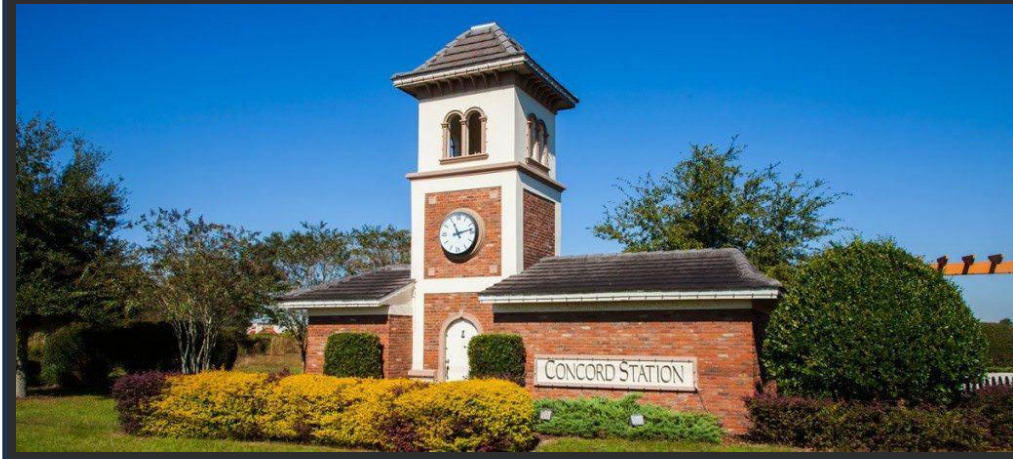


CONCORD STATION
COMMUNITY DEVELOPMENT DISTRICT



ADVANCED MEETING PACKAGE

SPECIAL BOARD MEETING

DATE / TIME:

Tuesday, December 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

Dear Supervisors:

A Special Meeting of the Board of Supervisors of the Concord Station Community Development District is scheduled for **Tuesday, December 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: District Counsel
District Engineer
District Records



CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT REGULAR MEETING

Tuesday, December 11, 2025 at 6:30 P.M.

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

VIA INTERNET

Teams: [LINK TO MEETING](#)

Meeting ID: 266 389 722 026 3

Passcode: 5i23sN7X

VIA TELEPHONE

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

I. Call to Order / Roll Call

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

III. Professional Vendor Presentations

A. District Engineering Report – Stantec Project Engineer Greg Woodcock

1. Status and Discussion of Ditch Project & Hurricane Reimbursement *(to be distributed)* [EXHIBIT 1](#)
2. Discussion of Homeowner Conservation Area Tree & Plats *(to be distributed)* [EXHIBIT 2](#)
3. Discussion of Seal Coating Clubhouse Parking Lot & Pot Hole Repair Proposal *(to be distributed)* [EXHIBIT 3](#)
4. Discussion & Consideration of Tree Replacement Project Proposal *(to be distributed)* [EXHIBIT 4](#)

B. Solitude Lake Management

1. Waterway Inspection Report [EXHIBIT 5](#)

C. Red Tree Landscape Maintenance

1. Landscape Maintenance Report [EXHIBIT 6](#)

D. Presentation & Discussion of Responses to Landscape Maintenance RFP – *(to be distributed)* [EXHIBIT 7](#)

E. District Counsel – Kilinski Van Wyk

1. Status & Discussion of HOA Communication Regarding Transfer of Property
2. Presentation & Discussion of Responses to District Management RFP [EXHIBIT 8](#)
(to be distributed)
3. Consideration for Adoption Resolution 2026-03, Instructing The Pasco County Supervisor Of Elections To Conduct The District's General Election; Providing For Compensation; Setting Forth The Terms Of Office; Authorizing Notice Of The Qualifying Period [EXHIBIT 9](#)

F. Presentation of Amenity Center Report [EXHIBIT 10](#)

1. Status & Discussion of Employee Handbook [EXHIBIT 11](#)

G. District Manager

1. Status of Sales Tax Reimbursement from State – *In Progress* – Gathering and Assembling Support Documentation for Submission to FL DOR.
2. Status of LED Streetlight Upgrade from Duke Energy
3. Presentation of a Fiscal Year in Review [EXHIBIT 12](#)
4. Status of Sales Tax Reimbursement from Kai

IV. Administrative Items

- A. Consideration for Acceptance: September Unaudited Financial Report [EXHIBIT 13](#)
- B. Consideration for Acceptance: October Unaudited Financial Report [EXHIBIT 14](#)
- C. Consideration for Approval – The Revised Minutes of the Concord Station October 9, 2025 Regular Meeting of the Board of Supervisors *(to be distributed)* [EXHIBIT 15](#)
- D. Consideration for Approval – The Minutes of the Concord Station November 11, 2025 Regular Meeting of the Board of Supervisors *(to be distributed)* [EXHIBIT 16](#)
- E. Discussion of Streetlight Boundary Map & Maintenance of the Area & Billing of SR 54 *(to be distributed)* [EXHIBIT 17](#)
- F. Ratification of ECS Proposal for 50 Fobs - \$350 [EXHIBIT 18](#)
- G. Final Presentation of ECS Executed Contract for Camera Installation – Informational Only [EXHIBIT 19](#)

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

VI. Supervisor Request

VII. Adjournment

EXHIBIT 1

[RETURN TO AGENDA](#)

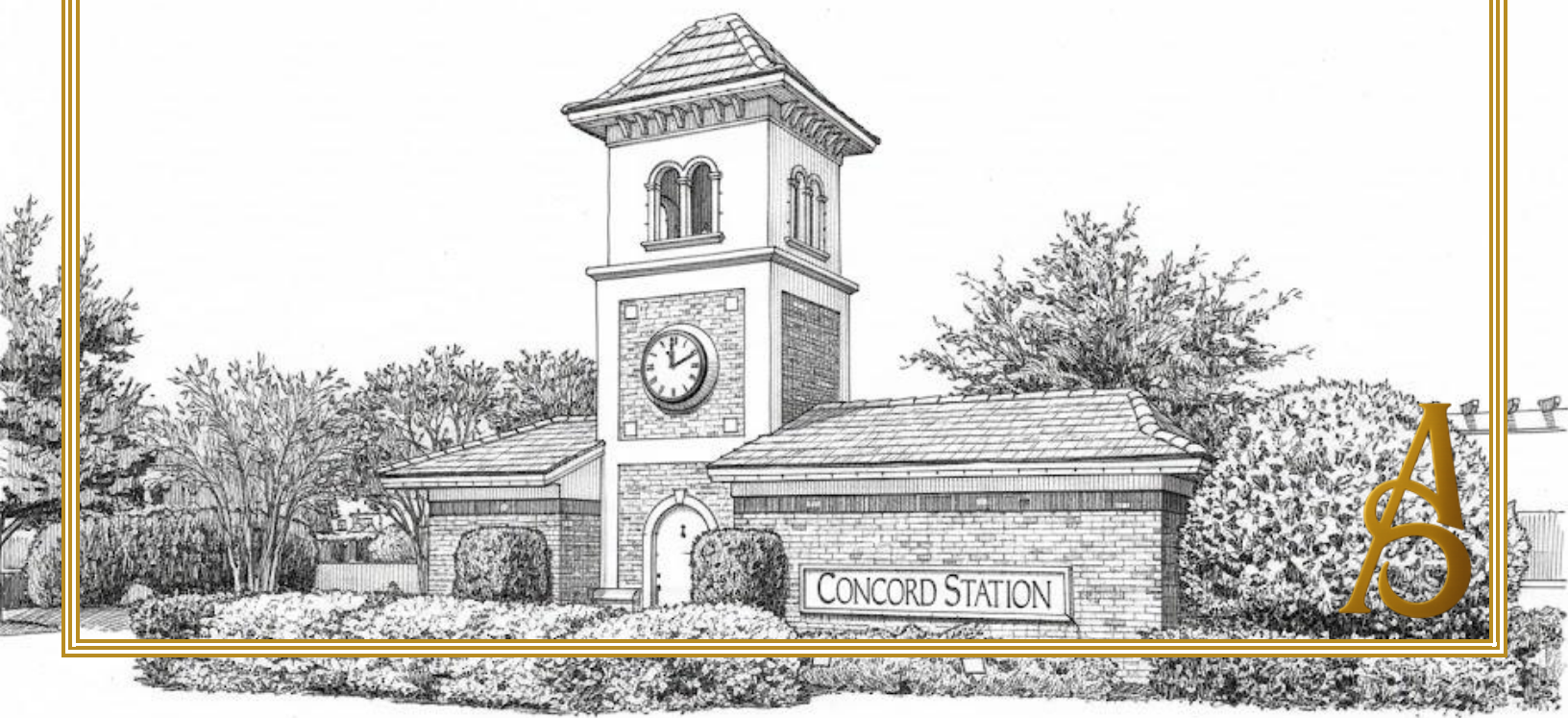


EXHIBIT 2

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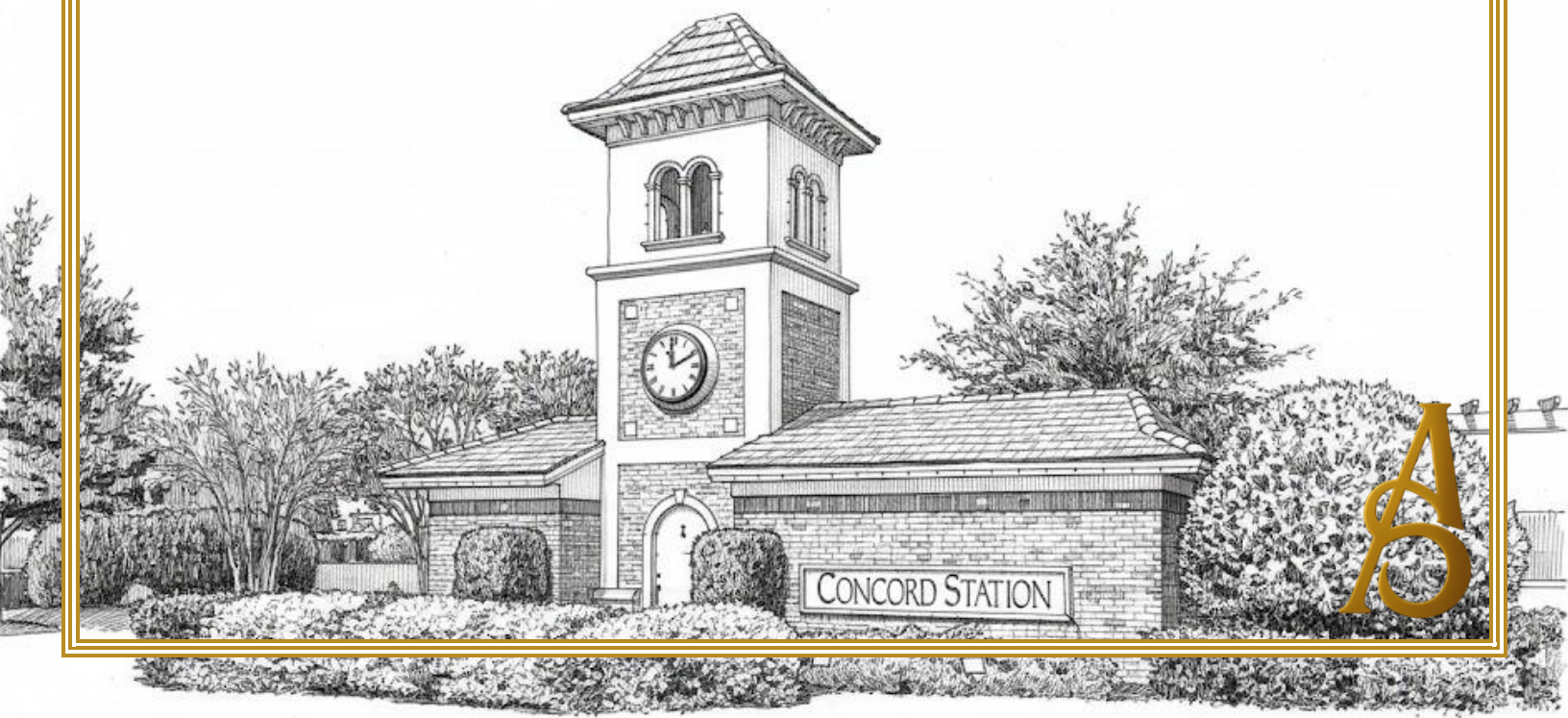


EXHIBIT 3

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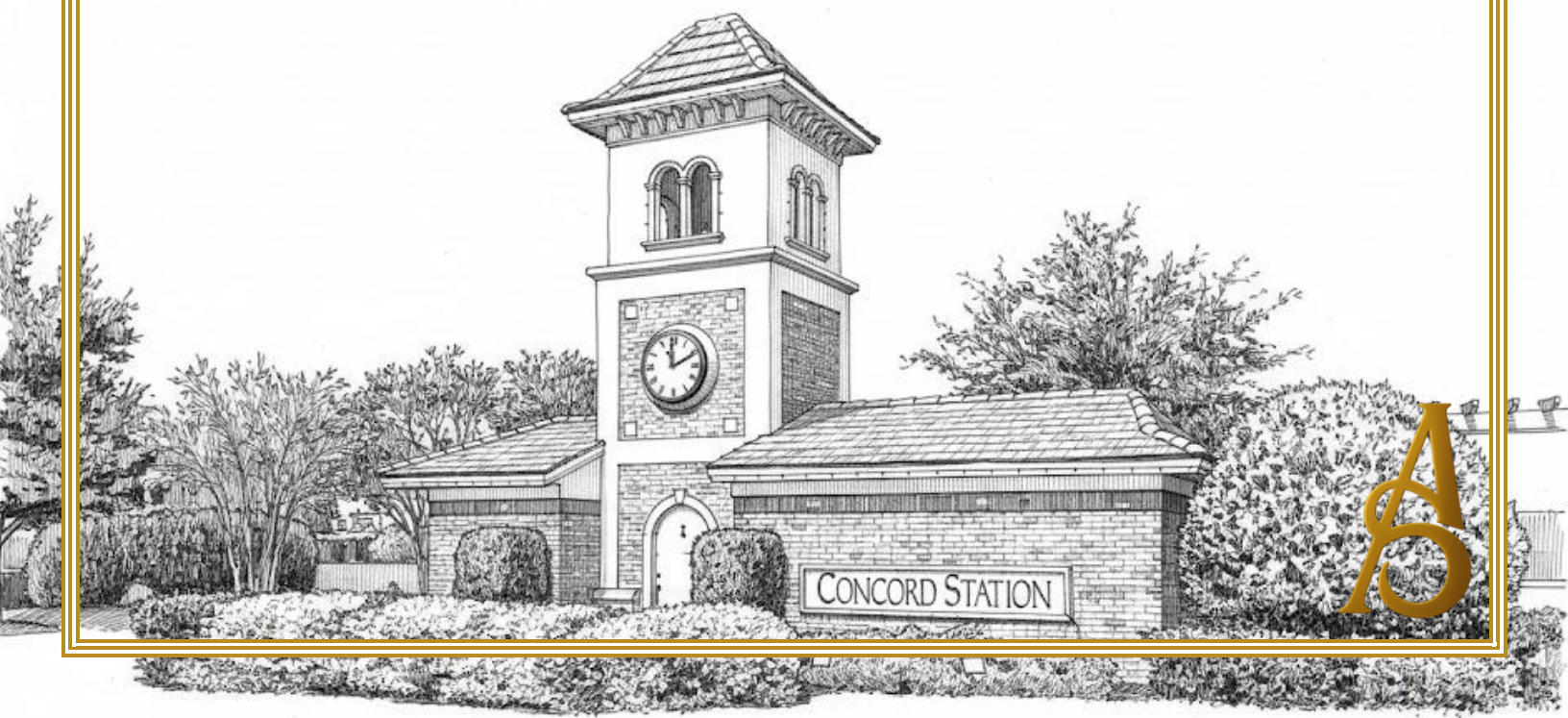


EXHIBIT 4

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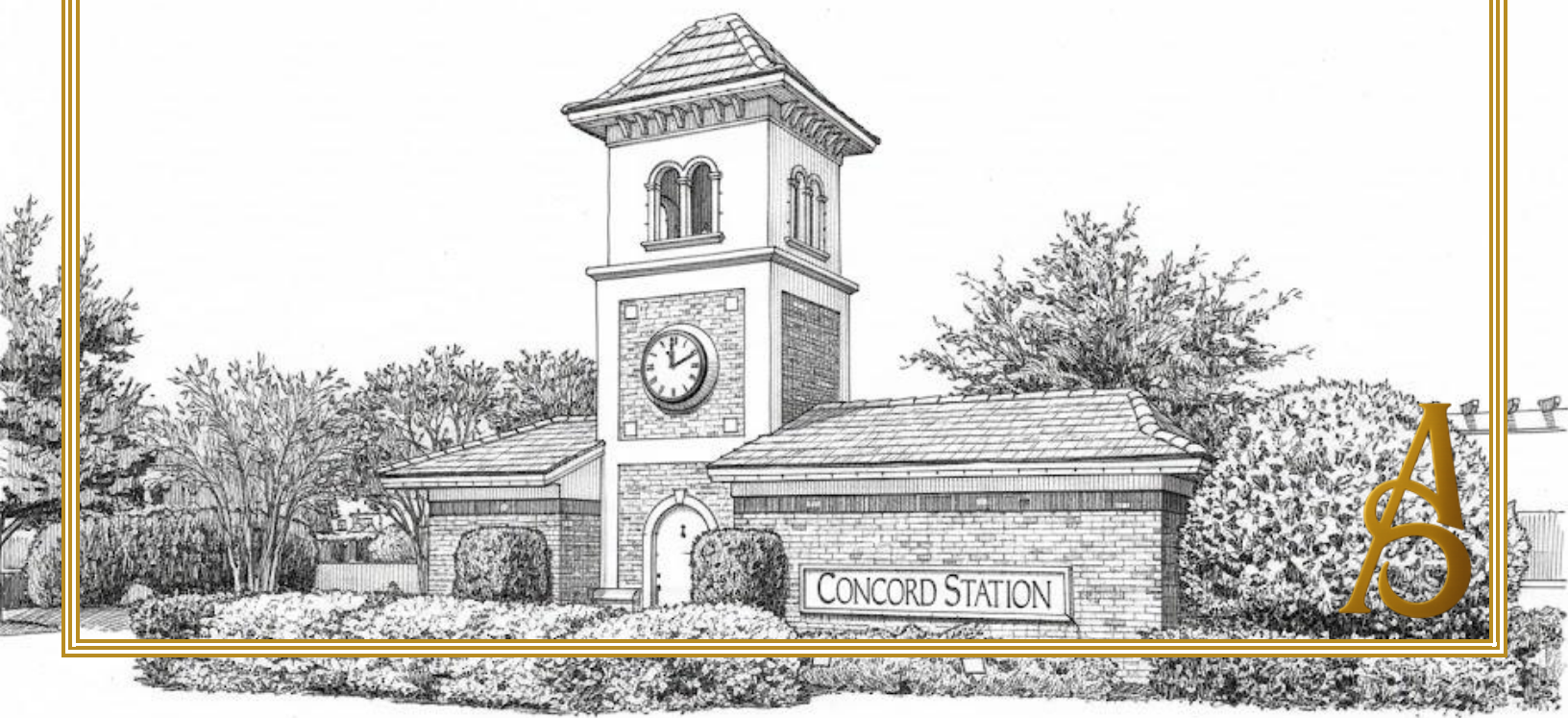
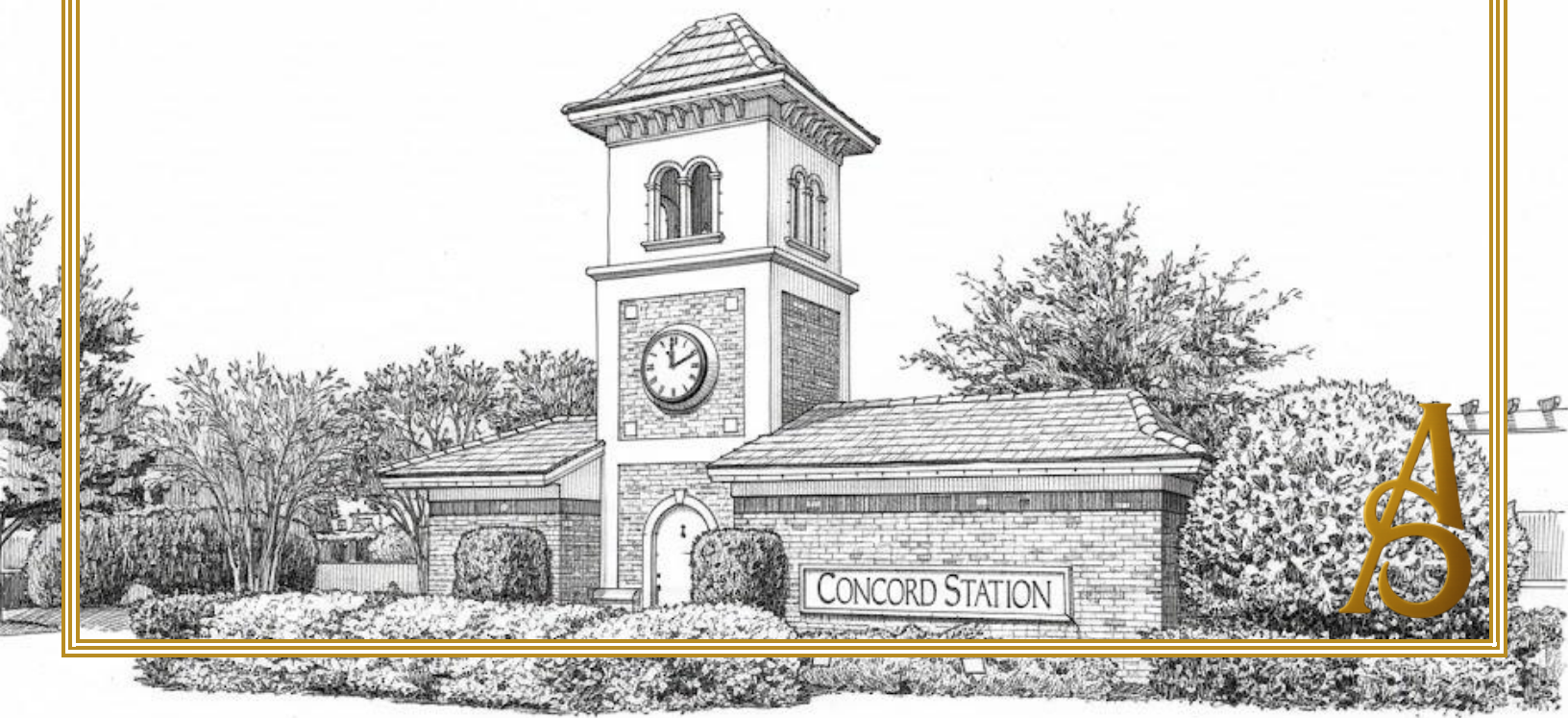


EXHIBIT 5

[RETURN TO AGENDA](#)



SOLITUDE

LAKE MANAGEMENT



Concord Station CDD Waterway Inspection Report

Reason for Inspection: Monthly required

Inspection Date: 2025-12-01

Prepared for:
Concord Station CDD

Prepared by:

TABLE OF CONTENTS

	Pg
SITE ASSESSMENTS	
PONDS W1, W2, W3	3
PONDS W4, W5, W6	4
PONDS W7, W8, W9	5
PONDS W10, W11, W12	6
PONDS W13, W14, W15	7
PONDS W16, W18, W20	8
PONDS W21	9
MANAGEMENT/COMMENTS SUMMARY	9, 10
SITE MAP	11

Site: W1

Comments:

Site looks good

Water level is very low. Minor shoreline growth treated 12/1.

Action Required:

Routine maintenance next visit

Target:



December 2025



December 2025

Site: W2

Comments:

Site looks good

Site looks good besides the low water level. No nuisance growth detected.

Action Required:

Routine maintenance next visit

Target:



December 2025



December 2025

Site: W3

Comments:

Site looks good

Site is low on water but overall looking great with a healthy monoculture of GSR.

Action Required:

Routine maintenance next visit

Target:



Site: W4

Comments:

Site looks good

Site is looking great with no sign of nuisance growth.

Action Required:

Routine maintenance next visit

Target:



December 2025



December 2025

Site: W5

Comments:

Site looks good

Site looks great with the GSR along the perimeter slowly filling in.

Action Required:

Routine maintenance next visit

Target:



December 2025



December 2025

Site: W6

Comments:

Site looks good

Site looks great with no sign of nuisance growth.

Action Required:

Routine maintenance next visit

Target:



December 2025



December 2025

Site: W7

Comments:

Site looks good

Site looks great. A minor amount of planktonic algae was starting to form within the cove of the site. Treated on 12/1. The bloom should be cleared up within a couple days.

Action Required:

Treat within 7 days

Target:

Planktonic algae



December 2025



December 2025

Site: W8

Comments:

Site looks good

Site looks great with no sign of nuisance growth.

Action Required:

Routine maintenance next visit

Target:



December 2025



December 2025

Site: W9

Comments:

Site looks good

Site looks great. No sign of nuisance growth within the site.

Action Required:

Routine maintenance next visit

Target:



December 2025



December 2025

Site: W10

Comments:

Site looks good

Only native GSR present within the site. Trash in (Left) photo was removed.

Action Required:

Routine maintenance next visit

Target:



December 2025



December 2025

Site: W11

Comments:

Site looks good

Site looks great and is almost completely filled with native GSR as designed. Water is very low but the plants are still thriving.

Action Required:

Routine maintenance next visit

Target:



December 2025



December 2025

Site: W12

Comments:

Site looks good

Site looks good with a minor amount of shoreline growth that was treated on 12/1

Action Required:

Routine maintenance next visit

Target:



December 2025



December 2025

Site: W13

Comments:

Site looks good

Site looks great with a minor amount of shoreline growth that was treated on 12/1.

Action Required:

Routine maintenance next visit

Target:



December 2025



December 2025

Site: W14

Comments:

Site looks good

Site looks great with no nuisance growth detected. Water level is low.

Action Required:

Routine maintenance next visit

Target:



December 2025



December 2025

Site: W15 /W17

Comments:

Site looks good

Site both are clear now that the fallen tree removal was completed. Sites are looking good.

Action Required:

Routine maintenance next visit

Target:



December 2025



December 2025

Site: W16

Comments:

Site looks good

Site looks great and is filled with native GSR like it is designed. No water within the site. GSR may wilt a bit from being dry but should bounce back in the Spring.

Action Required:

Routine maintenance next visit

Target:



December 2025



December 2025

Site: W18

Comments:

Site looks good

Site looks great with no nuisance growth noted within the site. Overall the site is in great condition.

Action Required:

Routine maintenance next visit

Target:



December 2025



December 2025

Site: W20

Comments:

Site looks good

Site looks great with no nuisance growth detected. The perimeter of the site is filled with new native Duck Potato growth.

Action Required:

Routine maintenance next visit

Target:



December 2025



December 2025

Site: W21

Comments:

Site looks good

Site looks great and the backside of the site is filled with native GSR the rest of the perimeter has a lot of native Duck Potato growing in.

Action Required:

Routine maintenance next visit

Target:



December 2025



December 2025

Management Summary

Moving into December we have extremely low water levels. Many of the sites, especially along the main roads are completely dry. We don't see in the near future getting enough rain to help even maintain the levels where they are at since the dry season is among us. Overall the sites in the in the community are looking great. Not much was noted within the sites besides native vegetation. The big push throughout the dry season will be to keep up with the emergent growth along the newly exposed banks.

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

Thank you for choosing SOLitude Lake Management!

Site	Comments	Target	Action Required
W1	Site looks good		Routine maintenance next visit
W2	Site looks good		Routine maintenance next visit
W3	Site looks good		Routine maintenance next visit
W4	Site looks good		Routine maintenance next visit
W5	Site looks good		Routine maintenance next visit
W6	Site looks good		Routine maintenance next visit
W7	Site looks good	Planktonic algae	Treat within 7 days
W8	Site looks good		Routine maintenance next visit
W9	Site looks good		Routine maintenance next visit
W10	Site looks good		Routine maintenance next visit
W11	Site looks good		Routine maintenance next visit
W12	Site looks good		Routine maintenance next visit
W13	Site looks good		Routine maintenance next visit
W14	Site looks good		Routine maintenance next visit
W15/W	Site looks good		Routine maintenance next visit
W16	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

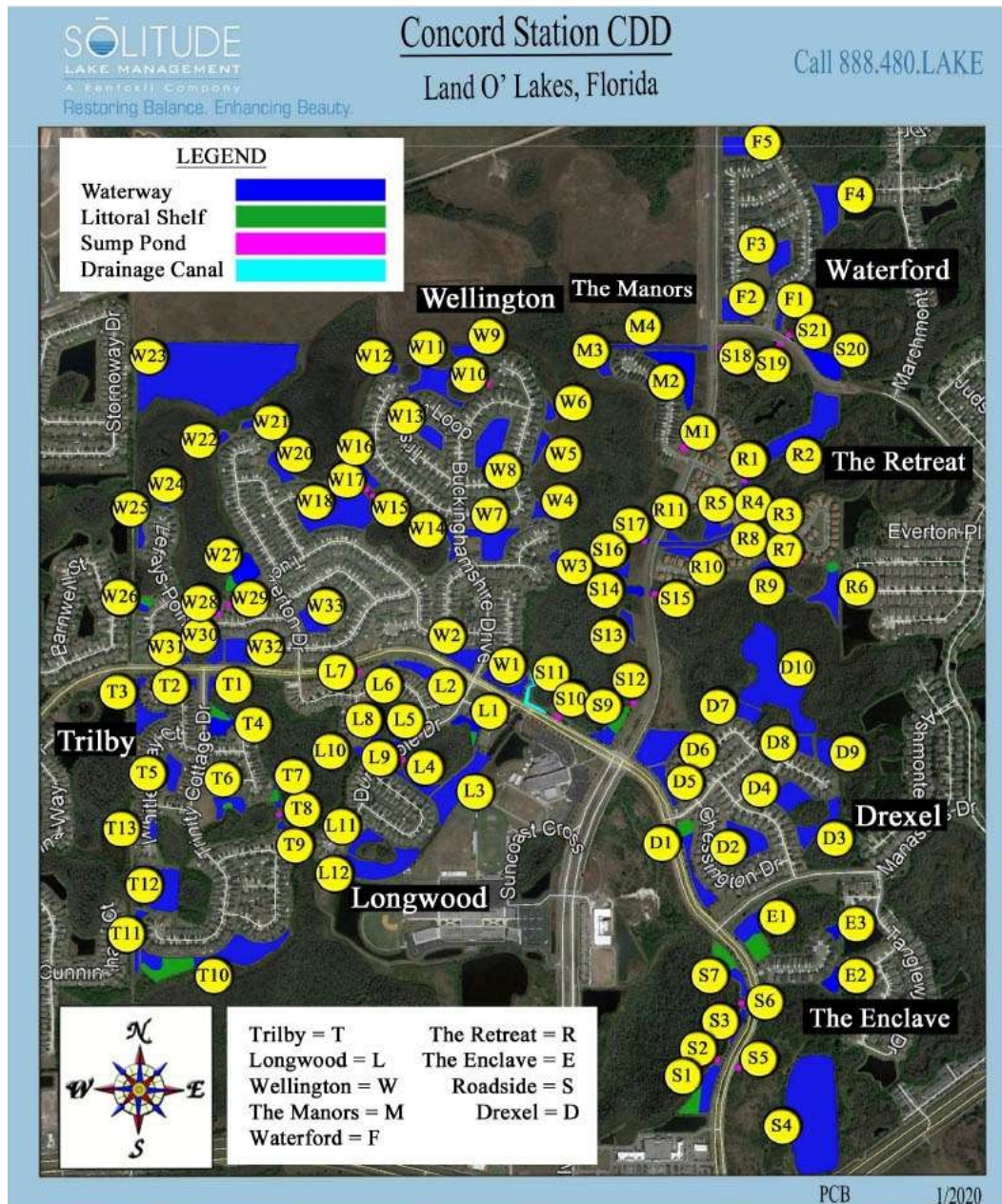
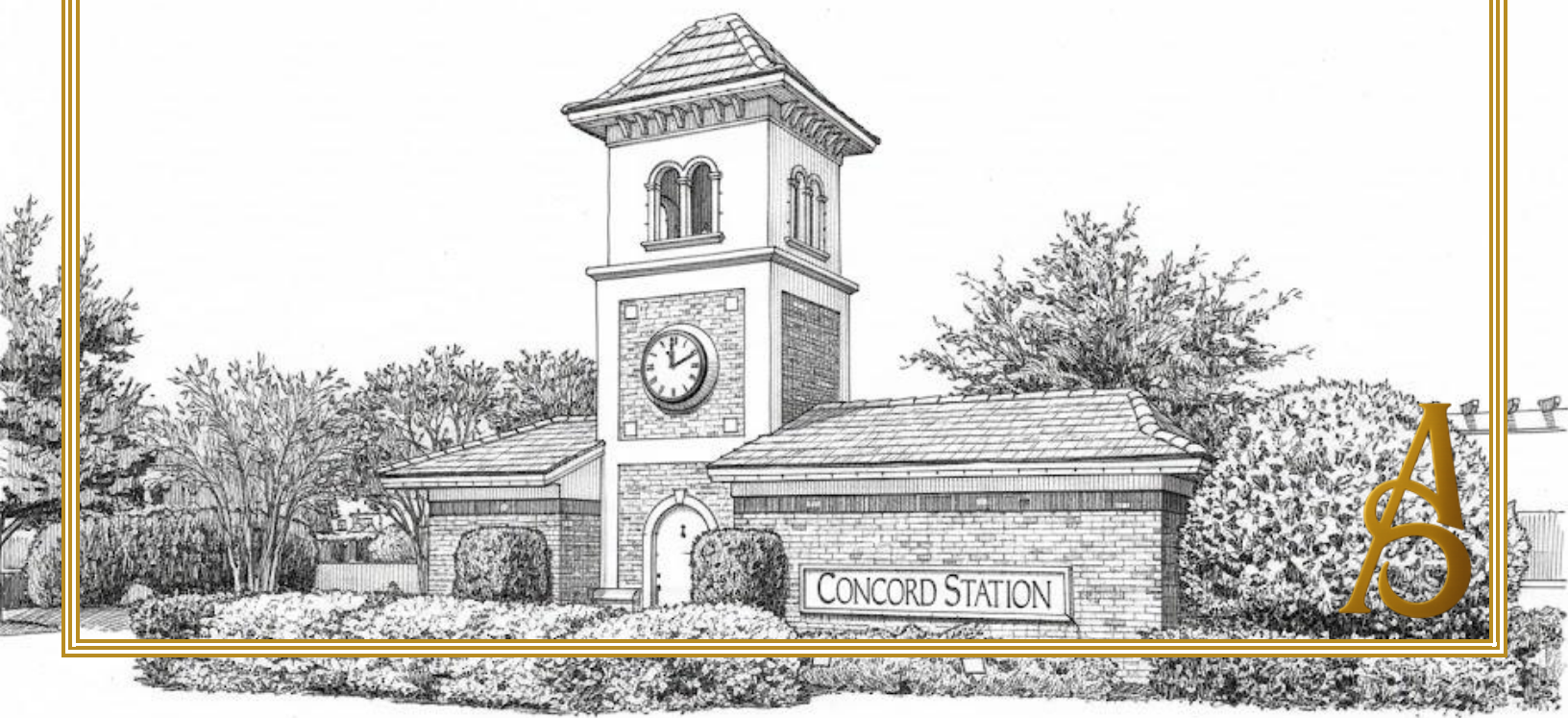


EXHIBIT 6

[RETURN TO AGENDA](#)





The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

LANDSCAPE REPORT: NOVEMBER 2025
FOR
Concord Station CDD

Mowing Operations:

- *Completed per contract.*

Detail Operations:

- *Detail completed on rotational basis per contract.*
- *We continue to remove Spanish moss from Trees throughout CDD property.*

Fertilization / Pest Control

- *Last application was September 2025.*
- *An application is scheduled for December 2025.*

Irrigation:

- *Inspection in progress.*

Work Orders / Service Requests

- *Please do not hesitate to send any service requests to our Service Desk at service@redtreelandscapesystems.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

- *No Proposals submitted at this time.*
-

EXHIBIT 7

[RETURN TO AGENDA](#)

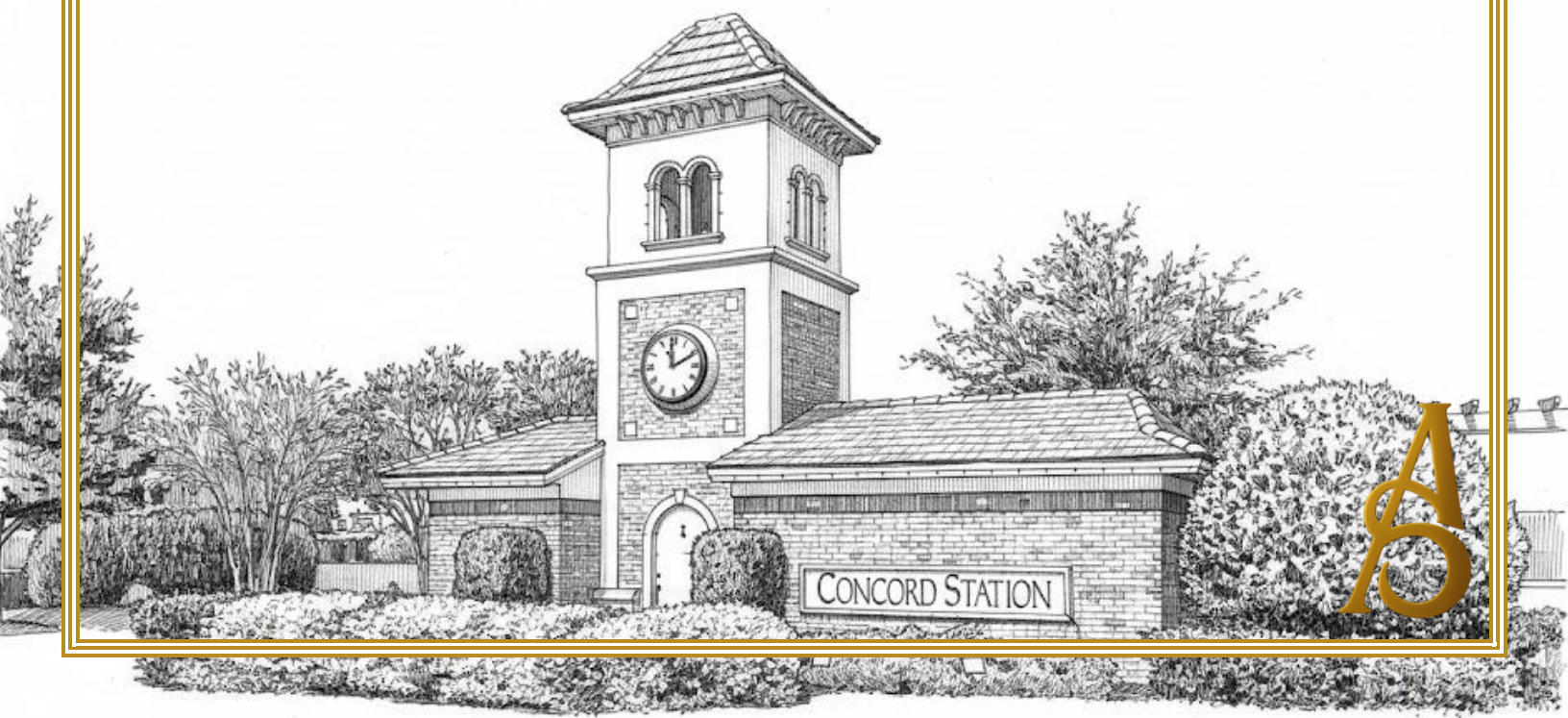


EXHIBIT 8

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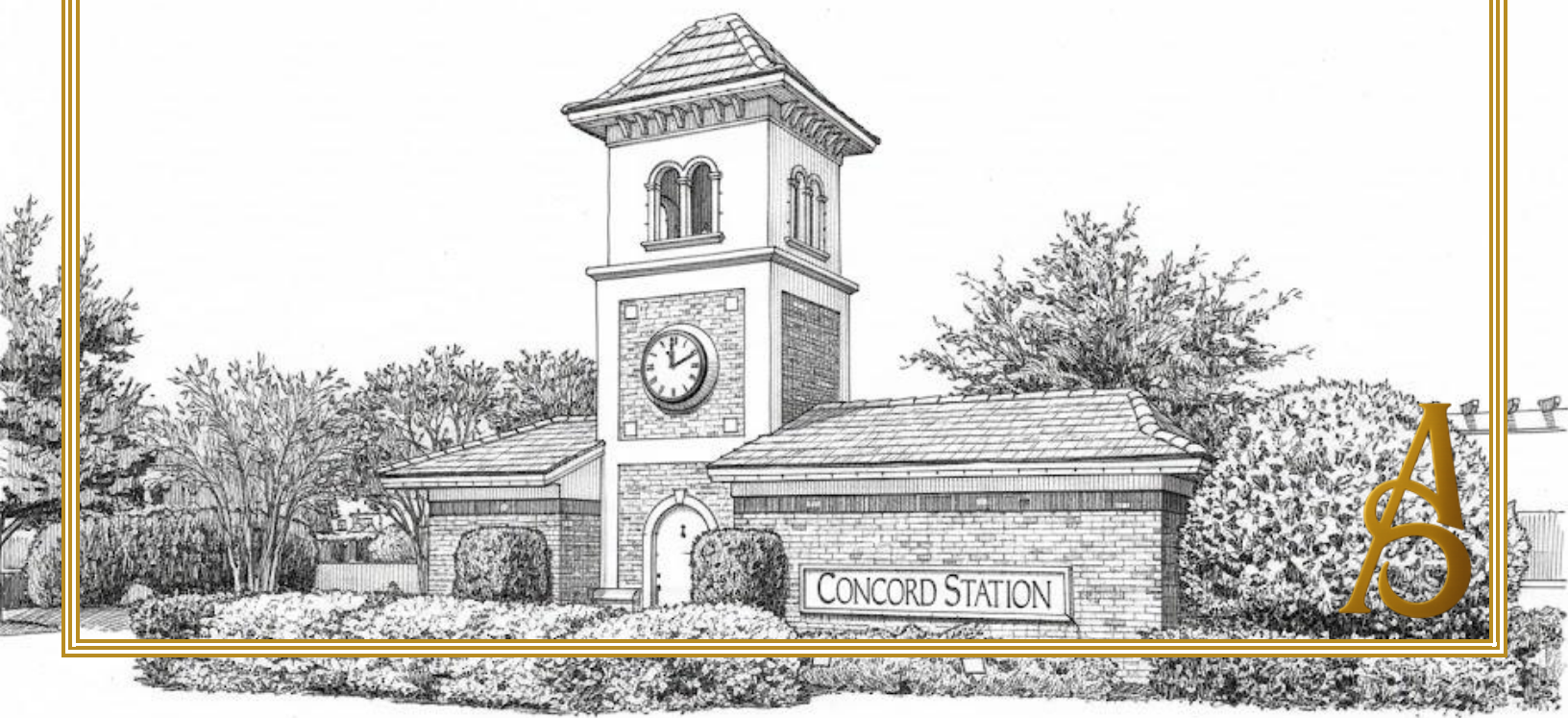
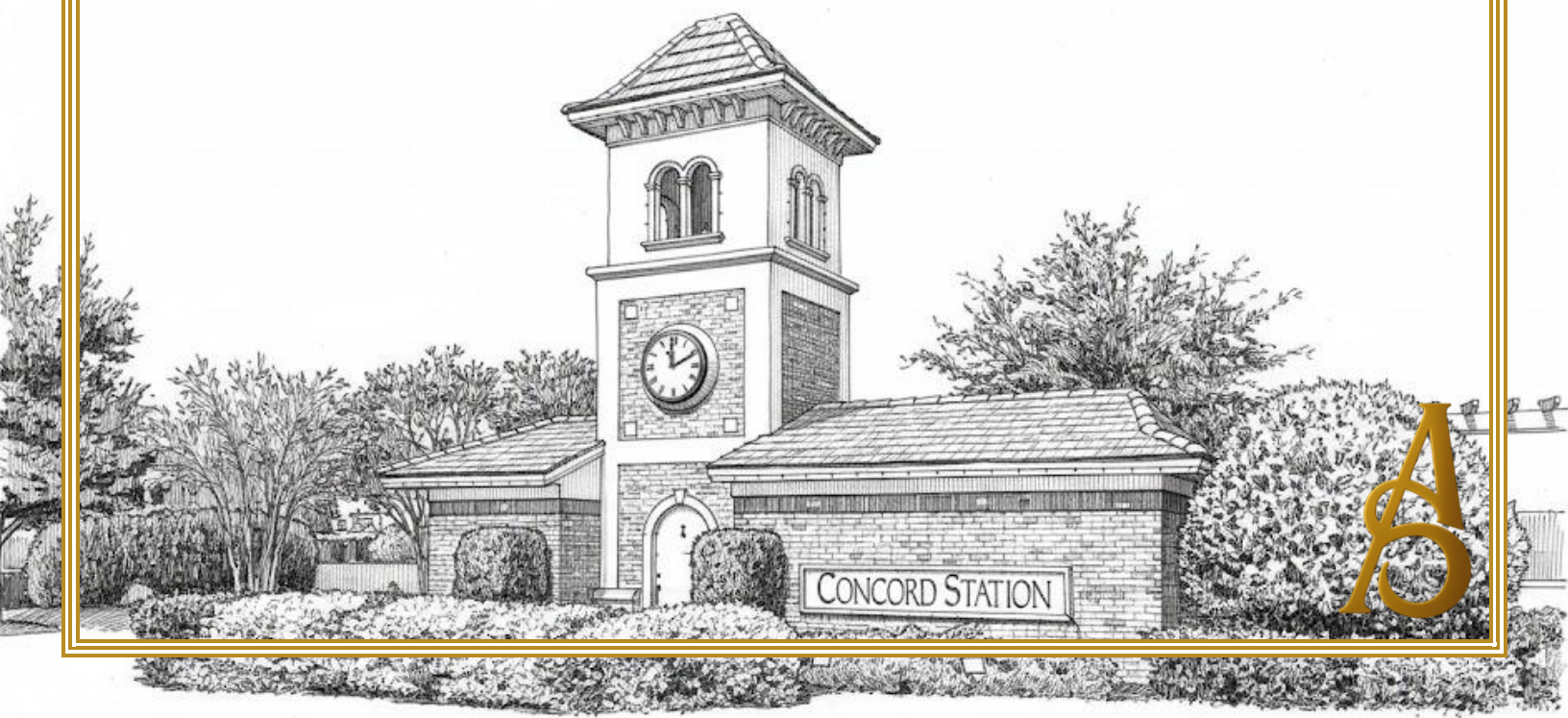


EXHIBIT 9

[RETURN TO AGENDA](#)



RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND INSTRUCTING THE PASCO COUNTY SUPERVISOR OF ELECTIONS TO CONDUCT THE DISTRICT’S GENERAL ELECTION; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Concord Station Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida;

WHEREAS, the Board of Supervisors of the District (“**Board**”) seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Supervisor of Elections for Pasco County, Florida (“**Supervisor of Elections**”), to conduct the District’s elections by the qualified electors of the District at the 2026 general election (“**General Election**”).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT:

1. CURRENT BOARD MEMBERS. The Board is currently made up of the following individuals, seats and terms:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Jessica LaBarbera	November 2026
2	Fred Berdeguez	November 2026
3	Randall Griffin	November 2026
4	Kevin Wagner	November 2028
5	Marcela Cisternas	November 2028

2. GENERAL ELECTION SEATS. Seat 1, Seat 2, and Seat 3 with terms expiring in November 2026 are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections of the seats subject to General Election for the current election year, and for each subsequent election year.

3. QUALIFICATION PROCESS. For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

4. COMPENSATION. Each member of the Board is entitled to receive \$200 per meeting for their attendance; up to a maximum of \$4,800 per year.

5. TERM OF OFFICE. The term of office for the individuals to be elected to the Board in the General Election is four (4) years. The newly elected Board members shall assume office on the second Tuesday following the election.

6. REQUEST TO SUPERVISOR OF ELECTIONS. The District hereby requests that the Supervisor of Elections conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor of Elections.

7. PUBLICATION. The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

8. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

9. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 11th day of December 2025.

ATTEST:

**CONCORD STATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

Exhibit A: Sample Notice of Qualifying Period

EXHIBIT A
SAMPLE NOTICE OF QUALIFYING PERIOD

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Concord Station Community Development District will commence at **noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026**. Candidates must qualify for the office of Supervisor with the Pasco County Supervisor of Elections located at 14236 6th Street, Ste 200, Dade City, FL 33523. The Supervisor of elections may be contacted by phone at (352) 521-4302. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Concord Station Community Development District has three (3) seats up for election, specifically Seats 1, 2, and 3. Each seat carries a four (4)-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

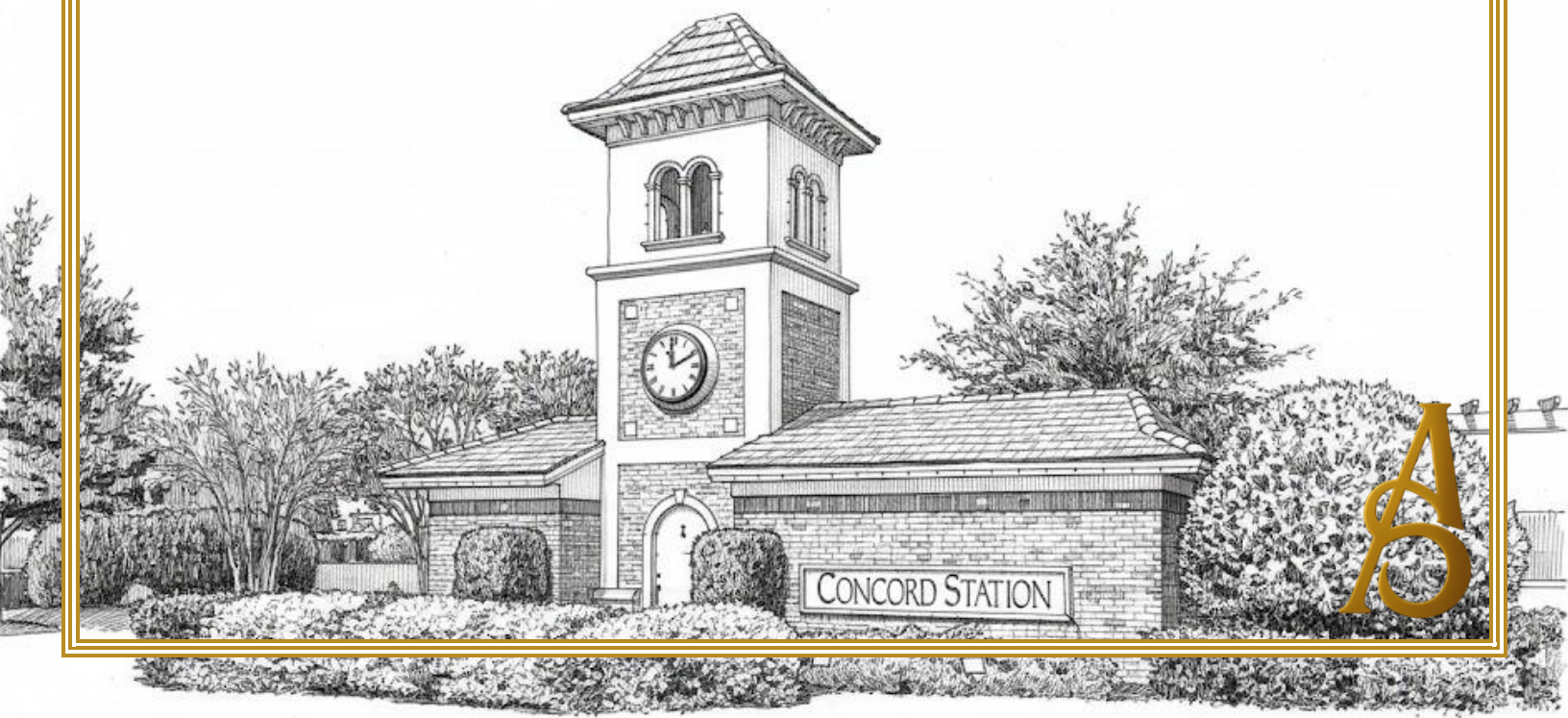
For additional information, please contact the Pasco County Supervisor of Elections.

Publish on or before _____, 2026*

*Deadline is at least 2 weeks before the start of the qualifying period

EXHIBIT 10

[RETURN TO AGENDA](#)



Clubhouse and Amenities Manager Report 12/11/2025

1. Concord Station CDD Employee Policy Manual/Handbook:

a. Handbook was distributed to the Supervisors and District Manager on October 24, 2025, and again on November 14, 2025, for review and inputs. Received and incorporated input from the District Manager.

2. Events:

a. December Holiday event is scheduled for Dec 20, from 1pm to 5pm. Madelyn (concierge staff member) and parents will be acting as Santa Claus/Mrs. Claus (Madelyn's parents) and the Grinch (Madelyn). We will also have Kiki the Elf, the train around our Clubhouse roundabout, funnel cake, face painting, and a balloon artist. Downpayment has been submitted for the event.

b. Small Business Expo is scheduled for January 17, 2025, from 10:00am to 2:00pm.

3. Monument upgrade/repair status:

a. Working on the last two monuments at the Sunlake and Mentmore Blvd.

4. Concord Station Clock Tower:

a. Lighting installation has been completed.

5. Installation of lighting outlining Clubhouse and monuments:

a. All outlining lights have been installed.

6. Security camera/door access update:

a. ECS has restored normal access control to the pool, tennis, and basketball courts.

b. Next will be the camera upgrade plan.

7. Waterford fountain status:

a. Pump has been delivered to the Hastings service center; awaiting diagnostic report.

8. Playground Fence replacement:

a. We still need to have the access control fob readers reinstalled, as they were removed by the company that completed the fence replacement. I have not been included in any communications with this company; the District Manager or Counsel may have additional information or updates.

9. Landscaping and Irrigation Services:

- a. Pre-bid meeting held on Monday December 1, 2025. Eight companies attended.
- b. We have performed three irrigation repairs in-house, with two of them requiring major repairs.

10. Resident Concerns/Complaints:

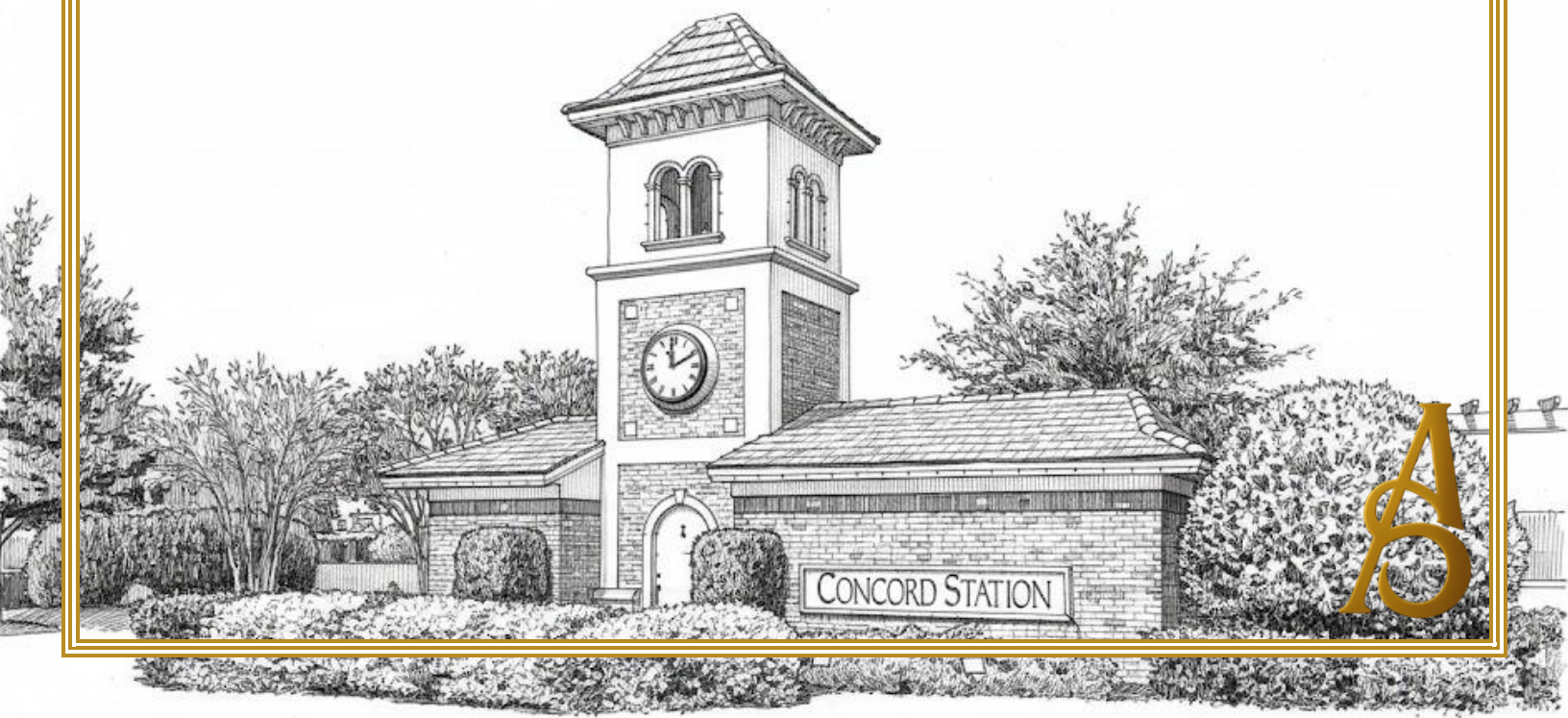
a. We are no longer allowing students to use the Clubhouse as a public restroom, as this practice has increasingly become a problem. Recently, we experienced an issue with a resident, Ms. Ashley Rodriguez, who was upset when her daughter was not permitted access to the facility to use the restroom after school.

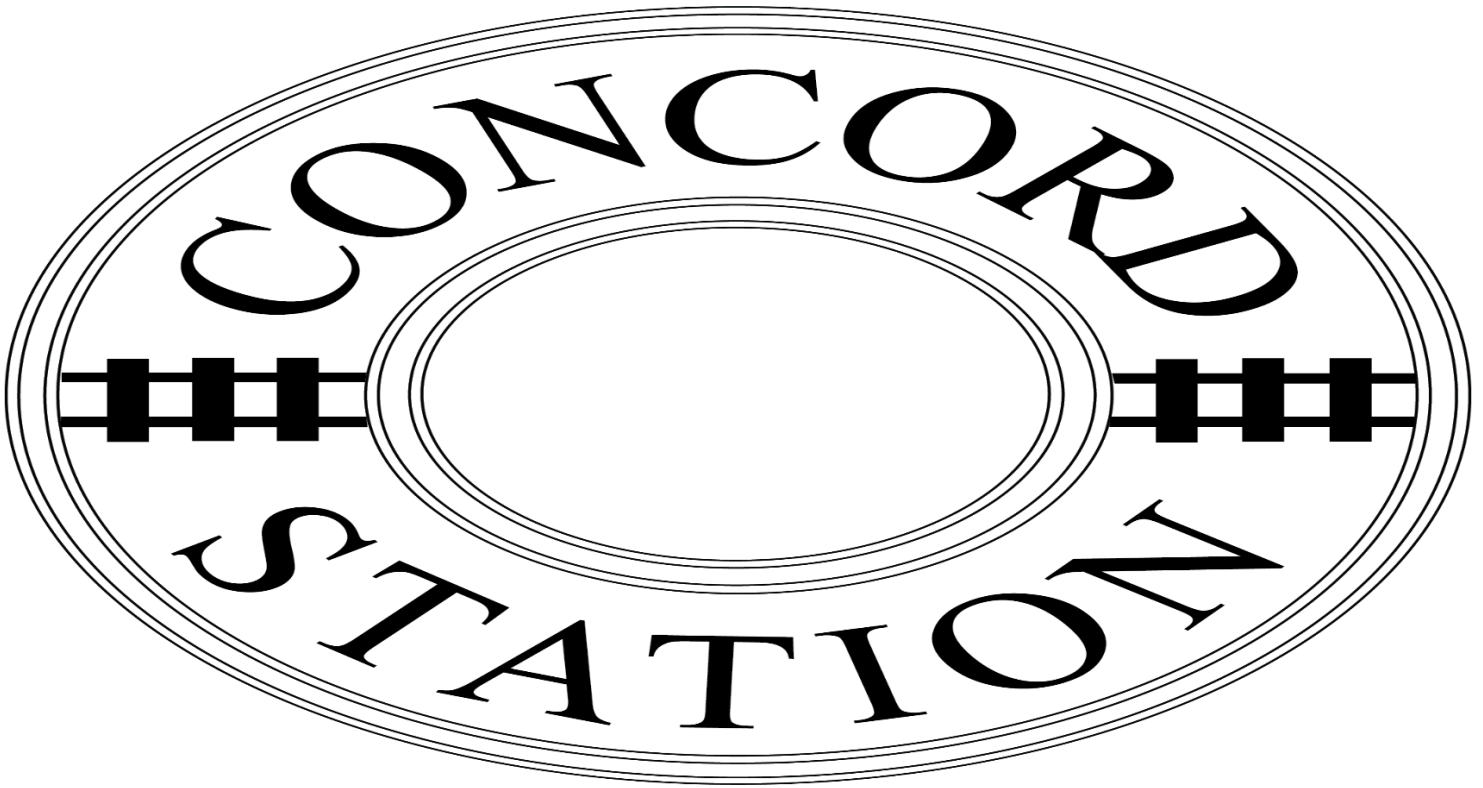
11. New projects to consider for upcoming months/year:

- 1. Pool Deck furniture/upgrade or repairs
- 2. Painting of the Kids Splash Pad (spring of 2026)
- 3. Lights on Tennis Courts, Basketball Courts, Pool, and Playground
- 4. Repairs to the Tennis and Basketball fence
- 5. Repair of the delamination on one small section of the pool bottom floor plaster (spring 2026)
- 6. Repair or replacement of the playground water fountain. Done.
- 7. Repair of the volleyball court benches
- 8. Replacement of signposts around the Clubhouse that are deteriorated or leaning.

EXHIBIT 11

[RETURN TO AGENDA](#)





**CONCORD STATION
COMMUNITY DEVELOPMENT DISTRICT**

**EMPLOYEE POLICY
MANUAL**

September 2025

TABLE OF CONTENTS

I. ORGANIZATION OVERVIEW

- A. Relationships between Concord Station CDD, the District Manager, Clubhouse and Amenities Manager, the Clubhouse Staff, and Heartland Payroll (HLP)4
- B. Organization Chart4

II. MAJOR EMPLOYMENT LAWS4

- A. Americans with Disabilities Act (ADA).....
- B. Equal Employment Opportunity (EEO)
- C. Fair Labor Standards Act (FLSA)
- D. Florida Civil Rights Act (FCRA)
- E. Veterans' Preference
- F. Florida Whistle-Blower's Act.....

III. EMPLOYMENT POLICIES5

- A. New Hires.....
- B. Open Door Policy
- C. Performance Review Policy.....
- D. Terminations.....
- E. Exit Interview

IV. COMPENSATION A. Job Descriptions.....6

- B. Compensation for Hours Worked.....
- C. Raises
- D. Benefits

V. ATTENDANCE AND LEAVE6

- A. Attendance
- B. Work Schedules
- C. Employee Attendance Records
- D. Paid Time Off
- E. Holidays

VI. GENERAL INFORMATION7

- A. Personal Appearance/Dress Code.....
- B. Smoking Policy.....
- C. Safe Use of Cellular Phones
- D. Personal Property
- E. District Property.....
- F. Jury/Civic Duty
- G. Severe Weather Conditions
- H. Solicitations/Distributions

VII. EMPLOYEE RELATIONS9

- A. Drug-Free Workplace9
- B. Harassment.....10

LIST OF APPENDICES

- APPENDIX - 1: RECEIPT ACKNOWLEDGMENT**
- APPENDIX - 2: CONCORD STATION CDD AT WILL EMPLOYMENT AGREEMENT**
- APPENDIX – 3: CONCORD STATION CDD ORGANIZATION CHART**
- APPENDIX - 4: JOB DESCRIPTIONS AND SALARY RANGES**
- APPENDIX - 5: EMPLOYMENT EXIT INFORMATION SURVEY**
- APPENDIX - 6: CONCORD STATION CDD EMPLOYEE EVALUATION FORM**
- APPENDIX - 7: CONCORD STATION CDD DISCIPLINARY FORM**
- APPENDIX - 8: CONCORD STATION CDD TERMINATION FORM**
- APPENDIX - 9: PTO/TO REQUEST FORM**

I. ORGANIZATION OVERVIEW

A. Relationships between Concord Station CDD Board of Supervisors, the District Manager, Clubhouse and Amenities Manager, Clubhouse Staff, and Heartland Payroll (HLP)

Concord Station Community Development District (CSCDD or “District”) is a special-purpose local government established under Chapter 190, Florida Statutes, to manage, operate, and maintain the works of the District for the benefit of its residents.

The District is governed by a Board of Supervisors authorized to exercise the powers granted by law (§190.006, Fla. Stat.). The Board contracts with a District Manager to oversee administrative and financial operations (§190.007(1), Fla. Stat.). Concord Station’s current District Manager is Patricia Thibault with Anchor Stone Management, LLC, 407-221-9153.

The Board has designated an Employee Liaison for employees directly hired by the District. The current Employee Liaison is Mr. Randall Griffin, 813-731-4812.

The Clubhouse & Amenities Manager (CAM) directs day-to-day operations and supervises clubhouse and amenities staff and serves as the first point of contact for employment-related questions. Current CAM: Mark A. Looknanan, Jr., 813-909-4569. The CAM coordinates with the District Manager on District-wide matters and keeps the Board informed through the Employee Liaison.

The District, through the Employee Liaison, maintains a co-employment relationship with Heartland Payroll (HLP) for payroll processing and workers’ compensation coverage/claims handling. New hires sign an at-will employment agreement (Appendix 2) and acknowledge receipt of this handbook (Appendix 1).

B. Organization Chart

See Appendix 3 for the CSCDD Organization Chart.

II. MAJOR EMPLOYMENT LAWS

A. Americans with Disabilities Act (ADA)

The ADA prohibits discrimination against qualified individuals with disabilities and requires reasonable accommodation absent undue hardship. Questions should be directed to the District Manager.

B. Equal Employment Opportunity (EEO)

The District provides equal opportunity in recruitment, appointment, training, promotion, compensation, retention, discipline, and separation without regard to protected characteristics, consistent with federal and Florida law. Employees who believe they have been discriminated against may contact the District Manager and the Florida Commission on Human Relations (FCHR).

C. Fair Labor Standards Act (FLSA)

Non-exempt employees are paid at least minimum wage and receive overtime at one-and-one-half times their regular rate for hours worked over 40 in a workweek. Exempt employees are not overtime-eligible. Employees who are unsure of their classification should speak with the CAM.

D. Florida Civil Rights Act (FCRA)

The FCRA promotes fair treatment and equal opportunity. For more information, contact the FCHR.

E. Veterans' Preference

The District follows Chapter 295, Florida Statutes, providing veterans' preference in employment, retention, and promotion for eligible individuals.

F. Florida Whistle-Blower's Act

Employees are protected from retaliation for disclosing, in good faith, certain violations or abuses to an appropriate agency. Concerns may be reported to the CAM, Employee Liaison, District Manager, or appropriate authority.

III. EMPLOYMENT POLICIES

A. New Hires

The District, through HLP, hires only individuals authorized to work in the United States. New employees must provide required documentation within three (3) business days of employment. Employees with work authorization that expires must provide updated documentation prior to expiration.

B. Open Door Policy

Employees are encouraged to raise questions or concerns with the CAM. If the concern involves the CAM, contact the Employee Liaison or District Manager. The District will review concerns fairly, maintain confidentiality to the extent possible, and prohibit retaliation.

C. Performance Review Policy

Performance reviews clarify responsibilities, evaluate performance, identify development needs, and inform compensation decisions. During the first year, reviews typically occur every three months; thereafter annually.

D. Terminations

Employment may end by resignation, probationary release, layoff, retirement, or discharge. Employees are encouraged to provide two (2) weeks' written notice for resignations. The District may discharge employment with or without cause, consistent with applicable law. Pay in lieu of unused approved PTO may be provided as stated in this handbook and as required by law.

E. Exit Interview

Departing employees are encouraged to complete an exit interview or the exit information survey (Appendix 5) to support continuous improvement.

IV. COMPENSATION

A. Job Descriptions

Job descriptions are provided in Appendix 4.

B. Compensation for Hours Worked

Starting wages are competitive and commensurate with experience and job scope as established in hiring documentation.

C. Raises

All positions are subject to a 90-day probationary period; a wage adjustment within the Board-approved range may be granted at the CAM's discretion. Annual and longevity/performance increases are at the discretion and approval of the Board of Supervisors.

D. Benefits

Eligible salaried employees may receive health, dental, vision, 401(k), and ancillary benefits per plan documents. The District contributes 50% of the lowest employee-only health insurance premium. Employees who decline District health insurance may receive a \$350 monthly stipend (paid \$175 bi-weekly). Contact the CAM or Employee Liaison for details.

V. ATTENDANCE AND LEAVE

A. Attendance

Employees are expected to work assigned schedules. Planned absences should be requested in advance. Unapproved absences may result in leave without pay and/or discipline, up to and including discharge.

B. Work Schedules

Standard clubhouse hours are Monday–Thursday 10:00 a.m.–7:00 p.m.; Friday–Saturday 10:00 a.m.–9:00 p.m.; Sunday 10:00 a.m.–6:00 p.m. The Maintenance Technician's standard schedule is Monday–Friday 8:00 a.m.–4:00 p.m. Seasonal adjustments may occur. Salaried positions typically work 40 hours per week; part-time roles are capped at 29 hours per week. Concierge staff rotate weekend coverage.

Employees working an eight (8) hour shift generally receive two 15-minute paid rest breaks and one 30-minute meal break, scheduled with the CAM or Concierge Supervisor. Breaks may not be combined or used to offset late arrival or early departure. Employees must notify the CAM/Concierge Supervisor when leaving the premises during working time.

C. Employee Attendance Records

The CAM, assisted by the Concierge Supervisor, records and maintains time and attendance records for all staff.

D. Paid Time Off for Salaried Positions

PTO covers sick, personal, and vacation time. Requests for personal time off should be submitted at least two (2) weeks in advance, and requests for vacation leave should be submitted at least one (1) month in advance, using the PTO Request Form (Appendix 9). Requests for weekend PTO (Friday through Monday) require prior approval from the Clubhouse & Amenities Manager, and will be granted based on operational and staffing needs.

Accrual						Schedule:
•After	probation	through	Year	1:	10	days/year
•Years 2–5:					12	days/year
•After Year 5:					15	days/year

PTO may be banked and used in advance within the employment year. Unused PTO carries over year-to-year. No more than twelve (12) consecutive business days may be taken at once (excluding weekends if not normally scheduled) unless specifically approved by the CAM. Unauthorized absences may lead to leave without pay and discipline. In emergencies, notify the CAM as soon as practicable.

E. Holidays

Closed Holidays: New Year's Day (January 1), Easter Sunday, Thanksgiving Day (fourth Thursday in November), Christmas Day (December 25).

Early-Close at 5:00pm (Floating) Holidays: Valentine's Day (February 14), Mother's Day (second Sunday in May), Memorial Day (last Monday in May), Father's Day (second Sunday in June), Independence Day (July 4), Labor Day (first Monday in September), Christmas Eve (December 24), New Year's Eve (December 31).

Salaried employees will be credited up to eight (8) hours of pay on holidays when the Clubhouse is closed.

VI. GENERAL INFORMATION

A. Personal Appearance/Dress Code

Employees must present a neat, professional appearance appropriate for public contact. District-issued shirts (if provided) should be worn with jeans, solid cargo pants, or solid shorts. Camouflage, sweatpants, or sweatshirts are not permitted (except as needed for warmth during cold weather). When uniforms are unavailable, business formal or business casual attire is required.

B. Smoking Policy

Smoking or vaping is not permitted in any interior or exterior amenities areas.

C. Safe Use of Cellular Phones and use of CDD phone

Do not use a mobile device while driving. Pull over to a safe location before calling or texting. Personal or non-work use of phones during working hours should be limited; abuse may result in discipline.

D. Personal Property

The District is not responsible for loss or theft of personal property or valuables. Keep such property secure.

E. District Property

District property and systems are for work-related purposes only. Report loss or damage promptly.

F. Jury/Civic Duty

Notify the CAM promptly if subpoenaed for jury duty or as a witness and provide a copy of the subpoena or court order. Employees dismissed from jury duty prior to noon should return to work for the remainder of the day unless otherwise approved. If not returning, submit a PTO Request Form so time can be charged appropriately.

G. Severe Weather Conditions

Use sound judgment when traveling during inclement weather and communicate any delays to the CAM as soon as possible. If severe weather occurs during working hours, follow CAM instructions and shelter in designated safe areas until conditions improve.

H. Solicitations/Distributions

Solicitation or distribution of literature is not permitted during working time or in working areas. Examples include sales, political or religious materials, and outside memberships. Violations may result in discipline, up to and including discharge.

I. Training and Development Policy

New hires receive role-specific onboarding. Cross-training is encouraged to ensure coverage during absences. Ongoing training may include safety, customer service, irrigation systems, pool readings, access control, and reservations management.

J. Resident Interaction Protocol

Operational directives to staff come from the CAM; residents should not direct staff duties. Document resident complaints or requests in the designated log and follow the chain of command. Treat all residents and guests with courtesy and professionalism; escalate hostile interactions to the CAM.

K. Social Media and Public Communication Policy

Refer media or public inquiries to the CAM. Do not post confidential information, internal disputes, or resident-identifying details. Employees may not speak on behalf of the District without written authorization from the Board of Supervisors, the District Manager, or the CAM.

VII. EMPLOYEE RELATIONS

A. Drug-Free Workplace

The District maintains a drug-free workplace. Unauthorized possession, use, sale, or being under the influence of illegal drugs or alcohol while on duty or on District property is prohibited. Testing may occur as permitted by law (e.g., reasonable suspicion, post-accident). Violations may result in discipline up to termination.

B. Harassment

The District prohibits discrimination and harassment in the workplace. Actions, words, jokes, or remarks based on protected characteristics are not tolerated. This policy also prohibits harassment in any form—verbal, physical, or visual, including sexual harassment.

Employees who believe they have been harassed should promptly report the matter to the CAM; if the concern involves the CAM, report to the Employee Liaison or District Manager. Reports will be addressed promptly and, to the extent possible, confidentially. Retaliation is prohibited.

Similar prohibitions apply to harassment directed toward residents, patrons, or visitors. Reports will be investigated, and appropriate corrective action will be taken.

A. Drug-Free Workplace

The District acknowledges that drug use has serious adverse effects in the workplace resulting in lost productivity and poses a threat to public health and safety. Maintaining a healthy and productive workforce with safe working conditions free from the effects of drugs decreases the occurrence of injuries on the job, absenteeism, and theft, and promotes employee morale.

The Drug-Free Workplace Act promotes the goal of drug-free workplaces within government through fair and reasonable drug-testing methods for the protection of public employees and employers.

Section 112.0455, Florida Statutes, identifies and defines the types of authorized drug testing: job applicant testing, routine fitness for duty testing, follow-up testing, random testing, and reasonable suspicion drug testing. Random testing and job applicant testing are currently conducted only under separate, specific legislative authorization. “Reasonable suspicion drug testing” means drug testing based on a belief that an employee is using or has used drugs in violation of the employer’s policy drawn from specific objective facts and reasonable inferences drawn from those facts considering experience. A job applicant is defined in section 112.0455, Florida Statutes, as “a person who has applied for a position with an employer and has been offered employment conditioned upon successfully passing a drug test.” To learn more about the other types of drug testing, review [section 112.0455](#), Florida Statutes.

All employees are expected to adhere to the District's standards of conduct concerning the possession and/or use of drugs or alcohol while on duty or while in or on District property. Violations of this policy will result in disciplinary action, up to and including discharge.

B. Harassment

The District has a strict policy against discrimination and harassment in the workplace. It is expected that all employees will interact fairly and honestly with one another to ensure that the work environment is free of intimidation and harassment.

The District is committed to providing all job applicants and employees with an environment free of discrimination and unlawful harassment. Actions, words, jokes, or remarks based on an individual's sex, race, ethnicity, age, religion, physical impairment, or any other legally protected characteristic will not be tolerated. This policy also prohibits harassment in any form, including verbal, physical, and visual harassment.

Unwelcome sexual conduct, such as sexual advances, requests for sexual favors, or other verbal or physical conduct of a sexual nature when it is made as a term or condition of employment or, unwelcome sexual conduct, which creates an intimidating, hostile, or offensive work environment will not be tolerated.

Any employee who believes a co-worker, member of management, or agent of the District has unlawfully harassed him/her should promptly report the matter to the Clubhouse and Amenities Manager, or if against the Manager, then the report will be made to the District's Employee Liaison, Mr. Randall Griffin, at 813-731-4812. Every employee can raise concerns and make reports without fear of reprisal.

The District will make every effort to ensure that complaints of harassment are resolved promptly and effectively. All actions taken to resolve complaints of harassment through investigations should be conducted confidentially to the extent possible.

Similar actions of harassment directed towards residents, patrons, and/or visitors of the District by employees are also prohibited and will not be tolerated. Employees are expected to be courteous and respectful of residents, patrons, and visitors at all times. Any reports regarding such behavior will be promptly investigated.

Any employee, after appropriate investigation, who is found to have engaged in the harassment of an employee, resident, patron, or visitor, will be subject to disciplinary actions, up to and including discharge, with or without warning per Appendix 7.

APPENDIX – 1

ACKNOWLEDGMENT OF RECEIPT

I acknowledge receipt of the Concord Station Community Development District Employee Handbook. I accept my responsibility to read and understand this handbook, including the District's policy on discipline and standards of conduct. I understand the topics discussed in this handbook represent the general policies of the District and that the District may impose additional requirements, depending upon the nature of my position.

Employee Name: _____
(Please print)

Employee Signature

Date

APPENDIX – 2

CONCORD STATION CDD AT WILL EMPLOYMENT AGREEMENT

Employment with the Concord Station Community Development District (“District”) is at will. This means that neither the employee nor the District has entered into a contract guaranteeing employment for any specific length of time. Either party may terminate the employment relationship at any time, with or without notice, and with or without cause, subject only to applicable law.

Nothing in this Employee Policy Manual, any other District policy, guideline, practice, or statement—whether oral or written—creates an express or implied contract of employment or alters the at-will status of the employment relationship. The policies and procedures described herein are for informational and administrative purposes only and may be modified, amended, or discontinued by the District at its sole discretion.

Exceptions:

The at-will employment relationship may be modified only by a written agreement signed by both the employee and the Board of Supervisors or their authorized designee. This policy does not apply where a valid collective-bargaining agreement or specific written employment contract provides otherwise.

Legal Protections:

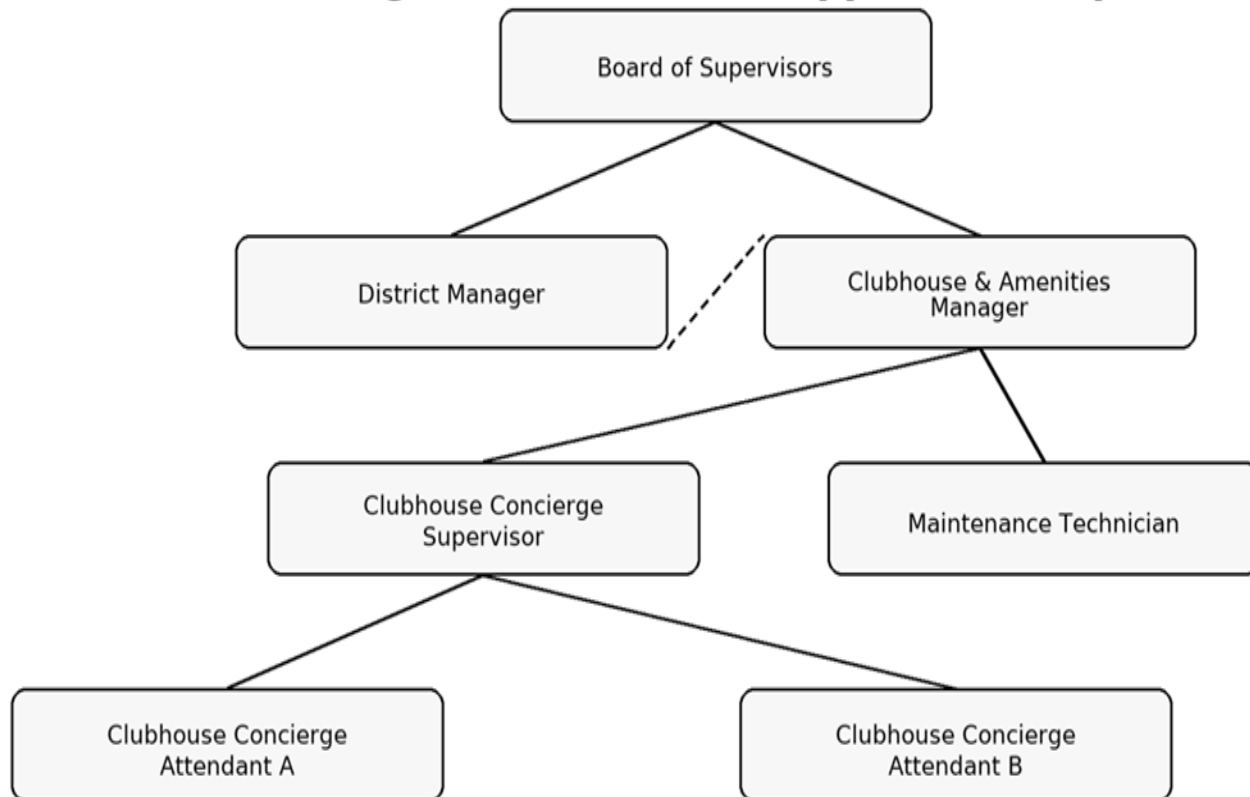
Nothing in this policy affects or limits employees’ rights under federal or state laws prohibiting unlawful discrimination or retaliation. Employees are protected from termination or other adverse employment actions based on race, color, religion, sex, national origin, age, disability, marital status, veteran status, or any other classification protected under applicable federal, state, or local law.

Employee name

Signature

Date

CSCDD Organization Chart - Appendix 3 (Updated)



----- Dashed line indicates liaison/coordination (no direct supervision).

CSCDD Clubhouse and Amenities Manager Job Description

Position Summary – Clubhouse & Amenities Manager

- The Clubhouse & Amenities Manager is responsible for the overall management, operation, and maintenance of the Concord Station Community Development District's (CSCDD) clubhouse and amenities facilities, ensuring they are operated in a safe, professional, and welcoming manner for residents and guests.
- This position provides direct supervision and leadership to all clubhouse and amenities staff, including the Concierge Supervisor, Concierge Attendants, and Maintenance Technician. The Manager is accountable for daily operations, facility readiness, vendor coordination, resident relations, budget tracking, and compliance with District policies and Board directives.
- The Clubhouse & Amenities Manager works under the general direction of the Board of Supervisors and in coordination with the District Manager on administrative and financial matters. The position requires independent judgment, hands-on facility oversight, and the ability to balance administrative duties with field supervision to ensure all amenities—including the clubhouse, fitness center, pool, tennis and basketball courts, playgrounds, and common areas—are maintained to the highest standards of quality, safety, and resident satisfaction.

Responsibilities and requirements include (but not limited):

- Build and manage relationships with residents, guests, and vendors
- Represent the Concord Station CDD professionally in appearance and conduct
- Planning and managing day-to-day operations
- Planning and managing community events
- Hiring and training new staff
- Performance monitoring and evaluations
- Monitoring existing projects
- Managing Bi-weekly Payroll and Benefits Packages
- Manage budget and coordinate materials to ensure ongoing operations
- Analyzing workload
- Planning, attending and after CDD Board of Supervisors meetings: arranging for maintenance & repair of all Clubhouse equipment and systems to minimize downtime
- Ongoing cross-training to be proficient in all tasks to fill-in for absent employees as needed
- General administrative duties to ensure employees are working effectively and efficiently
- Managing and controlling the residents/patrons amenities areas Access Control System
- Administrating the Clubhouse Reservation System
- Engaging with Vendors and Contractors to ensure work is being performed per contract and expectations
- Required 24/7 availability in case of emergencies

APPENDIX-4 (CONT.)

Reporting Structure

- Reports To: Board of Supervisors
- Coordinates With: District Manager, Employee Liaison, Clubhouse Concierge Supervisor, and other staff as needed
- Supervises: Clubhouse Concierge Supervisor, Concierge Attendants, and Maintenance Technician

CSCDD Clubhouse Concierge Supervisor Job Description

Position Summary – Clubhouse Concierge Supervisor

- The Clubhouse Concierge Supervisor oversees the daily front-desk and resident-service operations of the Concord Station Community Development District (CSCDD) clubhouse and amenities facilities. This position ensures that residents and guests receive courteous, professional assistance and that the clubhouse is maintained as a welcoming, orderly, and safe environment.
- Working under the direct supervision of the Clubhouse & Amenities Manager, the Concierge Supervisor provides leadership and guidance to the Concierge Attendant team, ensuring consistent performance, adherence to District policies, and high standards of customer service. The Supervisor assists with scheduling, staff training, event coordination, and communication between the front desk, residents, vendors, and management.
- The role also involves monitoring facility usage, enforcing rules and reservation procedures, maintaining records of resident inquiries and incidents, and assisting with special events and community programs. The Clubhouse Concierge Supervisor acts as the primary point of contact during assigned shifts and serves as the on-site lead when the Clubhouse & Amenities Manager is unavailable.

Responsibilities and requirements include (but not limited):

- Represent the Concord Station CDD professionally in appearance and conduct
- Assist in planning and managing community events
- Build and manage relationships with residents, guests, and vendors
- Assist in keeping the Clubhouse clean, orderly, and maintained
- Assist Clubhouse Manager in management duties
- Complete and maintain all necessary reports as directed by Clubhouse Manager
- Participate in meetings and stay current on industry trends
- Support and mentor team members as needed
- Read, understand, and abide with written Concord Station CDD Policies & Procedures

Reporting Structure:

- Reports To: Clubhouse & Amenities Manager
- Coordinates With: Maintenance Technician and other staff as needed

APPENDIX-4 (CONT.)

- Supervises: Concierge Attendants

CSCDD Front Desk Concierge Job Description

Responsibilities and requirements include (but not limited):

- Represent the Concord Station CDD professionally in appearance and conduct
- Assist in planning and managing community events
- Build and manage relationships with residents, guests, and vendors
- Assist in keeping the Clubhouse clean, orderly, and maintained
- Assist the Clubhouse Concierge Supervisor with administrative duties
- Read, understand, and abide with written Concord Station CDD Policies & Procedures

Reporting Structure

- Reports To: Clubhouse & Amenities Manager and Clubhouse Concierge Supervisor
- Coordinates With: Clubhouse Concierge Supervisor and other staff as needed
- Supervises: None

CSCDD Maintenance Technician Job Description

Position Summary

- The Maintenance Technician supports the operation, upkeep, and safety of all Concord Station Community Development District facilities, including the Clubhouse, pool areas, playgrounds, tennis and basketball courts, irrigation systems, lighting, and common grounds. This position works under the direct supervision of the Clubhouse & Amenities Manager and plays a vital role in ensuring that the community's amenities are maintained to the highest standards of cleanliness, functionality, and appearance.

Responsibilities

- Perform routine inspections, maintenance, and repairs of District facilities, systems, and equipment, including lighting, plumbing, electrical, irrigation, and HVAC components.
- Conduct preventive maintenance and report potential safety or operational issues to the Clubhouse & Amenities Manager.
- Assist in the upkeep of amenities areas including playgrounds, sports courts, picnic areas, signage, and fencing.
- Support set-up and breakdown for community events and programs.
- Maintain accurate maintenance logs, inspection checklists, and service reports.
- Monitor vendor work on-site to ensure compliance with District safety and quality standards.

APPENDIX – 4

- Respond promptly to emergency maintenance situations and perform after-hours work when required.
- Operate light equipment (pressure washers, blowers, trimmers, etc.) safely and efficiently.
- Follow all District safety and conduct policies, ensuring that all work is performed in a professional, courteous, and resident-friendly manner.

Reporting Structure

- Reports To: Clubhouse & Amenities Manager
- Coordinates With: Clubhouse Concierge Supervisor and other staff as needed
- Supervises: None

APPENDIX – 4

Compensation in lieu of Insurance Benefits:

Any employee who chooses not to purchase insurance through payroll deductions will be offered offsetting equivalent compensation in the form of a monthly stipend of \$350.00 per/month. This offer applies only to all salary positions.

APPENDIX – 5

CONFIDENTIAL Exit Information Survey

***If you desire an in-person exit interview, please contact the Clubhouse and Amenities Manager, Mark A. Looknanan, Jr. at 813-909-4569. Otherwise, please fill out this form and return it to the Clubhouse and Amenities Manager

Job Title: _____

Supervisor: _____

1. How did you learn about the job opening for your current position?
2. Why did you accept that job offer versus another?
3. Were the duties and demands of your job (*i.e.*, maintaining the works of the district) described accurately during the interview process?
4. Were you given training to perform the job? How would you assess the quality of that training? What are some of the areas for improvement?
5. Were your own expectations for the job met?
6. Describe the workplace environment.
7. Were there any special problem areas within the works of the district (the systems, facilities, parks, recreation, etc.)?
8. What improvements can you suggest to your job (to make it easier, more challenging, and more interesting)?

APPENDIX – 5 (CONT.)

9. Were you and your supervisor able to work together effectively?
10. What kind of feedback did you receive from your supervisor and how frequently?
11. How could your supervisor have helped you more on the job?
12. How would you describe your supervisor's management style?
13. How would you describe the management style of the Clubhouse Manager?
14. What do you like most about working here?
15. What do you like the least about working here?
16. What do you feel good about accomplishing in your job and in your time here?
17. What factors contributed to your decision to leave? What might have been done to prevent you from leaving?
18. What makes your new job more attractive than your present job?
19. What are your general feelings about working for this CDD?

APPENDIX-5 (CONT.)

20. Would you consider returning to this CDD if a position were available in the future?

APPENDIX- 6

EMPLOYEE EVALUATION

Employee Name: _____

Date: _____

Job Title: _____

Manager: _____

Anniversary Date: _____

Department: _____

Year Hired: _____

Hourly Rate: _____

Raise Approved: Yes ☐ No ☐

New Hourly Rate: _____

BEHAVIOR	ASSESSMENT				COMMENTS
	Role Model Outstanding	Highly Effective	Effective	Needs Improvement	
Adaptability					
Communication					
Customer Service					
Interpersonal Skills					
Judgment					
Personal Account- Ability/Ownership					
JOB PERFORMANCE					
Quality of Work					
Quantity of Work					
Job Knowledge					
Dependability					
Initiative					
Organizational Skills					
ATTENDANCE					
Absences					
Tardiness					

Overall Rating (Check One):

☐ Outstanding

☐ On-Target Performance

☐ Strong Performance

☐ Action Needed

Employee Signature: _____ Supervisor Signature: _____

APPENDIX-7

EMPLOYEE WARNING REPORT

-CONFIDENTIAL-

Name: _____ SSN: _____

Client Company Name: _____ Violation Date: _____

Violation			
<input type="checkbox"/> Alcohol/Drug Abuse	<input type="checkbox"/> Attendance	<input type="checkbox"/> Attitude	<input type="checkbox"/> Carelessness
<input type="checkbox"/> Conduct	<input type="checkbox"/> Fighting	<input type="checkbox"/> Insubordination	<input type="checkbox"/> Personal Work
<input type="checkbox"/> Quality of Work	<input type="checkbox"/> Safety	<input type="checkbox"/> Tardiness	<input type="checkbox"/> Work Rules
<input type="checkbox"/> Other: _____			

Company Statement: _____

(Use additional sheets if necessary)

Employee Statement:

- ☐ I agree with the company statement.
☐ I do not agree with the company statement.

Comments: _____

(Use additional sheets if necessary)

Employee Signature: _____ Date: _____
(Indicates receipt of written warning)

Supervisor Signature: _____ Date: _____

APPENDIX – 8

CONCORD STATION CDD EMPLOYEE TERMINATION

Name of Employee: _____

Termination Effective Date: _____

Reg. Hours to be paid on final check: _____

Vacation Hours to be paid: _____

Supervisor Name: _____

Reason for Termination:

Voluntary Resignation (check one)

- ☐ Secured better position ☐ Absenteeism or Tardiness
☐ Dissatisfied (type of work) ☐ Failure to Meet Performance Expectations
☐ Dissatisfied (salary) ☐ Insubordination
☐ Dissatisfied (supervisor) ☐ Not qualified for the position
☐ Dissatisfied (working conditions)
☐ Generally dissatisfied ☐ Dishonesty or Theft
☐ Retirement
☐ Returned to school
☐ Moving out of area
☐ Family or personal circumstances
☐ In Lieu of Discharge
☐ No Reason Given

Involuntary Termination (check one)

- ☐ Gross Misconduct
☐ Job abandonment
☐ Death
☐ Other

Lay Off (check one)

- ☐ Lack of Work ☐ Job Eliminated

Reason for leaving (Supervisor's statement) _____

Eligible for Re-hire? ☐ Yes ☐ No

If no, Explain: _____

Supervisor Signature

Date

APPENDIX – 9

**CSCDD
Paid Time Off (PTO)
Request Form**

Please submit this form for approval at least two weeks in advance of your preferred PTO dates.

Date: _____

Employee Name: _____

Title: _____

Department: _____

Remaining Banked PTO Days: _____

PTO Dates Requested: ____/____/____ through ____/____/____

Returning: ____/____/____

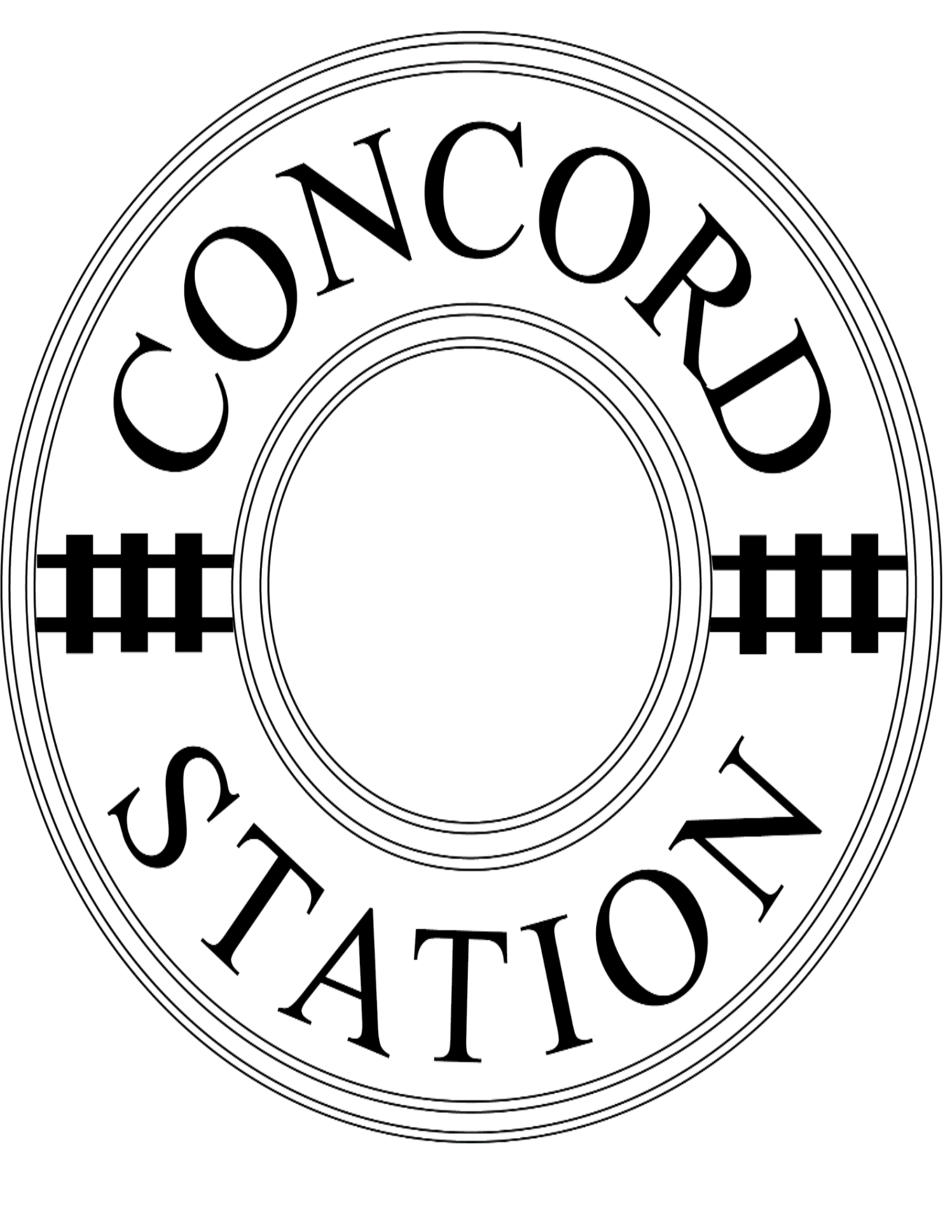
Total Number of Days Requested: _____

of Employee Date _____ Signature

Approval:

Clubhouse and Amenities Manager Date _____

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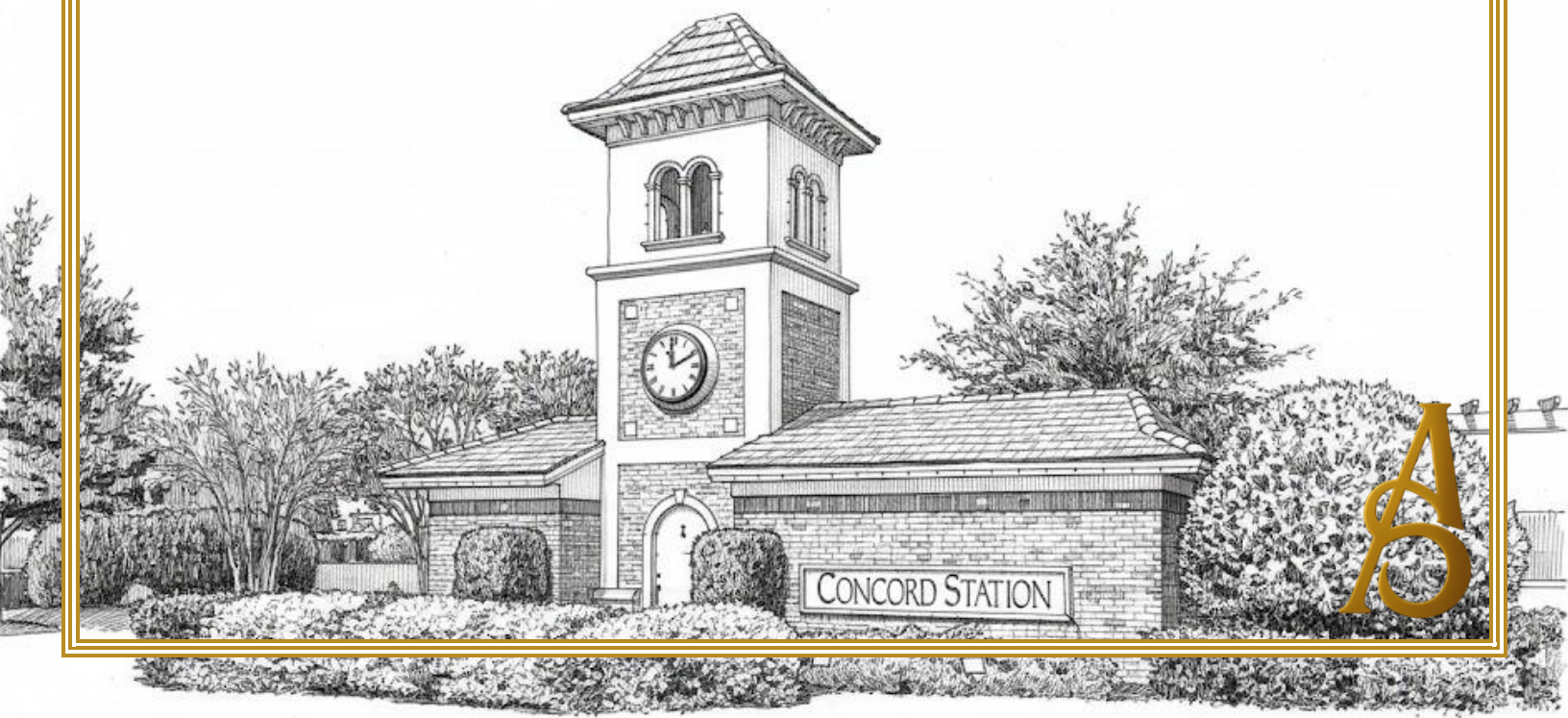
CONCORD



STATION

EXHIBIT 12

[RETURN TO AGENDA](#)



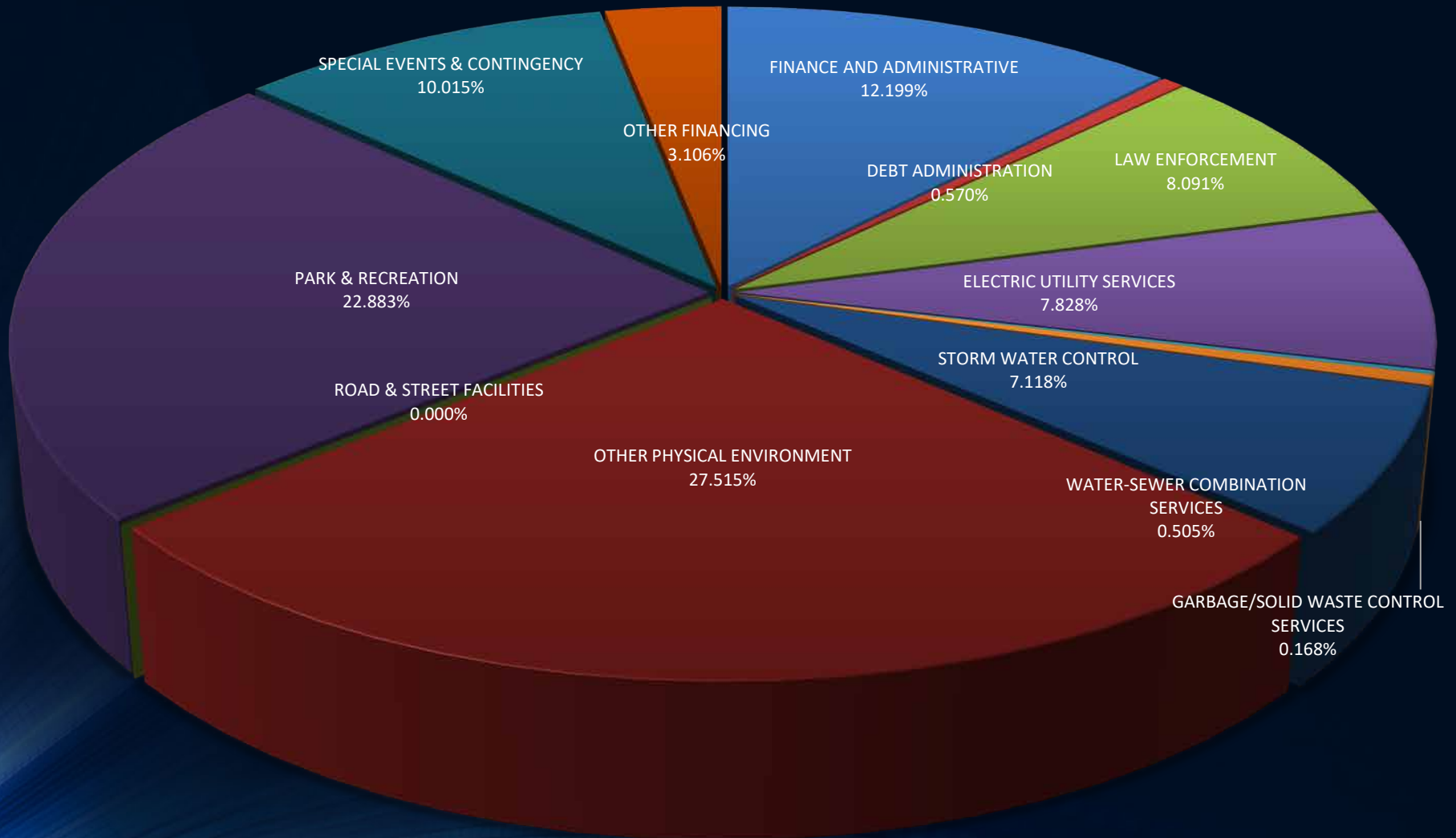
CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT



A YEAR IN REVIEW
October 1, 2024 – September 30, 2025

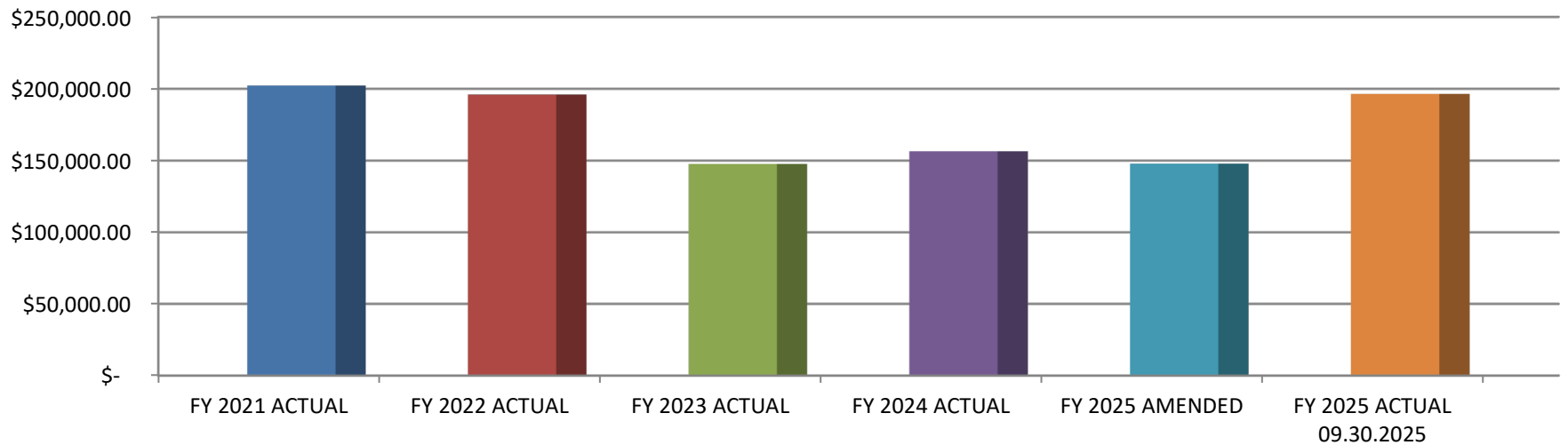
CONCORD STATION

FY 2025 Expenditure Summary: \$1,609,945. Amended Budget: \$2,144,847
Inclusive of \$50,000 Transfer to the Reserve Fund



CONCORD STATION

Finance & Administrative: \$196,401
Budget: \$147,855 Variance:\$48,546



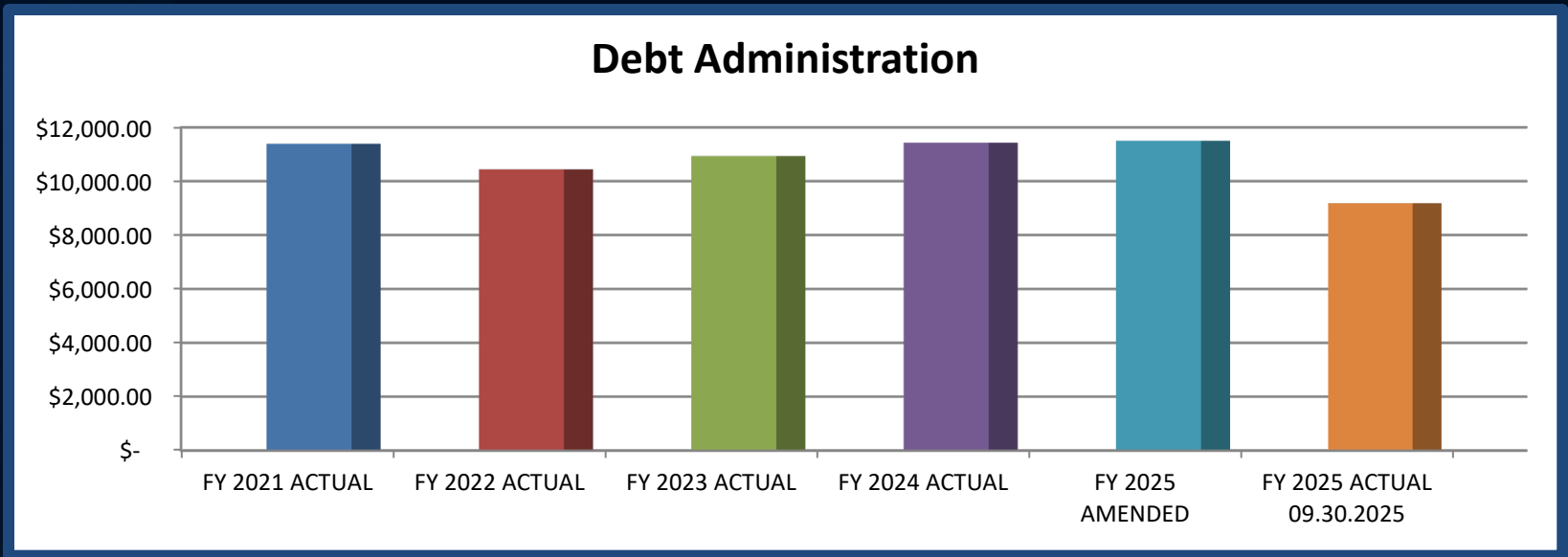
FINANCE & ADMINISTRATIVE – 12.199%

- FY 2025 Highlights – Overbudget \$48,546
 - **District Counsel** - over \$46,904 due to transition change in Counsel and increased level of service needs
 - **District Engineer** - over \$4,800 due to increased level of service needs related to erosion and other major projects undertaken by the District
 - **Supervisor Compensation** – over \$1,200 related to additional meetings held by the Board of Supervisors

CONCORD STATION

DEBT ADMINISTRATION : \$9,182

Budget: \$11,500 Variance: \$1,068



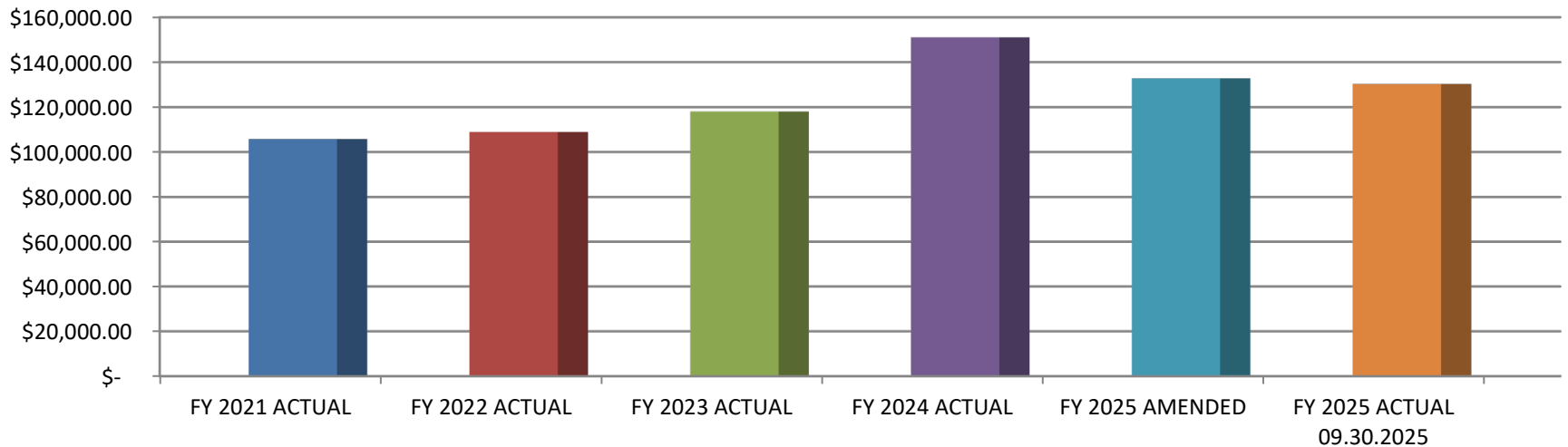
DEBT ADMINISTRATION – 0.570%

- FY 2025 Highlights – Underbudget \$1,068
 - **Trustee Fees** - under \$568 in accordance with billing from Trustee
 - **Arbitrage Rebate Calculatio** - under \$500 . The arbitrage

CONCORD STATION

LAW ENFORCEMENT - \$ 130,264

Budget: \$132,802 Variance: \$2,538



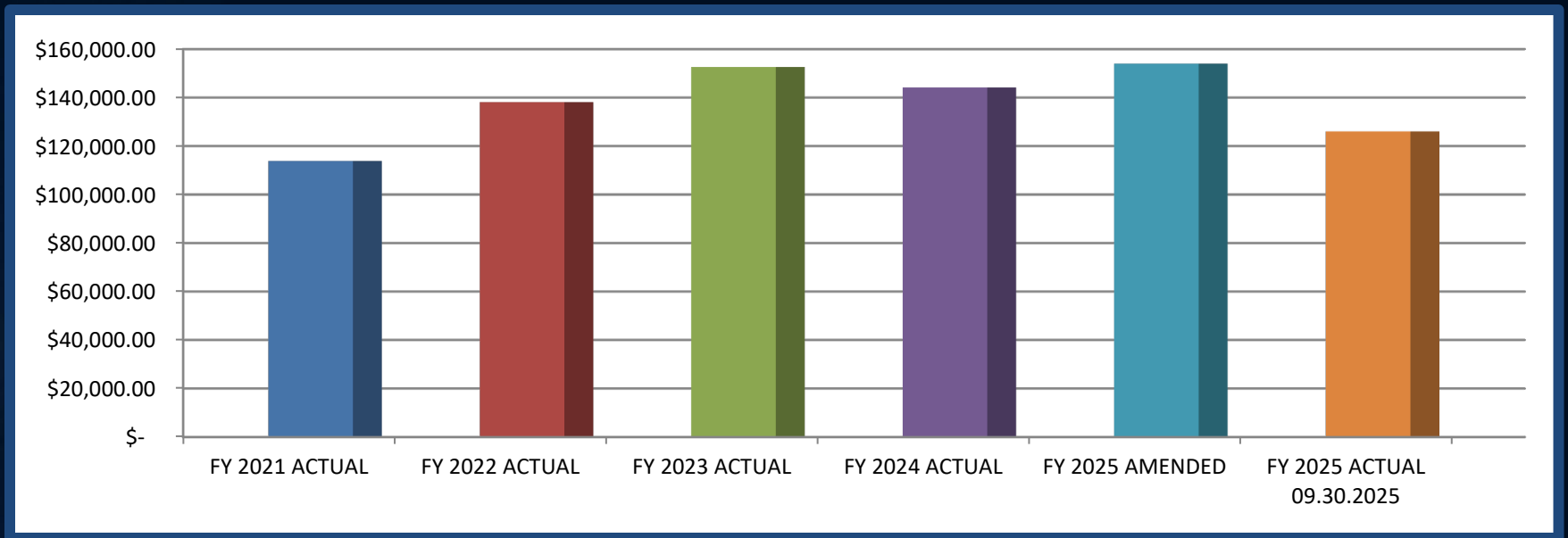
LAW ENFORCEMENT– 8.091%

- FY 2025 Highlights – Underbudget \$2,538
- Based on actual billings from PCSO, contract was terminated as of 09.30.2025

CONCORD STATION

ELECTRIC UTILITY SERVICE - \$126,028

Budget: \$154,000 Variance:\$27,972



ELECTRIC UTILITY SERVICE – 7.828%

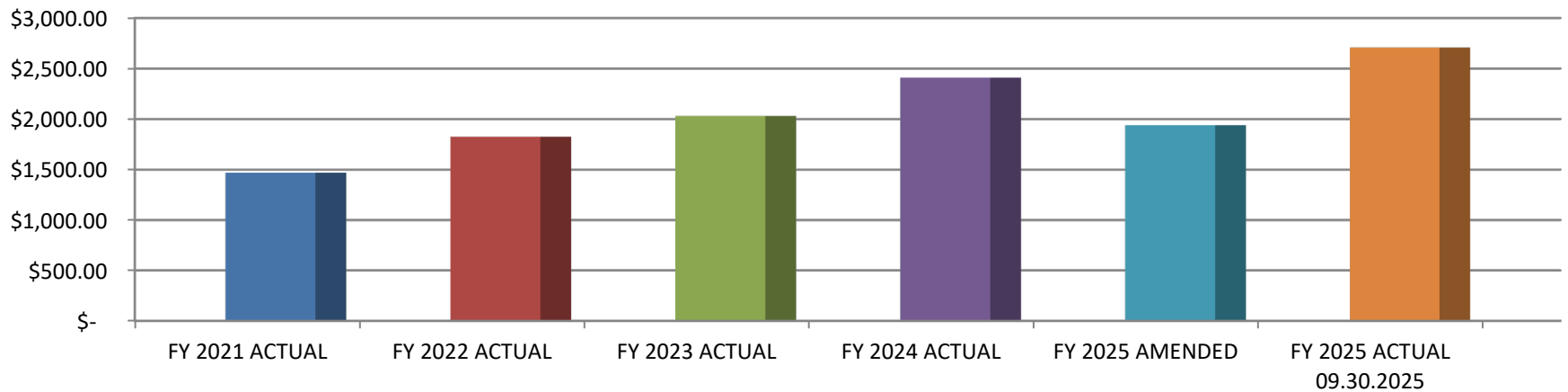
- FY 2025 Highlights – Underbudget \$27,972
- The FY 2025 budget was established contemplating a potential rate increase from Duke
- Additionally, in FY 24 there was an extra payment included for streetlights

CONCORD STATION

GARBAGE & SOLID WASTE - \$2,708

Budget: \$1,940 Variance:\$768

Garbage/Solid Waste Control



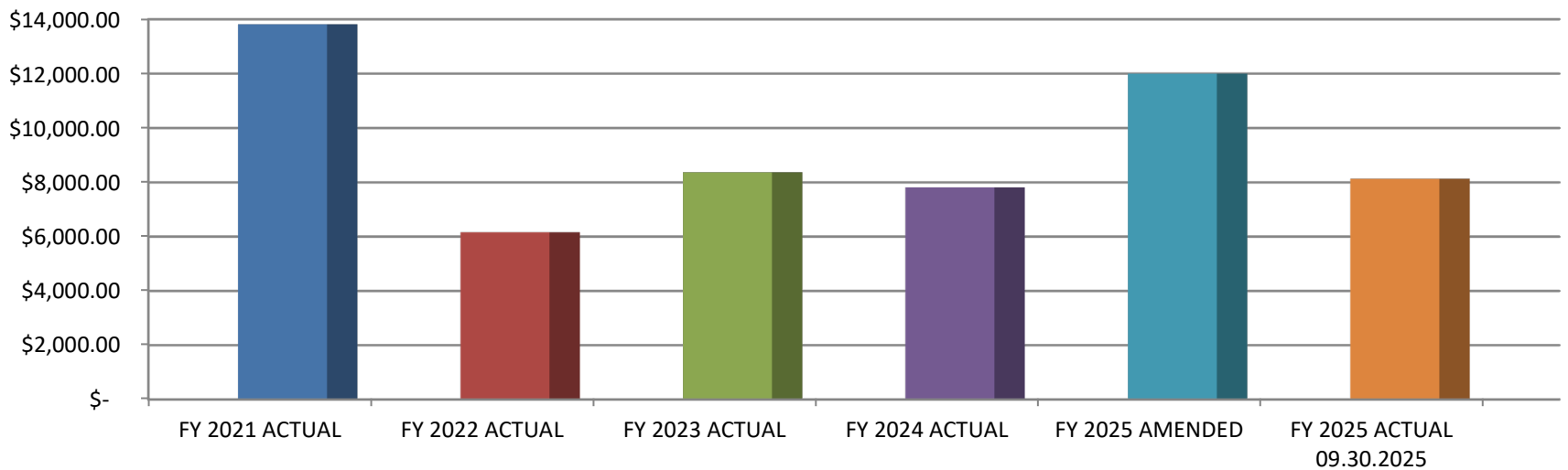
GARBAGE & SOLID WASTE– 0.668%

- FY 2025 Highlights – Overbudget \$768
- **Solid Waste Assessment** - overbudget \$168 based on actual bill from the county for this non advalorem assessment
- **Garbage Recreation Facilities** – overbudget \$600. There was a 15% rate increase from Waste Management

CONCORD STATION

WATER & SEWER COMBINATION SERVICES - \$8,135

Budget: \$12,000 Variance:\$3,865



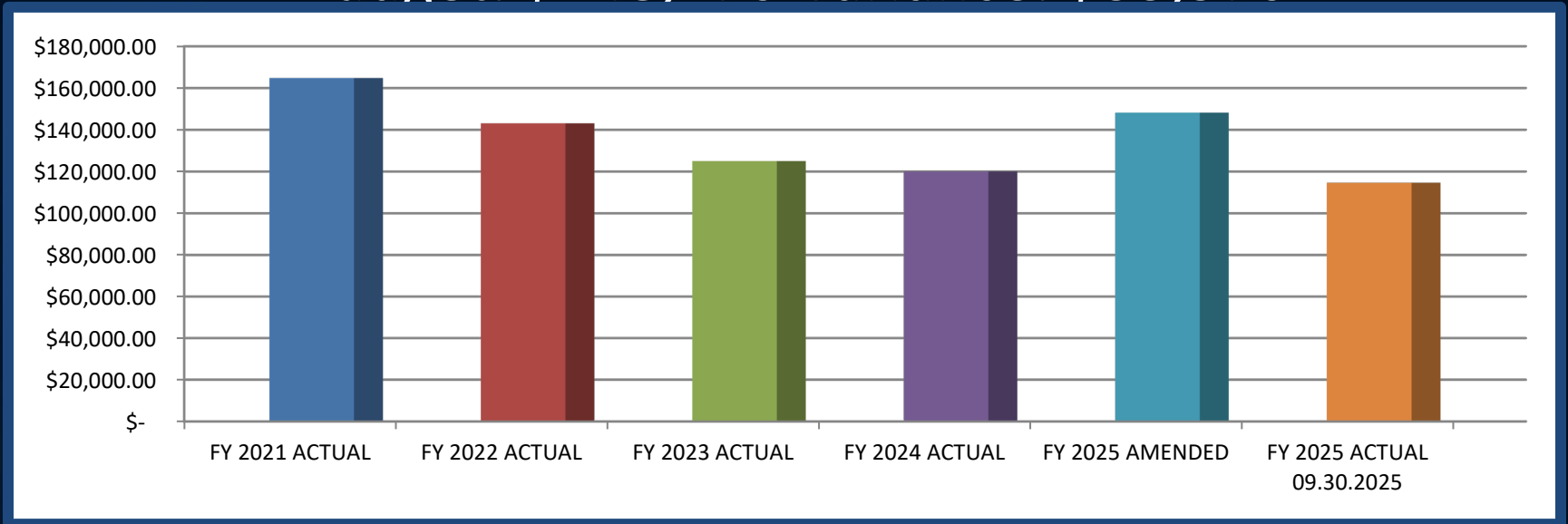
WATER-SEWER SERVICE < 1%

- FY 2025 Highlights – Underbudget \$3,865
- This is for water and sewer charges at various locations in the District. The FY 25 budget contemplated an increase in FY 25

CONCORD STATION

STORMWATER CONTROL - \$114,600

Budget: \$148,176 Variance: \$33,576



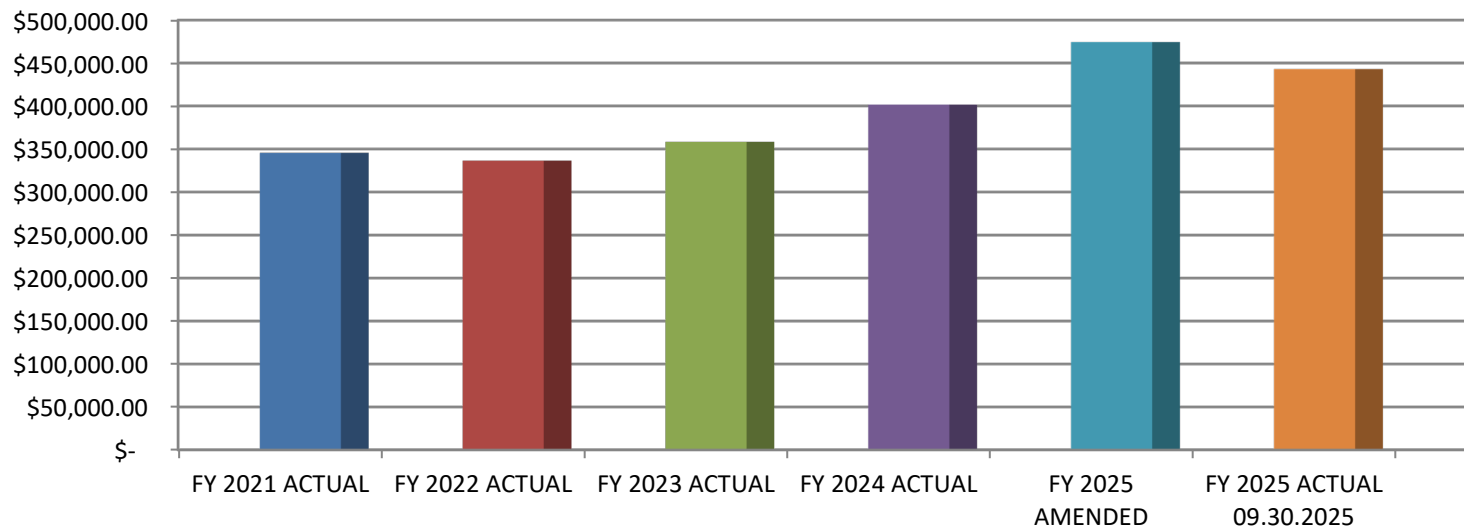
STORMWATER CONTROL – 7.11%

- FY 2025 Highlights – Underbudget \$33,576
- This category incorporates the maintenance of the stormwater system
- **Lake & Pond Repair**– underbudget \$20,000 – additional work on the pond repair was not advanced for this line item. A major project by ADS is included in capital projects & Finn Outdoor will be considered in FY 26
- **Fountain Service & Repair** - underbudget by \$2,817 – Amount is driven by anticipated service level needs
- **Aquatic Plant, Stormwater maintenance, Wetland Invasive** – underbudget for a total of \$7,500 – Amount in this line item is driven by anticipated service level needs

CONCORD STATION

OTHER PHYSICAL ENVIRONMENT - \$442,982

Budget:\$474,335 Variance:\$31,353



OTHER PHYSICAL ENVIRONMENT – 27.515%

- FY 2025 Highlights – Underbudget \$31,353
- **Landscape Maintenance** – overbudget \$11,418 due to billing including a separate line item for irrigation checks
- **Holiday Decorations** – underbudget \$35,000 due to the track lighting project being included in the miscellaneous contingency project line in the amount of \$28,294 to Blue Wave lighting . There was an amount paid of \$2,962 in the PY for decorations in December 2024. Payment and service levels crossed fiscal years
- **Landscape Mulch** - underbudget \$10,863. This 1x service was performed in October 2024 and additional mulch needs have not been requested
- **Irrigation Repairs** - Overbudget \$19,211. Included a \$29,500 repair for across the roadway and \$15,000 for Board approved repairs on the irrigation system
- **Fire Ant Treatment** – underbudget \$7,600,. This is a service that is specifically requested by the Board based on perceived need

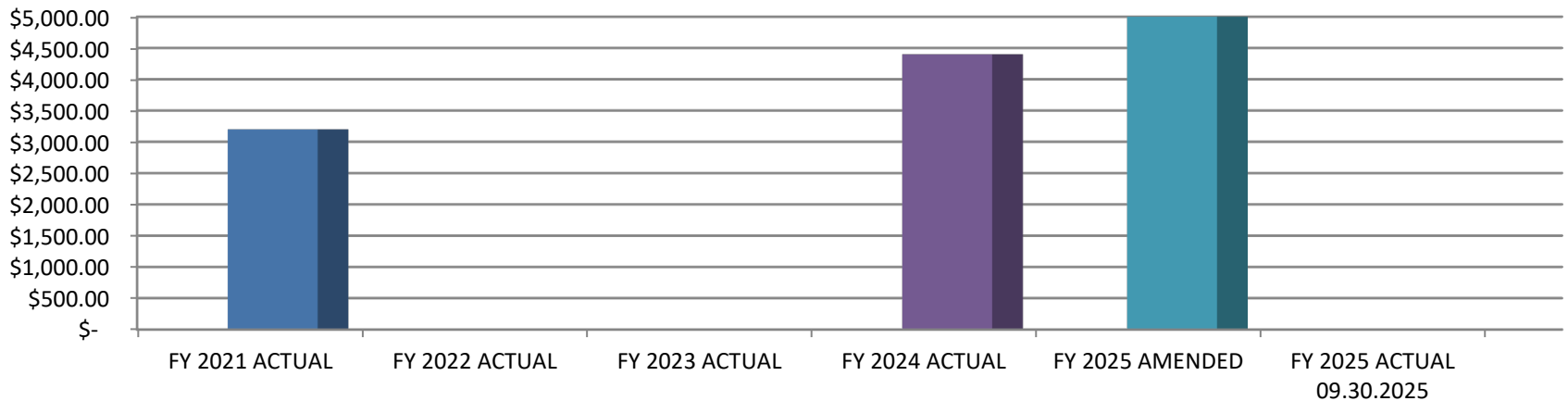
Not needed in FY 25

CONCORD STATION

ROAD & STREET FACILITIES - \$0.00

Budget: \$5,000 Variance:\$5,000

Road & Street Facilities



ROAD & STREET FACILITIES – 0.00%

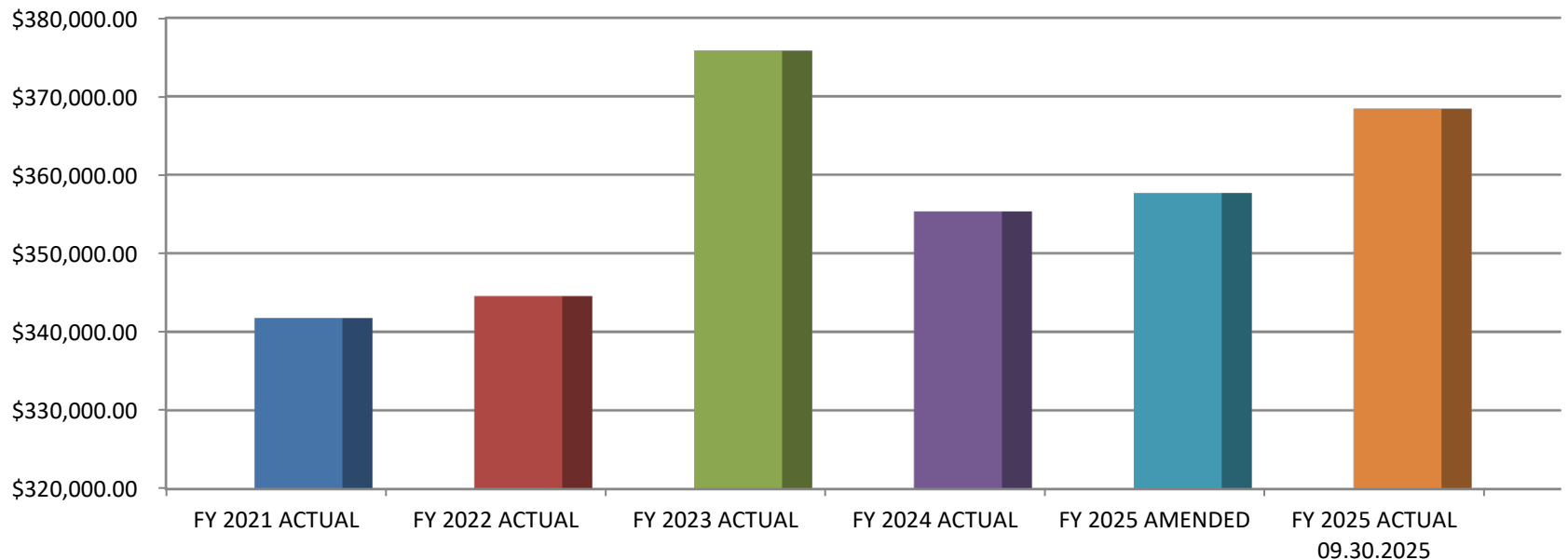
- FY 2025 Highlights – Underbudget \$5,000
- This service level is based on anticipated need and was not required for FY 25

CONCORD STATION

PARKS & RECREATION - \$368,402

Budget:\$357,675 Variance: \$10,727

Park & Recreation



PARKS & RECREATION – 22.883%

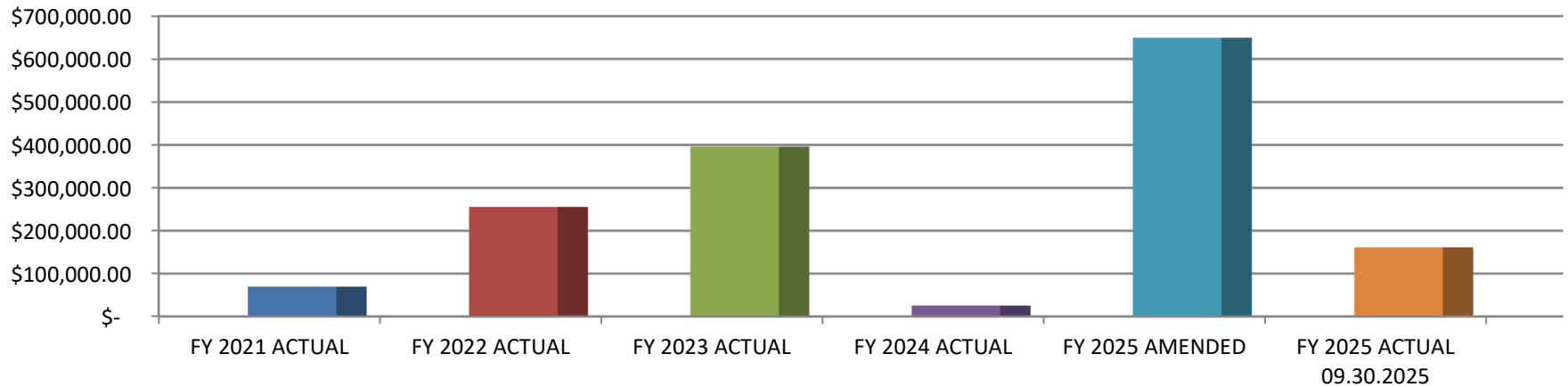
- FY 2025 Highlights – Overbudget \$10,727
- **Field Service Contract** – underbudget \$9,000 related to contract termination
- **Amenity Mgmt** – overbudget \$13,140 due to bringing staff in house versus contract out
- **Clubhouse Maint** – overbudget \$11,875. Amount ecepnoded as of 05.30 was ~\$14,100 and then maintenance team was hired and they are performing task in house and saving the District \$\$
- **Gate Maintenance & Repair** - overbudget \$18.733. Serivce included ~\$15,000 for access panels and repair related to lightening strike damages
- **Fitness Equip Repair** – underbudget \$15,770. Equipment was purchased from bandit and is included in miscellaneous contin.
- **Pool Water Park & Fountain** – overbudget \$12,671. Clubhouse splash pad repair in March for \$9,760 and a new motor in Nov 2024 - \$4,735

CONCORD STATION

SPECIAL EVENTS & CONTINGENCY - \$161,244

Budget: \$649,564 Variance:\$488,320

Special Events



SPECIAL EVENTS & CONTINGENCY – 10.015%

FY 2025 Highlights – Underbudget \$488,320

Miscellaneous Contingency - The FY 2025 budget amendment allocated fund balance forward in the amount of \$400,000 for the vision projects. The YTD expended \$118,231 included projects from USA Fence for the playground area, A Better Court for the resurface of the athletic courts, bandit fitness equipment, Blue Wave lighting for track lighting. The remaining underbudget balance of \$381,769 should be brought before the Board to consider to assign the fund balance for additional projects going forward.

Capital Outlay – Underbudget \$79,952. This line was earmarked for the erosion repair project. ADS was \$34,612. Finn Outdoor will be paid \$72,600 in FY 26 upon work completion.

Special Events - Underbudget \$26,600 . Events are Board approved

TRANSFER TO RESERVES – 3.106%

- New for FY 2025
- The audit combines the general fund and the reserve fund
- The reserve fund does not qualify as a stand alone fund under GASB
- Increase of \$50,000 for FY 2025 and transfer was completed

CONCORD STATION

FUND BALANCE ANALYSIS – GASB 54

Nonspendable - Legally or Contractually Required to be maintained (Amounts that cannot be spent due to constraints).

➤ Examples Include prepaids and deposits

Restricted Fund balance - should be reported as restricted when constraints placed on the use of resources are externally imposed by creditors (such as debt covenants), grantors, contributors, or laws or regulations of other government

➤ Examples – Debt Service Funds are Restricted for the payment of the Debt

Assigned Amounts - intended to be used for specific purposes. Intent (intended use) is expressed by the Governing body

➤ Examples – Amounts assigned for operating capital or asset reserves

Unassigned Fund Balance is the total fund balance in the general fund in excess of nonspendable, restricted, and assigned fund balance (i.e., surplus) Unassigned fund balances are technically available for any purpose

CONCORD STATION

ESTIMATED FUND BALANCE FOR FY 2026

Nonspendable for Prepaids & Deposits (true up at EOY)	\$6,591
Fund Balance Forward FY 26 Budget	\$96,368
Assigned for Operating Reserves – FY 26 Budget	\$331,869
Assigned Capital Projects –(Finn Outdoor)	\$72,600
Assigned Miscellaneous Contingency	\$381,769
Unassigned (available for any purpose)	<u>\$492,589</u>
	\$1,381,777

Critical Note: Approximately \$114,184 of the unassigned was due to unbudgeted revenues for interest -\$96,708 – and clubhouse rentals and fob sales. These are not budgeted as it is difficult to estimate based on fluctuating interest market rates or impacts to rentals

CONCORD STATION

ESTABLISH THE VISION

1. Provide a cohesive community vision plan
2. Motivate & Inspire residents to rally together and focus on the needs of the community
3. Link a project with the vision of the community & communicate the purpose
4. Drive to planned sustainability for the District

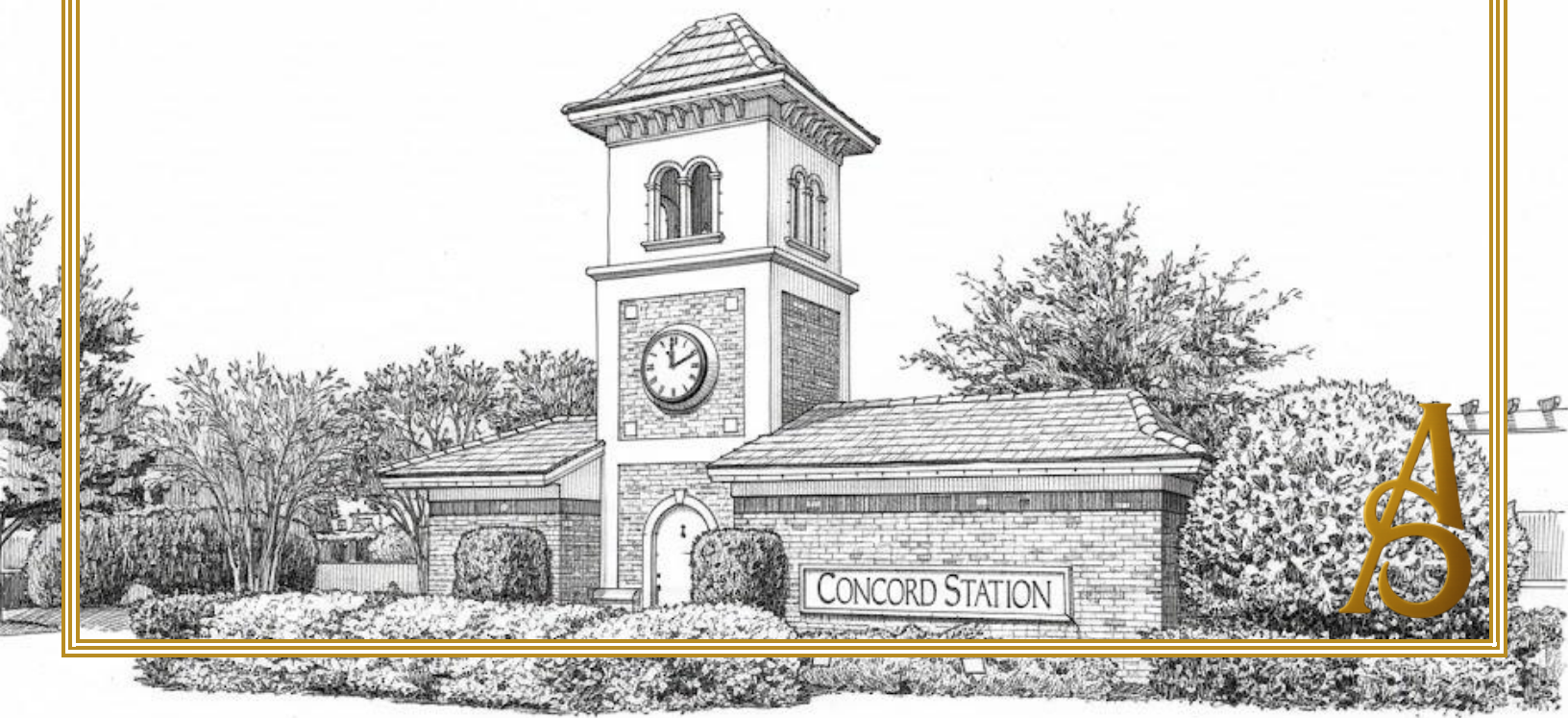
Planned Steps

1. Determine any fund balance forward from FY 2025 and present to the Board
2. Consider the unassigned fund balance projected for FY 2025 : \$492,589
3. Schedule a meeting with Concord Manager to discuss his vision
4. Schedule a workshop for vision development - encourage and invite resident participation

QUESTIONS/COMMENTS

EXHIBIT 13

[RETURN TO AGENDA](#)



Concord Station Community Development District

Summary Financial Statements (Unaudited)

September 30, 2025

Concord Station
Balance Sheet
September 30, 2025

	General Fund	Reserve Fund	Debt Srv Fund	Total
1 <u>Assets:</u>				
2 Cash - Operating Account	\$ -	\$ -	\$ -	-
3 Cash - Restricted Cash	-	-	-	-
4 Cash - Operating Account Southstate	118,407	-	-	118,407
5 Cash - Money Market Account	1,373,503	752,056	-	2,125,560
6 Cash - Operating (Square)	5,434	-	-	5,434
7 Debit Card	2,379	-	-	2,379
8 Investments:				
9 Revenue Trust Fund	-	-	397,605	397,605
10 Interest Fund	-	-	-	-
11 Debt Service Reserve Fund	-	-	917,982	917,982
12 Prepayment Fund	-	-	1,124	1,124
13 Accounts Receivable	1,030	-	-	1,030
14 On-Roll Assessments Receivable	15,658	-	16,439	32,096
15 Due from Other Funds	-	-	92,671	92,671
16 Deposits	6,591	-	-	6,591
17 Prepaid Items	-	-	-	-
18 Total Assets	\$ 1,523,002	\$ 752,056	\$ 1,425,821	\$ 3,700,879
19 <u>Liabilities:</u>				
20 Accounts Payable	67,312	-	-	67,312
21 Accrued Payable	18,007	-	-	18,007
22 Due to Other Funds	50,341	-	-	50,341
23 Deposits Payable	5,564	-	-	5,564
24 Deferred Revenue - On-Roll	-	-	-	-
25 <u>Fund Balance:</u>				
26 Non-Spendable:	6,591	-	-	6,591
27 Assigned - Reserved	-	-	-	-
28 Restricted	-	685,856	1,425,820	2,111,676
28 Unassigned	922,162	-	-	922,162
29 Net Change in Fund Balance	453,024	66,200	-	519,224
30 Total Liabilities & Fund Balance	\$ 1,523,002	\$ 752,056	\$ 1,425,821	\$ 3,700,879

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

	FY2025 Adopted Budget	FY2025 Budget Year to Date	FY2025 Actual Year to Date	Variance Over/(Under) Budget
1 Revenues:				
2 Special Assessments	\$ 1,694,847	\$ 1,694,847	\$ 1,716,430	\$ 21,583
3 Tax Roll for Transfer to Reserve Fund	50,000	50,000	50,000	-
4 Fund Balance Forward	400,000	118,231	118,231	-
5 Interest Income	-	-	96,708	96,708
6 Clubhouse Rentals	-	-	9,738	9,738
7 Fees for Fence Project	-	-	-	-
8 Key/Access/Transponder Revenue	-	-	5,943	5,943
9 Miscellaneous Revenue	-	-	1,795	1,795
10 Total Revenues	2,144,847	1,863,078	1,998,846	135,768
11				
12 Expenditures:				Variance (Over) / Under
13 Financial & Administrative				
14 Supervisor Compensation	13,000	13,000	14,200	(1,200)
15 Administrative Services	3,000	3,000	2,250	750
16 District Management	35,000	35,000	33,467	1,533
17 District Engineer	30,000	30,000	34,800	(4,800)
18 Assessment Roll	2,500	2,500	2,500	0
19 Financial & Revenue Collections	2,500	2,500	2,500	0
20 Accounting Services	16,000	16,000	16,000	0
21 Auditing Services	5,000	5,000	3,600	1,400
22 Miscellaneous Mailings	1,500	1,500	1,816	(316)
23 Public Officials Liability Insurance	3,215	3,215	3,215	-
24 Bank Fees	800	800	1,335	(535)
25 Dues, Licenses & Fees	175	175	254	(79)
26 Legal Advertising	1,500	1,500	955	545
27 Tax Collector/Property Appraiser Fee	150	150	702	(552)
28 ADA Website Compliance	2,015	2,015	1,515	500
29 Website Hosting, Maintenance & Backup	1,500	1,500	388	1,112
30 District Counsel	30,000	30,000	76,904	(46,904)
31 Total Financial & Administrative	147,855	147,855	196,401	(48,546)
32				
33 Debt Administration				
34 Dissemination Agent	5,000	5,000	3,750	-
35 Trustee Fees	6,000	6,000	5,432	568
36 Arbitrage Rebate Calculation	500	500	-	500
37 Total Debt Administration	11,500	11,500	9,182	1,068
38				
39 Security Operations				
40 Off Duty Deputy	132,802	132,802	130,264	2,538
41 Total Security Operations	132,802	132,802	130,264	2,538
42				
43 Electric Utility Services				
44 Utility Services	16,000	16,000	13,410	2,590
45 Utility - Recreation Facilities	32,000	32,000	22,481	9,519
46 Utility - Streetlights	106,000	106,000	90,137	15,863
47 Total Electric Utility Services	154,000	154,000	126,028	27,972
48				
49 Garbage/Solid Waste Control Services				
50 Solid Waste Assessment	900	900	1,068	(168)
51 Garbage - Recreation Facilities	1,040	1,040	1,640	(600)
52 Total Garbage/Solid Waste Control Services	1,940	1,940	2,708	(768)

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

53				
54	Water-Sewer Combination Services			
55	Utility - Recreation Facilities	12,000	12,000	8,135
56	Total Water-Sewer Combination Services	12,000	12,000	8,135
57				
58	Stormwater Control			
59	Pest Control	3,500	3,500	-
60	Aquatic Maintenance	110,676	110,676	110,676
61	Lake/Pond Bank Maintenance & Repair	20,000	20,000	-
62	Stormwater Assessments	2,000	2,000	2,241
63	Wetland Monitoring & Maintenance	-	-	-
64	Fountain Service Repair & Maintenance	4,500	4,500	1,683
65	Acquatic Plant Replacement	2,500	2,500	-
66	Stormwater System Maintenance	2,500	2,500	-
67	Wetland Invasive Areas Maintenance	2,500	2,500	-
68	Total Stormwater Control	148,176	148,176	114,600
69				
70	Other Physical Environment			
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	5,000	-
74	Landscape Maintenance	253,040	253,040	264,458
75	Well Maintenance	500	500	-
76	Landscape - Fertilizer	18,800	18,800	18,267
77	Landscape Replacement Plants, Shrubs, Trees	15,000	15,000	13,860
78	Landscape Inspection Services	-	-	-
79	Fire Ant Treatment	7,600	7,600	-
80	Holiday Decorations	35,000	35,000	-
81	Landscape - Pest Control/OTC Injections	2,400	2,400	-
82	Landscape - Mulch	45,238	45,238	34,375
83	Landscape - Annuals/Flowers	8,800	8,800	6,105
84	Landscape - Pest Control	2,000	2,000	5,267
85	Irrigation Repair	30,000	30,000	49,211
86	Rust Prevention	15,000	15,000	13,620
87	Total Other Physical Environment	474,335	474,335	442,982
88				
89	Road & Street Facilities			
90	Roadway Repair & Maintenance	5,000	5,000	-
91	Total Road & Street Facilities	5,000	5,000	-
92				
93	Parks & Recreation			
94	Management Contract	12,000	12,000	3,000
95	Amenity Management Contracted Employee Salaries	205,000	205,000	218,140
96	Clubhouse Maintenance & Repair	27,000	27,000	38,875
97	Gate Maintenance & Repair	1,000	1,000	19,733
98	Computer Support, Maintenance & Repair	2,000	2,000	663
99	Fitness Equipment Maintenance & Repair	17,000	17,000	1,230
100	Clubhouse Facility Janitorial Services	9,600	9,600	15,938
101	Clubhouse Facility Janitorial Supplies	10,000	10,000	896
102	Pool Service Contract	27,600	27,600	27,600
103	Security System Monitoring Services & Maintenance	3,000	3,000	5,726
104	Facility A/C & Heating Maintenance & Repair	5,000	5,000	-
105	Furniture Repair & Replacement	7,000	7,000	-
106	Pool Permits	425	425	-
107	Playground Equipment Maintenance & Repairs	2,500	2,500	481
108	Vehicle Maintenance	750	750	181

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

109 Telephone, Fax & Internet	9,000	9,000	8,700	300
110 Athletic Court/Field/Playground Maintenance	2,500	2,500	196	2,304
111 Pool/Water Park/Fountain Maintenance	3,000	3,000	15,671	(12,671)
112 Pest Control & Termite Bond	1,300	1,300	624	676
113 Office Supplies	3,500	3,500	2,252	1,248
114 Wildlife Management Services	2,500	2,500	-	2,500
115 Dog Waste Station Supplies and Maintenance	6,000	6,000	8,496	(2,496)
116 Total Parks & Recreation	357,675	357,675	368,402	(10,727)
117				
118 Special Events & Contingency				
119 Clubhouse - Special Events	35,000	35,000	8,400	26,600
120 Miscellaneous Contingency	500,000	500,000	118,231	381,769
121 Capital Outlay	114,564	114,564	34,613	79,952
122 Total Special Events & Contingency	649,564	649,564	161,244	488,320
123				
124 Total Expenditures Before Other Financing Sources	2,094,847	2,094,847	1,559,945	533,652
125				
126 Total Other Financing Sources (Uses)				
127 Interfund Transfer to Capital Reserve Fund	50,000	50,000	50,000	-
128 Total Other Financing Sources (Uses)	2,144,847	2,144,847	1,609,945	533,652
129				
130 Transfer In			-	
131				
132 Total Excess Expenditures Over (Under) Revenues	-	(281,769)	388,900	669,420
133				
134 Fund Balance - Beginning			928,753	
135				
136 Fund Balance - Ending			1,317,654	

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

	FY025 Adopted Budget	FY2025 Actual Year to Date
1 Revenues:		
2 Interest Earnings	\$ -	\$ 16,200
3 Special Assessments	-	-
4 Total Revenues	<u>-</u>	<u>16,200</u>
5 Expenditures:		
6 Increase in Fund Balance	50,000	-
7 Total Expenditures	<u>50,000</u>	<u>-</u>
8 Excess Expenditures Over (Under) Revenues	<u>(50,000)</u>	<u>16,200</u>
9 Other Sources (Uses)		
10 Transfer In from General Fund	50,000	50,000
12 Total Other Sources (Uses)	<u>50,000</u>	<u>50,000</u>
Transfer Out	<u>-</u>	<u>-</u>
13 Fund Balance - Beginning	-	685,856
14 Fund Balance - Ending	<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 September 30, 2025

	Adopted Budget	Actual Year to Date
1 <u>Revenues:</u>		
2 Special Assessments - On-Roll, Net	\$ 1,834,650	\$ 1,854,541
3 Prepayment Revenue	-	-
4 Interest	-	60,537
5		
6 Total Revenues	1,834,650	1,915,078
7		
8		
9 <u>Expenditures:</u>		
10		
11 Debt Service Obligation , Net	1,834,650	2,015,907
18		
19 Total Expenditures	1,834,650	2,015,907
20		
21 Excess Expenditures Over (Under) Revenues	-	(100,829)
22		
23 <u>Other Sources (Uses)</u>		
24 Transfer In	-	-
25 Transfer Out	-	-
26 Total Other Sources (Uses)	-	-
27		
28 Fund Balance - Beginning	-	1,526,650
29		
30 Fund Balance - Ending	-	1,425,821

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

Balance per Bank Statement	\$	198,644.31
Plus: Deposits in Transit		-
Less: Outstanding Checks		(80,536.55)
	\$	118,107.76

Beginning Balance		43,652.74
Receipts		350,108.00
Disbursements		(275,652.98)
<i>Balance per Book</i>	\$	118,107.76

Concord Station Check Register FY2025

Date	Check #	Payee	Deposit	Deposit	Disbursement	Balance
9/30/24		Balance		-	-	236,077.53
10/01/2024	100127ACH	Bright House Networks	18636 MENTMORE BOULEVARD, 09/14/2024 through 10/13/24		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: Landscape 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: PS1115218 (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	10/22/2ACH1	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
10/31/2024				26,155.16	147,597.57	114,635.12
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	Stitex 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	100280	Yellowstone Landscape	Invoice: 790553 (Reference: Monthly Landscape Maintenance November 2024.)	23,504.60	104,929.83
11/30/2024				100,460.00	110,165.29
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: 789097 (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-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
12/31/2024				100,000.00	116,166.76
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	Stitex 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 Cty 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: 4346 (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
1/31/2025				100,460.00	94,490.54
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.)	11,066.83	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-2/1/2025 - 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
02/28/25				52.00	82,701.33	11,841.21
02/18/2025	021825ACH	WASTE MANAGEMENTINC.OF FLORIDA, INC.	Reference: DUPLICATE BILL Waste Management-Service Period: 02/01/25-02/28/25. https://cli		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. https://clientna		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. https://clientname 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 MANAGEMENTINC.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 MANAGEMENTINC.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 Buildi, 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
03/31/25				1,895,772.68	1,862,490.88	45,123.01
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. https://clientname (FILLIN).payableslockbox.com/DocView/Invoi		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. https://clientname (FILLIN).payableslockbox.com/DocView/Invo		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		281.15	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 Buildi, 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	218,233.17
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

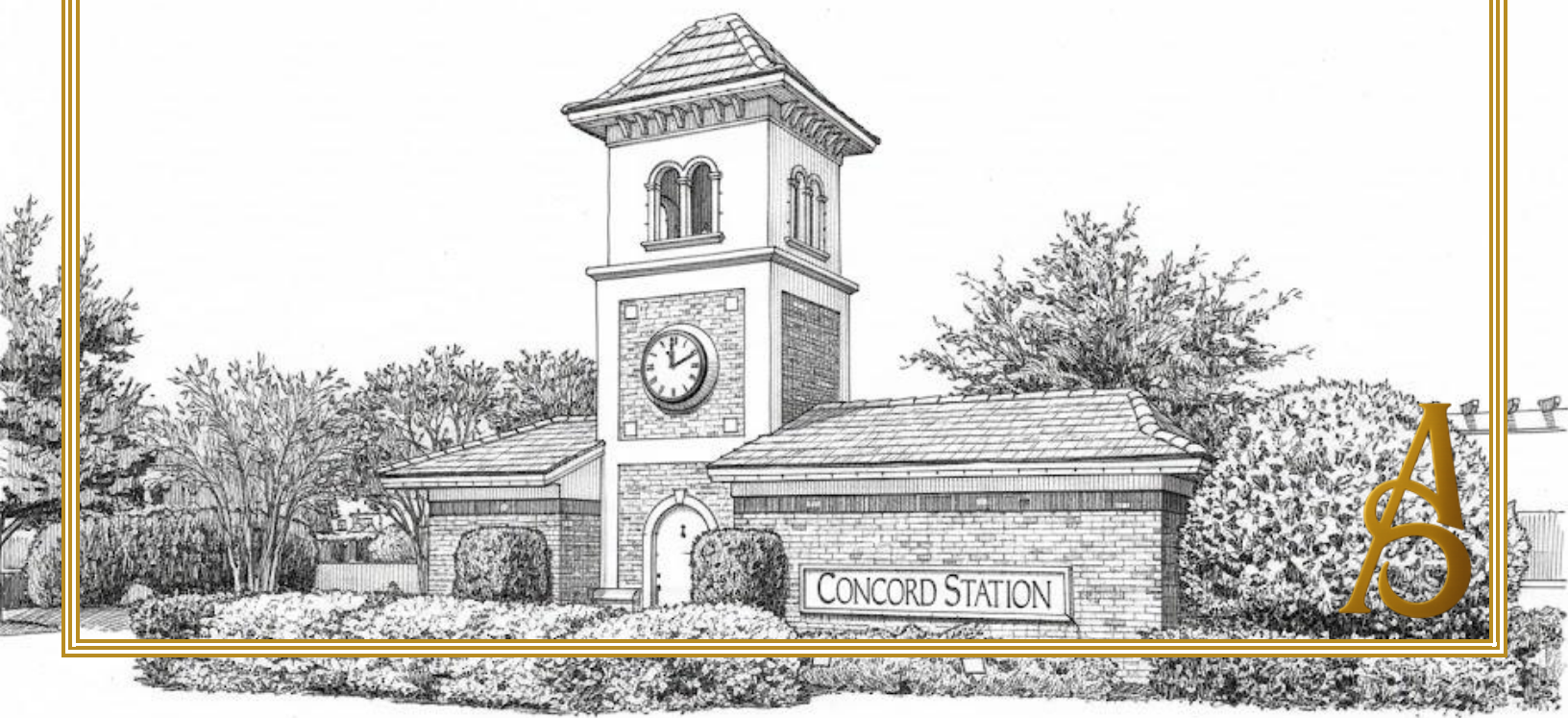
7/7/25	1026	Randall W. Griffin	Reference: BOS MTG 06/12/25	200.00	194,087.36
7/7/25	1027	Jessica LaBarbera.	Reference: BOS MTG 06/12/25	200.00	193,887.36
7/7/25	1028	Marcela Cisternas	Reference: BOS MTG 06/12/25	200.00	193,687.36
7/7/25	1029	Kevin Wagner	Reference: BOS MTG 06/12/25.	200.00	193,487.36
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		18,446.00	118,288.41
7/15/25	5007	Arrow Exterminators Inc	Reference: Pest Control Service-May . https://clientname(FILLIN).payableslockbox.com/DocView/In...	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	071725ach1	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	072125ach	Pasco County Utilities Services Branch	19322 UMBERLAND PLACE,	113.53	(82,225.21)
7/21/25	072125ach2	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	072425ach	Duke Energy	3882 SUNLAKE BLVD SIGN, May	102.79	119,250.12
7/24/25	072425ach1	Duke Energy	Reference: 3444 TUCKERTON DR, May	33.26	119,216.86
7/24/25	072425ach3	Duke Energy	18636 Mentmore Blvd - Splash,	287.10	118,929.76
7/24/25	072425ach4	Duke Energy	3869 Sunlake Blvd - Sign Irrigation	33.25	118,896.51
7/24/25	072425ach6	Duke Energy	18636 Mentmore Blvd - CH Main Buildi	186.30	118,710.21
7/24/25	072425ach7	Duke Energy	18933 Mentmore Blvd - Sign Lights	1,446.59	117,263.62
7/24/25	072425ach8	Duke Energy	18661 State Road 54	91.99	117,171.63
7/24/25	072425ach9	Duke Energy	3936 Buckinghamshire Drive - Irrigation	79.01	117,092.62
7/24/25	072425ach10	Duke Energy	19135 Manassas Dr - Sign Lights	33.25	117,059.37
7/24/25	072425ach11	Duke Energy	18933 Chislehurst Dr - Irrigation	40.15	117,019.22
7/24/25	072425ach12	Duke Energy	3753 Tuckerton Dr - Irrigation	33.25	116,985.97
7/24/25	072425ach13	Duke Energy	18552 Mentmore Blvd - Entry Light	33.25	116,952.72
7/24/25	072425ach14	Duke Energy	19109 Mentmore Blvd - Entry Wall Light	33.24	116,919.48
7/24/25	072425ach15	Duke Energy	18433 Mentmore Blvd - Irrigation	241.91	116,677.57
7/24/25	072425ach16	Duke Energy	19069 Lake Patience Rd - Entry Light	33.25	116,644.32
7/24/25	072425ach17	Duke Energy	18108 Mentmore Blvd - Entry Light	33.26	116,611.06
7/24/25	072425ach18	Duke Energy	3332 Sun Lake Blvd - Fountain	222.80	116,388.26
7/24/25	072425ach19	Duke Energy	18230 Snowdonia Drive - Entry Light,	33.25	116,355.01
7/24/25	072425ach20	Duke Energy	18636 Mentmore Blvd - Clubhouse / Pool,	4,307.33	112,047.68
7/24/25	072425ach21	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	072825ach	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
8/4/25	080425ach	Heartland Payroll	Payroll	177.61	74,509.14
8/4/25	080425ach2	Heartland Payroll	Payroll	29.40	74,479.74
8/4/25	080425ach1	Pasco County Utilities Services Branch	3662 BUCKINGHAMSHIRE DR, 5/19-6/18/25	22.26	74,457.48
8/4/25	08/04/25 -2	Pasco County Utilities Services Branch	3662 BUCKINGHAMSHIRE DR, 5/19-6/18/25 - ACH Fee	1.85	74,455.63
8/5/25	5023	Anchor Stone Management, LLC	District Management Service July	4,250.00	70,205.63
8/5/25	082625ach6	Duke Energy	18661 State Road 54	91.17	70,114.46
8/9/25			Service Charge - To be reimbursed by Southstate	108.00	70,006.46
8/11/25	5024	Stantec Consulting Services Inc.	Professional Engineering Services	1,944.87	68,061.59
8/11/25	5025	Straley Robin Vericker	For Professional Services Rendered Through June 30, 2025.	2,043.50	66,018.09
8/11/25	5026	Pasco Cty Sheriff's Office Extra-Duty Det	July Off Duty Officers	11,876.53	54,141.56
8/11/25	5027	Arrow Exterminators Inc	Pest Control Service 2 Months Service	104.00	54,037.56
8/11/25	5028	Suncoast Pool Service	Pool Service 2 Months Service, Invoice sent to wrong address	4,600.00	49,437.56
8/11/25	5029	Suncoast Rust Control, Inc.	Monthly rust treatment 2 Months Service, 2 Invoices, July invoice went to prior manager	2,270.00	47,167.56
8/11/25	5030	USA Fence Company	Fence deposit	11,500.00	35,667.56
8/11/25	5031	Solitude Lake Management	Pond Maintenance	9,223.00	26,444.56
8/11/25	8/11/25	ECS Integrations LLC	Surge Protection Systems	645.00	25,799.56
8/11/25	8/11/25	ECS Integrations LLC	Main Access Panels and programming	4,950.00	20,849.56
8/13/25	081325ach	Duke Energy	Reference: 0000 Trinity Cottage Dr. (dep)	50.00	20,799.56
8/13/25	081325ach2	ADT Security Services	18636 Mentmore Boulevard, Land O' Lakes, Florida 34638, June	60.33	20,739.23
8/14/25	081425ach	Heartland Payroll	Payroll Service Fee	87.00	20,652.23
8/14/25	081425ach	Bright House Networks	18636 MENTMORE BOULEVARD,08/14-9/31/25	2,185.93	18,466.30
8/14/25	081425ach2	Heartland Payroll	Employee Payroll - Taxes	1,221.86	17,244.44
8/14/25	081425ach3	Heartland Payroll	Employee Payroll Salary	5,943.03	11,301.41
8/15/25	081525ach	WASTE MANAGEMENT INC. OF FLORIDA,	Waste Management-Service Period: Aug	120.51	11,180.90
8/17/25	8/17/25	Microsoft	Microsoft	36.00	11,144.90
8/18/25	5033	Jessica LaBarbera.	BOS MTG 07/29/25 & 8/14/25	400.00	10,744.90
8/18/25	5034	Fred Berdeguez	BOS MTG 07/29/25 & 8/14/25	400.00	10,344.90
8/18/25	5037	Marcela Cisternas	BOS MTG 07/29/25 & 8/14/25	400.00	9,944.90
8/18/25	5038	Randall W. Griffin	BOS MTG 07/29/25 & 8/14/25	200.00	9,744.90
8/18/25	5039	Kevin Wagner	BOS MTG 07/29/25 & 8/14/25	400.00	9,344.90
8/19/25	5048	Florida Commercial Care, Inc.	Repairs / Maintenance	5,335.12	4,009.78
8/19/25	5050	Stantec Consulting Services Inc.	Professional Engineering Services	3,093.57	916.21
8/20/25			Funds Transfer	100,000.00	100,916.21
8/21/25	5040	M&G Investors, LLC	Deep Cleaning	1,150.00	99,766.21

8/22/25	5051	Arrow Exterminators Inc	Reference: Pest Control Service- August	52.00	99,714.21
8/22/25	5052	Jessica LaBarbera.	BOS Mtg - Check Reissue	200.00	99,514.21
8/22/25	5053	Jessica LaBarbera.	BOS Mtg - Check Reissue	200.00	99,314.21
8/25/25	5042	Bandit Fitness Equipment	Fitness equipment maintenance / replacement	15,369.94	83,944.27
8/25/25	5044	Sniffen & Spellman, PA	Legal Services Through 7/31/25	1,890.00	82,054.27
8/25/25	5045	RedTree Landscape Systems	Reference: Irrigation repairs	9,558.38	72,495.89
8/26/25	082625ach	Duke Energy	3882 SUNLAKE BLVD SIGN,	103.55	72,392.34
8/26/25	082625ach1	Duke Energy	Reference: 3444 TUCKERTON DR	30.80	72,361.54
8/26/25	082625ach2	Duke Energy	18636 Mentmore Blvd - Splash	272.56	72,088.98
8/26/25	082625ach3	Duke Energy	3869 Sunlake Blvd - Sign Irrigation	30.80	72,058.18
8/26/25	082625ach4	Duke Energy	18636 Mentmore Blvd - CH Main Buildi	113.58	71,944.60
8/26/25	082625ach5	Duke Energy	18933 Mentmore Blvd - Sign Lights	1,347.47	70,597.13
8/26/25	082625ach7	Duke Energy	3936 Buckinghamshire Drive - Irrigation	77.62	70,519.51
8/26/25	082625ach8	Duke Energy	19135 Manassas Dr - Sign Lights	30.80	70,488.71
8/26/25	082625ach9	Duke Energy	18933 Chislehurst Dr - Irrigation	52.38	70,436.33
8/26/25	082625ach10	Duke Energy	18552 Mentmore Blvd - Entry Light	30.80	70,405.53
8/26/25	082625ach11	Duke Energy	19109 Mentmore Blvd - Entry Wall Light	30.80	70,374.73
8/26/25	082625ach12	Duke Energy	18433 Mentmore Blvd - Irrigation	274.04	70,100.69
8/26/25	082625ach13	Duke Energy	19069 Lake Patience Rd - Entry Light	30.80	70,069.89
8/26/25	082625ach15	Duke Energy	18108 Mentmore Blvd - Entry Light	30.80	70,039.09
8/26/25	082625ach16	Duke Energy	18230 Snowdonia Drive - Entry Light,	30.80	70,008.29
8/26/25	082625ach17	Duke Energy	18636 Mentmore Blvd - Clubhouse / Pool,	2,068.86	67,939.43
8/26/25	082625ach18	Duke Energy	3440 Buckinghamshire Blvd - Entry Light,	30.80	67,908.63
8/27/25	8/27/25	Duke Energy	(576) 10920 STATE ROAD 54 - Sign Lights,	1.39	67,907.24
8/27/25	082725ach	Duke Energy	3753 Tuckerton Dr - Irrigation	79.29	67,827.95
8/28/25	082825ach	Duke Energy	(576) 10920 STATE ROAD 54 - Sign Lights,	5,976.36	61,851.59
8/28/25	082825acg	Heartland Payroll	Payroll Service Fee	91.00	61,760.59
8/28/25	082825ach11	Heartland Payroll	Employee Payroll - Taxes	1,643.31	60,117.28
8/28/25	082825ach7	Heartland Payroll	Employee Payroll Salary	7,474.33	52,642.95
8/29/25	5064	ECS Integrations LLC	Gate maintenance	225.00	52,417.95
8/29/25	082925ach5	ECS Integrations LLC	Gate maintenance	750.00	51,667.95
8/29/25	5054	ECS Integrations LLC	Gate maintenance	162.00	51,505.95
8/29/25	5055	ECS Integrations LLC	Gate maintenance	475.00	51,030.95
8/29/25	082925ach3	ECS Integrations LLC	50 Key Fobs	350.00	50,680.95
8/29/25	082925ach1	ECS Integrations LLC	Surge Protection Systems	645.00	50,035.95
8/29/25	082925ach	ECS Integrations LLC	Main Access Panels and programming	4,950.00	45,085.95
8/29/25	082925ach	FL Dept of Revenue	Sales Tax	1,433.21	43,652.74
8/31/25				100,000.00	131,034.01
9/1/25	090125ach1	Pasco County Utilities Services Branch	19322 UMBERLAND PLACE, 4/18-5/19/25	218.04	43,434.70
9/1/25	090125ach2	Pasco County Utilities Services Branch	18636 MENTMORE BOULEVARD, 4/18-5/19/25	1,251.72	42,182.98
9/1/25	090125-2	Pasco County Utilities Services Branch	19322 UMBERLAND PLACE,	104.51	42,078.47
9/1/25	090125	Pasco County Utilities Services Branch	3662 BUCKINGHAMSHIRE DR, 6/18-7/17/25	10.60	42,067.87
9/2/25	090225ach	Duke Energy	Reference: 0000 Trinity Cottage Dr.	1.39	42,066.48
9/2/25			Deposit	108.00	42,174.48
9/3/25	5056	M&G Investors, LLC	Janitorial Services-Weekly Cleaning	1,250.00	40,924.48
9/3/25	5058	Anchor Stone Management, LLC	District Management Service	4,250.00	36,674.48
9/3/25	5057	Suncoast Rust Control, Inc.	Commercial Svc: Monthly water treatment	1,135.00	35,539.48
9/3/25	5059	Solitude Lake Management	5464	9,223.00	26,316.48
9/3/25			Funds Transfer	100,000.00	126,316.48
9/4/25			Funds Transfer	100,000.00	226,316.48
9/5/25	5061	Kilinski Van Wyk PLLC	Legal Services	11,971.90	214,344.58
9/5/25	5062	RedTree Landscape Systems	Reference: July 2025 Monthly Grounds	24,104.17	190,240.41
9/7/25	5066	Anchor Stone Management, LLC	Reimbursement for Fed Ex-Amenity Priveleges Suspension	10.95	190,229.46
9/7/25	5067	Anchor Stone Management, LLC	Reimb Exp: Overtime Meeting 1 hr	150.00	190,079.46
9/7/25	5068	Pasco Cty Sheriff's Office Extra-Duty Det	Aug-25	11,876.53	178,202.93
9/8/25	090825ach	Pasco County Utilities Services Branch	18636 MENTMORE BOULEVARD, 7/17-8/18/25+ 1.85 processing	1,660.20	176,542.73
9/8/25	090825ach2	Pasco County Utilities Services Branch	19322 UMBERLAND PLACE,	315.38	176,227.35
9/8/25	9/8/25	FL Dept of Revenue	Sales Tax	5.28	176,222.07
9/9/25	5070	Suncoast Pool Service	Reference: Swimming Pool Service including chemical balance, debris removal from surface and bot...	2,300.00	173,922.07
9/9/25	5069	Image 360	Estimate-Signs	1,294.69	172,627.38
9/9/25			Service Charge	0.48	172,626.90
9/11/25	5130	Cintas Fire 636525	compliance engine upload	51.00	172,575.90
9/11/25	9/11/25	Heartland Payroll	Payroll	91.00	172,484.90
9/11/25	9/11/25	Heartland Payroll	Employee Payroll	1,831.98	170,652.92
9/11/25	9/11/25	Heartland Payroll	PR	8,155.57	162,497.35
9/12/25	5072	Business Observer	Legal Advertising	83.13	162,414.22
9/14/25	5073	Pasco Cty Sheriff's Office Extra-Duty Det	Sept-25	10,688.92	151,725.30
9/14/25	5074	Blue Wave Lighting	Deposit-Install LED lighting clubhouse	28,294.00	123,431.30
9/15/25	5075	Marcela Cisternas	BOS MTG 9-11-25	200.00	123,231.30
9/15/25	5076	Kevin Wagner	09-11-25 bos mtg	200.00	123,031.30
9/15/25	5077	Fred Berdeguez	09-11-25 bos mtg	200.00	122,831.30
9/15/25			Funds Transfer	50,000.00	172,831.30
9/15/25	9/15/25	ADT Security Services	18636 Mentmore Boulevard, Land O' Lakes, Florida 34638, Sept	60.33	172,770.97
9/16/25	5078	RedTree Landscape Systems	Reference: Aug 2025 Monthly Grounds	24,104.17	148,666.80
9/16/25	9/16/25	WASTE MANAGEMENT INC. OF FLORIDA,	Waste Management-Service Period: Sept	120.51	148,546.29
9/17/25	5080	Kai	District Management Services - May	4,916.66	143,629.63
9/17/25	5081	Kai	District Management Services - April	4,916.66	138,712.97
9/17/25	5082	Kai	District Management Services - June	4,916.66	133,796.31
9/17/25	5083	Kai	Amenity Management - May	11,798.27	121,998.04
9/17/25	5084	Kai	Amenity Services - April	12,855.29	109,142.75
9/17/25	5085	RedTree Landscape Systems	Irrigation Repairs	261.25	108,881.50
9/18/25	5086	Stantec Consulting Services Inc.	Professional Engineering Services	767.04	108,114.46
9/19/25			Funds Transfer	100,000.00	208,114.46
9/22/25	5089	Ana Heels	Club House Rental Reimb	350.00	207,764.46
9/22/25	5090	Sniffen & Spellman, PA	Legal Services Through 8/31/25	375.00	207,389.46
9/22/25	5091	Kilinski Van Wyk PLLC	Legal Services	5,882.60	201,506.86
9/22/25	092225ach	Pasco County Utilities Services Branch	19322 UMBERLAND PLACE,(7/14-8/15)	22.26	201,484.60
9/22/25	9/22/25	FL Dept of Revenue	Sales Tax	62.09	201,422.51
9/23/25	5087	Johnson Engineering, Inc.		6,090.00	195,332.51
9/23/25	5094	A Better Court	Reserve Dispute 3000 BBall Ct	11,850.00	183,482.51
9/23/25	5132	Cintas Fire 636525	sprinkler system	205.75	183,276.76
9/25/25	092525ach	Duke Energy	18636 Mentmore Blvd - clubhouse/pool	2,318.44	180,958.32
9/26/25	5095	Kazar's Electric, Inc.	INV DATE 7-24-24	460.00	180,498.32

9/26/25	092625ach	Duke Energy	3440 Buckinghamshire Blvd - Entry Light,	30.80	180,467.52
9/26/25	092625ach	Duke Energy	18230 Snowdonia Drive	30.80	180,436.72
9/26/25	092625ach3	Duke Energy	18108 Mentmore Blvd - Entry Light _ (8/2-9/2)	30.80	180,405.92
9/26/25	092625ach4	Duke Energy	19069 Lake Patience Rd - Entry Light (8/2-9/2)	30.80	180,375.12
9/26/25	092625ach5	Duke Energy	19109 Mentmore Blvd - Entry Wall Light)(8/2-9/2)	30.80	180,344.32
9/26/25	092625ach6	Duke Energy	18552 Mentmore Blvd - Entry Light (8/2-9/2)	30.80	180,313.52
9/26/25	092625ach7	Duke Energy	19135 Manassas Dr - Sign Lights (8/2-9/2)	30.80	180,282.72
9/26/25	092625ach8	Duke Energy	3869 Sunlake Blvd - Sign Irrigation (8/2-9/2)	30.80	180,251.92
9/26/25	092625ach9	Duke Energy	3444 Tuckerton Dr-Sign Entry 8/2-9/2	30.80	180,221.12
9/26/25	092625ach10	Duke Energy	18933 Chislehurst Dr - Irrigation 8/2-9/2	51.38	180,169.74
9/26/25	092625ach11	Duke Energy	3753 Tuckerton Dr - Irrigation 8/2-9/2	63.28	180,106.46
9/26/25	092625ach12	Duke Energy	3936 Buckinghamshire Drive - Irrigation, 8/2-9/2	79.51	180,026.95
9/26/25	092625ach13	Duke Energy	18661 State Road 54, 8/2-9/2	85.68	179,941.27
9/26/25	092625ach14	Duke Energy	18636 Mentmore Blvd - CH Main Buildi, 08/2-9/2	87.87	179,853.40
9/26/25	092625ach15	Duke Energy	3882 SUNLAKE BLVD SIGN, 8/2-9/2	95.06	179,758.34
9/26/25	092625ach17	Duke Energy	18433 Mentmore Blvd - Irrigation 8/2-9/2	177.17	179,581.17
9/26/25	092625ach18	Duke Energy	18636 Mentmore Blvd - splash	260.79	179,320.38
9/26/25	092625ach19	Duke Energy	18933 Mentmore Blvd - Sign Lights, 08/2-9/2	1,348.06	177,972.32
9/29/25		5096 Fitness Logic	Reference: Quarterly General Maintenance and cleaning of all equipment - Labor Only Maintenance ...	175.00	177,797.32
9/29/25	092925ach	Duke Energy	(576) 10920 STATE ROAD 54 - Sign Lights, 8/5-9/3	5,978.05	171,819.27
9/29/25		9/29/25 Heartland Payroll	Payroll	91.00	171,728.27
9/29/25		9/29/25 Heartland Payroll	Employee Payroll	1,831.12	169,897.15
9/29/25		9/29/25 Heartland Payroll	PR	8,731.30	161,165.85
9/30/25		5097 Concord Station CDD c/o US Bank	Debt Service Proceeds for Series 2016	42,329.47	118,836.38
9/30/25	093025ach	Bright House Networks	18636 MENTMORE BOULEVARD,09/14-10/13/25	728.62	118,107.76
9/30/25				350,108.00	275,652.98
					118,107.76

EXHIBIT 14

[RETURN TO AGENDA](#)



Concord Station Community Development District

Summary Financial Statements (Unaudited)

October 31, 2025

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

	General Fund	Reserve Fund	Debt Srv Fund	Total
1 Assets:				
2 Cash - Operating Account	\$ -	\$ -	\$ -	-
3 Cash - Restricted Cash	-	-	-	-
4 Cash - Operating Account Southstate	94,201	-	-	94,201
5 Cash - Money Market Account	1,226,542	752,056	-	1,978,598
6 Cash - Operating (Square)	5,492	-	-	5,492
7 Debit Card	2,953	-	-	2,953
8 Investments:				
9 Revenue Trust Fund	-	-	444,093	444,093
10 Interest Fund	-	-	-	-
11 Debt Service Reserve Fund	-	-	917,982	917,982
12 Prepayment Fund	-	-	1,127	1,127
13 Accounts Receivable	1,030	-	-	1,030
14 On-Roll Assessments Receivable	1,710,505	-	1,848,318	3,558,823
15 Due from Other Funds	-	-	50,341	50,341
16 Deposits	6,591	-	-	6,591
17 Prepaid Items	-	-	-	-
18 Total Assets	\$ 3,047,314	\$ 752,056	\$ 3,261,862	\$ 7,061,232
19 Liabilities:				
20 Accounts Payable	88,013	-	-	88,013
21 Accrued Payable	18,007	-	-	18,007
22 Due to Other Funds	50,341	-	-	50,341
23 Deposits Payable	5,564	-	-	5,564
24 Deferred Revenue - On-Roll	1,694,847	-	1,831,880	3,526,727
25 Fund Balance:				
26 Non-Spendable:	6,591	-	-	6,591
27 Assigned - Reserved	-	-	-	-
28 Restricted	-	752,056	1,429,981	2,182,037
28 Unassigned	1,368,260	-	-	1,368,260
29 Net Change in Fund Balance	(184,309)	-	-	(184,309)
30 Total Liabilities & Fund Balance	\$ 3,047,314	\$ 752,056	\$ 3,261,862	\$ 7,061,232

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

	FY2026 Adopted Budget	FY2026 Budget Year to Date	FY2026 Actual Year to Date	Variance Over/(Under) Budget
1 Revenues:				
2 Special Assessments	\$ 1,694,847	\$ -	\$ -	\$ -
3 Tax Roll for Transfer to Reserve Fund	50,000	-	-	-
4 Fund Balance Forward	246,368	-	-	-
5 Interest Income	-	-	6,039	6,039
6 Clubhouse Rentals	-	-	76	76
7 Fees for Fence Project	-	-	-	-
8 Key/Access/Transponder Revenue	-	-	-	-
9 Miscellaneous Revenue	-	-	2,512	2,512
10 Total Revenues	1,991,215	-	8,627	8,627
11				
12 Expenditures:				Variance (Over) / Under
13 Financial & Administrative				
14 Supervisor Compensation	13,000	1,083	800	283
15 Administrative Services	3,000	250	-	250
16 District Management	33,750	2,813	2,083	730
17 District Engineer	30,000	2,500	1,761	739
18 Assessment Roll	2,500	208	208	(0)
19 Financial & Revenue Collections	2,500	208	208	(0)
20 Accounting Services	16,000	1,333	1,333	(0)
21 Auditing Services	5,500	-	-	-
22 Miscellaneous Mailings	1,500	-	-	-
23 Public Officials Liability Insurance	3,519	3,316	3,316	-
24 Bank Fees	800	67	39	28
25 Dues, Licenses & Fees	175	175	324	(149)
26 Legal Advertising	1,500	125	-	125
27 Tax Collector/Property Appraiser Fee	150	-	-	-
28 ADA Website Compliance	2,015	-	-	-
29 Website Hosting, Maintenance & Backup	1,500	1,500	36	1,464
30 District Counsel	45,000	3,750	-	3,750
31 Total Financial & Administrative	162,409	17,328	10,110	7,218
32				
33 Debt Administration				
34 Dissemination Agent	5,000	417	417	-
35 Trustee Fees	6,500	-	-	-
36 Arbitrage Rebate Calculation	500	-	-	-
37 Total Debt Administration	12,000	417	417	-
38				
39 Security Operations				
40 Off Duty Deputy	41,760	3,480	-	3,480
41 Total Security Operations	41,760	3,480	-	3,480
42				
43 Electric Utility Services				
44 Utility Services	16,000	1,333	773	560
45 Utility - Recreation Facilities	32,000	2,667	2,367	300
46 Utility - Streetlights	106,000	8,833	7,328	1,505
47 Total Electric Utility Services	154,000	12,833	10,468	2,365
48				
49 Garbage/Solid Waste Control Services				
50 Solid Waste Assessment	900	75	121	(46)
51 Garbage - Recreation Facilities	1,040	87	-	87
52 Total Garbage/Solid Waste Control Services	1,940	162	121	41

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

53				
54	Water-Sewer Combination Services			
55	Utility - Recreation Facilities	10,000	833	586
56	Total Water-Sewer Combination Services	10,000	833	586
57				
58	Stormwater Control			
59	Pest Control	3,500	292	-
60	Aquatic Maintenance	120,837	10,070	9,223
61	Lake/Pond Bank Maintenance & Repair	20,000	1,667	-
62	Stormwater Assessments	2,000	-	-
63	Wetland Monitoring & Maintenance	-	-	-
64	Fountain Service Repair & Maintenance	4,500	375	-
65	Acquatic Plant Replacement	2,500	-	-
66	Stormwater System Maintenance	2,500	-	-
67	Wetland Invasive Areas Maintenance	2,500	-	-
68	Total Stormwater Control	158,337	12,404	9,223
69				
70	Other Physical Environment			
71	Property Insurance	37,161	37,161	39,261
72	General Liability Insurance	4,523	-	-
73	Entry & Walls Maintenance & Repair	5,000	417	-
74	Landscape Maintenance	264,350	22,029	22,029
75	Well Maintenance	500	42	-
76	Landscape - Fertilizer	18,000	1,500	1,500
77	Landscape Replacement Plants, Shrubs, Trees	15,000	1,250	-
78	Landscape Inspection Services	-	-	-
79	Fire Ant Treatment	2,500	208	-
80	Holiday Decorations	58,280	4,857	-
81	Landscape - Pest Control/OTC Injections	8,900	742	575
82	Landscape - Mulch	32,500	2,708	-
83	Landscape - Annuals/Flowers	5,900	1,475	1,475
84	Landscape - Pest Control	-	-	-
85	Irrigation Repair	20,000	1,667	-
86	Rust Prevention	15,000	1,250	1,135
87	Total Other Physical Environment	487,614	75,306	65,975
88				
89	Road & Street Facilities			
90	Roadway Repair & Maintenance	5,000	-	-
91	Total Road & Street Facilities	5,000	-	-
92				
93	Parks & Recreation			
94	Management Contract	-	-	-
95	Amenity Management Contract Employee Salaries	332,020	27,668	19,970
96	Clubhouse Maintenance & Repair	27,000	2,250	2,679
97	Gate Maintenance & Repair	1,000	83	-
98	Computer Support, Maintenance & Repair	2,000	167	-
99	Fitness Equipment Maintenance & Repair	5,000	417	175
100	Clubhouse Facility Janitorial Services	20,500	1,708	1,250
101	Clubhouse Facility Janitorial Supplies	5,000	417	-
102	Pool Service Contract	27,600	2,300	-
103	Security System Monitoring Services & Maintenance	11,724	977	810
104	Facility A/C & Heating Maintenance & Repair	5,000	417	-
105	Furniture Repair & Replacement	7,000	583	-
106	Pool Permits	425	35	-
107	Playground Equipment Maintenance & Repairs	2,500	208	-
108	Vehicle Maintenance	750	63	-

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

109 Telephone, Fax & Internet	9,000	750	729	21
110 Athletic Court/Field/Playground Maintenance	2,500	208	-	208
111 Pool/Water Park/Fountain Maintenance	6,000	500	-	500
112 Pest Control & Termite Bond	1,300	108	52	56
113 Office Supplies	3,500	292	-	292
114 Wildlife Management Services	2,500	208	-	208
115 Dog Waste Station Supplies and Maintenance	10,000	833	-	833
116 Total Parks & Recreation	482,319	40,192	25,665	14,527
117				
118 Special Events & Contingency				
119 Clubhouse - Special Events	25,000	2,083	1,500	583
120 Miscellaneous Contingency	250,000	1,571	1,571	0
121 Capital Outlay	150,836	67,300	67,300	-
122 Total Special Events & Contingency	425,836	70,954	70,371	583
123				
124 Total Expenditures Before Other Financing Sources	1,941,215	233,909	192,936	40,973
125				
126 Total Other Financing Sources (Uses)				
127 Interfund Transfer to Capital Reserve Fund	50,000	-	-	-
128 Total Other Financing Sources (Uses)	1,991,215	233,909	192,936	40,973
129				
130 Transfer In			-	
131				
132 Total Excess Expenditures Over (Under) Revenues	-	(233,909)	(184,309)	49,599
133				
134 Fund Balance - Beginning			1,374,851	
135				
136 Fund Balance - Ending			1,190,542	

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

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

Concord Station
Debt Service 2016
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through October 31, 2025

	Adopted Budget	Actual Year to Date
1 <u>Revenues:</u>		
2 Special Assessments - On-Roll, Net	\$ 1,831,880	\$ -
3 Prepayment Revenue	-	-
4 Interest	-	4,161
5		
6 Total Revenues	1,831,880	4,161
7		
8		
9 <u>Expenditures:</u>		
10		
11 Debt Service Obligation , Net	1,831,880	-
18		
19 Total Expenditures	1,831,880	-
20		
21 Excess Expenditures Over (Under) Revenues	-	4,161
22		
23 <u>Other Sources (Uses)</u>		
24 Transfer In	-	-
25 Transfer Out	-	-
26 Total Other Sources (Uses)	-	-
27		
28 Fund Balance - Beginning	-	1,425,821
29		
30 Fund Balance - Ending	-	1,429,982

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

Balance per Bank Statement	\$	145,848.59
Plus: Deposits in Transit		-
Less: Outstanding Checks		(51,946.42)
	\$	93,902.17

Beginning Balance		118,107.76
Receipts		152,511.90
Disbursements		(176,717.49)
<i>Balance per Book</i>	\$	93,902.17

**Concord Station
Check Register
FY2026**

Date	Check #	Payee	Deposit	Deposit	Disbursement	Balance
9/30/25		Balance		-	-	118,107.76
10/1/25	5098	Anchor Stone Management, LLC	District Management Service		4,250.00	113,857.76
10/1/25	5099	RedTree Landscape Systems	Amen cent landscape		10,400.00	103,457.76
10/1/25	5100	RedTree Landscape Systems	Irrigation Repairs		5,000.00	98,457.76
10/1/25	5101	Let's Plan A Party	Event-DEPOSIT (50%)		1,500.00	96,957.76
10/1/25	5102	RedTree Landscape Systems	landscape maint		24,104.17	72,853.59
10/1/25	5103	Suncoast Rust Control, Inc.	Monthly water treatment		1,135.00	71,718.59
10/1/25	5104	ECS Integrations LLC	camera mgmt		750.00	70,968.59
10/2/25			Funds Transfer	50,000.00		120,968.59
10/2/25	100225ach	Duke Energy	0000 Trinity Cottage Dr.		1.91	120,966.68
10/3/25			Deposit	2,511.90		123,478.58
10/4/25	5105	M&G Investors, LLC	Janitorial Services-Cleaning		1,250.00	122,228.58
10/9/25	100925ach	Florida Department of Commerce	Annual District Fee		175.00	122,053.58
10/9/25	10/9/25	Heartland Payroll	Payroll		91.00	121,962.58
10/9/25	10/9/25	Heartland Payroll	Employee Payroll		1,771.68	120,190.90
10/9/25	10/9/25	Heartland Payroll	PR		8,298.08	111,892.82
10/10/25	5106	Kilinski Van Wyk PLLC	Legal Services		7,697.20	104,195.62
10/10/25	5107	Fitness Logic	Repairs/Maint		175.00	104,020.62
10/13/25	5112	Piper Fire Protection, LLC	Svc Fire Alarm		310.00	103,710.62
10/13/25	5113	Piper Fire Protection, LLC	Fire Monitoring		300.00	103,410.62
10/13/25	5108	RedTree Landscape Systems	Landscape Enhacement		1,475.00	101,935.62
10/13/25	5109	Randall W. Griffin	100925 BOSMTG		200.00	101,735.62
10/13/25	5110	Marcela Cisternas	100925 BOSMTG		200.00	101,535.62
10/13/25	5111	Kevin Wagner	100925 BOSMTG		200.00	101,335.62
10/14/25	5114	Advanced Drainage Solutions			29,002.50	72,333.12
10/14/25	5115	Jessica LaBarbera.	BOS MTG 100925		200.00	72,133.12
10/14/25			Funds Transfer	50,000.00		122,133.12
10/14/25	101425ach	ADT Security Services	18636 Mentmore Blvd		60.33	122,072.79
10/14/25	101425achj2	FL Dept of Revenue	Sales Tax		149.34	121,923.45
10/15/25	5116	Stantec Consulting Services Inc.	Professional Engineering svc		1,761.00	120,162.45
10/20/25	5117	Advanced Drainage Solutions	Repairs/Maint		5,610.00	114,552.45
10/20/25	5118	Arrow Exterminators Inc	Reference: Pest Control Service- Oct		52.00	114,500.45
10/20/25	102025ach	Pasco County Utilities Services Branch	19322 UMBERLAND PLACE,		95.49	114,404.96
10/20/25	102025ach1	Pasco County Utilities Services Branch	18636 MENTMORE BOULEVARD		458.03	113,946.93
10/20/25	102025ach3	Pasco County Utilities Services Branch	3662 BUCKINGHAMSHIRE DR		32.86	113,914.07
10/23/25			Funds Transfer	50,000.00		163,914.07
10/23/25	10/23/25	Heartland Payroll	Payroll		91.00	163,823.07
10/23/25	10/23/25	Heartland Payroll	Employee Payroll		1,711.93	162,111.14
10/23/25	10/23/25	Heartland Payroll	PR		8,006.74	154,104.40
10/24/25	102425ach	Duke Energy	3440 Buckinghamshire Blvd - Entry Light		30.80	154,073.60
10/24/25	102425ach2	Duke Energy	18636 Mentmore Blvd - Cibhs-Pool		2,141.30	151,932.30
10/24/25	102425ach3	Duke Energy	18230 Snowdonia Dr - Entry Light		30.80	151,901.50
10/24/25	102425ach4	Duke Energy	18108 Mentmore Blvd - Entry Light		30.80	151,870.70
10/24/25	102425ach5	Duke Energy	19069 Lake Patience Rd - Entry Light		30.80	151,839.90
10/24/25	102425ach6	Duke Energy	18433 Mentmore Blvd - Irrig		35.52	151,804.38
10/24/25	102425ach6	Duke Energy	19109 Mentmore Blvd - Entry Wall Light 9/3-10/1		30.80	151,773.58
10/24/25	102425ach8	Duke Energy	18552 Mentmore Blvd - Entry Light		30.80	151,742.78
10/24/25	102425ach9	Duke Energy	3753 Tuckerton Dr - Irrig		122.81	151,619.97
10/24/25	102425ach1	Duke Energy	18933 Chislehurst Dr - Irrig		48.21	151,571.76
10/24/25	102425ach11	Duke Energy	19135 Manassas Dr - Sign Lights		30.80	151,540.96
10/24/25	102425ach12	Duke Energy	3936 Buckinghamshire Drive - Irrig		73.47	151,467.49
10/24/25	102425ach13	Duke Energy	18661 State Road 54		53.92	151,413.57
10/24/25	102425ach13	Duke Energy	18933 Mentmore Blvd - Sign Lights		1,348.06	150,065.51
10/24/25	102425ach14	Duke Energy	18636 Mentmore Blvd - CH Main		76.32	149,989.19
10/24/25	102425ach15	Duke Energy	3869 Sunlake Blvd - Sign Irrig		30.80	149,958.39
10/24/25	102425ach16	Duke Energy	18636 Mentmore Blvd - Splash,		225.49	149,732.90
10/24/25	102425ach17	Duke Energy	3444 Tuckerton		30.80	149,702.10
10/24/25	102425ach19	Duke Energy	3882 SUNLAKE BLVD SIGN,		85.68	149,616.42
10/27/25	5119	Egis Insurance Advisors LLC	Policy # 100125607		42,577.00	107,039.42
10/27/25	5121	Bandit Fitness Equipment	Fitness equip maint		316.97	106,722.45
10/28/25	5128	Arrow Exterminators Inc	Pest - Sept		52.00	106,670.45
10/28/25	102825ach1	Duke Energy	(576) 10920 STATE ROAD 54		5,978.05	100,692.40
10/30/25	5129	Cintas Fire 636525	compliance engine fee		51.00	100,641.40
10/30/25	5131	Cintas Fire 636525	Alarm repair		373.16	100,268.24
10/30/25	5133	Cintas Fire 636525	Alarm repair		636.70	99,631.54
10/30/25	103025ach	Bright House Networks	18636 MENTMORE Blvd		728.86	98,902.68
10/30/25	103025ach	ECS Integrations LLC	Main Access Panels		4,880.00	94,022.68
10/31/25	103025ach1	WASTE MANAGEMENTINC.OF FLORIDA,	Waste svc		120.51	93,902.17
10/31/25				152,511.90	176,717.49	93,902.17

EXHIBIT 15

[RETURN TO AGENDA](#)

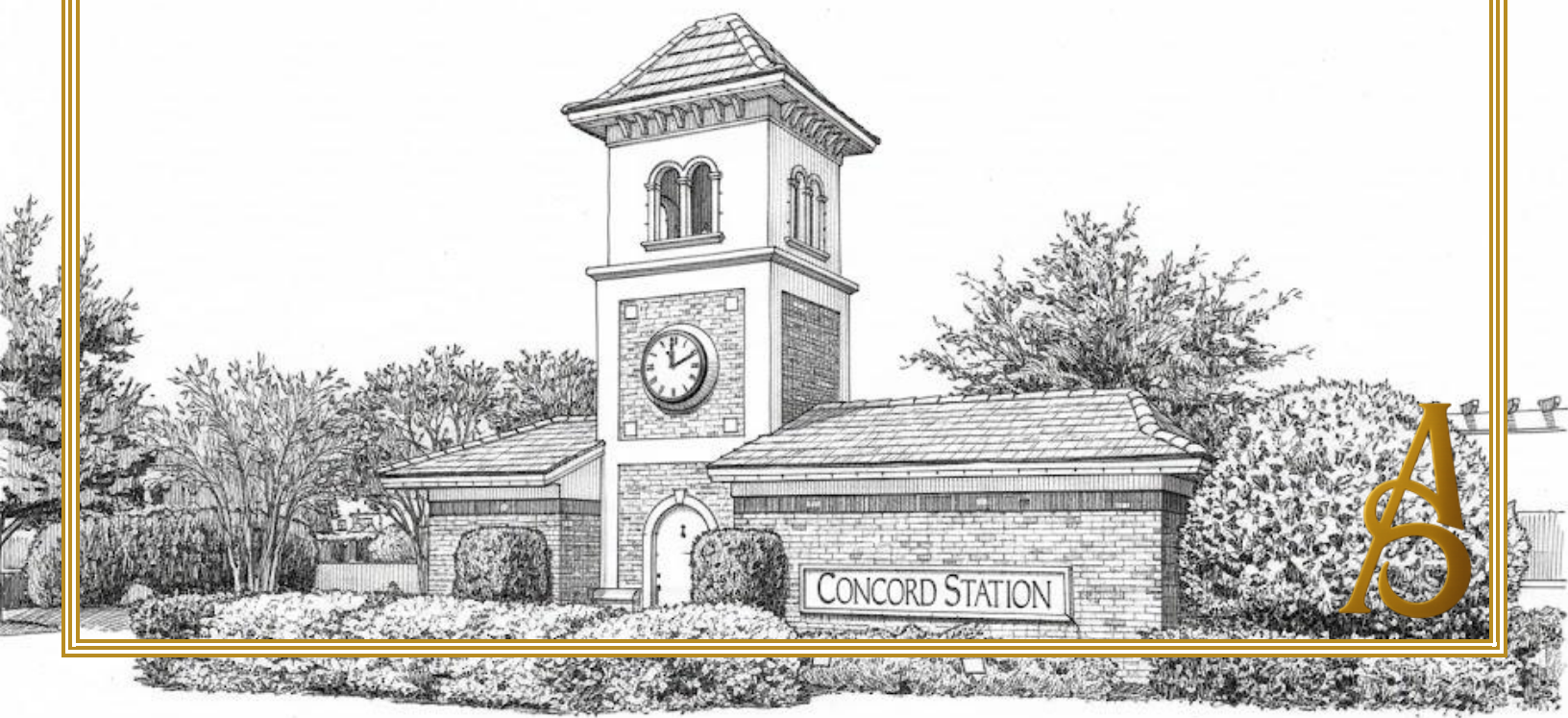


EXHIBIT 16

[RETURN TO AGENDA](#)

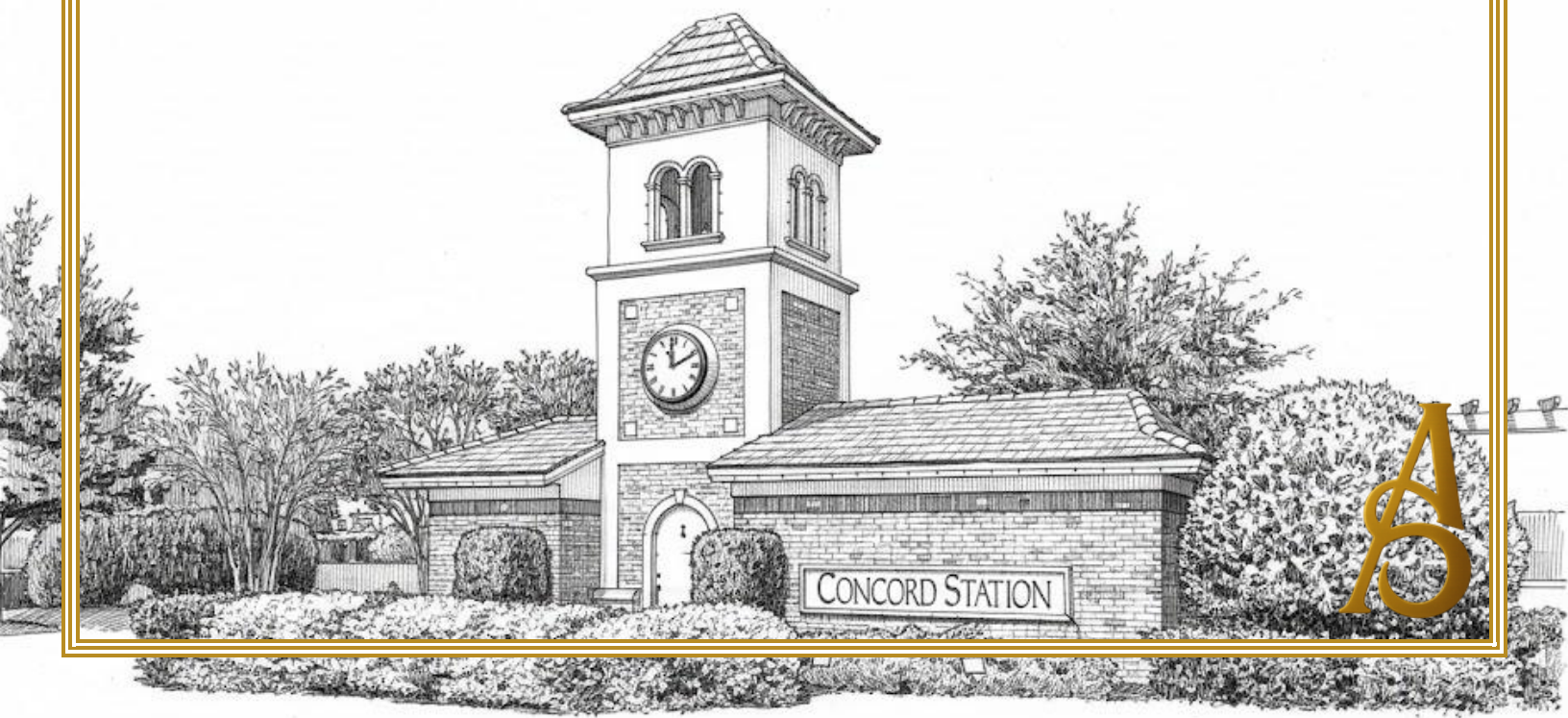


EXHIBIT 17

[RETURN TO AGENDA](#)

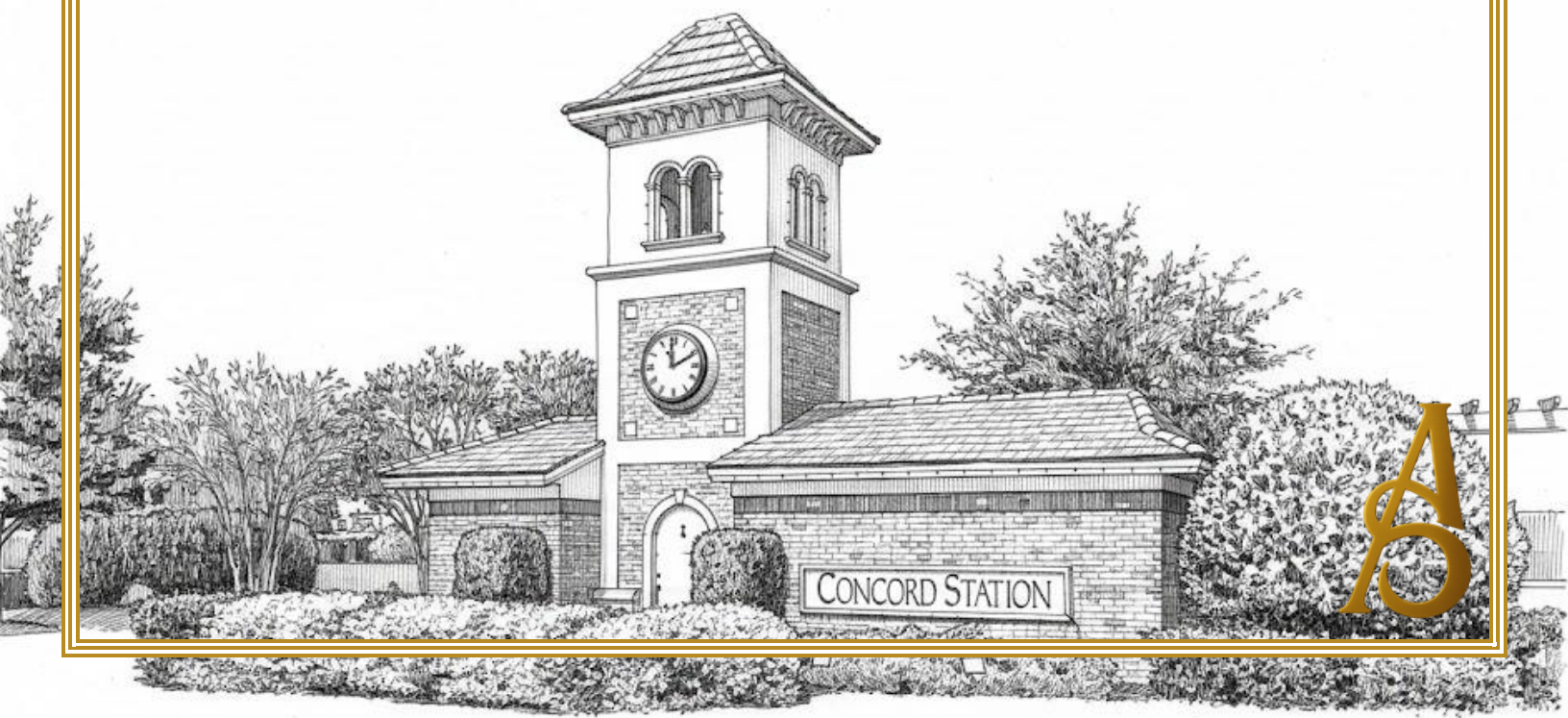
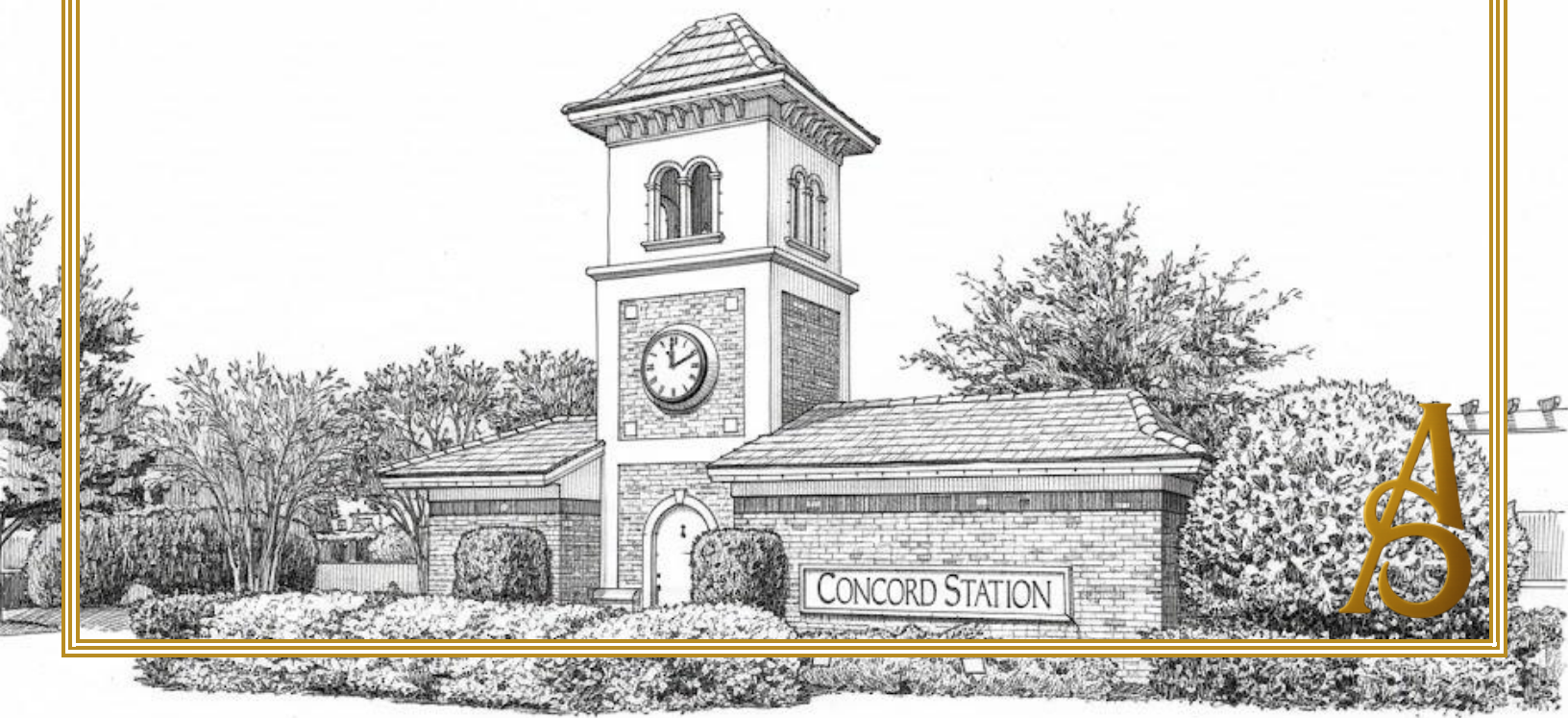


EXHIBIT 18

[RETURN TO AGENDA](#)





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

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +

MONITORING + IT + LOCKS + GATES

LIC. EG13000790

ECSINTEGRATIONS.COM

Concord Station CDD / 50 key fobs



Date:	11/26/2025	PROPOSAL	Proposal No:	TH25725
Submitted to:	Concord Station CDD	Job Location:	Concord Station CDD / 50 key fobs	
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:

50- KEY FOBS

INCLUDED MATERIALS:

50- KEY FOBS @ \$ 7.00 PER = \$ 350.00

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.**

Terms:	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.	GRAND TOTAL:	\$350.00
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This proposal is valid through 12/26/2025

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.

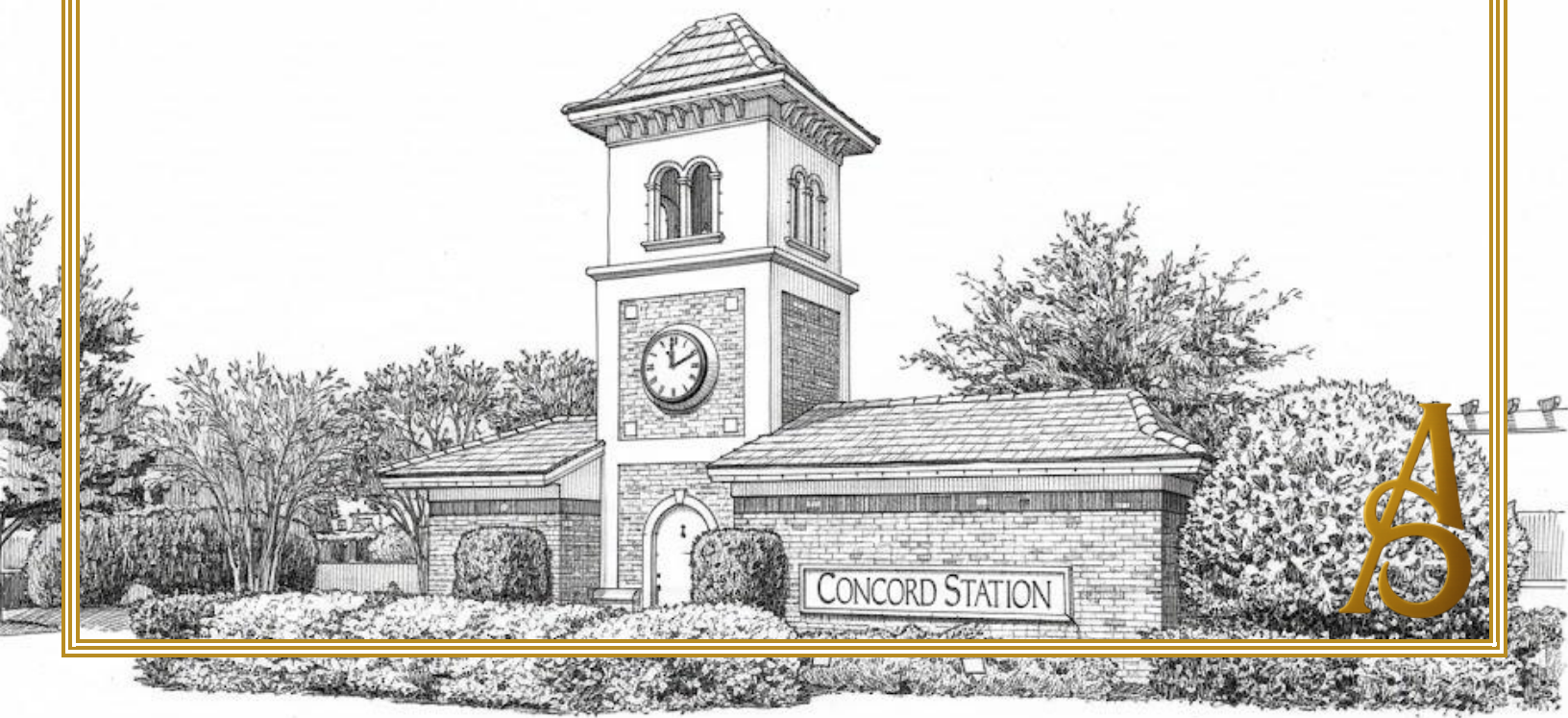
The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the ECSI assume responsibility for any loss or damage sustained through burglary.

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 19

[RETURN TO AGENDA](#)



AGREEMENT FOR SECURITY INSTALLATION SERVICES

This Agreement (“Agreement”) is made and entered into this ____ day of September 2025, 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 Boulevard, Suite 160, Lake Mary, Florida 32746 (the “**District**”); and

ECS INTEGRATIONS LLC, a Florida limited liability company with a mailing address of 1813 Baltic Place, Lakeland, Florida 33809 (the “**Contractor**,” and collectively with the District, the “**Parties**,” and each separately a “**Party**”).

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 purpose of planning, financing, constructing, operating and/or maintaining certain public infrastructure supporting community development within the District; and

WHEREAS, the District has a need to retain an independent contractor to provide the security installation services described herein; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified to provide the security installation services identified in **Composite Exhibit A**, attached hereto and incorporated by reference herein, in accordance with the terms of this Agreement (“**Services**”); and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

SECTION 2. DUTIES. District agrees to use Contractor to provide the Services in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in **Composite Exhibit A** hereto.

A. Scope. Contractor shall provide the Services identified in **Composite Exhibit A**, including any effort reasonably necessary to allow the District to receive the

maximum benefit of all of the Services and items described herein. The security cameras described at **Composite Exhibit A** shall be capable of storing video footage for at least sixty (60) days. To the extent any of the provisions of this Agreement conflict with the provisions of **Composite Exhibit A**, this Agreement controls. Should any error or inconsistency appear in the Services, Contractor, before proceeding with the Services, must notify the District for the proper adjustment, and in no case proceed with the Services in uncertainty.

- B. *Property.*** This Agreement grants to Contractor the right to enter the District property that is subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations. To the extent the Contractor needs to use or access non-District property while providing the Services, Contractor shall coordinate such use in advance with the District Representative (as defined herein) and property owner(s).
- C. *Permits and License.*** All permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.
- D. *Standard of Performance.*** Contractor shall perform all Services in a neat and workmanlike manner and shall use industry best practices and procedures when carrying out the Services. In the event the District, in its sole determination, finds that the work of Contractor is not satisfactory to District, District shall have the right to immediately terminate this Agreement and will only be responsible for payment of work satisfactorily completed and for materials incorporated into the Services.
- E. *Means and Methods.*** Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, the Contractor shall assign such experienced staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects of the Services to ensure efficient and full completion.
- F. *District Representative.*** Contractor shall report directly to Mark Looknanan, who serves as Amenities Manager, or his designee (the “**District Representative**”). Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to complete repair of any damage resulting from Contractor’s activities within twenty-four (24) hours in instances affecting health, safety or welfare, and otherwise within five (5) calendar days.
- G. *Timing and Prioritization.***

 - i. Contractor shall coordinate commencement and completion of the Services with the District Representative. Contractor acknowledges that time is of the essence in the performance of this contract.
 - ii. Contractor must coordinate the Services with others performing work for the

District as may be necessary to successfully and safely complete the Services or as the District directs.

- H. *Clean-Up.*** Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Services, the Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If the Contractor fails to clean up as provided herein, the District may do so, and the cost thereof shall be charged to the Contractor and may be applied as an offset to the final payment to Contractor.
- I. *Subcontractors.*** Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as Contractor is for the acts and omissions of persons directly employed by Contractor. Nothing contained herein shall create contractual relationships between any subcontractor and the District.

SECTION 3. COMPENSATION AND PAYMENT.

- A. *Amount.*** For the Services identified in **Composite Exhibit A**, the District shall pay Contractor a total of **Twenty-Seven Thousand Two Hundred Ten Dollars and Zero Cents (\$27,210.00) (“Total Payment”)**. An initial deposit of **Thirteen Thousand Six Hundred Five Dollars and Zero Cents (\$13,605.00)** shall be invoiced prior to the commencement of the Services for the Contractor to purchase materials necessary for the Services. The remainder of the Total Payment, in the amount of **Thirteen Thousand Six Hundred Five Dollars and Zero Cents (\$13,605.00)** shall be invoiced upon the completion of the Services and acceptance by the District of the work. The Total Payment includes all equipment, materials, permits and labor necessary to complete the Services as described in this Agreement and in **Composite Exhibit A**.
- B. *Payments and Invoices.*** All payments and invoices shall be subject to Florida’s Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*. The invoice shall contain, at a minimum, the District’s name, Contractor’s name, the invoice date, an invoice number, an itemized listing of all costs billed on each invoice with a sufficient description of each, the timeframe within which the Services were provided, and the address or bank information to which payment is to be remitted.
- C. *Additional Services.*** If the District should desire additional work or services, 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, addenda, or change order(s) 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.

- D. *Conditions Precedent to Payment.*** The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

SECTION 4. TERM AND TERMINATION.

- A. *Term.*** This Agreement shall become effective as of the date first above written and shall terminate upon completion of the Services set forth herein and described in any amendment hereto, unless terminated in accordance with the terms of this Agreement.
- B. *Termination.*** The District agrees that Contractor may terminate this Agreement for cause by providing thirty (30) days' written notice of termination to the District. Contractor agrees that the District may terminate this Agreement immediately for cause by providing a written notice of termination to Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, Contractor shall be entitled to payment for all material and labor provided up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against Contractor.

SECTION 5. WARRANTY. The Contractor warrants to the District that all materials furnished by Contractor under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, if any, which Contractor shall assign to the District as necessary to give the District the benefit of said warranties, all Services provided by the Contractor pursuant to this Agreement shall be warranted for labor and workmanship for one (1) year and for parts for three (3) years from the date of acceptance of the Services by the District. Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Services, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the materials or Services are found to be defective, deficient or not in accordance with the Agreement, without intending to limit any other remedies, Contractor shall correct,

remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District.

Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional and design standards and practices for projects of similar design and complexity as the development occurring within the District; (ii) in compliance with all applicable federal, state, county municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform; and (iii) in an expeditious and economical manner consistent with the best interest of the District.

SECTION 6. INSURANCE.

- A. *Limits.*** The Contractor shall maintain throughout the term of this Agreement maintain insurance with limits of liability not less than the following:

Workers Compensation	In accordance with the laws of Florida
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Employer's Liability Coverage	\$1,000,000 per accident or disease
-------------------------------	-------------------------------------

General Liability*	
<i>Bodily Injury (including contractual)</i>	\$1,000,000/\$2,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000/\$2,000,000

**Must include Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation*

Automobile Liability covering any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed

<i>Bodily Injury and Property Damage</i>	\$1,000,000 combined single limit
--	-----------------------------------

- B. *Requirements.*** The District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, "**Additional Insureds**") shall be named as additional insured parties on the Commercial General Liability and Automobile Liability policies. The Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with this requirement prior to commencing the Services. No certificate shall be acceptable to the District unless

it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, shall be considered primary and non-contributory with respect to the Additional Insureds, and shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the Additional Insureds.

- C. ***Failure to Obtain Insurance.*** 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.

SECTION 7. INDEMNIFICATION.

- A. ***Indemnification by Contractor.*** To the fullest extent permitted by law, and in addition to any other obligations of Contractor under this Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, "**Indemnitees**"), from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused, in part or in whole, by (i) the negligent, reckless, or intentionally wrongful misconduct of the Contractor, or any employee, agent, subcontractor, or any individual or entity directly or indirectly employed or used by any of them to perform any of the Services, (ii) the Contractor's performance of, or failure to perform, Contractor's obligations pursuant to this Agreement or any Services or Contractor's performance of any activities in connection therewith, and (iii) any breach of any warranty, representation, covenant, or agreement made by Contractor in this Agreement or any Services.
- B. ***Limit.*** To the extent a limitation is required by law, the obligations under this section shall be limited to no more than Two Million Dollars (\$2,000,000.00), which amount the District and Contractor agree bears a reasonable commercial relationship to this Agreement. Nothing in this Section is intended to waive or alter any other remedies that the District may have as against the Contractor.
- C. ***Obligations.*** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District. Nothing in this Agreement is intended to waive or alter any other remedies that the District may have as against the Contractor. The provisions of this Section 7 are independent of, and will not be limited by, any insurance required to be obtained by Contractor pursuant to this Agreement or otherwise obtained by Contractor, and the provisions of this Section 7 survive the

expiration or earlier termination of this Agreement with respect to any claims or liability arising in connection with any event occurring prior to such expiration or termination.

- D. Subcontractors.** Contractor shall ensure that all subcontracts related to the Services include this Section for the benefit of the Indemnitees.

SECTION 8. LIMITATIONS ON GOVERNMENTAL LIABILITY. 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.

SECTION 9. COMPLIANCE WITH GOVERNMENTAL REGULATION. In performing its obligations under this Agreement, Contractor and each of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction, including all laws, regulations and rules relating to immigration and/or the status of foreign workers. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall ensure that all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor observe Contractor's rules and regulations of safety and conduct. Contractor shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury or loss to all its employees, agents and subcontractors performing its obligations herein and other persons who may be affected, and any material, equipment and other property. Contractor shall remedy all damage or loss to any property caused in whole or in part by Contractor, its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, or by anyone for whose acts Contractor may be liable. Contractor shall indemnify District for all damage or losses it may incur or be exposed to because of Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor's failure to comply with the provisions contained herein.

SECTION 10. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. If the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 11. DEFAULT AND ENFORCEMENT.

- A. **Remedies.** 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 actual damages and/or specific performance.
- B. **Applicable Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each Party consents that the venue for any litigation arising out of or related to this Agreement shall be in Pasco County, Florida.
- C. **Attorney Fees.** If either Party is required to enforce this Agreement by court proceedings or otherwise, then the Parties agree that the prevailing Party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and costs for trial, alternative dispute resolution, or appellate proceedings.
- D. **Third-Party Interference.** The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.
- E. **Claims for Construction Defects.** To the extent any of the Services described herein are classified as construction services, CLAIMS FOR CONSTRUCTION DEFECTS ARE NOT SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

SECTION 12. INDEPENDENT CONTRACTOR STATUS. It is understood and agreed that at all times the relationship of Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor. The Parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of District and at all times entirely under Contractor's supervision, direction and control.

In particular, the District will not: i) withhold FICA (Social Security) from Contractor's payments; ii) make state or federal unemployment insurance contributions on Contractor's behalf; iii) withhold state or federal income tax from payment to Contractor; iv) make disability insurance contributions on behalf of Contractor; or v) obtain workers' compensation insurance on behalf of Contractor.

SECTION 13. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notice") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, as follows:

- A. **If to Contractor:** ECS Integrations LLC
1813 Baltic Place

Lakeland, Florida 33809

Attn: _____

B. If to District: Concord Station Community Development District
c/o Anchor Stone Management, LLC
255 Primera Blvd., Suite 160
Lake Mary, Florida 32746
Attn: District Manager

With a copy to: Kilinski | Van Wyk PLLC
517 East College Avenue
Tallahassee, Florida 32301
Attn: District Counsel, Concord Station CDD

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.

SECTION 14. 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, to 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 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 Parties hereto and their respective representatives, successors, and assigns.

SECTION 15. PUBLIC RECORDS. 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, 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*. Among other requirements and to the extent applicable by law, 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 the contract term and following the contract term if 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 Contractor, 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. Contractor acknowledges that the designated public records custodian for the District is **Patricia Thibault**, of Anchor Stone Management, LLC ("Public Records Custodian").

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 698-5350, INFO@ANCHORSTONEMGT.COM, AND 255 PRIMERA BOULEVARD, SUITE 160, LAKE MARY, FLORIDA 32746.

SECTION 16. CONTRACTOR CERTIFICATIONS.

- A. *Capability.*** Contractor has the capacity to furnish (directly or by subcontract or through vendors) any tools, materials, supplies, equipment and labor necessary to complete the Services required of Contractor under this Agreement and Contractor has sufficient experience and competence to perform the Services under the Agreement and meets the qualification standards set forth herein.
- B. *Authorization.*** Contractor is authorized to do business in Pasco County and the State of Florida and is properly licensed (to the extent required by law) by all necessary governmental authorities having jurisdiction over the Services.
- C. *E-Verify Requirements.*** 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 status 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 the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.
- D. *Scrutinized Companies.*** In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this Contract, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies

with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify Owner. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the Owner may immediately terminate this Agreement.

- E. *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.
- F. *Public Entity Crimes.*** Contractor represents that in entering into this Agreement, Contractor has not been placed on the convicted vendor list as described in Section 287.133(3)(a), *Florida Statutes*, within the last thirty-six (36) months and, if Contractor is placed on the convicted vendor list, Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.
- G. *Foreign Influence.*** Contractor understands that under Section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

SECTION 17. MISCELLANEOUS.

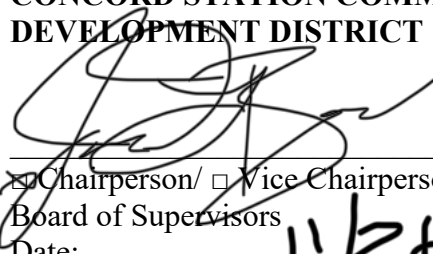
- A. *Severability.*** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.
- B. *Arm's Length Transaction.*** 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 with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
- C. *Execution.*** This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document. The Parties agree that electronic signatures may be used to sign this Agreement and shall have the same force and effect as a written signature.

- D. *Headings for Convenience Only.*** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.
- E. *Agreement; Amendments.*** This instrument shall constitute the final and complete expression of agreement between the Parties relating to the subject matter of this Agreement. To the extent any of the provisions of this Agreement conflict with the provisions of **Composite Exhibit A**, this Agreement controls. 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.
- F. *Custom and Usage.*** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.
- G. *Successors; Assignment.*** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement. Notwithstanding the foregoing, neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.
- H. *Authorization.*** The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

[signatures on following page]

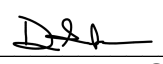
IN WITNESS WHEREOF, the Parties hereto have signed this Agreement to be effective on the day and year first written above.

**CONCORD STATION COMMUNITY
DEVELOPMENT DISTRICT**



☒ Chairperson/ ☐ Vice Chairperson,
Board of Supervisors
Date: 11/26/25

ECS INTERGRATIONS LLC, a Florida limited
liability company

By: 

Print: Debbie Sankar
Its: Office Manager
Date: 10/14/25

Composite Exhibit A: Scope of Services

Composite Exhibit A:
Scope of Services

(on following page)

**CONFIDENTIAL AND EXEMPT SECURITY DOCUMENT
PURSUANT TO SECTION 119.071(3), FLA. STAT. – DO NOT DISCLOSE**



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

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +

MONITORING + IT + LOCKS + GATES

LIC. EG13000790

ECSINTEGRATIONS.COM

Concord Station CDD / CCTV Lightning - Playground



Date: 8/26/2025		PROPOSAL		Proposal No: TH25830	
Submitted to:	Concord Station CDD	Job Location:	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.

Terms: 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.

GRAND TOTAL: \$3,980.00

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

**CONFIDENTIAL AND EXEMPT SECURITY DOCUMENT
PURSUANT TO SECTION 119.071(3), FLA. STAT. – DO NOT DISCLOSE**

PAGE 2 OF 2

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.

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LIC. EG13000790

ECSINTEGRATIONS.COM

Concord Station CDD / CCTV Lightning - Tennis Courts



Date: 8/26/2025		PROPOSAL		Proposal No: TH25828	
Submitted to:	Concord Station CDD	Job Location:	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.

Terms: 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.

GRAND TOTAL: \$3,980.00

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

**CONFIDENTIAL AND EXEMPT SECURITY DOCUMENT
PURSUANT TO SECTION 119.071(3), FLA. STAT. – DO NOT DISCLOSE**

PAGE 2 OF 2

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.

**CONFIDENTIAL AND EXEMPT SECURITY DOCUMENT
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MONITORING + IT + LOCKS + GATES

LIC. EG13000790

ECSINTEGRATIONS.COM

Concord Station CDD / CCTV Lightning - Clubhouse



Date:		PROPOSAL		Proposal No:	
8/26/2025				TH25827	
Submitted to: Concord Station CDD		Job Location: 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.

Terms: 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.

GRAND TOTAL: \$3,980.00

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

**CONFIDENTIAL AND EXEMPT SECURITY DOCUMENT
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PAGE 2 OF 2

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.

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MONITORING + IT + LOCKS + GATES

LIC. EG13000790

ECSINTEGRATIONS.COM



Concord StationCDD/Replace 1 panel/ surge/Pground

PROPOSAL	
Date: 8/18/2025	Proposed by: TH25818-2
Submitted to: Concord Station CDD / Lightning Strike Playground	Job Location: 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.

Terms: 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.

GRAND TOTAL: \$4,070.00

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: _____
ECS INTEGRATIONS- rev 2021-10-11

Signature: _____
Date

**CONFIDENTIAL AND EXEMPT SECURITY DOCUMENT
PURSUANT TO SECTION 119.071(3), FLA. STAT. – DO NOT DISCLOSE**

PAGE 2 OF 2

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.

**CONFIDENTIAL AND EXEMPT SECURITY DOCUMENT
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LIC. EG13000790

ECSINTEGRATIONS.COM

Concord Station - CDD Pool Access



PROPOSAL		Proposal No:	TH25818-3
Date:	8/18/2025		
Submitted to:	Concord Station CDD/ Pool Access	Job Location:	Concord Station - CDD Pool Access
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 .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.

Terms: 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.

GRAND TOTAL: \$4,840.00

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: _____
ECS INTEGRATIONS- rev 2021-10-11

Signature: _____
Date

**CONFIDENTIAL AND EXEMPT SECURITY DOCUMENT
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PAGE 2 OF 2

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.

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PURSUANT TO SECTION 119.071(3), FLA. STAT. – DO NOT DISCLOSE**



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LIC. EG13000790

ECSINTEGRATIONS.COM



Concord StationCDD/Replace 3 panels/ surge/Chouse

Date:		PROPOSAL		Proposal No:	
Submitted to:	8/18/2025	Concord Station CDD / Lightning Strike Clubhouse	Job Location:	TH25818-1	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.

Terms: 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.

GRAND TOTAL: \$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: _____
ECS INTEGRATIONS- rev 2021-10-11

Signature: _____
Date

**CONFIDENTIAL AND EXEMPT SECURITY DOCUMENT
PURSUANT TO SECTION 119.071(3), FLA. STAT. – DO NOT DISCLOSE**

PAGE 2 OF 2

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.**

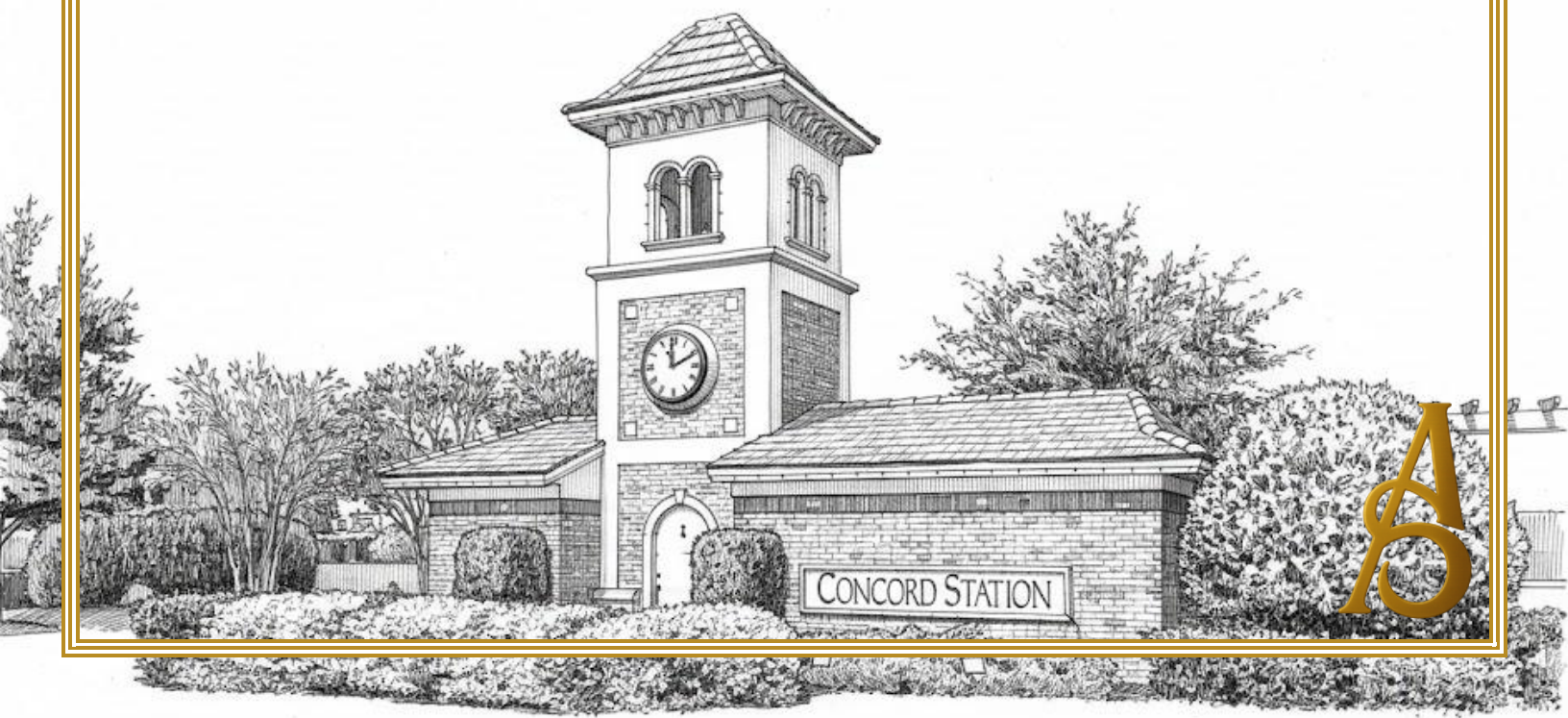
10. Assignment. ECSI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. ECSI shall inform Subscriber when services are subcontracted and shall maintain current proof of **subcontractor's** state 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.



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