Resurfacing of the tennis and basketball courts was completed on July 9. While the tennis courts were restored to a satisfactory standard, the basketball court is already showing signs of old cracks re-emerging through the surface. Mr. Looknanan has engaged the Contractor to discuss alternative resurfacing methods and potential remedies.

Supervisors directed that the invoice be bifurcated so the District pays for the tennis court portion immediately while holding back on the basketball court portion pending resolution of deficiencies.

There was also discussion of windscreens and pickleball line striping, which had been conceptually approved during earlier renovation planning but require confirmation in a formal invoice. Management will follow up with the Contractor for proper documentation.

**Monument Refurbishment**

Mr. Looknanan reported significant progress on the District's monument restoration project. With assistance from the newly hired maintenance technician, multiple monuments in the Wellington neighborhood have been cleaned and are nearing completion. The team is on track to complete the Wellington West and Longwood entrances by mid-September, after which they will proceed to other neighborhoods including Trowbridge.

Paint colors have been selected, and the first two monuments will be painted promptly to allow the lighting contractor to conduct measurements and match fixtures. The lighting contractor is expected to begin work at the clubhouse within the next two weeks, with monument lighting to follow in October.

The Club Tower monument was also discussed. Mr. Looknanan intends to climb the tower next week to conduct a personal assessment and determine whether the top portion should be removed, repaired, or replaced. A written plan will be provided once the inspection is complete.

**Security Cameras**

Ms. Thibault reminded the Board that security-related details are exempt from public record disclosures under Florida Statutes and may be discussed in shade session to avoid compromising safety. The Board acknowledged the importance of keeping specifics regarding any placement and system vulnerabilities off the public record.

**Waterford Fountain Pumps**

Mr. Looknanan reported ongoing investigation into the non-functioning fountain pumps at Waterford. Multiple vendors over the past several years, including Sci-Tek, Solitude, and possibly others, have inspected or worked on the system, but documentation has been inconsistent. Mr. Looknanan is working to determine which vendor disconnected the pump system and is seeking photographs of the control box connections prior to disconnection. While some parts remain on site, others appear to have been removed, complicating restoration. Supervisors requested further documentation and pricing for repairs before making decisions.

**Signage Update**

Mr. Looknanan confirmed that a new signage proposal had been executed earlier in the week for replacement of gym, pool, playground, and other amenity signs throughout the property.



**VI. Administrative Items**

**A. Consideration & Acceptance of the Concord Station June 2025 Unaudited Financial Statements**

The District Manager presented the June 2025 unaudited financial statements for Concord Station, noting that a minor disclosure header had been added to clarify expenditures. This item was tabled until the September meeting.

**B. Consideration for Approval - the Minutes of the Concord Station July 10, 2025 Regular Meeting**

**C. Consideration for Approval - the Minutes of the Concord Station July 29, 2025 Special Meeting**

The Board also received draft minutes from the July 10, 2025 Regular Meeting and the July 29, 2025 Special Meeting. Supervisors were invited to approve the Minutes collectively, provided no corrections were required.

Supervisor Berdeguez identified the following changes to be made:

- A correction to line 235 in the July 29th Minutes, where Supervisor's departure from the Meeting was not noted in the appropriate location.
- A name correction for a Resident who had spoken during public comments.
- Inclusion of prior Amenity Manager Mr. Magria's resignation letter in the July 10 Minutes.

The Board engaged in extended discussion regarding the circumstances of the resignation letter and broader issues related to Requests for Proposals (RFPs) and past Board actions. The conversation reflected differing perspectives on whether appropriate competitive procurement had been pursued for certain professional services contracts. Some Supervisors asserted that prior RFPs had been properly advertised and recorded in Meeting Minutes, while others expressed doubt and frustration over the availability of documentation.

Despite this disagreement, the Board ultimately acknowledged that the matter had been previously addressed and documented. Several members emphasized the importance of moving forward productively and not rehashing issues unnecessarily, while still ensuring that records are complete and accurate.

A Motion was then made to approve the minutes of July 10 and July 29, 2025 Meetings, subject to the corrections and inclusions discussed. The Motion was seconded and carried, with Supervisors LaBarbera, Cisternas, and Wagner voting aye, and Supervisor Berdeguez voting nay.

On a MOTION by Supervisor Wagner, SECONDED by Supervisor LaBarbera, WITH THREE IN FAVOR AND ONE OPPOSED [Berdeguez], the Board approved the minutes of July 10 and July 29, 2025 Regular and Special Meetings, subject to the corrections and inclusions, for the Concord Station Community Development District.

**Reflections on Board Communication and Prior Decisions**

Before closing the matter, Supervisors shared candid reflections on communication styles and the challenges of navigating disagreements in a public governance setting. Ms. Thibault emphasized that disagreements were inevitable but urged all members to maintain professional respect even during heated exchanges.

Mr. Berdeguez reiterated concerns over how management transitions had been handled when the prior firm resigned abruptly, while others clarified that the Board had acted unanimously and out of necessity given the circumstances.

It was agreed that clearer communication of concerns during votes and more explicit documentation of Supervisors' roles and responsibilities would help avoid misunderstandings in the future. The Board acknowledged that while tensions had arisen, all Members remained committed to serving the best interests of the community.

*The Chair departed the meeting at 9:08 p.m., leaving the remaining Supervisors to complete the Agenda.*

**D. Consideration for Adoption Resolution 2025-12, Setting the Annual Meeting Schedule for the Fiscal Year 2026**

The Board then considered Resolution 2025-12, establishing the Regular Meetings schedule for Fiscal Year 2026. The proposed schedule continued to set Meetings for the second Thursday of each month at 6:00 p.m. at the Clubhouse.

Discussion ensued regarding whether meetings should be held in the evenings or during daytime hours. One supervisor advocated returning to daytime meetings, citing that legislative and governmental bodies typically meet during business hours, that vendors and staff are more readily available during the day, and that evening meetings extend costs due to after-hours staff support.

Others noted that evening meetings allow Residents who work standard hours to attend or listen via conference. Board members Cisternas and Wagner emphasized that when they first ran for office, they would not have been able to serve if Meetings had been held only during the day.

A compromise was suggested, alternating between day and evening meetings, but consensus was not reached. Ultimately, a Motion was made to adopt Resolution 2025-12 as written, keeping the monthly evening meeting schedule.

The motion passed 2-1, with Supervisor Berdeguez voting nay.

On a MOTION by Supervisor Cisternas, SECONDED by Supervisor Wagner, WITH TWO IN FAVOR AND ONE OPPOSED [Berdeguez], the Board adopted Resolution 2025-12 Setting the Annual Meeting Schedule for the Fiscal Year 2026, for the Concord Station Community Development District.

**E. Consideration for Adoption Resolution 2025-13, Designating Dissemination Agent**

The Board then considered Resolution 2025-13, designating Anchor Stone Management as the District's dissemination agent. A motion was made, seconded, and adopted.

On a MOTION by Supervisor Cisternas, SECONDED by Supervisor Wagner, WITH TWO IN FAVOR AND ONE OPPOSED [Berdeguez], the Board adopted Resolution 2025-13 Designating Dissemination Agent and Anchor Stone Management, for the Concord Station Community Development District.

**VII. Other Matters to Be Introduced**

**A. Amenity - Emergency repair of Main Access Panels and 2 Surge/Battery Backup Units**

❖ **Ratification of ECS Proposal – 5 Control Panels - \$9,900**

❖ **Ratification of ECS Proposal – Surge Protectors - \$1,290**

**ECS Control Panels and Surge Protectors**

Ms. Thibault presented for ratification the emergency expenditure related to the lightning strike on August 7. Under the Chair's authority and in compliance with the District's Spending Resolution, the District executed a contract with ECS for replacement control panels and surge protectors at a cost of \$9,900 for the 5 Control Panels and \$1,290 for the Surge Protectors.

A Motion to ratify the expenditure was approved unanimously.

On a MOTION by Supervisor Cisternas, SECONDED by Supervisor Wagner, WITH ALL IN FAVOR, the Board ratified the Emergency repair of Main Access Panels (\$9,900) and 2 Surge/Battery Backup Units (\$1,290), for the Concord Station Community Development District.

**B. Consideration of Pool Proposals for Maintenance Proposals, Budget = \$27,600**

❖ **Cooper Pools - \$4,680 mo. 3x Weekly , M, W, F Annual=\$56,160**

❖ **Pool Troopers - \$4,627 mo, 5x Weekly, Annual = \$55,524**

❖ **Bandu Pools - \$4,250 mo.,3x Weekly M, W, F, Annual =\$51,000**

❖ **Bandu Pools Repair - Pool Recirculation Motor - \$8,696.09 &New Speck Pump - \$11,878.50**

**Pool Status and Vendor Concerns**

Suncoast Pools has continued routine pool cleaning since the July 3 incident, but several concerns were raised:

- The District had only just obtained a form of Certificate of Insurance, despite repeated requests.
- The Company's corporate registration status on SunBiz appeared unclear, with records showing operations under a DBA not properly documented.
- Maintenance logs, required by State regulation for commercial pools, were not consistently maintained or provided under prior management. Some logs were located in the pump room and were water-damaged and illegible.
- The District has no copy of an executed contract, only a draft document compiled by prior Counsel.

Despite these administrative deficiencies, Supervisors noted that the Vendor's pricing has been substantially lower than competitors.

To provide context, the District obtained three competitive proposals:

- Cooper Pools – \$56,160 annually
- Pool Troopers – \$55,524 annually
- Bandu Pools – \$51,000 annually

By contrast, Suncoast's annual cost is approximately \$27,600, nearly half of the alternatives.

A significant issue remains the downed pool circulation motor. Competing vendors (Bandu and Cooper) recommended full motor replacement, while Suncoast proposed replacing only the impeller, asserting the motor itself remains functional. The Amenity Manager, who has personally serviced such motors in the past, agreed that an impeller replacement may be sufficient.

The Board discussed whether to remain with the current vendor given these concerns or transition to a new contractor at nearly double the cost. While no final decision was recorded at this stage of discussion, Supervisors leaned toward addressing the immediate motor repair while continuing to evaluate long-term vendor options.

Mr. Looknanan explained that the immediate issue centered on the impeller and diffuser assembly. These components are made of plastic, and when the impeller fails, it often damages the diffuser as well. Replacement of both parts, along with the mounting plate, was therefore recommended.

Suncoast Pools' estimate (Estimate 493): \$2,745 for the replacement of the impeller, diffuser, and related gaskets, rather than a full motor replacement. Mr. Looknanan confirmed that this pricing was consistent with industry standards.

Bandu Pools' estimate: \$8,696 for a complete three-phase motor replacement with impeller, diffuser, gaskets, and mountings.

Supervisors considered how long the repair would extend the life of the current system. It was noted that results can vary: some repairs last only a short time, while others extend the equipment's life by several years. Given the significant cost difference, the Board leaned toward authorizing the impeller/diffuser repair now, while deferring full motor replacement until a later date if necessary.

A Motion was made and seconded to approve Suncoast Pools' repair proposal (Estimate 493) for \$2,745. The Motion carried unanimously.

On a MOTION by Supervisor Cisternas, SECONDED by Supervisor Wagner, WITH ALL IN FAVOR, the Board approved Suncoast Pools Proposed impeller/diffuser repair for \$2,745, for the Concord Station Community Development District.

#### **Pool Filter Grid Replacement**

Attention then turned to the filter grids that also required replacement.

Suncoast Pools' estimate (Estimate 494): \$5,856 for filter grid replacement on both left- and right-side filter banks. Supervisors raised concerns about the lack of an executed contract with Suncoast, but agreed that filter replacement was an essential repair. The Board voted unanimously to approve the \$5,856 filter grid replacement, contingent upon updating the Vendor's address in records to reflect current information.

On a MOTION by Supervisor Wagner, SECONDED by Supervisor Cisternas, WITH ALL IN FAVOR, the Board approved Suncoast Pools Proposed filter grid replacement for \$5,856, contingent upon updating the vendor's address in records to reflect current information, for the Concord Station Community Development District.

#### **VIII. District Manager**

Ms. Thibault reported no additional business items.

#### **IX. Audience Comments – New Business (limited to 3 minutes per individual)**

There were none.

#### **X. Supervisor Requests**

##### **Meeting Dynamics and Governance Roles**

During Supervisor comment, Supervisor Cisternas raised concerns about the dynamic of meetings under new Counsel, noting that the tone and moderation style had shifted from how meetings were run under prior management.

Specifically, it was observed that:

- In the past, the District Manager had acted as meeting moderator and timekeeper, guiding the Agenda and deciding whether to permit Audience input outside of the formal comment period.
- Since the transition, Counsel had become more active in moderating discussion, sometimes intervening to limit comments or redirect debate. This was perceived as Counsel stepping beyond the advisory role and edging into facilitation of the meeting itself.
- The Supervisor clarified that while legal guidance is essential, the Board answers to the District Manager as moderator and to itself, not to Counsel.

Other Board members agreed that the dynamic had shifted but noted that part of Counsel's involvement stemmed from the Board's request to help expedite lengthy meetings. They emphasized the need for balance:

- Counsel should provide legal guardrails and corrections for the record.
- The District Manager should remain the meeting moderator and facilitator.
- The Board, collectively, should decide whether to allow Residents to speak outside the formal comment section.

Ms. Moczynski responded candidly, apologizing if her interventions had overstepped. She explained that her intention had been to keep meetings efficient, to ensure the record was accurate, and to support the District Manager

when simultaneous conversations made it difficult to track the discussion. She agreed to adjust her approach in line with the Board's expectations and emphasized her respect for the Board's authority.

Ms. Thibault reaffirmed her long experience moderating meetings and stated she was fully comfortable resuming the primary facilitation role moving forward. Supervisors thanked both Ms. Thibault and Ms. Moczynski, emphasizing the importance of maintaining respectful, efficient, and balanced governance.

## **XI. Adjournment**

With all agenda items concluded and no additional reports from staff, the Chair invited any further Supervisor requests or closing remarks. Board members confirmed that no additional matters required discussion at this time.

On a MOTION by Supervisor Cisternas, SECONDED by Supervisor Wagner, WITH ALL IN FAVOR, the Board adjourned the Meeting for the Concord Station Community Development District.

*~Any individual who wishes to appeal a decision made by the Board with respect to any matter considered at this meeting is hereby advised that they may be responsible for ensuring that a verbatim record of the proceedings is made, including all testimony and evidence upon which the appeal is based.~*

The meeting minutes were approved by a vote of the Board of Supervisors during a publicly noticed meeting held on \_\_\_\_\_, **2025**.

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name** ☐ Secretary ☐ Assistant Secretary

\_\_\_\_\_  
**Printed Name** ☐ Chairman ☐ Vice Chairman

EXHIBIT 11

[RETURN TO AGENDA](#)





# Florida Department of Revenue POWER OF ATTORNEY and Declaration of Representative

See Instructions for additional information

DR-835

R. 10/11

TC

Rule 12-6.0015  
Florida Administrative Code  
Effective 01/12

## PART I - POWER OF ATTORNEY

### Section 1. Taxpayer Information. Taxpayer(s) must sign and date this form on Page 2, Part I, Section 8.

Taxpayer name(s) and address(es)	Federal ID no(s). (SSN*, FEIN, etc.)	Florida Tax Registration Number(s) (Business Part. No., Sales Tax No., R.T. Acct No., etc.)
	Contact person	Telephone number ( )
		Fax number ( )

The Taxpayer(s) hereby appoint(s) the following representative(s) as attorney(s)-in-fact:

### Section 2. Representative(s). Each representative must be listed individually, and must sign and date this form on Page 2, Part II.

Name and address (include name of firm if applicable)  E-mail address:	Telephone number ( )
	Fax number ( )
	Cell phone number ( )
Name and address (include name of firm if applicable)  E-mail address:	Telephone number ( )
	Fax number ( )
	Cell phone number ( )
Name and address (include name of firm if applicable)  E-mail address:	Telephone number ( )
	Fax number ( )
	Cell phone number ( )

To represent the taxpayer(s) before the Florida Department of Revenue in the following tax matters:

### Section 3. Tax Matters. Do not complete this section if completing Section 4.

Type of Tax (Corporate, Sales, Reemployment, formerly Unemployment, etc.)	Year(s) / Period(s)	Tax Matter(s) (Tax Audits, Protests, Refunds, etc.)

### Section 4. To Appoint a Reemployment Tax (formerly Unemployment Tax) Agent Only. Do not complete Sections 3 and 6 if completing Section 4.

By completing this section, an employer (taxpayer) appoints a representative to act as its Florida reemployment tax agent before the Florida Department of Revenue on a continuing basis and to receive confidential information with respect to mailings, filings, and other tax matters related to the Florida reemployment assistance program law. All other sections of this form (except Sections 3 and 6) must also be completed.

**Do not complete Section 4 unless you wish to appoint a reemployment tax agent on a continuing basis.**

Agent name	Agent number (required)
Firm name	Federal I.D. No. (required)
Address (if different from above)	Telephone number ( )

Mail Type: See Instructions for explanations. Check one box only. ☐ 1 (Primary) ☐ 2 (Reporting) ☐ 3 (Rate) ☐ 4 (Claim)

### Section 5. Acts Authorized.

The representative(s) are authorized to receive and inspect confidential tax information and to perform any and all acts that I (we) can perform with respect to the tax matters described in Section 3 and Section 4 (for example, the authority to sign any agreements, consents, or other documents). Except as otherwise provided, the authority specifically includes the power to execute waivers of restrictions on assessment or collection of deficiencies in tax, to execute consents extending the statutory period for assessment or claims for refund of taxes, and to execute closing agreements under section 213.21, Florida Statutes. This authority does not include the power to endorse or cash warrants, or the power to sign certain returns.

If you want to authorize a representative named in Section 2 to receive (but not to endorse or cash) refund warrants, write the name of the

representative on this line and check the box ☐

List any specific limitations or deletions to the acts otherwise authorized in this Power of Attorney.





Florida Tax Registration Number:

Taxpayer Name(s):

Federal Identification Number:

- Taxpayer(s) must complete Page 1 of this Power of Attorney or it will not be processed.

**Section 6. Notices and Communication.** Do not complete Section 6 if completing Section 4.

- Notices and other written communications will be sent to the first representative listed in Part I, Section 2, unless the taxpayer selects one of the options below. Receipt by either the representative or the taxpayer will be considered receipt by both.
  - a. If you want notices and communications sent to both you and your representative, check this box ..... ☐
  - b. If you want notices or communications sent to you and not your representative, check this box ..... ☐

Certain computer-generated notices and other written communications cannot be issued in duplicate due to current system constraints. Therefore, we will send these communications to only the taxpayer at his or her tax registration address.

**Section 7. Retention / Nonrevocation of Prior Power(s) of Attorney.**

The filing of this Power of Attorney will not revoke earlier Power(s) of Attorney on file with the Florida Department of Revenue, even for the same tax matters and years or periods covered by this document. If you want to revoke a prior Power of

Attorney, check this box ..... ☐

**You must attach a copy of any Power of Attorney you wish to revoke.**

**Section 8. Signature of Taxpayer(s).**

If a tax matter concerns a joint return, both husband and wife must sign if joint representation is requested. If signed by a corporate officer, partner, member/managing member, guardian, tax matters partner/person, executor, receiver, administrator, trustee, or fiduciary on behalf of the taxpayer, I declare under penalties of perjury that I have the authority to execute this form on behalf of the taxpayer.

**Under penalties of perjury, I (we) declare that I (we) have read the foregoing document, and the facts stated in it are true.**

If this Power of Attorney is not signed and dated, it will be returned.

Signature	Date	Title (if applicable)
Print name		
Signature	Date	Title (if applicable)
Print name		

**PART II - DECLARATION OF REPRESENTATIVE**

**Under penalties of perjury, I declare that:**

- I am familiar with the mandatory standards of conduct governing representation before the Department of Revenue, including Rules 12-6.006 and 28-106.107 of the Florida Administrative Code, as amended.
- I am familiar with the law and facts related to this matter and am qualified to represent the taxpayer(s) in this matter.
- I am authorized to represent the taxpayer(s) identified in Part I for the tax matter(s) specified therein, and to receive and inspect confidential taxpayer information.
- I am one of the following:
  - a. Attorney - a member in good standing of the bar of the highest court of the jurisdiction shown below.
  - b. Certified Public Accountant - duly qualified to practice as a certified public accountant in the jurisdiction shown below.
  - c. Enrolled Agent - enrolled as an agent pursuant to the requirements of Treasury Department Circular Number 230.
  - d. Former Department of Revenue Employee. As a representative, I cannot accept representation in a matter upon which I had direct involvement while I was a public employee.
  - e. Reemployment Tax Agent authorized in Section 4 of this form.
  - f. Other Qualified Representative
- **I have read the foregoing Declaration of Representative and the facts stated in it are true.**

**If this Declaration of Representative is not signed and dated, it will not be processed.**

Designation - Insert Letter from Above (a -f)	Jurisdiction (State) and Enrollment Card No. (if any)	Signature	Date

## POWER OF ATTORNEY INSTRUCTIONS

### Purpose of this form

A Power of Attorney (Form DR-835) signed by the taxpayer and the representative is required by the Florida Department of Revenue in order for the taxpayer's representative to perform certain acts on behalf of the taxpayer and to receive and inspect confidential tax information. You and your representative must complete, sign, and return Form DR-835 if you want to grant Power of Attorney to an attorney, certified public accountant, enrolled agent, former Department employee, reemployment tax agent, or any other qualified individual. A Power of Attorney is a legal document authorizing someone other than yourself to act as your representative.

You may use this form for any matters affecting any tax administered by the Department of Revenue. This includes both the audit and collection processes. A Power of Attorney will remain in effect until you revoke it. If you provide more than one Power of Attorney with respect to a tax and tax period, the Department employee handling your case will address notices and correspondence relative to that issue to the first person listed on the latest Power of Attorney.

A Power of Attorney Form is generally not required, if the representative is, or is accompanied by: a trustee, a receiver, an administrator, an executor of an estate, a corporate officer, or an authorized employee of the taxpayer.

Photocopies and fax copies of Form DR-835 are usually acceptable. E-mail transmissions or other types of Powers of Attorney are not acceptable. Copies of Form DR-835 are readily available by visiting our Internet site ([www.floridarevenue.com/forms](http://www.floridarevenue.com/forms)).

### How to Complete Form DR-835, Power of Attorney

#### PART I POWER OF ATTORNEY

##### Section 1 – Taxpayer Information

- **For individuals and sole proprietorships:** Enter your name, address, social security number, and telephone number(s) in the spaces provided. Enter your federal employer identification number (FEIN), if you have one. If a joint return is involved, and you and your spouse are designating the same attorney(s)-in-fact, also enter your spouse's name and social security number, and your spouse's address if different from yours.
- **For a corporation, limited liability company, or partnership:** Enter the name, business address, FEIN, a contact person familiar with this matter, and telephone number(s).
- **For a trust:** Enter the name, title, address, and telephone number(s) of the fiduciary, and name and FEIN of the trust.
- **For an estate:** Enter the name, title, address, and telephone number(s) of the decedent's personal representative, and the name and identification number of the estate. The identification number for an estate includes both the FEIN if the estate has one and the decedent's social security number.
- **For any other entity:** Enter the name, business address, FEIN, and telephone number(s), as well as the name of a contact person familiar with this matter.
- **Identification Number:** The Department may have assigned you a Florida tax registration number such as a sales tax number, a reemployment tax account number, or a business partner number. These numbers further assist the Department in identifying your particular tax matter, and you should enter them in the appropriate box. If you do not provide this information, the Department may not be able to process the Power of Attorney.

##### Section 2 – Representative(s)

Enter the individual name, firm name (if applicable), address, telephone number(s), and fax number of each individual appointed as attorney-in-fact and representative. If the representatives have the same address, simply write "same" in the appropriate box. If you wish to appoint more than three representatives, you should attach a letter to Form DR-835 listing those additional individuals.

##### Section 3 – Tax Matters

Enter the type(s) of tax this Power of Attorney authorization applies to and the years or periods for which the Power of Attorney is granted. The word "All" is not specific enough. If your tax situation does not fit into a tax type or period (for example, a specific administrative appeal, audit, or collection matter), describe it in the blank space provided for "Tax Matters." The Power of Attorney can be limited to specific reporting period(s) that can be stated in year(s), quarter(s), month(s), etc., or can be granted for an indefinite period. You must indicate the tax types, periods, and/or matters for which you are authorizing representation by your attorney-in-fact.

##### Examples:

Sales and Use Tax	First and second quarter 2008
Corporate Income Tax	7/1/07 – 6/30/08
Communications Services Tax	2006 thru 2008
Insurance Premium Tax	1/1/06 – 12/31/08
Technical Assistance Advisement Request	dated 8/6/08
Claim for Refund	3/7/07

##### Section 4 – To Appoint a Reemployment Tax Agent

Complete this section only if you wish to appoint an agent for reemployment taxes on a continuing basis. You should not complete Section 3 or Section 6, but you must complete the remaining sections of Form DR-835.

Enter the agent's name. It must be the same name as found in Section 2. Enter the firm name and address. You do not need to complete the address line if you reported that information in Section 2.

1. Enter the agent number. The agent number is a seven-digit number assigned by the Department of Revenue.
2. Enter the federal employer identification number. The FEIN is a nine-digit number assigned to the agent by the Internal Revenue Service.
3. Select the mail type.

**Primary Mail.** If you select primary mail, the agent will receive all documents from the Department of Revenue related to this reemployment tax account, and will be authorized to receive confidential information and discuss matters related to the tax and wage report, benefit information, claims, and the employer's rate.

**Reporting Mail.** If you select reporting mail, the agent will receive the Employer's Quarterly Report (Form RT-6), certification, and correspondence related to reporting. The agent will be authorized to receive confidential information and discuss the tax and wage report, certification, and correspondence with the Department.

**Rate Mail.** If you select rate mail, the agent will receive tax rate notices and correspondence related to the rate and will be authorized to receive confidential information and discuss the employer's rate notices and rate with the Department.

**Claims Mail.** If you select claims mail, the agent will receive the notice of benefits paid, and will be authorized to receive confidential information and discuss matters related to benefits.

**Note:** Duplicate copies of certain computer-generated notices and other written communications cannot be issued due to current system constraints and therefore, these communications will be sent only to the representative.

**Note:** If you wish to appoint a representative to act on your behalf in a specific and non-continuing reemployment tax matter, you should complete Section 3 and Section 6 and not Section 4. For example, if you hire a representative to assist you with a single matter, such as a reemployment tax audit or contesting the payment of a claim, and wish that representative to handle just that one matter, you should not complete Section 4 to authorize that representation. Instead, you should fill out Section 3 and specify the exact matter the representative is handling.

### Section 5 – Acts Authorized

Your signature on the back of the Power of Attorney authorizes the individual(s) you designate (your representative or “attorney-in-fact”) to perform any act you can perform with respect to your tax matters, except that your representative may not sign certain returns for you nor may your representative negotiate or cash your refund warrant. This authority includes signing consents to a change in tax liability, consents to extend the time for assessing or collecting tax, closing agreements, and compromises. You may authorize your representative to receive, but not negotiate or cash, your refund warrant by checking the box in Section 5 and writing the name of the representative on the line below. If you wish to limit the authority of your representative other than in the manner previously described, you must describe those limits on the lines provided in Section 5.

### Section 6 – Mailing of Notices and Communications

If you do not check a box, the Department will send notices and other written communications to the first representative listed in Section 2, unless you select another option. If you wish to have no documents sent to your representative, or documents sent to both you and your representative, you should check the appropriate box in Section 6. Check the second box if you wish to have notices and other written communications sent to you and not to your representative. In certain instances, the Department can only send documents to the taxpayer. Therefore, the taxpayer has the responsibility of keeping the representative informed of tax matters.

**Note:** Taxpayers completing Section 4 (To Appoint a Reemployment Tax Agent Only) should not complete Section 6. See Section 4 of these instructions for information regarding notices and communications sent to a reemployment tax agent.

### Section 7 – Retention/Nonrevocation of Prior Power(s) of Attorney

The most recent Power of Attorney will take precedence over, but will not revoke, prior Powers of Attorney. If you wish to revoke a prior Power of Attorney, you must check the box on the form and attach a copy of the old Power of Attorney.

### Section 8 – Signature of Taxpayer(s)

The Power of Attorney is not valid until signed and dated by the taxpayer. The individual signing the Power of Attorney is representing, under penalties of perjury, that he or she is the taxpayer or authorized to execute the Power of Attorney on behalf of the taxpayer.

- For a corporation, trust, estate, or any other entity: A corporate officer or person having authority to bind the entity must sign.
- For partnerships: All partners must sign unless one partner is authorized to act in the name of the partnership.
- For a sole proprietorship: The owner of the sole proprietorship must sign.
- For a joint return: Both husband and wife must sign if the representative represents both. If the representative only represents one spouse, then only that spouse should sign.

## PART II – DECLARATION OF REPRESENTATIVE

Any party who appears before the Department of Revenue has the right, at his or her own expense, to be represented by counsel or by a qualified representative. The representative(s) you name must declare, under penalties of perjury, that he or she is qualified to represent you in this matter and will comply with the mandatory standards of conduct

governing representation before the Department of Revenue. The representative(s) must also declare, under penalties of perjury, that he or she has been authorized to represent the taxpayer(s) in this matter and authorized by the taxpayer(s) to receive confidential taxpayer information.

The representative(s) you name must sign and date this declaration and enter the designation (i.e., items a-f) under which he or she is authorized to represent you before the Department of Revenue.

- a. Attorney – Enter the two-letter abbreviation for the state (for example “FL” for Florida) in which admitted to practice, along with your bar number.
- b. Certified Public Accountant – Enter the two-letter abbreviation for the state (for example “FL” for Florida) in which licensed to practice.
- c. Enrolled Agent – Enter the enrollment card number issued by the Internal Revenue Service.
- d. Former Department of Revenue Employee – Former employees may not accept representation in matters in which they were directly involved, and in certain cases, on any matter for a period of two years following termination of employment. If a former Department of Revenue employee is also an attorney or CPA, then the additional designation, jurisdiction, and enrollment card should also be entered.
- e. Reemployment Tax Agent – A person(s) appointed under Section 4 of the Power of Attorney to handle reemployment tax matters on a continuing basis. A separate Power of Attorney form must be completed in order for a reemployment tax agent to handle a specific and non-continuing matter such as a protest of a reemployment tax rate.
- f. Other Qualified Representative – An individual may represent a taxpayer before the Department of Revenue if training and experience qualifies that person to handle a specific matter.

Rule 28-106.107, Florida Administrative Code, sets out mandatory standards of conduct for all qualified representatives. A representative shall not:

- (a) Engage in conduct involving dishonesty, fraud, deceit, or misrepresentation.
- (b) Engage in conduct that is prejudicial to the administration of justice.
- (c) Handle a matter that the representative knows or should know that he or she is not competent to handle.
- (d) Handle a legal or factual matter without adequate preparation.

**\*Social security numbers (SSNs)** are used by the Florida Department of Revenue as unique identifiers for the administration of Florida’s taxes. SSNs obtained for tax administration purposes are confidential under sections 213.053 and 119.071, Florida Statutes, and not subject to disclosure as public records. Collection of your SSN is authorized under state and federal law. Visit our Internet site at [www.floridarevenue.com](http://www.floridarevenue.com) and select “Privacy Notice” for more information regarding the state and federal law governing the collection, use, or release of SSNs, including authorized exceptions.

### Where to Mail Form DR-835

If Form DR-835 is for a specific matter, mail or fax it to the office or employee handling the specific matter. You may send it with the document to which it relates.

If Form DR-835 is for a reemployment tax matter and the taxpayer has completed Section 4, mail it to the Florida Department of Revenue, P.O. Box 6510, Tallahassee FL 32314-6510, or fax it to 850-488-5997.

EXHIBIT 12

[RETURN TO AGENDA](#)





### **ANTI-HUMAN TRAFFICKING AFFIDAVIT**

I, Max Volmar, Jr. \_\_\_\_\_, as President & CEO \_\_\_\_\_, on behalf of M&G Investors, LLC DBA M&G Janitorial Services, a Florida limited liability company (the "Contractor"), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.
2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.
3. More particularly, the Contractor does not participate in any of the following actions:
  - (a) Using or threatening to use physical force against any person;
  - (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
  - (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
  - (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
  - (e) Causing or threatening to cause financial harm to any person;
  - (f) Enticing or luring any person by fraud or deceit; or
  - (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

Dated: August 13th\_, 2025

[Remainder of page intentionally left blank]

FURTHER AFFIANT SAYETH NAUGHT.

**M&G Investors, LLC DBA M&G Janitorial  
Services**, a Florida limited liability company

By: [Signature]

Name: Max Volmar, Jr. \_\_\_\_\_

Title: President & CEO \_\_\_\_\_

STATE OF FLORIDA

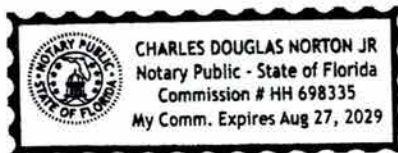
COUNTY OF Pinellas

SWORN TO AND SUBSCRIBED before me ☒ physical presence or ☐ remote  
notarization by Max Volmar, as Owner, of M&G Investors, LLC,  
DBA M&G Janitorial Services, who is personally known to me or who produced  
\_\_\_\_\_ as identification this 14 day of August 2025.

[Signature]

Notary Public

(Notary Seal)



**AGREEMENT BETWEEN CONCORD STATION COMMUNITY  
DEVELOPMENT DISTRICT AND M&G INVESTORS, LLC,  
FOR JANITORIAL SERVICES**

This Agreement (“**Agreement**”) is made and entered into to be effective the 13th day of August 2025 (“**Effective Date**”), by and between:

**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Pasco County, Florida, with a mailing address of c/o Anchor Stone Management, LLC, 255 Primera Blvd., Suite 160, Lake Mary, Florida 32746 (the “**District**”); and

**M&G INVESTORS, LLC DBA M&G JANITORIAL SERVICES**, a Florida limited liability company, with a principal address of 5409 Airport Service Road, Suite R214, Tampa, FL 33607 (“**Contractor**” and, together with the District, the “**Parties**”).

**RECITALS**

**WHEREAS**, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, Florida Statutes, which was established for the purposes, among others, of owning, operating and maintaining various public infrastructure improvements, including recreational facilities and related improvements; and

**WHEREAS**, the District owns, operates and/or maintains recreation facilities inclusive of a clubhouse and amenities, kitchen, restrooms, and a fitness center (together, the “**Facilities**”); and

**WHEREAS**, the District desires to enter into an agreement with an independent contractor to provide professional janitorial services for the Facilities; and

**WHEREAS**, Contractor represents that it is qualified to provide professional janitorial services and has agreed to provide to the District those services identified in the proposal and scope of work, attached hereto as **Exhibit A**, and incorporated by reference herein (“**Services**”); and

**WHEREAS**, the Parties warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:



1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated as a material part of this Agreement.

2. **ENGAGEMENT OF SERVICES.** The District agrees to engage Contractor to provide the Services. This Agreement grants to Contractor the right to enter and use the Facilities and other property of the District for the purposes and uses described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations while performing its obligations under this Agreement including that Contractor will not take a tax position inconsistent with it being a contractor and not owner of the Facilities.

3. **SCOPE OF SERVICES.** Contractor shall provide the District with professional janitorial services for the Facilities two (2) times per week, as more specifically described in the Services attached hereto as **Exhibit A**. Contractor shall, at a minimum, be present on site for however many hours per week as necessary for Contractor to provide all of the Services for the Facilities in accordance with the schedule set forth in **Exhibit A**.

4. **TERM; COMPENSATION.**

- A. The initial term of this Agreement shall be from the Effective Date through September 30, 2026 (the "**Initial Term**"), unless termination earlier by either Party in accordance with the provisions of this Agreement. This Agreement shall automatically renew for an additional one (1) year term on October 1, 2026, unless written notice of termination is provided as stated herein. Any increase in price or change in scope of services must be approved in writing, executed by both Parties, prior to implementation of same; any changes in price without such executed, written agreement shall be null and void.
- B. During the Initial Term, as compensation for a one-time deep clean which is to occur at the beginning of the Initial Term, the District agrees to pay Contractor a one-time payment in the amount of **One Thousand One Hundred Fifty and No/100 Dollars (\$1,150.00)**.
- C. During the Initial Term, as compensation for the monthly Services as described in this Agreement and more specifically within **Exhibit A**, the District agrees to pay Contractor equal monthly installments of **One Thousand Two Hundred Fifty and No/100 Dollars (\$1,250.00)**.
- D. The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. Each monthly invoice will include such supporting information as the District may reasonably

require the Contractor to provide. All invoices are due and payable in accordance with Florida's Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*.

- E. If the District should desire additional work or services or to add additional areas to be maintained than those described in this Agreement or within **Exhibit A**, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing. No additional compensation shall be due for additional services unless agreed to in advance in writing by both Parties.

**5. GENERAL PROVISIONS.**

- A. The Services provided by Contractor shall be as provided for in **Exhibit A** and as set forth in this Agreement. Contractor shall immediately notify the District Manager should it discover any issues or concerns that affect the public's health, safety and welfare and shall immediately address and correct such concerns.
- B. Costs incurred by Contractor at the written direction of the District shall be reimbursed to Contractor at cost. Such reimbursements shall be paid in accordance with receipts for such costs provided to the District by Contractor.
- C. Contractor shall promptly respond to any and all emergencies or problems related to the Facilities and shall report to the District Manager all known problems related to the Facilities.

**6. CARE OF THE PROPERTY.** Contractor shall use all due care to protect the property of the District, its Patrons, landowners and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to commence repair of any damage resulting from the Services within twenty-four (24) hours. Any such repairs shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.

**7. COMPLIANCE WITH GOVERNMENTAL REGULATIONS.** In providing the Services, Contractor shall use approved and effective chemicals and cleaning agents in strict compliance with state and federal environmental guidelines. Further, Contractor shall take any action necessary to promptly comply with any and all orders or requirements affecting the Facilities placed thereon by any governmental authority having jurisdiction. However, Contractor shall not take any action under this paragraph if the District is contesting or has affirmed its intention to



contest any such order or requirement. Contractor shall promptly and in no event within more than seventy-two (72) hours notify the District in writing of all such orders or requirements.

**8. INVESTIGATION AND REPORT OF ACCIDENTS/CLAIMS.** Contractor shall promptly and in no event more than twenty-four (24) hours provide a written report to the District Manager as to all accidents, injuries or claims for damage relating to the Facilities or related to the Services, including any damage or destruction of property, and shall cooperate and make any and all reports required by any insurance company, law enforcement agency or the District in connection therewith, unless the District's Board expressly directs Contractor otherwise, in writing. The District may adopt policies requiring more stringent reporting requirements of Contractor, which later adopted policies shall control; this paragraph is intended to set forth minimum standards.

**9. TERMINATION.** The District shall have the right to terminate this Agreement at any time upon written notice, due to Contractor's failure to perform in accordance with the terms of this Agreement or upon thirty (30) days' written notice without cause. Contractor shall have the right to terminate this Agreement upon thirty (30) days' written notice to the District and will provide the District a reasonable opportunity to cure the reason for the termination. For purposes of this section, the date of termination shall be counted from the date the notice is provided by the terminating Party. In the event either Party terminates this Agreement, Contractor agrees to accept the balance due and owing to it at the effective date of termination for the Services performed up to that date, subject to any offsets the District may have against Contractor. Upon termination, the Parties shall account to each other with respect to all matters outstanding as of the date of termination. Upon termination of this Agreement, Contractor shall also, as soon as practicable, but in no event later than the effective date of termination or such other date as may be set forth below:

- A. Deliver to the District all materials, equipment, tools and supplies, keys, contracts and documents relating to the Facilities, the District operations, and such other accountings, papers, and records as the District shall request and are in Contractor's possession or under Contractor's reasonable direct control pertaining to the Facilities; and
- B. Vacate any portion of the Facilities then accessed by Contractor as a consequence of this Agreement; and
- C. Furnish all such information and take all such action as the District shall reasonably require in order to effect an orderly and systematic ending to the Contractor's duties and activities hereunder. Within ten (10) days after the effective date of any such termination, Contractor shall deliver to the District any written reports required hereunder for any period not covered by prior reports at the time of termination.

**10. INSURANCE.**

- A.** Contractor, and any subcontractor performing the Services described in this Agreement, shall maintain throughout the term of this Agreement, at a minimum, the following insurance:
- i.** Workers' Compensation Insurance in accordance with the laws of the State of Florida.
  - ii.** Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
  - iii.** Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
  - iv.** Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
  - v.** Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- B.** Contractor shall provide the District with a certificate naming the District and its respective officers, supervisors, agents, managers, counsel, engineers, staff and representatives as additional insureds on all policies above except for Workers' Compensation. At no time shall Contractor be without insurance in the above amounts. No policy may be canceled during the term of this Agreement without at least thirty (30) days' written notice to the District. An insurance certificate evidencing compliance with this section shall be sent to the District prior to the commencement of any performance under this Agreement. Such insurance shall be considered primary and non-contributory with respect to the additional insureds, all such required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the additional insureds, and a 30-Day Notice of Cancellation applies in favor of the additional insureds. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- C.** If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may



be required in connection with the District's obtaining the required insurance.

**11. INDEMNIFICATION.**

- A. Obligations under this paragraph shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, reasonable attorneys' fees, paralegal fees and expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest actually incurred.
- B. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, supervisors, staff agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. This provision shall relate to any acts or omissions by the Contractor.
- C. For purposes of this Section, "acts or omissions" on the part of Contractor's officers, directors, agents, assigns, or employees includes, but is not limited to, the operation and management of the Facilities in a manner that would require a permit, license, certification, consent, or other approval from any governmental agency which has jurisdiction over the operation and management of the Facilities, unless such permit, license, certification, consent, or other approval is first obtained or the Board has expressly directed Contractor in writing not to obtain such permit, license, certification, consent, or other approval.

**12. SOVEREIGN IMMUNITY.** Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

**13. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or

specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained herein shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

**14. ENFORCEMENT OF AGREEMENT.** A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**15. ENTIRE AGREEMENT.** This instrument, together with **Exhibit A**, shall constitute the final and complete expression of the entire understanding of the Parties and no representations or promises have been made except those that are specifically set out in this instrument. All prior and contemporaneous conversations, negotiations, possible and alleged agreements and representations, covenants, and warranties with respect to the subject matter of this Agreement are waived, merged herein and superseded. Moreover, to the extent of any conflict between this instrument and **Exhibit A**, this instrument shall control.

**16. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties hereto.

**17. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of both Parties hereto, both Parties have complied with all the requirements of law, and both Parties have full power and authority to comply with the terms and provisions of this Agreement.

**18. INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Contractor acknowledges that any individual who owns, manages, is employed by, or is affiliated with Contractor and who serves in a capacity different from the Services provided for in **Exhibit A** does so in a capacity wholly separate and distinct from the role contemplated herein. In all work undertaken by Contractor and any employees, subcontractors, or independent contractors of Contractor, if there are any, neither Contractor nor its employees, subcontractors, or independent contractors shall be considered employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if there are any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.



**19. NOTICES.** All notices, requests, consents, and other communications under this Agreement (“Notices”) shall be in writing and shall be delivered, mailed by Overnight Delivery or First Class Mail, postage prepaid, to the Parties, as follows:

- A. If to Contractor:** M&G Investors, LLC  
5409 Airport Service Road, Suite R214  
Tampa, FL 33607  
Attn: Max Volmar, Jr.
- B. If to the District:** Concord Station Community Development District  
c/o Anchor Stone Management  
255 Primera Blvd., Suite 160  
Lake Mary, Florida 32746  
Attn: District Manager

**With a copy to:** Kilinski | Van Wyk PLLC  
517 E. College Avenue  
Tallahassee, Florida 32301  
Attn: Concord Station CDD, District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth herein.

**20. THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the Parties hereto, and no right or cause of action shall accrue upon or by reason of or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation or other entity other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective representatives, successors, and assigns.

**21. ASSIGNMENT.** Neither the District nor Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other. Any purported assignment without such written approval shall be void.

**22. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Pasco County, Florida.

**23. PUBLIC RECORDS.** The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, the Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Patricia Thibault**, of Anchor Stone Management, LLC ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of this Agreement's term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 698-5350, INFO@ANCHORSTONEMGT.COM, OR 255 PRIMERA BLVD., SUITE 160, LAKE MARY, FLORIDA 32746.**

**24. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement or any part of this Agreement not held to be invalid or unenforceable.



**25. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control or affect the meaning or construction of any of the provisions of this Agreement.

**26. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.


**27. NEGOTIATION AT ARM'S LENGTH.** This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party.

**28. E-VERIFY.** Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization statute of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, Contractor represents that no public employer has terminated a contract with Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

**29. ANTI-HUMAN TRAFFICKING.** Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit in compliance with Section 787.06(13), *Florida Statutes*, and acknowledges that if Contractor refuses to sign said affidavit, the District may terminate this Agreement immediately.

IN WITNESS WHEREOF, the Parties execute this Agreement to be effective the day and year first written above.

**CONCORD STATION  
COMMUNITY DEVELOPMENT DISTRICT**

  
\_\_\_\_\_  
Chairperson, Board of Supervisors

**M&G INVESTORS, LLC, DBA M&G  
JANITORIAL SERVICES**, a Florida limited  
liability company

*Max Volmar Jr*

---

Max Volmar, Jr., CEO

**Exhibit A:** Janitorial Scope of Services

