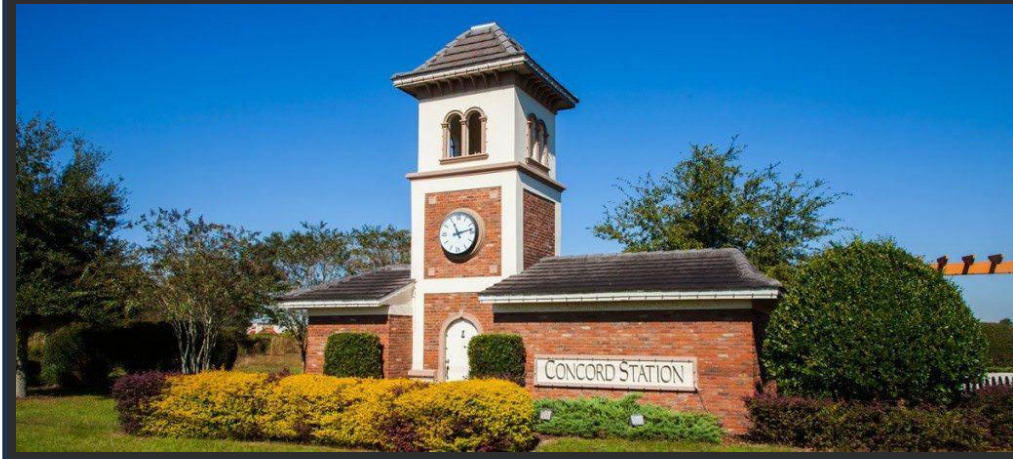


CONCORD STATION
COMMUNITY DEVELOPMENT DISTRICT



ADVANCED MEETING PACKAGE

REGULAR BOARD MEETING

DATE / TIME:

Thursday , 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 **Thursday, 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

Thursday, 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 Manager - Greg Woodcock

1. Status and Discussion of Ditch Project & Hurricane Reimbursement

[EXHIBIT 1](#)

2. Discussion of Homeowner Conservation Area Tree & Plats

❖ 18331 Snowdonia Drive

[EXHIBIT 2A](#)

❖ 3227 Whitley Bay Court

[EXHIBIT 2B](#)

❖ 3516 Marmalade Court

[EXHIBIT 2C](#)

3. Discussion of Seal Coating Clubhouse Parking Lot & Pot Hole Repair Proposal *(to be distributed/discussed)*

[EXHIBIT 3](#)

4. Discussion & Consideration of Tree Replacement Project Proposal *(to be distributed/discussed)*

[EXHIBIT 4](#)

B. Solitude Lake Management

1. Waterway Inspection Report

[EXHIBIT 5](#)

C. Red Tree Landscape Maintenance

1. Landscape Maintenance Report

[EXHIBIT 6A](#)

2. Red Tree Irrigation Reports: February 2025 – November 2025

[EXHIBIT 6B](#)

- D. Presentation & Discussion of Responses to Landscape Maintenance RFP – *(to be distributed/discussed)* [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](#)
 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 10A](#)
- ❖ Consideration of Proposal for Insurance for Holiday Event - \$177.76 [EXHIBIT 10B](#)
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 - Advised that Check Was Sent 12.09.2025

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 [EXHIBIT 15](#)
- D. Consideration for Approval – The Minutes of the Concord Station November 11, 2025 Regular Meeting of the Board of Supervisors [EXHIBIT 16](#)
- E. Discussion of Streetlight Boundary Map & Maintenance of the Area & Billing of SR 54 *(to be discussed/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](#)

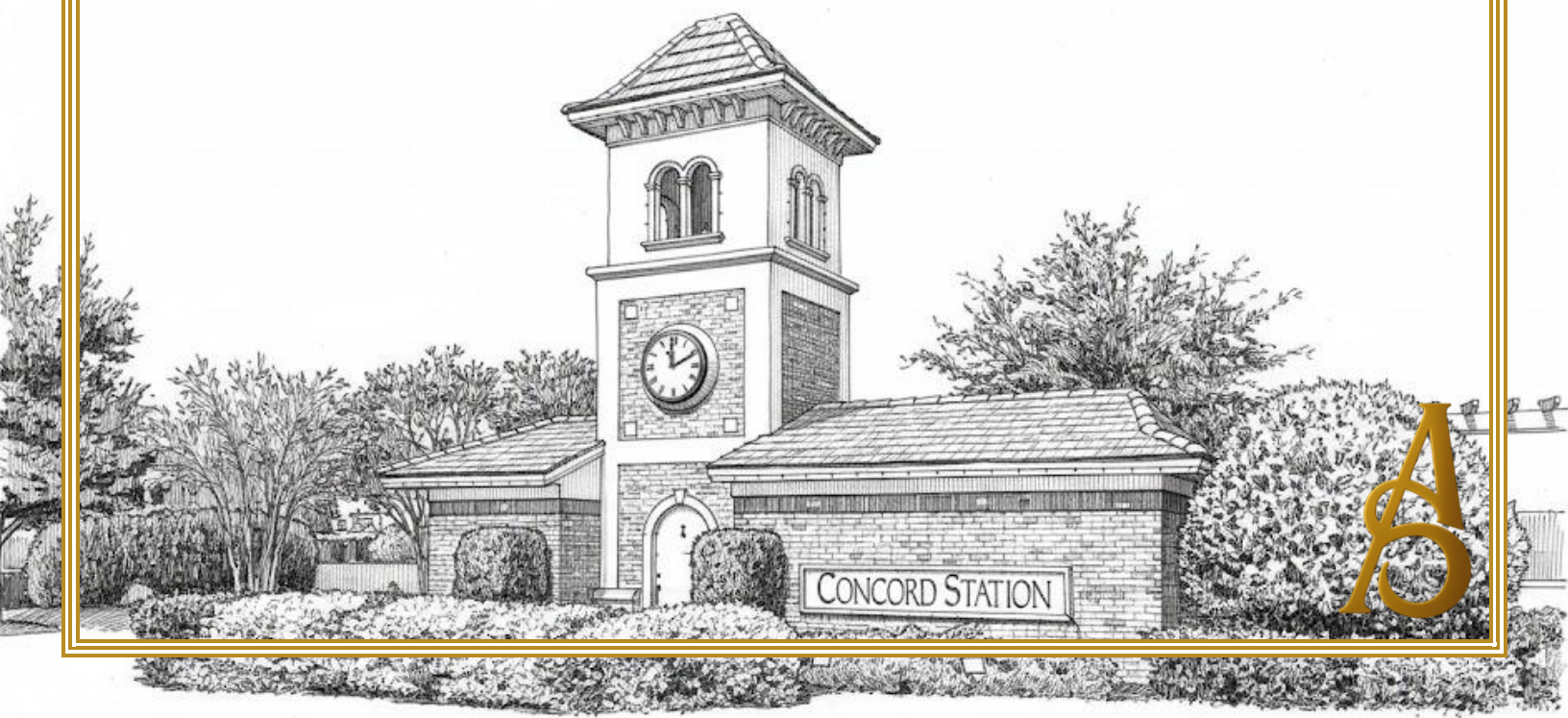
V. Audience Comments – New Business – *(limited to 3 minutes per individual)*

VI. Supervisor Request

VII. Adjournment

EXHIBIT 1

[RETURN TO AGENDA](#)



I am sorry to say that the photos document that the damage was caused prior to the hurricanes last year. The attached photo dated May 2020 shows the blow out and silt deposits in the channel as well as the side slopes of the ditch paving are undermined and starting to fail. I did some research and put together the attached historic aerials. It appears the erosion and undermining were apparent in the 2014 aerial. Let me know if you would like to discuss.

Greg Woodcock

Project Manager







12/2008

12-2008 Aerial

3455

3454

3453

3452

3451

3450

Mentmore Blvd

Mentmore Blvd

Mentmore Blvd

Mentmore Blvd

Google Earth

Imagery Date: 12/31/2007 28°12'24.62" N 82°30'24.94" W elev 66 ft eye alt 491 ft

4/2012

4-2012 Aerial

3455

3454

3453

3452

3451

3450

Mentmore Blvd

Mentmore Blvd

Mentmore Blvd

Mentmore Blvd

Google Earth

Imagery Date: 4/24/2012 28°12'24.62" N 82°30'24.94" W elev 66 ft eye alt 491 ft

1/2014

1-2014 Aerial

3455

3454

3453

3452

3451

3450

Mentmore Blvd

Mentmore Blvd

Mentmore Blvd

Mentmore Blvd

Google Earth

Imagery Date: 1/17/2014 28°12'24.62" N 82°30'24.94" W elev 66 ft eye alt 491 ft

2/2016

2-2016 Aerial

3455

3454

3453

3452

3451

3450

Mentmore Blvd

Mentmore Blvd

Mentmore Blvd

Mentmore Blvd

Google Earth

Imagery Date: 2/12/2016 28°12'24.62" N 82°30'24.94" W elev 66 ft eye alt 491 ft

3/2018

3-2018 Aerial

3455

3454

3453

3452

3451

3450

Mentmore Blvd

Mentmore Blvd

Mentmore Blvd

Mentmore Blvd

Google Earth

Imagery Date: 3/15/2018 28°12'24.62" N 82°30'24.94" W elev 66 ft eye alt 491 ft

3/2024

3-2024 Aerial

3455

3454

3453

3452

3451

3450

Mentmore Blvd

Mentmore Blvd

Mentmore Blvd

Mentmore Blvd

Image © 2025 Airbus

Google Earth

Imagery Date: 3/13/2024 28°12'24.62" N 82°30'24.94" W elev 66 ft eye alt 491 ft

11/2025

11-2025 Aerial

3455

3454

3453

3452

3451

3450

Mentmore Blvd

Mentmore Blvd

Mentmore Blvd

Mentmore Blvd

Image © 2025 Airbus

Google Earth

Imagery Date: 11/12/2025 28°12'24.62" N 82°30'24.94" W elev 66 ft eye alt 491 ft

EXHIBIT 2A

[RETURN TO AGENDA](#)

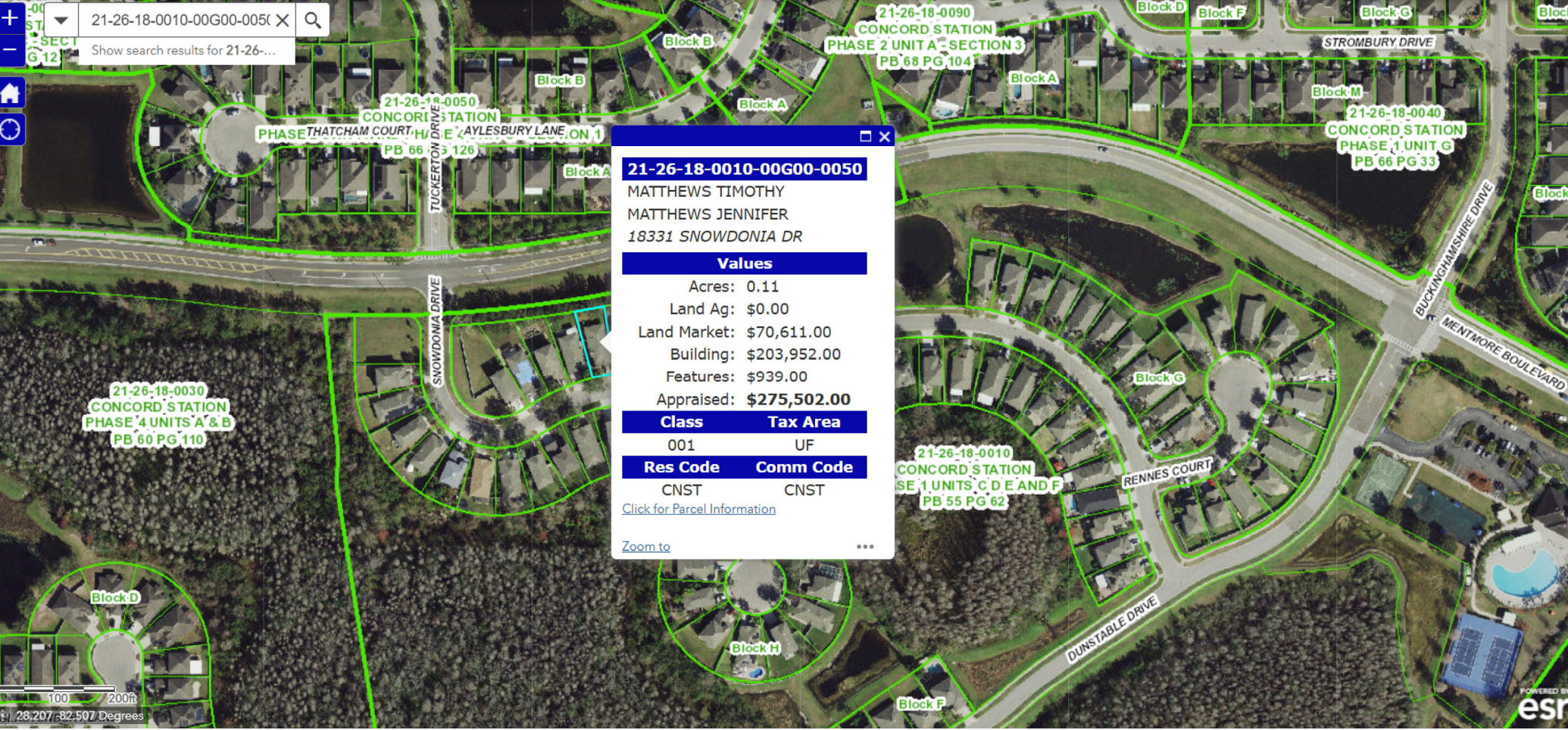


18331 Snowdonia Drive – The area the resident is concerned about is a landscape buffer area. I have attached the plat showing the area and lot location. I have also included a clip from the property appraiser website with location and address. This area is not associated with wetlands or wetland setbacks and can be maintained.

21-26-18-0010-00G00-0050
Show search results for 21-26-...



0 100 200ft
28.207, -82.507 Degrees



21-26-18-0010-00G00-0050

MATTHEWS TIMOTHY
MATTHEWS JENNIFER
18331 SNOWDONIA DR

Values

Acres: 0.11
Land Ag: \$0.00
Land Market: \$70,611.00
Building: \$203,952.00
Features: \$939.00
Appraised: **\$275,502.00**

Class Tax Area

001 UF

Res Code Comm Code

CNST CNST

[Click for Parcel Information](#)

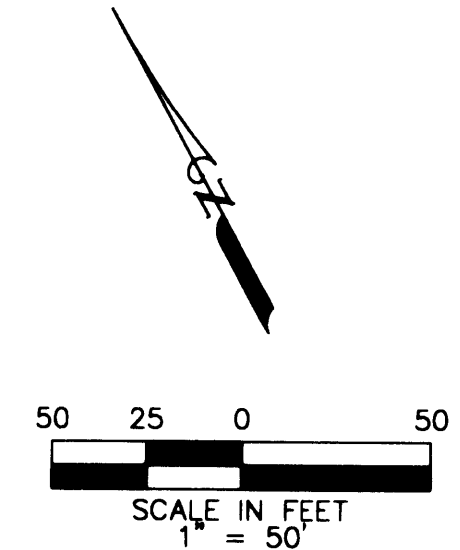
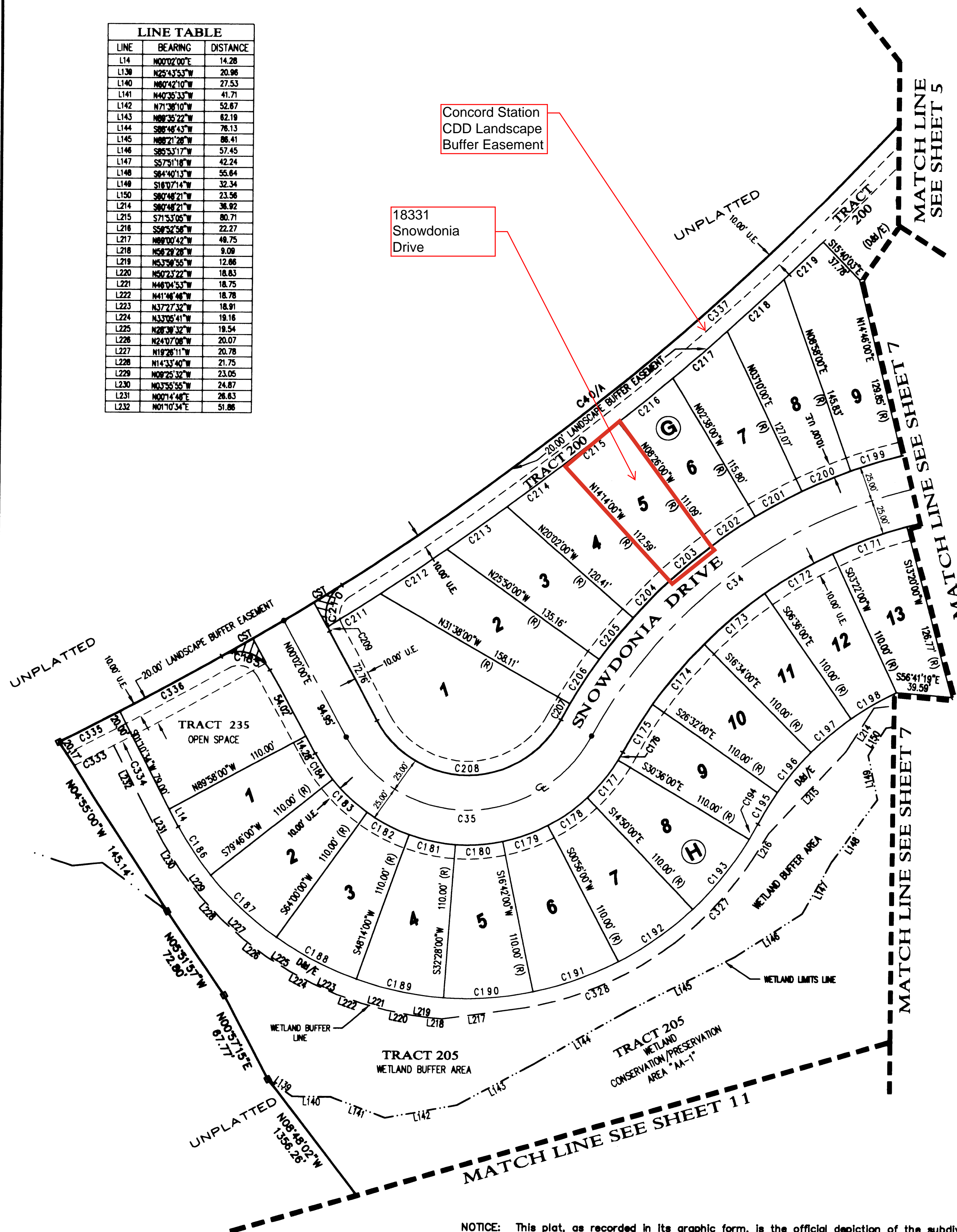
[Zoom to](#) ***

CONCORD STATION PHASE 1 - UNITS "C", "D", "E" AND "F"

BEING A SUBDIVISION OF LAND LYING WITHIN SECTION 21, TOWNSHIP 26 SOUTH, RANGE 18 EAST,
PASCO COUNTY, FLORIDA

PLAT BOOK: 55
PAGE: 67
SHEET 6 OF 13

LINE	BEARING	DISTANCE
L14	N00°02'00"E	14.28
L139	N25°43'53"W	20.96
L140	N80°42'10"W	27.53
L141	N40°35'33"W	41.71
L142	N71°38'10"W	52.67
L143	N88°35'22"W	62.19
L144	S88°48'43"W	76.13
L145	N88°21'28"W	86.41
L146	S85°53'17"W	57.45
L147	S57°51'18"W	42.24
L148	S84°40'13"W	55.64
L149	S18°17'14"W	32.34
L150	S80°48'21"W	23.56
L214	S80°48'21"W	36.92
L215	S71°53'05"W	80.71
L216	S59°52'56"W	22.27
L217	N89°00'42"W	48.75
L218	N58°28'28"W	9.09
L219	N53°59'55"W	12.86
L220	N50°23'22"W	18.83
L221	N48°04'53"W	18.75
L222	N41°48'48"W	18.78
L223	N37°27'32"W	18.91
L224	N33°05'41"W	19.16
L225	N28°38'32"W	19.54
L226	N24°07'08"W	20.07
L227	N19°28'11"W	20.78
L228	N14°33'40"W	21.75
L229	N09°25'32"W	23.05
L230	N03°55'55"W	24.87
L231	N00°14'48"E	26.83
L232	N01°03'34"E	51.86



CURVE	RADIUS	DELTA	ARC	CHORD	TANGENT	CHORD BEARING
C4	2050.00'	25°07'17"	888.83'	881.85'	458.76'	N79°58'59"E
C34	350.00'	50°06'00"	306.04'	296.39'	163.58'	S81°25'00"W
C35	100.00'	123°40'00"	215.84'	176.32'	186.76'	S81°48'00"E
C171	325.00'	9°58'00"	56.53'	56.46'	28.34'	N81°38'00"W
C172	325.00'	9°58'00"	56.53'	56.46'	28.34'	S88°23'00"W
C173	325.00'	9°58'00"	56.53'	56.46'	28.34'	S78°25'00"W
C174	325.00'	9°58'00"	56.53'	56.46'	28.34'	S88°27'00"W
C175	325.00'	7°08'00"	40.27'	40.25'	20.18'	S59°55'00"W
C176	125.00'	3°02'00"	6.82'	6.82'	3.31'	N57°53'00"E
C177	125.00'	15°48'00"	34.40'	34.29'	17.31'	N67°17'00"E
C178	125.00'	15°48'00"	34.40'	34.29'	17.31'	N63°03'00"E
C179	125.00'	15°48'00"	34.40'	34.29'	17.31'	S81°11'00"E
C180	125.00'	15°48'00"	34.40'	34.29'	17.31'	S85°25'00"E
C181	125.00'	15°48'00"	34.40'	34.29'	17.31'	S48°38'00"E
C182	125.00'	15°48'00"	34.40'	34.29'	17.31'	S33°53'00"E
C183	125.00'	15°48'00"	34.40'	34.29'	17.31'	S18°07'00"E
C184	125.00'	10°18'00"	22.40'	22.37'	11.23'	S05°08'00"E
C185	25.00'	91°10'29"	38.78'	35.72'	25.52'	N45°33'14"W
C186	235.00'	10°18'00"	42.11'	42.05'	21.11'	S05°08'00"E
C187	235.00'	15°48'00"	64.67'	64.46'	32.54'	S18°07'00"E
C188	235.00'	15°48'00"	64.67'	64.46'	32.54'	S33°53'00"E
C189	235.00'	15°48'00"	64.67'	64.46'	32.54'	S48°38'00"E
C190	235.00'	15°48'00"	64.67'	64.46'	32.54'	S63°03'00"E
C191	235.00'	15°48'00"	64.67'	64.46'	32.54'	S81°11'00"E
C192	235.00'	15°48'00"	64.67'	64.46'	32.54'	N83°03'00"E
C193	235.00'	15°48'00"	64.67'	64.46'	32.54'	N67°17'00"E
C194	235.00'	3°02'00"	12.44'	12.44'	6.22'	N57°53'00"E
C195	215.00'	7°08'00"	26.84'	26.83'	13.34'	S59°55'00"W
C196	215.00'	9°58'00"	37.40'	37.35'	18.75'	S88°27'00"W
C197	215.00'	9°58'00"	37.40'	37.35'	18.75'	S78°25'00"W
C198	215.00'	9°58'00"	37.40'	37.35'	18.75'	S68°23'00"W
C199	375.00'	5°48'00"	37.96'	37.94'	19.00'	N78°08'00"W
C200	375.00'	5°48'00"	37.96'	37.94'	19.00'	N83°58'00"W
C201	375.00'	5°48'00"	37.96'	37.94'	19.00'	N89°44'00"W
C202	375.00'	5°48'00"	37.96'	37.94'	19.00'	S84°28'00"W
C203	375.00'	5°48'00"	37.96'	37.94'	19.00'	S78°40'00"W
C204	375.00'	5°48'00"	37.96'	37.94'	19.00'	S72°52'00"W
C205	375.00'	5°48'00"	37.96'	37.94'	19.00'	S67°04'00"W
C206	375.00'	5°48'00"	37.96'	37.94'	19.00'	S61°18'00"W
C207	375.00'	2°00'00"	13.08'	13.08'	6.55'	S57°22'00"W
C208	75.00'	123°40'00"	161.88'	132.24'	140.07'	S81°48'00"E
C209	25.00'	7°56'11"	3.46'	3.46'	1.73'	S04°00'05"W
C210	25.00'	78°07'29"	34.09'	31.51'	20.29'	S47°01'55"W
C211	2070.00'	1°13'50"	44.45'	44.45'	22.23'	N88°08'23"E
C212	2070.00'	1°35'34"	57.55'	57.55'	28.78'	N84°44'41"E
C213	2070.00'	1°27'58"	52.97'	52.96'	26.48'	N83°12'55"E
C214	2070.00'	1°23'36"	50.34'	50.34'	25.17'	N81°47'08"E
C215	2070.00'	1°21'51"	48.29'	48.28'	24.84'	N80°24'24"E
C216	2070.00'	1°22'27"	48.85'	48.85'	24.83'	N79°02'15"E
C217	2070.00'	1°25'30"	51.48'	51.48'	25.74'	N77°38'17"E
C218	2070.00'	1°31'24"	55.04'	55.04'	27.52'	N74°52'02"E
C219	2070.00'	1°04'10"	38.64'	38.64'	19.32'	N71°33'55"E
C327	294.55'	18°20'58"	81.52'	81.17'	41.11'	S83°53'57"E
C328	237.63'	30°43'15"	127.41'	123.88'	65.28'	S87°57'37"E
C333	2070.00'	0°53'48"	32.39'	32.39'	16.20'	S89°36'58"E
C334	2070.00'	0°24'58"	15.00'	15.00'	7.50'	S90°58'58"E
C335	2050.00'	1°23'04"	48.54'	48.53'	24.77'	S89°58'57"E
C336	2050.00'	2°18'03"	82.92'	82.91'	41.46'	S88°58'57"E
C337	2050.00'	18°38'18"	667.47'	664.53'	336.72'	N76°48'00"E

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

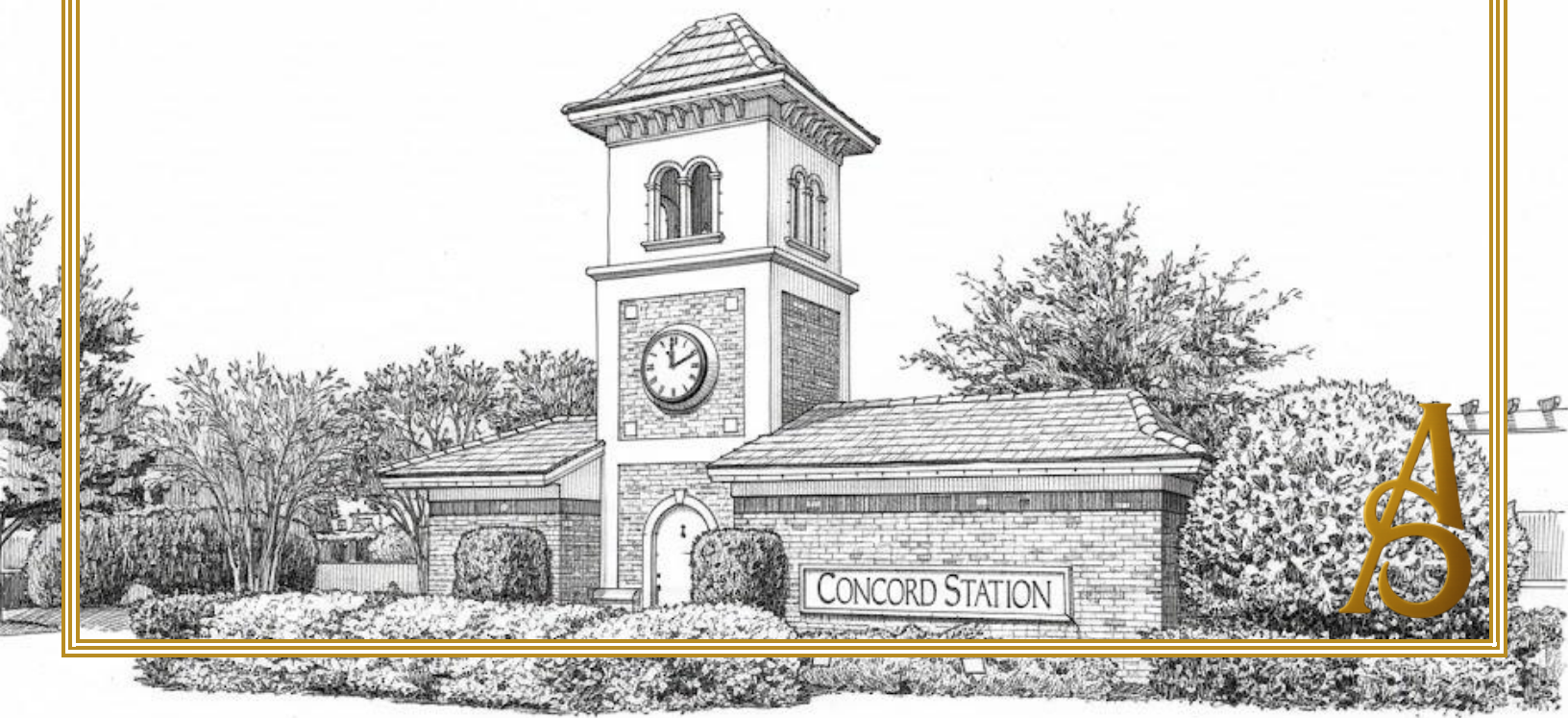
NOTE: SEE SHEET 2 OF 20 FOR LEGEND AND INDEX MAP

BURCAW
and associates, inc.
LB# 6880

Engineers • Surveyors • Planners
Environmental Services
8402 W. Linebaugh Ave., Suite A
Tampa, Florida 33625
PHONE: 813.882.4815
FAX: 813.882.3808
www.burcawinc.com

EXHIBIT 2B

[RETURN TO AGENDA](#)

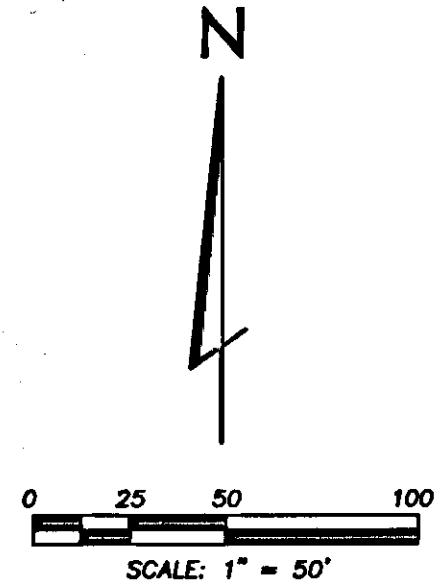


3327 Whitley Bay Ct - The area the resident is concerned about is a pond. Generally, the trees planted around ponds are permitted trees. I have attached the plat showing the area and lot location. I have also included a clip from the property appraiser website with location and address. This area is not associated with wetlands or wetland setbacks and can be maintained.

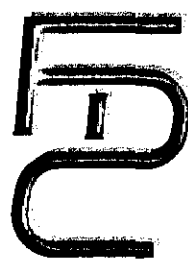
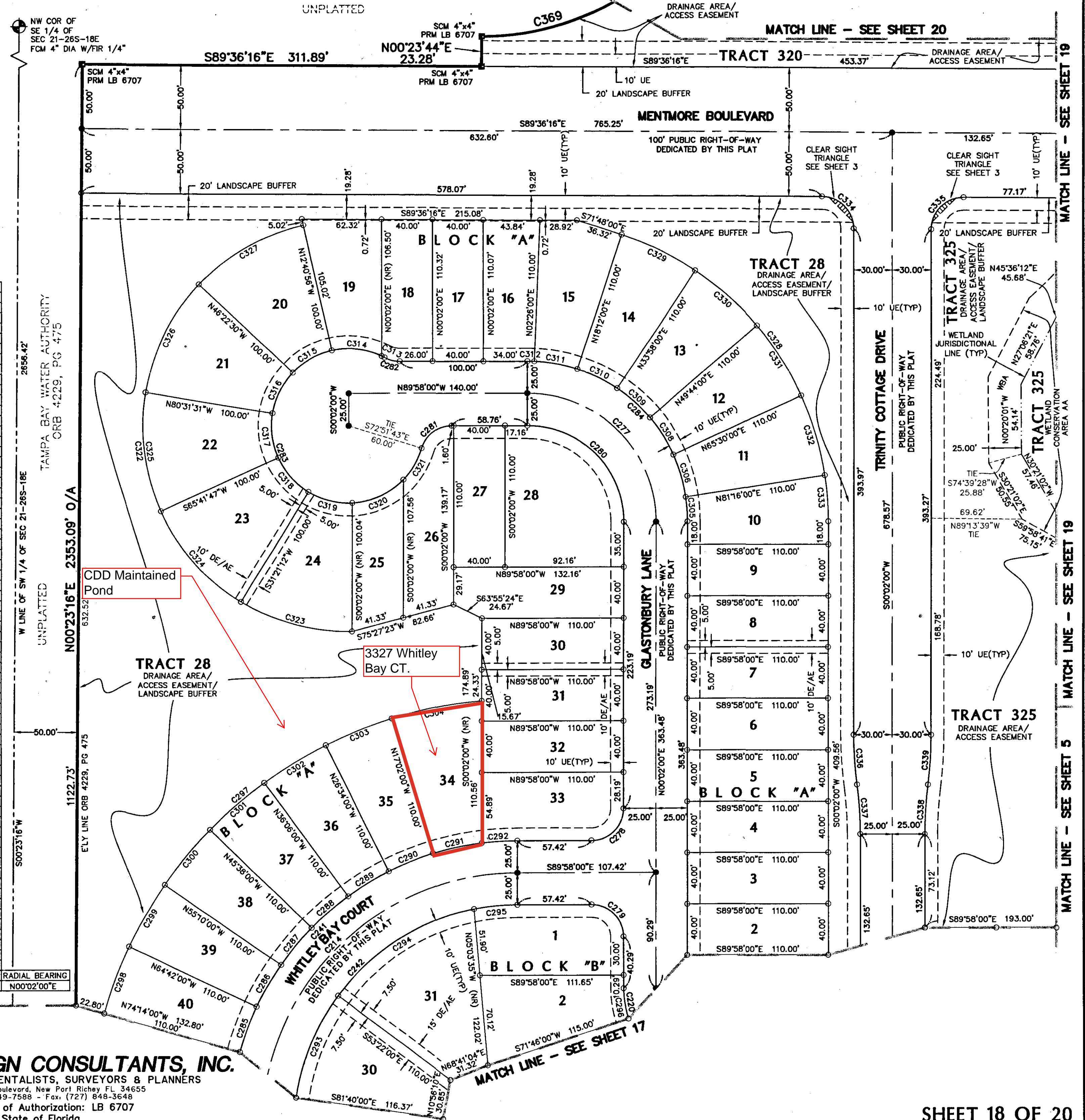
CONCORD STATION PHASE 4 UNITS A & B

A SUBDIVISION OF LAND BEING A PORTION OF SECTIONS 21 AND 28, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 60 PAGE 127



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C214	200.00'	313.11'	282.10'	S45°11'00"W	89°42'00"
C220	75.00'	99.53'	92.38'	S37°59'00"E	76°02'00"
C241	225.00'	352.25'	317.36'	S45°11'00"W	89°42'00"
C242	175.00'	273.97'	246.84'	S45°11'00"W	89°42'00"
C277	100.00'	157.08'	141.42'	N44°58'00"W	90°00'00"
C278	25.00'	39.27'	35.36'	N45°02'00"E	90°00'00"
C279	25.00'	39.27'	35.36'	N44°58'00"W	90°00'00"
C280	75.00'	117.81'	106.07'	N44°58'00"W	90°00'00"
C281	25.00'	31.81'	29.70'	S53°35'08"W	72°53'43"
C282	25.00'	12.25'	12.13'	S75°55'50"E	28°04'21"
C283	60.00'	294.23'	76.36'	S22°22'41"E	280°58'04"
C284	125.00'	196.35'	176.78'	N44°58'00"W	90°00'00"
C285	225.00'	37.44'	37.39'	S20°32'00"W	9°32'00"
C286	225.00'	37.44'	37.39'	S30°04'00"W	9°32'00"
C287	225.00'	37.44'	37.39'	S39°36'00"W	9°32'00"
C288	225.00'	37.44'	37.39'	S49°08'00"W	9°32'00"
C289	225.00'	37.44'	37.39'	S58°40'00"W	9°32'00"
C290	225.00'	37.44'	37.39'	S68°12'00"W	9°32'00"
C291	225.00'	39.37'	39.32'	S77°58'45"W	10°01'29"
C292	225.00'	27.64'	27.64'	S86°30'45"W	7°02'31"
C293	175.00'	86.44'	85.56'	S22°29'00"W	28°18'00"
C294	175.00'	129.04'	126.14'	S57°45'30"W	42°15'00"
C295	175.00'	34.06'	34.00'	S84°27'30"W	11°09'00"
C296	75.00'	23.91'	23.81'	S09°06'00"E	18°16'00"
C297	335.00'	406.61'	382.11'	S50°32'19"W	69°32'37"
C298	335.00'	55.74'	55.68'	S20°32'00"W	9°32'00"
C299	335.00'	55.74'	55.68'	S30°04'00"W	9°32'00"
C300	335.00'	55.74'	55.68'	S39°36'00"W	9°32'00"
C301	335.00'	55.74'	55.68'	S49°08'00"W	9°32'00"
C302	335.00'	55.74'	55.68'	S58°40'00"W	9°32'00"
C303	335.00'	55.74'	55.68'	S68°12'00"W	9°32'00"
C304	335.00'	72.17'	72.03'	S79°08'19"W	12°20'37"
C305	125.00'	19.13'	19.11'	N04°21'00"W	8°46'00"
C306	125.00'	34.40'	34.29'	N16°37'00"W	15°46'00"
C307	125.00'	34.40'	34.29'	N32°23'00"W	15°46'00"
C308	125.00'	34.40'	34.29'	N48°09'00"W	15°46'00"
C309	125.00'	34.40'	34.29'	N63°55'00"W	15°46'00"
C310	125.00'	34.40'	34.29'	N79°41'00"W	15°46'00"
C311	125.00'	5.24'	5.24'	N88°46'00"W	2°24'00"
C312	60.00'	2.51'	2.51'	N63°05'27"W	2°23'35"
C313	60.00'	40.21'	39.46'	N83°29'05"W	38°23'42"
C314	60.00'	35.28'	34.78'	S60°28'17"W	33°41'33"
C315	60.00'	35.76'	35.24'	S26°33'00"W	34°09'01"
C316	60.00'	35.37'	34.86'	S07°24'52"E	33°46'42"
C317	60.00'	35.96'	35.43'	S41°28'30"E	34°20'35"
C318	60.00'	35.64'	35.12'	S75°39'46"E	34°01'57"
C319	60.00'	44.87'	43.83'	N65°53'49"E	42°50'53"
C320	60.00'	28.63'	28.35'	N30°48'20"E	27°20'06"
C321	160.00'	469.99'	318.33'	S06°49'58"E	168°18'04"
C322	160.00'	90.30'	89.11'	S74°48'54"E	32°20'13"
C323	160.00'	95.90'	94.47'	S41°28'30"E	34°20'35"
C324	160.00'	94.33'	92.97'	S07°24'52"E	33°46'42"
C325	160.00'	95.37'	93.96'	S26°33'00"W	34°09'01"
C326	160.00'	94.09'	92.74'	S60°28'17"W	33°41'33"
C327	235.00'	294.63'	275.71'	N35°53'00"W	71°50'00"
C328	235.00'	64.67'	64.46'	N63°55'00"W	15°46'00"
C329	235.00'	64.67'	64.46'	N48°09'00"W	15°46'00"
C330	235.00'	64.67'	64.46'	N32°23'00"W	15°46'00"
C331	235.00'	64.67'	64.46'	N16°37'00"W	15°46'00"
C332	235.00'	35.95'	35.92'	N04°21'00"W	8°46'00"
C333	25.00'	39.11'	35.24'	N44°47'08"W	89°38'16"
C334	25.00'	39.43'	35.47'	S45°12'52"E	90°21'44"
C335	300.00'	38.76'	38.73'	S03°40'04"E	7°24'07"
C336	300.00'	38.76'	38.73'	N03°40'04"W	7°24'07"
C337	300.00'	38.76'	38.73'	S03°44'04"W	7°24'07"
C338	300.00'	38.76'	38.73'	N03°44'04"E	7°24'07"
C339	210.00'	194.38'	187.51'	N63°31'00"E	53°02'00"



FLORIDA DESIGN CONSULTANTS, INC.
 ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS
 3030 Starkey Boulevard, New Port Richey, FL 34655
 Tel: (727) 849-7588 - Fax: (727) 848-3648
 Certificate of Authorization: LB 6707
 State of Florida
 0595-0021(241)

SHEET 18 OF 20

CONCORD STATION PHASE 4 UNITS A & B

21-26-18-0030-00A00-034C X Q

Parcels

21-26-18-0030-00A00-0340

21-26-18-0030-00A00-0340

LUCAS LANITA
3327 WHITLEY BAY CT

Values

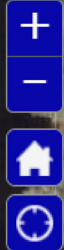
Acres: 0.14
Land Ag: \$0.00
Land Market: \$76,842.00
Building: \$197,275.00
Features: \$995.00
Appraised: **\$275,112.00**

Class	Tax Area
001	UF

Res Code	Comm Code
CNST	CNST

[Click for Parcel Information](#)

[Zoom to](#)



21-26-18-0030
ALLANTRAE
VILLAGE 2A
PB 49 PG 33

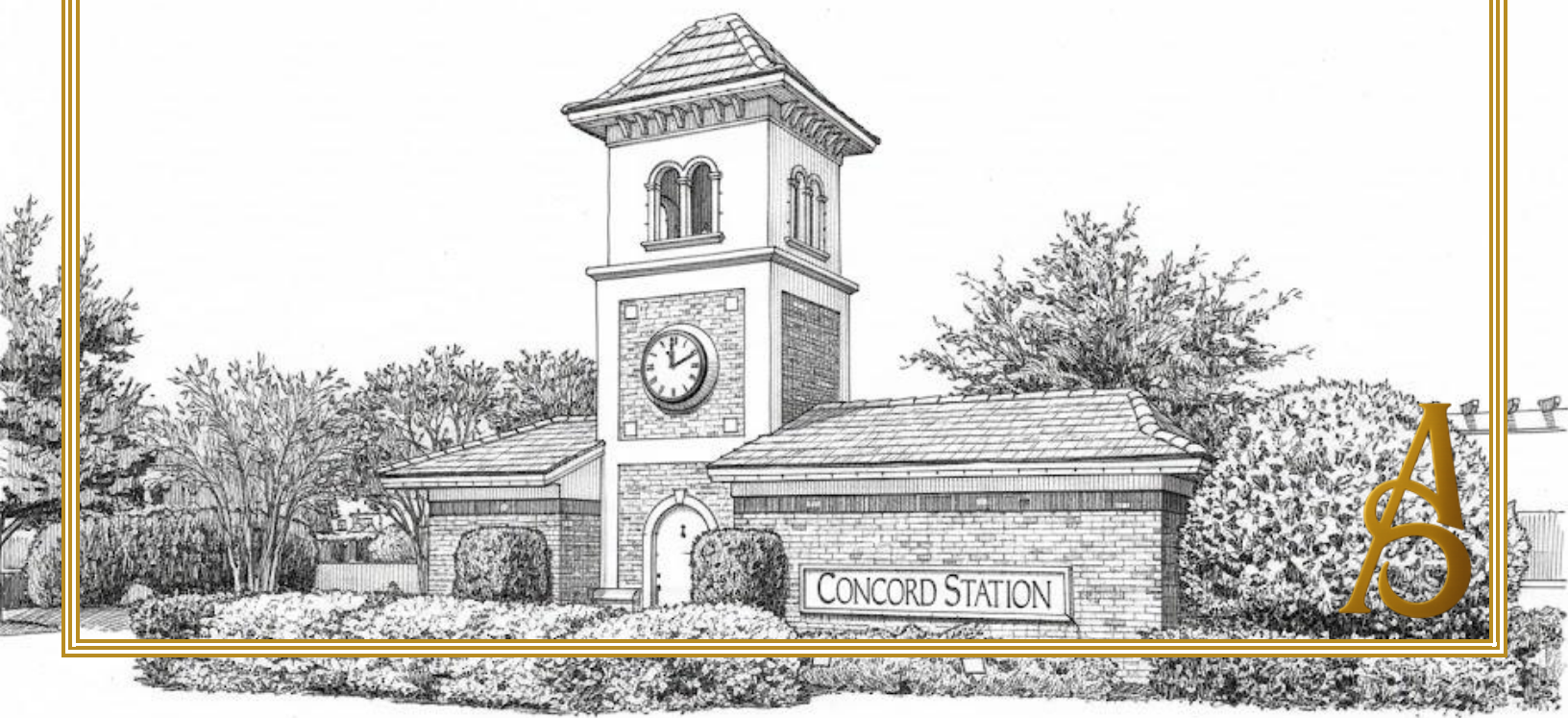
21-26-18-0030
CONCORD STATION
PHASE 4 UNITS A & B
PB 60 PG 110

Block B

Block D

EXHIBIT 2C

[RETURN TO AGENDA](#)



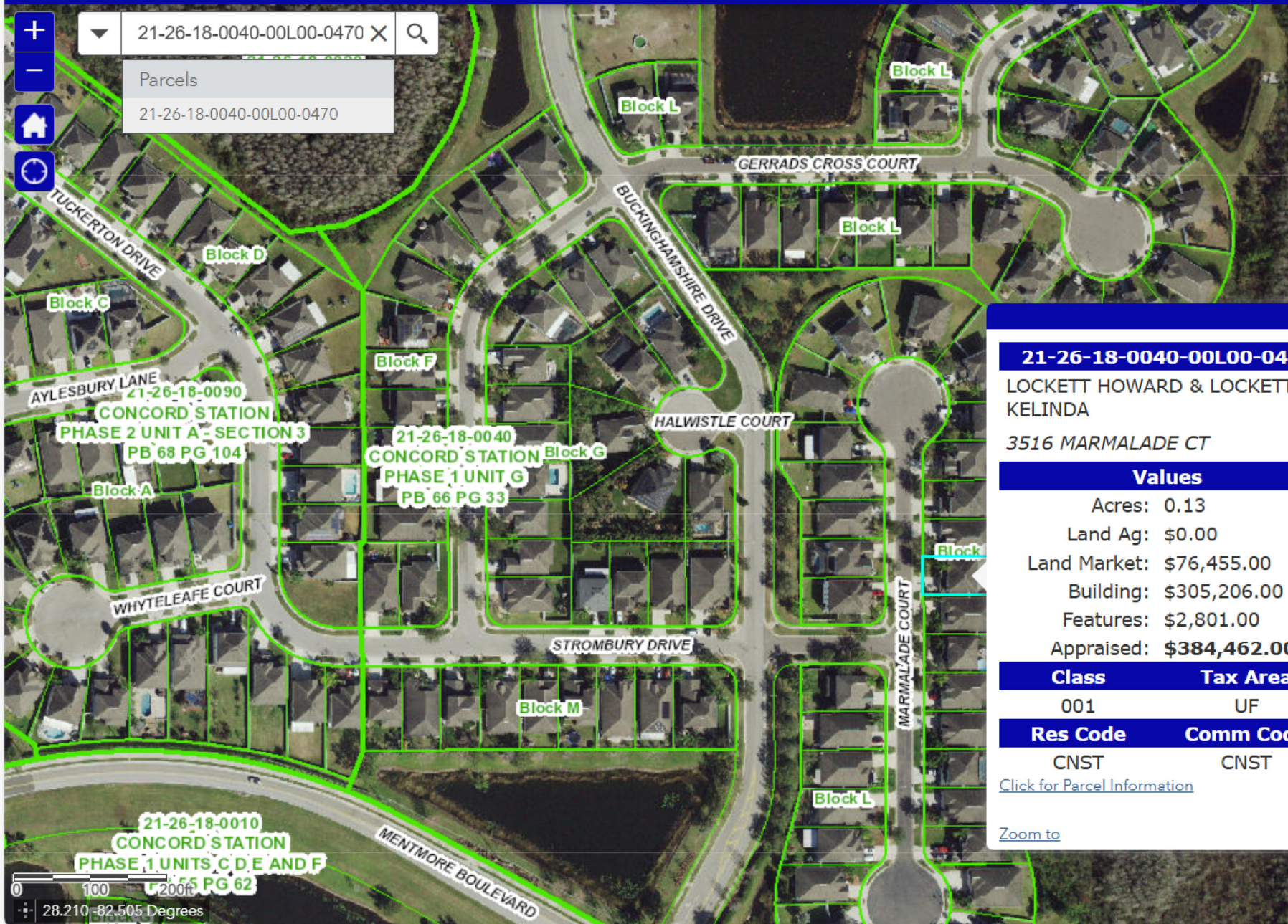
3516 Marmalade Court – There is a wetland behind the resident's property. I have attached the plat showing the wetland buffer goes up to the back resident's property line. Generally, we cannot clear or construct permanent structures such as fences or sidewalks etc. in wetland setback areas. The property line is likely the existing fence location. The resident can cut up from their property line to remove any overhanging branches or limbs or if any vegetation is causing damage to structures or property they are allow maintenance to protect their property. Generally, permission would be required to do any work outside of the resident's property. Wetland setback areas are to be left to grow naturally for the benefit of the wildlife and drainage system

Map navigation controls: +, -, Home, Refresh

21-26-18-0040-00L00-0470 X Q

Parcels

21-26-18-0040-00L00-0470



21-26-18-0040-00L00-0470

LOCKETT HOWARD & LOCKETT
KELINDA

3516 MARMALADE CT

Values	
Acres:	0.13
Land Ag:	\$0.00
Land Market:	\$76,455.00
Building:	\$305,206.00
Features:	\$2,801.00
Appraised:	\$384,462.00

Class	Tax Area
001	UF

Res Code	Comm Code
CNST	CNST

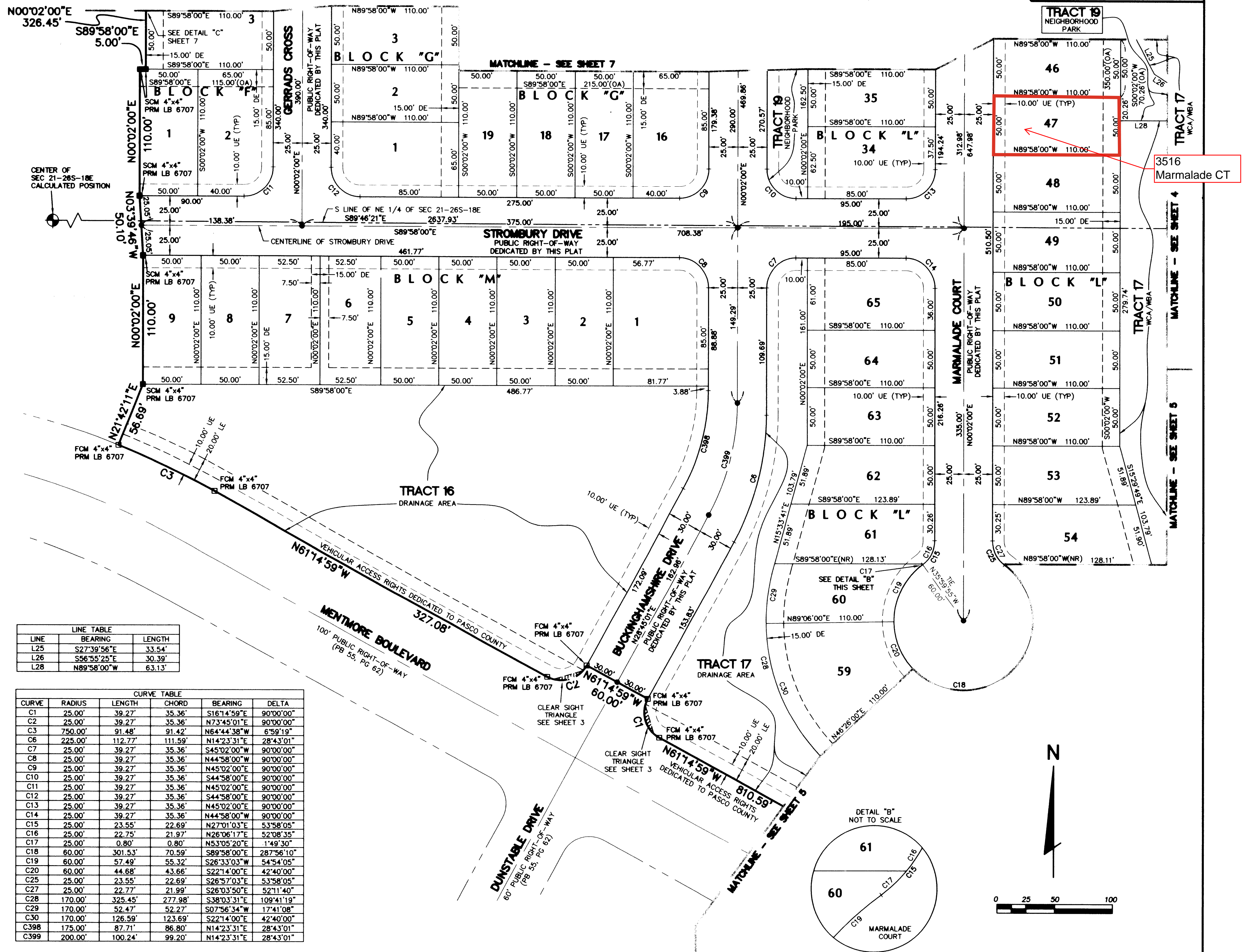
[Click for Parcel Information](#)

[Zoom to](#)

CONCORD STATION PHASE 1 UNIT G

A PARCEL OF LAND BEING A PORTION OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK **66** PAGE **38**



FLORIDA DESIGN CONSULTANTS, INC.
 ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS
 3030 Starkey Boulevard, New Port Richey, FL 34655
 Tel: (727) 849-7588 - Fax: (727) 848-3648
 Certificate of Authorization: LB 6707
 State of Florida

SEE SHEET 3 OF 8 FOR LEGEND
SHEET 6 OF 8

CONCORD STATION PHASE 1 UNIT G

EXHIBIT 3

RETURN TO AGENDA

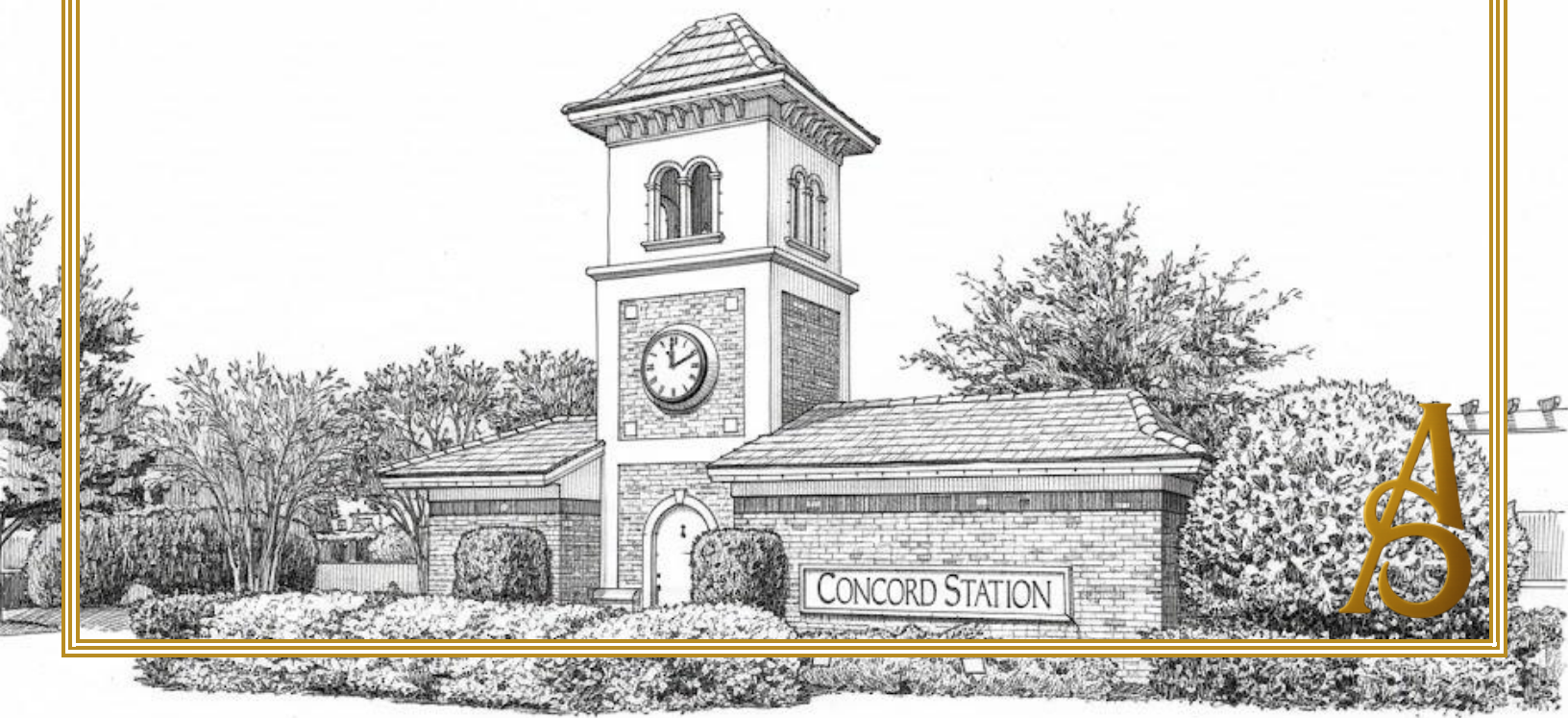


EXHIBIT 4

[RETURN TO AGENDA](#)

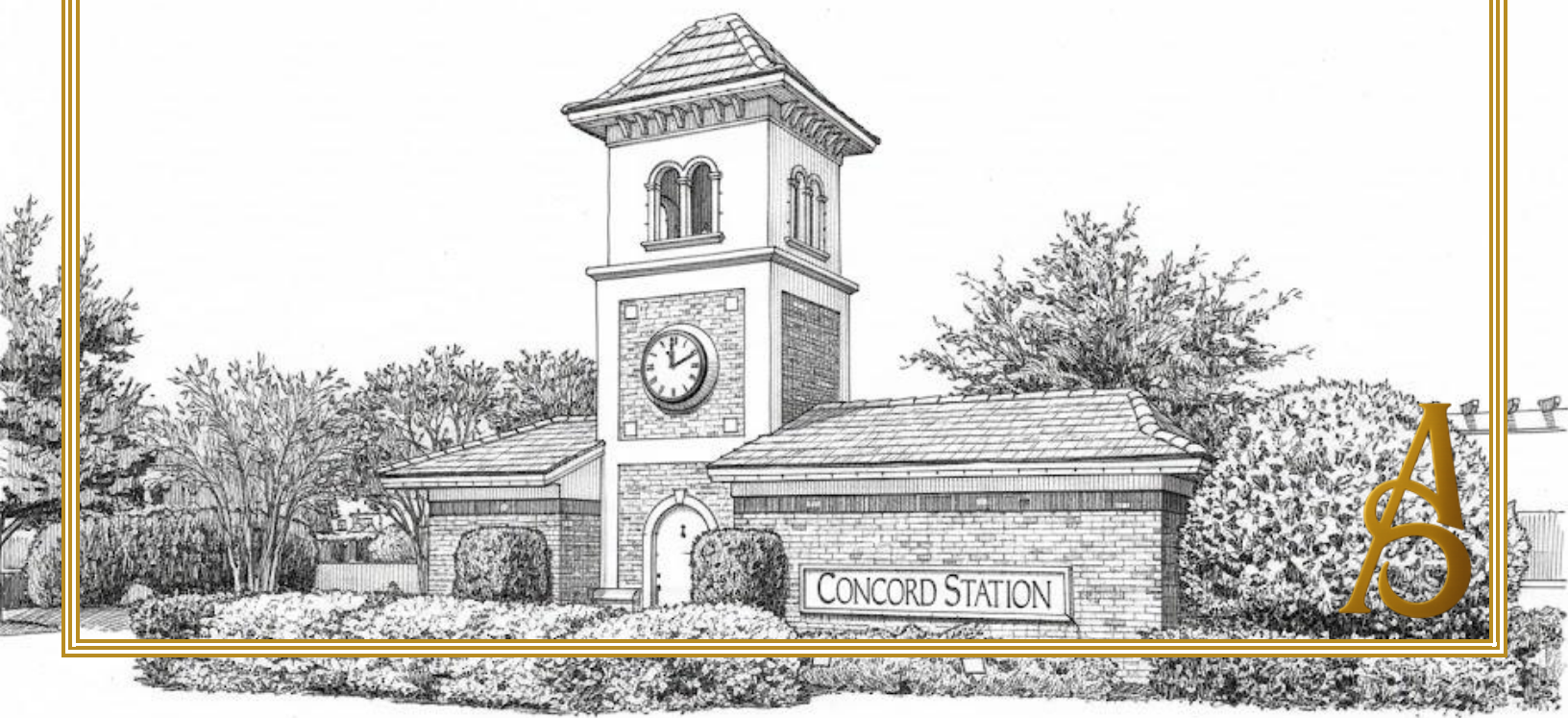
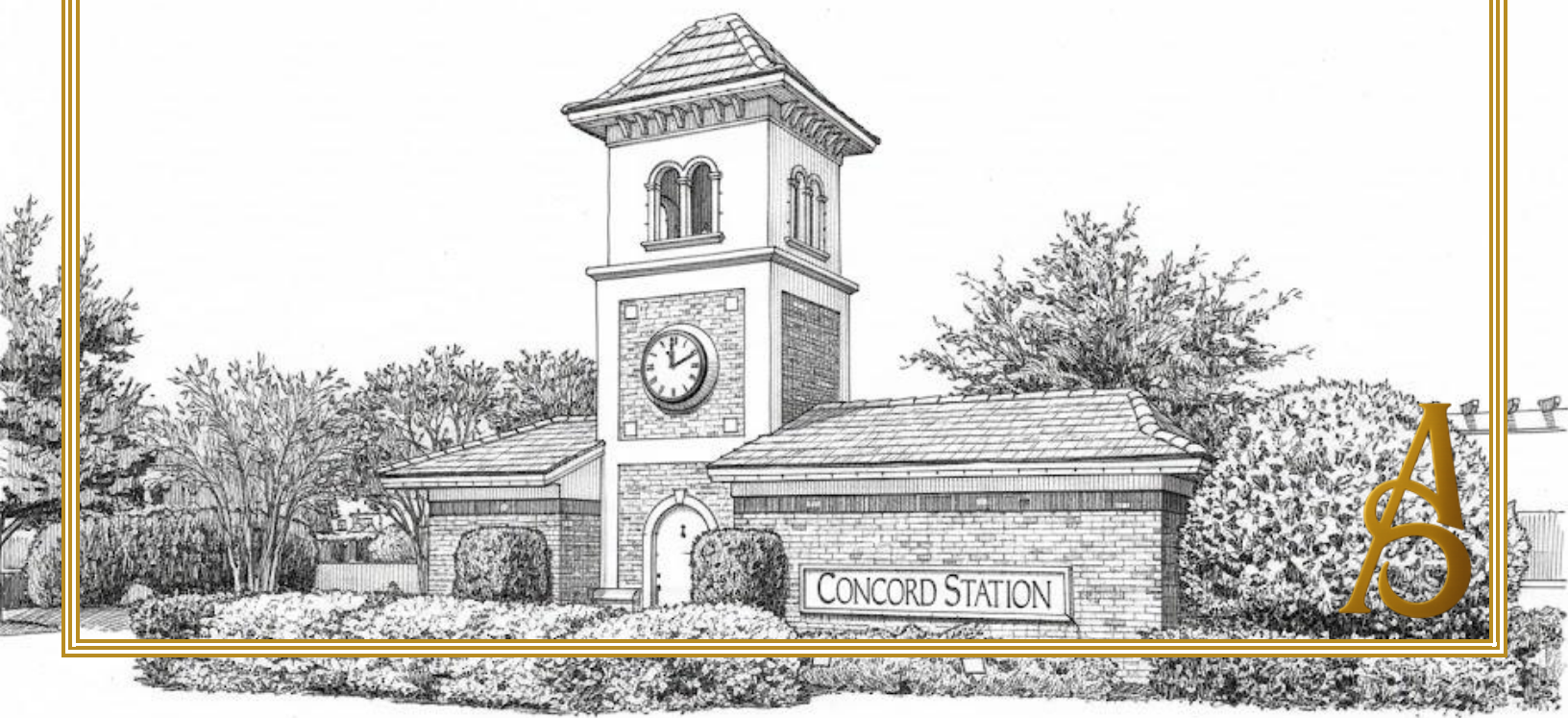


EXHIBIT 5

[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

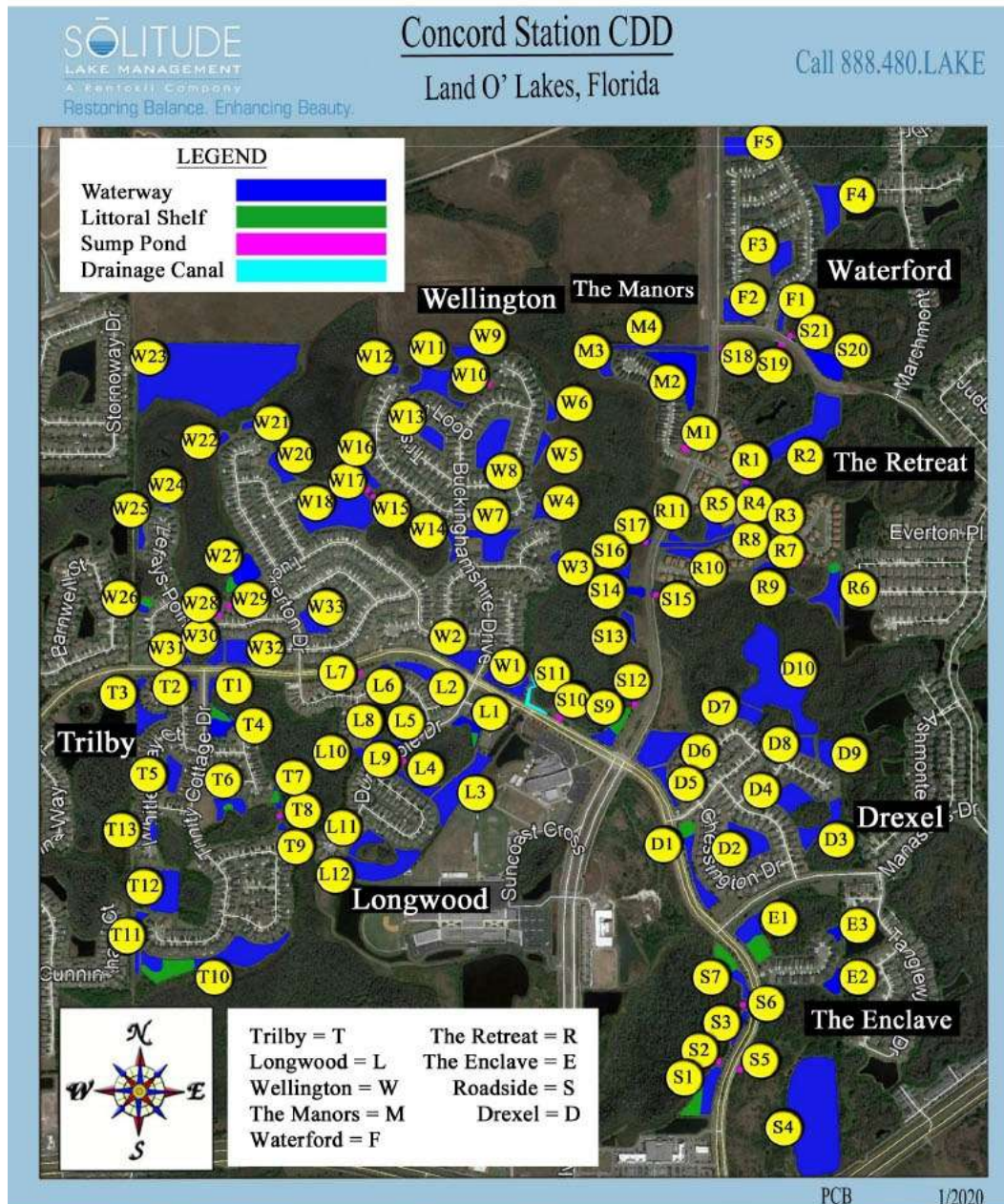
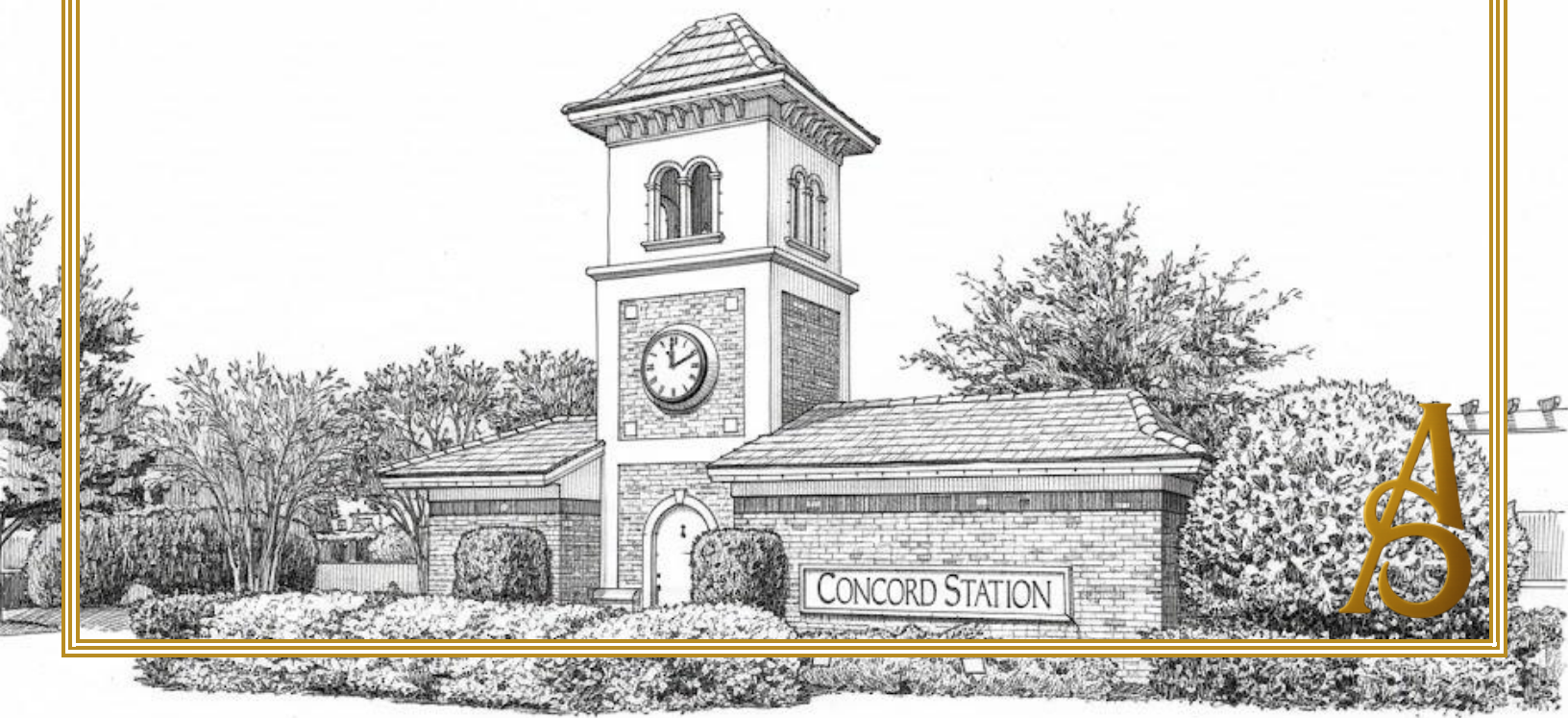


EXHIBIT 6A

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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

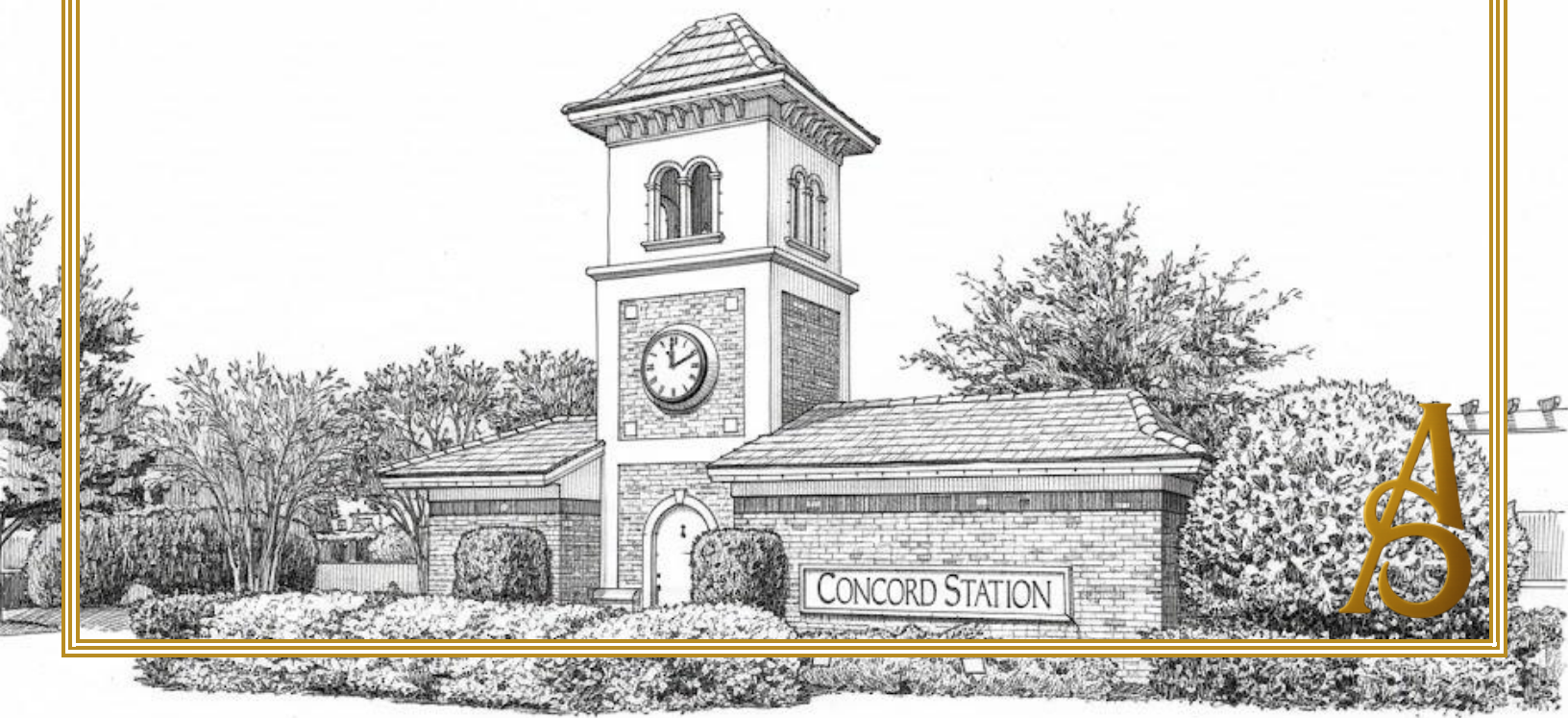
- *Please do not hesitate to send any service requests to our Service Desk at service@redtreelandscape.systems. Property name, photographs and coordinates (street names, etc.) are all extremely helpful in assuring that we can address any concerns promptly and report back to you with completion.*

Proposals

- *No Proposals submitted at this time.*
-

EXHIBIT 6B

[RETURN TO AGENDA](#)





REDTREE LANDSCAPE SYSTEMS

IRRIGATION CONTROLLER CHECKLIST

Sw/late 2. Umbrella and dr

PROPERTY	Concord Station							DATE:	2/18/25							TECHNICIAN(S):							WATER SOURCE							RAIN SWITCH TYPE												
TIMER TYPE	How far																																									
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN								PROGRAM C / BATTERY 3							MON							TUE	WED	THU	FRI	SAT	SUN								
START:	5 PM																					START:							STOP:													
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN								PROGRAM C / BATTERY 4							MON							TUE	WED	THU	FRI	SAT	SUN								
START:	9 AM																					START:							STOP:													
ZONE NUMBER	1	2	3	4	6	7	8	9	10	11	14	15	16	17	18	19	20	21	22																							
ZONE # PROG A / BATTERY 1	20	30	30	30	10	15	30	30	30	30	30	30	30	30	30	30	30	30	30																							
ZONE # PROG B / BATTERY 2																																										
ZONE # PROG C / BATTERY 3																																										
ZONE # PROG D / BATTERY 4																																										
SPRAY / ROTOR / DRIP / MIX	N	N	N	N	D	S	N	N	N	N	N	N	N	N	N	N	N	N	N																							
CLEANED CLOGGED NOZZLE	N	N	N	N																																						
CHANGED INCORRECT NOZZLE																																										
REPLACED NOZZLE																																										
ADJUST ARC / RADIUS																																										
STRAIGHTEN HEADS	2	1																																								
HEAD MISSING / BROKE																																										
CHANGE 4" TO 6"																																										
CHANGE 4" TO 12"																																										
CHANGE 6" TO 12"																																										
SHRUBS: RAISED HEADS																																										
TURF: RAISED HEADS																																										
RELOCATE HEADS																																										
LEAK IN HEADS																																										
LEAK IN PIPE																																										
ROTORS NOT ROTATING																																										
VALVE INOPERABLE																																										
REPAIR DRIP LINE					1															2																						
NOTES:																																										



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

Swan Lake & Timberland dr.

PROPERTY	DATE: 2/18/15	TECHNICIAN(S):						
TIMER TYPE	WATER SOURCE							
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN	
START:								
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN	
START:								
ZONE NUMBER	29	28	27	26	25	24	23	
ZONE # PROG A / BATTERY 1	30	15	20	20	20	20	20	
ZONE # PROG B / BATTERY 2								
ZONE # PROG C / BATTERY 3								
ZONE # PROG D / BATTERY 4								
SPRAY / ROTOR / DRIP / MIX	12	5	12	12	12	12	12	
CLEANED CLOGGED NOZZLE								
CHANGED INCORRECT NOZZLE								
REPLACED NOZZLE								
ADJUST ARC / RADIUS	1							
STRAIGHTEN HEADS								
HEAD MISSING / BROKE								
CHANGE 4" TO 6"								
CHANGE 4" TO 12"								
CHANGE 6" TO 12"								
SHRUBS: RAISED HEADS								
TURF: RAISED HEADS								
RELOCATE HEADS								
LEAK IN HEADS								
LEAK IN PIPE								
ROTORS NOT ROTATING								
VALVE INOPERABLE								
REPAIR DRIP LINE								
NOTES:								



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

Wellington & Buckingham Street

PROPERTY	Concord Station							DATE:	2/18/25	TECHNICIAN(S):		Norbit				
TIMER TYPE	Hunter							WATER SOURCE		Well		RAIN SWITCH TYPE				
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 3		MON	TUE	WED	THU	FRI	SAT	SUN
START:	10 PM							START:		STOP:						
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 4		MON	TUE	WED	THU	FRI	SAT	SUN
START:								START:		STOP:						
ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
ZONE # PROG A / BATTERY 1	0	0	45	20	20	20	45	10	15	45	20	20	0	0	0	
ZONE # PROG B / BATTERY 2																
ZONE # PROG C / BATTERY 3																
ZONE # PROG D / BATTERY 4			12	5	5	5	5	5	5	5	5	5				
SPRAY / ROTOR/ DRIP / MIX																
CLEANED CLOGGED NOZZLE																
CHANGED INCORRECT NOZZLE																
REPLACED NOZZLE																
ADJUST ARC / RADIUS			2	2	1	1										
STRAIGHTEN HEADS																
HEAD MISSING / BROKE																
CHANGE 4" TO 6"																
CHANGE 4" TO 12"																
CHANGE 6" TO 12"																
SHRUBS: RAISED HEADS																
TURF: RAISED HEADS																
RELOCATE HEADS																
LEAK IN HEADS																
LEAK IN PIPE																
ROTORS NOT ROTATING																
VALVE INOPERABLE																
REPAIR DRIP LINE								2								
NOTES:	Zones 1 & 2 on Battery Timer Removed Bubbler Zones on 13, 14, 15 NOT needed.															



REDTREE LANDSCAPE SYSTEMS

IRRIGATION CONTROLLER CHECKLIST

Welling for Entrance & Beveringfield Street

PROPERTY	Concord Station							DATE:	2/18/25		TECHNICIAN(S):		Norbit	
TIMER TYPE	Hunter									WATER SOURCE		Well		
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN			PROGRAM C / BATTERY 3		RAIN SWITCH TYPE		
START:	10 PM									START:		THU		
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN			PROGRAM C / BATTERY 4		STOP:		
START:										START:		THU		
ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	STOP:	
ZONE # PROG A / BATTERY 1	8	0	45	20	20	20	45	10	15	45	20	20	WED	
ZONE # PROG B / BATTERY 2													15	
ZONE # PROG C / BATTERY 3													5	
ZONE # PROG D / BATTERY 4														
SPRAY / ROTOR / DRIP / MIX														
CLEANED CLOGGED NOZZLE														
CHANGED INCORRECT NOZZLE														
REPLACED NOZZLE														
ADJUST ARC / RADIUS														
STRAIGHTEN HEADS														
HEAD MISSING / BROKE														
CHANGE 4" TO 6"														
CHANGE 4" TO 12"														
CHANGE 6" TO 12"														
SHRUBS: RAISED HEADS														
TURF: RAISED HEADS														
RELOCATE HEADS														
LEAK IN HEADS														
LEAK IN PIPE														
ROTORS NOT ROTATING														
VALVE INOPERABLE														
REPAIR DRIP LINE														
NOTES:														



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

put more / oh 156 hours

on cord station

Howter

PROPERTY	DATE: 2/18/25	TECHNICIAN(S): Jack											
TIMER TYPE	WATER SOURCE	RAIN SWITCH TYPE											
PROGRAM A / BATTERY 1	PROGRAM C / BATTERY 3	THU	FRI	SAT	SUN								
START:	START:	STOP:											
PROGRAM B / BATTERY 2	PROGRAM C / BATTERY 4	STOP:	TUE	WED	THU	FRI	SAT	SUN					
START:	START:	STOP:											
ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13
ZONE # PROG A / BATTERY 1	20	30	20	30	15	30	30	20	30	20	30	20	30
ZONE # PROG B / BATTERY 2													
ZONE # PROG C / BATTERY 3													
ZONE # PROG D / BATTERY 4	5	12	5	12	5	12	5	12	5	12	5	12	5
SPRAY / ROTOR / DRIP / MIX													
CLEANED CLOGGED NOZZLE													
CHANGED INCORRECT NOZZLE													
REPLACED NOZZLE	1				2								
ADJUST ARC / RADIUS													
STRAIGHTEN HEADS				1									
HEAD MISSING / BROKE							1				13	1	
CHANGE 4" TO 6"													
CHANGE 4" TO 12"													
CHANGE 6" TO 12"													
SHRUBS: RAISED HEADS													
TURF: RAISED HEADS													
RELOCATE HEADS													
LEAK IN HEADS													
LEAK IN PIPE													
ROTORS NOT ROTATING													
VALVE INOPERABLE													
REPAIR DRIP LINE													2
NOTES:	adjustments made as needed												



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

Clubhouse + 12 Bet Timbers

PROPERTY	Lowland Station							DATE:	2/18/25							TECHNICIAN(S):							Tahireh						
TIMER TYPE	Hunter														RAIN SWITCH TYPE														
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN								MON	TUE	WED	THU	FRI	SAT	SUN								
START:								STOP:							START:							STOP:							
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN								MON	TUE	WED	THU	FRI	SAT	SUN								
START:								STOP:							START:							STOP:							
ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19										
ZONE # PROG A / BATTERY 1																													
ZONE # PROG B / BATTERY 2																													
ZONE # PROG C / BATTERY 3																													
ZONE # PROG D / BATTERY 4																													
SPRAY / ROTOR/ DRIP / MIX																													
CLEANED CLOGGED NOZZLE																													
CHANGED INCORRECT NOZZLE																													
REPLACED NOZZLE																													
ADJUST ARC / RADIUS																													
STRAIGHTEN HEADS																													
HEAD MISSING / BROKE																													
CHANGE 4" TO 6"																													
CHANGE 4" TO 12"																													
CHANGE 6" TO 12"																													
SHRUBS: RAISED HEADS																													
TURF: RAISED HEADS																													
RELOCATE HEADS																													
LEAK IN HEADS																													
LEAK IN PIPE																													
ROTORS NOT ROTATING																													
VALVE INOPERABLE																													
REPAIR DRIP LINE																													
NOTES:	System not work down																												



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

Club house

PROPERTY	Concord Station							DATE:	8/18/25							TECHNICIAN(S):							Three												
TIMER TYPE	Hunter														Well														RAIN SWITCH TYPE						
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN								PROGRAM C / BATTERY 3							MON	TUE	WED	THU	FRI	SAT	SUN							
START:								STOP:														START:							STOP:						
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN								PROGRAM C / BATTERY 4							MON	TUE	WED	THU	FRI	SAT	SUN							
START:								STOP:														START:							STOP:						
ZONE NUMBER	20	21	22	23	24	25	26	27	28	29	30																								
ZONE # PROG A / BATTERY 1																																			
ZONE # PROG B / BATTERY 2																																			
ZONE # PROG C / BATTERY 3																																			
ZONE # PROG D / BATTERY 4																																			
SPRAY / ROTOR/ DRIP / MIX																																			
CLEANED CLOGGED NOZZLE																																			
CHANGED INCORRECT NOZZLE																																			
REPLACED NOZZLE																																			
ADJUST ARC / RADIUS																																			
STRAIGHTEN HEADS																																			
HEAD MISSING / BROKE																																			
CHANGE 4" TO 6"																																			
CHANGE 4" TO 12"																																			
CHANGE 6" TO 12"																																			
SHRUBS: RAISED HEADS																																			
TURF: RAISED HEADS																																			
RELOCATE HEADS																																			
LEAK IN HEADS																																			
LEAK IN PIPE																																			
ROTORS NOT ROTATING																																			
VALVE INOPERABLE																																			
REPAIR DRIP LINE																																			
NOTES:																																			



REDTREE LANDSCAPE SYSTEMS

IRRIGATION CONTROLLER CHECKLIST

ment more at Light Station

PROPERTY	Concord Station							DATE: 8/14/25	TECHNICIAN(S): Nor bit							
TIMER TYPE	Hunter							RAIN SWITCH TYPE								
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 3	MON	TUE	WED	THU	FRI	SAT	SUN	
START:	12 AM							STOP:	START:	STOP:						
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 4	MON	TUE	WED	THU	FRI	SAT	SUN	
START:								STOP:	START:	STOP:						
ZONE NUMBER	3															
ZONE # PROG A / BATTERY 1	15															
ZONE # PROG B / BATTERY 2																
ZONE # PROG C / BATTERY 3																
ZONE # PROG D / BATTERY 4																
SPRAY / ROTOR/ DRIP / MIX	D															
CLEANED CLOGGED NOZZLE																
CHANGED INCORRECT NOZZLE																
REPLACED NOZZLE																
ADJUST ARC / RADIUS																
STRAIGHTEN HEADS																
HEAD MISSING / BROKE																
CHANGE 4" TO 6"																
CHANGE 4" TO 12"																
CHANGE 6" TO 12"																
SHRUBS: RAISED HEADS																
TURF: RAISED HEADS																
RELOCATE HEADS																
LEAK IN HEADS																
LEAK IN PIPE																
ROTORS NOT ROTATING																
VALVE INOPERABLE																
REPAIR DRIP LINE																
NOTES:	Red															



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

Tuckerton

PROPERTY	Inland Station							DATE: 2/19/25	TECHNICIAN(S): J.R.							
TIMER TYPE	Hunted							RAIN SWITCH TYPE								
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 3	MON	TUE	WED	THU	FRI	SAT	SUN	
START:	5 AM							STOP:	START:	STOP:						
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 4	MON	TUE	WED	THU	FRI	SAT	SUN	
START:	5:30 AM							STOP:	START:	STOP:						
ZONE NUMBER	1															
ZONE # PROG A / BATTERY 1	20															
ZONE # PROG B / BATTERY 2	20															
ZONE # PROG C / BATTERY 3																
ZONE # PROG D / BATTERY 4																
SPRAY / ROTOR / DRIP / MIX	S															
CLEANED CLOGGED NOZZLE																
CHANGED INCORRECT NOZZLE																
REPLACED NOZZLE																
ADJUST ARC / RADIUS																
STRAIGHTEN HEADS																
HEAD MISSING / BROKE																
CHANGE 4" TO 6"																
CHANGE 4" TO 12"																
CHANGE 6" TO 12"																
SHRUBS: RAISED HEADS																
TURF: RAISED HEADS																
RELOCATE HEADS																
LEAK IN HEADS																
LEAK IN PIPE																
ROTORS NOT ROTATING																
VALVE INOPERABLE																
REPAIR DRIP LINE																
NOTES:	Adjustments only															



REDTREE LANDSCAPE SYSTEMS

IRRIGATION CONTROLLER CHECKLIST

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PROPERTY	Concord Station							DATE:	8/19/25	TECHNICIAN(S):	John M																
TIMER TYPE	Hunter							WATER SOURCE							RAIN SWITCH TYPE												
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 3							MON							TUE	WED	THU	FRI	SAT	SUN
START:	STOP:							START:							STOP:												
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 4							MON							TUE	WED	THU	FRI	SAT	SUN
START:	STOP:							START:							STOP:												
ZONE NUMBER	1	2	3	4	5	6	7	8	9																		
ZONE # PROG A / BATTERY 1	30	30	30	30	30	30	30	30	30																		
ZONE # PROG B / BATTERY 2																											
ZONE # PROG C / BATTERY 3																											
ZONE # PROG D / BATTERY 4																											
SPRAY / ROTOR / DRIP / MIX	5	12	5	12	12	5	5	12	5																		
CLEANED CLOGGED NOZZLE																											
CHANGED INCORRECT NOZZLE																											
REPLACED NOZZLE	2																										
ADJUST ARC / RADIUS				3	2		4		1																		
STRAIGHTEN HEADS																											
HEAD MISSING / BROKE		1	1																								
CHANGE 4" TO 6"																											
CHANGE 4" TO 12"																											
CHANGE 6" TO 12"																											
SHRUBS: RAISED HEADS																											
TURF: RAISED HEADS																											
RELOCATE HEADS																											
LEAK IN HEADS																											
LEAK IN PIPE																											
ROTORS NOT ROTATING																											
VALVE INOPERABLE																											
REPAIR DRIP LINE																											
NOTES:																											



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

Schedule & Under land dr

PROPERTY	Concord Station	DATE: 3/19/25	TECHNICIAN(S): John M																
TIMER TYPE	WATER SOURCE							RAIN SWITCH TYPE											
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT	SUN					
START:	5 AM																		
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT	SUN					
START:	5 PM																		
ZONE NUMBER	1	2	3	4	6	7	8	9	10	11	14	15	16	17	18	19	20	21	22
ZONE # PROG A / BATTERY 1	30	30	30	30	10	15	30	30	30	30	30	30	30	30	30	30	30	30	30
ZONE # PROG B / BATTERY 2																			
ZONE # PROG C / BATTERY 3																			
ZONE # PROG D / BATTERY 4																			
SPRAY / ROTOR/ DRIP / MIX	N	N	N	N	D	S	N	N	N	N	N	N	N	N	S	N	D	N	R
CLEANED CLOGGED NOZZLE															2				
CHANGED INCORRECT NOZZLE																			
REPLACED NOZZLE																			
ADJUST ARC / RADIUS	1						2				1		1	2		2		1	3
STRAIGHTEN HEADS						1													
HEAD MISSING / BROKE	1																		
CHANGE 4" TO 6"																			
CHANGE 4" TO 12"																			
CHANGE 6" TO 12"																			
SHRUBS: RAISED HEADS																			
TURF: RAISED HEADS																			
RELOCATE HEADS																			
LEAK IN HEADS																			
LEAK IN PIPE																			
ROTORS NOT ROTATING																			
VALVE INOPERABLE																			
REPAIR DRIP LINE																	2		
NOTES:																			



REDTREE LANDSCAPE SYSTEMS IRRIGATION CONTROLLER CHECKLIST

PROPERTY	DATE: 3/14/15							TECHNICIAN(S): John M										
TIMER TYPE	Garland Station Hunter							RAIN SWITCH TYPE										
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 3	MON	TUE	WED	THU	FRI	SAT	SUN			
START:				STOP:				START:				STOP:						
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 4	MON	TUE	WED	THU	FRI	SAT	SUN			
START:				STOP:				START:				STOP:						
ZONE NUMBER	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
ZONE # PROG A / BATTERY 1	30	15	20	20	30	30	20	20	10/20	20	5	30	25	20	20	5	10	15
ZONE # PROG B / BATTERY 2																		
ZONE # PROG C / BATTERY 3																		
ZONE # PROG D / BATTERY 4																		
SPRAY / ROTOR/ DRIP / MIX	R	S	D	D	R	R	D	D	R	S	B	R	R	D	R	B	S	D
CLEANED CLOGGED NOZZLE																		
CHANGED INCORRECT NOZZLE																		
REPLACED NOZZLE																		
ADJUST ARC / RADIUS																		
STRAIGHTEN HEADS																		
HEAD MISSING / BROKE																		
CHANGE 4" TO 6"																		
CHANGE 4" TO 12"																		
CHANGE 6" TO 12"																		
SHRUBS: RAISED HEADS																		
TURF: RAISED HEADS																		
RELOCATE HEADS																		
LEAK IN HEADS																		
LEAK IN PIPE																		
ROTORS NOT ROTATING																		
VALVE INOPERABLE																		
REPAIR DRIP LINE			2	1														
NOTES:																		



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

Wellington & Buckingham Street

PROPERTY	Concord Station							DATE:	3/11/25		TECHNICIAN(S):		John					
TIMER TYPE	Hunter									WATER SOURCE		well						
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN			PROGRAM C / BATTERY 3		MON	TUE	WED	THU	FRI	SAT	SUN
START:	10PM							STOP:		START:		STOP:						
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN			PROGRAM C / BATTERY 4		MON	TUE	WED	THU	FRI	SAT	SUN
START:								STOP:		START:		STOP:						
ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
ZONE # PROG A / BATTERY 1	0	0	45	20	20	45	10	10	15	45	20	20	0	0	0			
ZONE # PROG B / BATTERY 2																		
ZONE # PROG C / BATTERY 3																		
ZONE # PROG D / BATTERY 4																		
SPRAY / ROTOR / DRIP / MIX																		
CLEANED CLOGGED NOZZLE																		
CHANGED INCORRECT NOZZLE			12	5	5	12	17	13	14	5								
REPLACED NOZZLE																		
ADJUST ARC / RADIUS																		
STRAIGHTEN HEADS																		
HEAD MISSING / BROKE																		
CHANGE 4" TO 6"																		
CHANGE 4" TO 12"																		
CHANGE 6" TO 12"																		
SHRUBS: RAISED HEADS																		
TURF: RAISED HEADS																		
RELOCATE HEADS																		
LEAK IN HEADS																		
LEAK IN PIPE																		
ROTORS NOT ROTATING																		
VALVE INOPERABLE																		
REPAIR DRIP LINE																		
NOTES:	Minor Adjustments																	



REDTREE LANDSCAPE SYSTEMS

IRRIGATION CONTROLLER CHECKLIST

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PROPERTY	Corder Station							DATE:	3/11/25	TECHNICIAN(S):							Shawn											
TIMER TYPE															WATER SOURCE							RAIN SWITCH TYPE						
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN								PROGRAM C / BATTERY 3	MON	TUE	WED	THU	FRI	SAT	SUN						
START:															START:													
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN								PROGRAM C / BATTERY 4	MON	TUE	WED	THU	FRI	SAT	SUN						
START:															START:													
ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13															
ZONE # PROG A / BATTERY 1	20	30	20	30	15	30	30	30	30	20	30	30	30															
ZONE # PROG B / BATTERY 2																												
ZONE # PROG C / BATTERY 3																												
ZONE # PROG D / BATTERY 4																												
SPRAY / ROTOR / DRIP / MIX	5	12	5	12	5	12	12	5	12	5	12	5	12															
CLEANED CLOGGED NOZZLE																												
CHANGED INCORRECT NOZZLE																												
REPLACED NOZZLE																												
ADJUST ARC / RADIUS																												
STRAIGHTEN HEADS																												
HEAD MISSING / BROKE																												
CHANGE 4" TO 6"																												
CHANGE 4" TO 12"																												
CHANGE 6" TO 12"																												
SHRUBS: RAISED HEADS																												
TURF: RAISED HEADS																												
RELOCATE HEADS																												
LEAK IN HEADS																												
LEAK IN PIPE																												
ROTORS NOT ROTATING																												
VALVE INOPERABLE																												
REPAIR DRIP LINE																												
NOTES:																												



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

Clubhouse

PROPERTY	Concord Station							DATE:	3/19/25		TECHNICIAN(S):		Tahree						
TIMER TYPE	Hunter							WATER SOURCE		PROGRAM C / BATTERY 3		RAIN SWITCH TYPE							
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 3		MON	TUE	WED	THU	FRI	SAT	SUN			
START:	12PM							START:		STOP:									
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 3		MON	TUE	WED	THU	FRI	SAT	SUN			
START:								START:		STOP:									
ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
ZONE # PROG A / BATTERY 1	45	45	2	45	45	45	45	2	45	45									
ZONE # PROG B / BATTERY 2																			
ZONE # PROG C / BATTERY 3																			
ZONE # PROG D / BATTERY 4																			
SPRAY / ROTOR/ DRIP / MIX	12	12	5	12	5	12	12	5	12	12	5	5	12	12	12	5	5	5	5
CLEANED CLOGGED NOZZLE																			
CHANGED INCORRECT NOZZLE																			
REPLACED NOZZLE																			
ADJUST ARC / RADIUS																			
STRAIGHTEN HEADS																			
HEAD MISSING / BROKE																			
CHANGE 4" TO 6"																			
CHANGE 4" TO 12"																			
CHANGE 6" TO 12"																			
SHRUBS: RAISED HEADS																			
TURF: RAISED HEADS																			
RELOCATE HEADS																			
LEAK IN HEADS																			
LEAK IN PIPE																			
ROTORS NOT ROTATING																			
VALVE INOPERABLE																			
REPAIR DRIP LINE																			
NOTES:	System NOT working																		



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

Clubhouse

PROPERTY	Concord Station							DATE:	3/19/25	TECHNICIAN(S):		Tahree						
TIMER TYPE	well																	
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 3	MON	TUE	WED	THU	FRI	SAT	SUN			
START:	12AM							START:	STOP:									
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 4	MON	TUE	WED	THU	FRI	SAT	SUN			
START:								START:	STOP:									
ZONE NUMBER	20	21	22	23	24	25	26	27	28	29	30							
ZONE # PROG A / BATTERY 1																		
ZONE # PROG B / BATTERY 2																		
ZONE # PROG C / BATTERY 3																		
ZONE # PROG D / BATTERY 4																		
SPRAY / ROTOR / DRIP / MIX	S	S	R	R	D	R	S	D	S	S								
CLEANED CLOGGED NOZZLE																		
CHANGED INCORRECT NOZZLE																		
REPLACED NOZZLE																		
ADJUST ARC / RADIUS																		
STRAIGHTEN HEADS																		
HEAD MISSING / BROKE																		
CHANGE 4" TO 6"																		
CHANGE 4" TO 12"																		
CHANGE 6" TO 12"																		
SHRUBS: RAISED HEADS																		
TURF: RAISED HEADS																		
RELOCATE HEADS																		
LEAK IN HEADS																		
LEAK IN PIPE																		
ROTORS NOT ROTATING																		
VALVE INOPERABLE																		
REPAIR DRIP LINE																		
NOTES:																		



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

Tuckerton

Concord Station

DATE: *3/8/25*

not bit

PROPERTY	TIMER TYPE							RAIN SWITCH TYPE						
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT	SUN
START:														
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT	SUN
START:														
ZONE NUMBER														
ZONE # PROG A / BATTERY 1	1	2	3	4										
ZONE # PROG B / BATTERY 2	20	20	45	30										
ZONE # PROG C / BATTERY 3														
ZONE # PROG D / BATTERY 4														
SPRAY / ROTOR / DRIP / MIX	5	12	12	8										
CLEANED CLOGGED NOZZLE														
CHANGED INCORRECT NOZZLE														
REPLACED NOZZLE														
ADJUST ARC / RADIUS														
STRAIGHTEN HEADS														
HEAD MISSING / BROKE														
CHANGE 4" TO 6"														
CHANGE 4" TO 12"														
CHANGE 6" TO 12"														
SHRUBS: RAISED HEADS														
TURF: RAISED HEADS														
RELOCATE HEADS														
LEAK IN HEADS														
LEAK IN PIPE														
ROTORS NOT ROTATING														
VALVE INOPERABLE														
REPAIR DRIP LINE														
NOTES:	<i>Minor Adjustments</i>													



REDTREE LANDSCAPE SYSTEMS

IRRIGATION CONTROLLER CHECKLIST

Montmore & Alexandria Lax CT

PROPERTY	Concord Station							DATE:	3/19/25	TECHNICIAN(S):	Norbit						
TIMER TYPE	Well																
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN	RAIN SWITCH TYPE							SAT	SUN	
START:	7:30 PM							STOP:									
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN	RAIN SWITCH TYPE							SAT	SUN	
START:								STOP:									
ZONE NUMBER	1	2	3	4	5	6	7	8	9								
ZONE # PROG A / BATTERY 1	30	30	30	30	30	30	30	30	30								
ZONE # PROG B / BATTERY 2																	
ZONE # PROG C / BATTERY 3																	
ZONE # PROG D / BATTERY 4																	
SPRAY / ROTOR/ DRIP / MIX	9	10	5	10	10	5	5	10	5								
CLEANED CLOGGED NOZZLE	2		1			1			2								
CHANGED INCORRECT NOZZLE																	
REPLACED NOZZLE																	
ADJUST ARC / RADIUS																	
STRAIGHTEN HEADS																	
HEAD MISSING / BROKE																	
CHANGE 4" TO 6"																	
CHANGE 4" TO 12"																	
CHANGE 6" TO 12"																	
SHRUBS: RAISED HEADS																	
TURF: RAISED HEADS																	
RELOCATE HEADS																	
LEAK IN HEADS																	
LEAK IN PIPE																	
ROTORS NOT ROTATING				1	1												
VALVE INOPERABLE																	
REPAIR DRIP LINE																	
NOTES:																	



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	ConCared Station							DATE: 4/10/25	TECHNICIAN(S):										
TIMER TYPE								WATER SOURCE											
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 3											
START:								START:											
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 4											
START:								START:											
ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
ZONE # PROG A / BATTERY 1																			
ZONE # PROG B / BATTERY 2																			
ZONE # PROG C / BATTERY 3																			
ZONE # PROG D / BATTERY 4																			
SPRAY / ROTOR / DRIP / MIX																			
CLEANED CLOGGED NOZZLE																			
CHANGED INCORRECT NOZZLE																			
REPLACED NOZZLE																			
ADJUST ARC / RADIUS																			
STRAIGHTEN HEADS																			
HEAD MISSING / BROKE																			
CHANGE 4" TO 6"																			
CHANGE 4" TO 12"																			
CHANGE 6" TO 12"																			
SHRUBS: RAISED HEADS																			
TURF: RAISED HEADS	1																		
RELOCATE HEADS				2															
LEAK IN HEADS																			
LEAK IN PIPE																			
ROTORS NOT ROTATING																			
VALVE INOPERABLE																			
REPAIR DRIP LINE																			
NOTES:																			



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	Concord Station							DATE: 6/10/25	TECHNICIAN(S):										
TIMER TYPE								WATER SOURCE											
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 3											
START:								START:											
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 4											
START:								START:											
ZONE NUMBER	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38
ZONE # PROG A / BATTERY 1																			
ZONE # PROG B / BATTERY 2																			
ZONE # PROG C / BATTERY 3																			
ZONE # PROG D / BATTERY 4																			
SPRAY / ROTOR/ DRIP / MIX																			
CLEANED CLOGGED NOZZLE																			
CHANGED INCORRECT NOZZLE																			
REPLACED NOZZLE																			
ADJUST ARC / RADIUS																			
STRAIGHTEN HEADS																			
HEAD MISSING / BROKE																			
CHANGE 4" TO 6"																			
CHANGE 6" TO 12"																			
CHANGE 12" TO 18"																			
SHRUBS: RAISED HEADS																			
TURF: RAISED HEADS																			
RELOCATE HEADS																			
LEAK IN HEADS																			
LEAK IN PIPE																			
ROTORS NOT ROTATING																			
VALVE INOPERABLE																			
REPAIR DRIP LINE																			
NOTES:																			



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	Can Card Station							DATE:	9/10/25	TECHNICIAN(S):								
TIMER TYPE	Wellington																	
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN	WATER SOURCE							RAIN SWITCH TYPE			
								PROGRAM C / BATTERY 3							THU	FRI	SAT	SUN
	START:							START:							STOP:			
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 4							THU	FRI	SAT	SUN
	START:							START:							STOP:			
ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
ZONE # PROG A / BATTERY 1																		
ZONE # PROG B / BATTERY 2																		
ZONE # PROG C / BATTERY 3																		
ZONE # PROG D / BATTERY 4																		
SPRAY / ROTOR / DRIP / MIX																		
CLEANED CLOGGED NOZZLE																		
CHANGED INCORRECT NOZZLE																		
REPLACED NOZZLE																		
ADJUST ARC / RADIUS																		
STRAIGHTEN HEADS																		
HEAD MISSING / BROKE																		
CHANGE 4" TO 6"																		
CHANGE 4" TO 12"																		
CHANGE 6" TO 12"																		
SHRUBS: RAISED HEADS																		
TURF: RAISED HEADS																		
RELOCATE HEADS																		
LEAK IN HEADS																		
LEAK IN PIPE																		
ROTORS NOT ROTATING																		
VALVE INOPERABLE																		
REPAIR DRIP LINE																		
NOTES:	Zone 13, 15, 21, 25																	



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	Con Cord Station							DATE: 4/11/25	TECHNICIAN(S):										
TIMER TYPE									WATER SOURCE										
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN		MON	TUE	WED	THU	FRI	SAT	SUN				
START:				STOP:								STOP:							
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN		MON	TUE	WED	THU	FRI	SAT	SUN				
START:				STOP:								STOP:							
ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
ZONE # PROG A / BATTERY 1																			
ZONE # PROG B / BATTERY 2																			
ZONE # PROG C / BATTERY 3																			
ZONE # PROG D / BATTERY 4																			
SPRAY / ROTOR/ DRIP / MIX																			
CLEANED CLOGGED NOZZLE																			
CHANGED INCORRECT NOZZLE										3						2			
REPLACED NOZZLE																			
ADJUST ARC / RADIUS																			
STRAIGHTEN HEADS																			
HEAD MISSING / BROKE																			
CHANGE 4" TO 6"																			
CHANGE 6" TO 12"																			
CHANGE 4" TO 12"																			
SHRUBS: RAISED HEADS	3																		
TURF: RAISED HEADS																			
RELOCATE HEADS																			
LEAK IN HEADS																			
LEAK IN PIPE																			
ROTORS NOT ROTATING																			
VALVE INOPERABLE																			
REPAIR DRIP LINE																			
NOTES:																			



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	Concord Station							DATE:	4/10/05							TECHNICIAN(S):								
TIMER TYPE	Club house														WATER SOURCE									
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN								PROGRAM C / BATTERY 3									
START:	12: am														START:									
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN								PROGRAM C / BATTERY 4									
START:															START:									
ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19					
ZONE # PROG A / BATTERY 1																								
ZONE # PROG B / BATTERY 2																								
ZONE # PROG C / BATTERY 3																								
ZONE # PROG D / BATTERY 4																								
SPRAY / ROTOR/ DRIP / MIX																								
CLEANED CLOGGED NOZZLE																								
CHANGED INCORRECT NOZZLE																								
REPLACED NOZZLE																								
ADJUST ARC / RADIUS																								
STRAIGHTEN HEADS												1												
HEAD MISSING / BROKE																								
CHANGE 4" TO 6"																								
CHANGE 4" TO 12"																								
CHANGE 6" TO 12"																								
SHRUBS: RAISED HEADS							2																	
TURF: RAISED HEADS		1																						
RELOCATE HEADS																								
LEAK IN HEADS																		1						
LEAK IN PIPE																								
ROTORS NOT ROTATING																								
VALVE INOPERABLE																								
REPAIR DRIP LINE																								
NOTES:																								



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	Conferred Station							DATE: 4/10/25	TECHNICIAN(S):		RAIN SWITCH TYPE						
TIMER TYPE	Club house								PROGRAM C / BATTERY 3		MON	TUE	WED	THU	FRI	SAT	SUN
PROGRAM A / BATTERY 1									START:					STOP:			
PROGRAM B / BATTERY 2	12:am								PROGRAM C / BATTERY 4		MON	TUE	WED	THU	FRI	SAT	SUN
									START:					STOP:			
ZONE NUMBER	20	21	22	23	24	25	26	27	28	30							
ZONE # PROG A / BATTERY 1				W/F	W/F	W/F	W/F	W/F	W/F	W/F							
ZONE # PROG B / BATTERY 2																	
ZONE # PROG C / BATTERY 3																	
ZONE # PROG D / BATTERY 4																	
SPRAY / ROTOR/ DRIP / MIX																	
CLEANED CLOGGED NOZZLE																	
CHANGED INCORRECT NOZZLE																	
REPLACED NOZZLE																	
ADJUST ARC / RADIUS																	
STRAIGHTEN HEADS	1																
HEAD MISSING / BROKE			2														
CHANGE 4" TO 6"																	
CHANGE 4" TO 12"																	
CHANGE 6" TO 12"																	
SHRUBS: RAISED HEADS																	
TURF: RAISED HEADS																	
RELOCATE HEADS																	
LEAK IN HEADS																	
LEAK IN PIPE																	
ROTORS NOT ROTATING																	
VALVE INOPERABLE																	
REPAIR DRIP LINE																	
NOTES:																	



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	Concord Station							DATE:	5/7/25		TECHNICIAN(S):								
TIMER TYPE																			
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN	WATER SOURCE							RAIN SWITCH TYPE				
								PROGRAM C / BATTERY 3							THU	FRI	SAT	SUN	
START:	12:am							STOP:											
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 4							THU	FRI	SAT	SUN	
								START:							STOP:				
START:								STOP:											
ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
ZONE # PROG A / BATTERY 1																			
ZONE # PROG B / BATTERY 2																			
ZONE # PROG C / BATTERY 3																			
ZONE # PROG D / BATTERY 4																			
SPRAY / ROTOR/ DRIP / MIX																			
CLEANED CLOGGED NOZZLE																			
CHANGED INCORRECT NOZZLE																			
REPLACED NOZZLE																			
ADJUST ARC / RADIUS																			
STRAIGHTEN HEADS																			
HEAD MISSING / BROKE																			
CHANGE 4" TO 6"														2					
CHANGE 4" TO 12"																			
CHANGE 6" TO 12"																			
SHRUBS: RAISED HEADS																			
TURF: RAISED HEADS																			
RELOCATE HEADS																			
LEAK IN HEADS																			
LEAK IN PIPE												1							
ROTORS NOT ROTATING																		1	
VALVE INOPERABLE												1	1						
REPAIR DRIP LINE																			
NOTES:																			



REDTREE LANDSCAPE SYSTEMS IRRIGATION CONTROLLER CHECKLIST

PROPERTY	Concord Station							DATE: 5/7/25	TECHNICIAN(S):									
TIMER TYPE	Club House									WATER SOURCE		RAIN SWITCH TYPE						
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN			PROGRAM C / BATTERY 3		MON	TUE	WED	THU	FRI	SAT	SUN
START:	12:am							STOP:		START:				STOP:				
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN			PROGRAM C / BATTERY 4		MON	TUE	WED	THU	FRI	SAT	SUN
START:								STOP:		START:				STOP:				
ZONE NUMBER	20	21	22	23	24	25	26	27	28	29	30							
ZONE # PROG A / BATTERY 1				N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F							
ZONE # PROG B / BATTERY 2																		
ZONE # PROG C / BATTERY 3																		
ZONE # PROG D / BATTERY 4																		
SPRAY / ROTOR/ DRIP / MIX																		
CLEANED CLOGGED NOZZLE																		
CHANGED INCORRECT NOZZLE																		
REPLACED NOZZLE																		
ADJUST ARC / RADIUS																		
STRAIGHTEN HEADS																		
HEAD MISSING / BROKE																		
CHANGE 4" TO 6"	2																	
CHANGE 4" TO 12"																		
CHANGE 6" TO 12"																		
SHRUBS: RAISED HEADS																		
TURF: RAISED HEADS																		
RELOCATE HEADS																		
LEAK IN HEADS			1															
LEAK IN PIPE																		
ROTORS NOT ROTATING																		
VALVE INOPERABLE																		
REPAIR DRIP LINE																		
NOTES:																		



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	DATE: 5/7/25							TECHNICIAN(S):							
TIMER TYPE								WATER SOURCE							
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT	SUN	
START:	STOP:							STOP:							
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT	SUN	
START:	STOP:							STOP:							
ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
ZONE # PROG A / BATTERY 1															
ZONE # PROG B / BATTERY 2															
ZONE # PROG C / BATTERY 3															
ZONE # PROG D / BATTERY 4															
SPRAY / ROTOR/ DRIP / MIX															
CLEANED CLOGGED NOZZLE										3					
CHANGED INCORRECT NOZZLE															
REPLACED NOZZLE															
ADJUST ARC / RADIUS					2										
STRAIGHTEN HEADS															
HEAD MISSING / BROKE															
CHANGE 4" TO 6"															
CHANGE 4" TO 12"															
CHANGE 6" TO 12"									2						
SHRUBS: RAISED HEADS															
TURF: RAISED HEADS															
RELOCATE HEADS															
LEAK IN HEADS															
LEAK IN PIPE															
ROTORS NOT ROTATING	1														
VALVE INOPERABLE															
REPAIR DRIP LINE															
NOTES:	13, 14, 15 are N/F														



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	Can Card Station							DATE: 5/8/25	TECHNICIAN(S):	
TIMER TYPE								WATER SOURCE		
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 3		
START:								STOP:		
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 4		
START:								STOP:		
ZONE NUMBER	1	2	3	4	5	6	7	8	9	
ZONE # PROG A / BATTERY 1										
ZONE # PROG B / BATTERY 2										
ZONE # PROG C / BATTERY 3										
ZONE # PROG D / BATTERY 4										
SPRAY / ROTOR/ DRIP / MIX										
CLEANED CLOGGED NOZZLE										
CHANGED INCORRECT NOZZLE										
REPLACED NOZZLE										
ADJUST ARC / RADIUS										
STRAIGHTEN HEADS	1									
HEAD MISSING / BROKE										
CHANGE 4" TO 6"										
CHANGE 4" TO 12"										
CHANGE 6" TO 12"										
SHRUBS: RAISED HEADS										
TURF: RAISED HEADS										
RELOCATE HEADS										
LEAK IN HEADS										
LEAK IN PIPE										
ROTORS NOT ROTATING										
VALVE INOPERABLE										
REPAIR DRIP LINE								3		
NOTES:										



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	Concord Station							DATE: 5/1/25	TECHNICIAN(S):										
TIMER TYPE								WATER SOURCE											
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 3		MON		TUE	WED	THU	FRI	SAT	SUN		
START:	STOP:							START:		STOP:									
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 4		MON		TUE	WED	THU	FRI	SAT	SUN		
START:	STOP:							START:		STOP:									
ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
ZONE # PROG A / BATTERY 1																			
ZONE # PROG B / BATTERY 2																			
ZONE # PROG C / BATTERY 3																			
ZONE # PROG D / BATTERY 4																			
SPRAY / ROTOR / DRIP / MIX																			
CLEANED CLOGGED NOZZLE																			
CHANGED INCORRECT NOZZLE																			
REPLACED NOZZLE																			
ADJUST ARC / RADIUS																			
STRAIGHTEN HEADS																			
HEAD MISSING / BROKE		1																	
CHANGE 4" TO 6"																			
CHANGE 4" TO 12"						2													
CHANGE 6" TO 12"																			
SHRUBS: RAISED HEADS																			
TURF: RAISED HEADS																			
RELOCATE HEADS																			
LEAK IN HEADS																			
LEAK IN PIPE																			
ROTORS NOT ROTATING																			
VALVE INOPERABLE																			
REPAIR DRIP LINE																			
NOTES:																			



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	Conced Station							DATE: 5/7/25	TECHNICIAN(S):										
TIMER TYPE								WATER SOURCE											
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 3											
START:								START:											
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 4											
START:								START:											
ZONE NUMBER	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38
ZONE # PROG A / BATTERY 1																			
ZONE # PROG B / BATTERY 2																			
ZONE # PROG C / BATTERY 3																			
ZONE # PROG D / BATTERY 4																			
SPRAY / ROTOR/ DRIP / MIX																			
CLEANED CLOGGED NOZZLE																			
CHANGED INCORRECT NOZZLE																			
REPLACED NOZZLE																			
ADJUST ARC / RADIUS																			
STRAIGHTEN HEADS																			
HEAD MISSING / BROKE																			
CHANGE 4" TO 6"																			
CHANGE 4" TO 12"																			
CHANGE 6" TO 12"																			
SHRUBS: RAISED HEADS																			
TURF: RAISED HEADS																			
RELOCATE HEADS																			
LEAK IN HEADS																			
LEAK IN PIPE																			
ROTORB NOT ROTATING																			
VALVE INOPERABLE																			
REPAIR DRIP LINE																			
NOTES:																			



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	Concord Station							DATE: 5/7/25	TECHNICIAN(S):	
TIMER TYPE	Montrose Lift Station							WATER SOURCE		
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 3	RAIN SWITCH TYPE	
START:				STOP:				START:	THU FRI	
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 4	STOP:	
START:				STOP:				START:	THU FRI	
ZONE NUMBER	1								STOP:	
ZONE # PROG A / BATTERY 1										
ZONE # PROG B / BATTERY 2										
ZONE # PROG C / BATTERY 3										
ZONE # PROG D / BATTERY 4										
SPRAY / ROTOR/ DRIP / MIX										
CLEANED CLOGGED NOZZLE										
CHANGED INCORRECT NOZZLE										
REPLACED NOZZLE										
ADJUST ARC / RADIUS										
STRAIGHTEN HEADS										
HEAD MISSING / BROKE										
CHANGE 4" TO 6"										
CHANGE 4" TO 12"										
CHANGE 6" TO 12"										
SHRUBS: RAISED HEADS										
TURF: RAISED HEADS										
RELOCATE HEADS										
LEAK IN HEADS										
LEAK IN PIPE										
ROTORS NOT ROTATING										
VALVE INOPERABLE										
REPAIR DRIP LINE										
NOTES:	every zone after zone 1 is N/A									



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	DATE: 6/2/25							TECHNICIAN(S):						
TIMER TYPE								WATER SOURCE						
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT	SUN
START:				STOP:							STOP:			
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT	SUN
START:				STOP:							STOP:			
ZONE NUMBER	1													
ZONE # PROG A / BATTERY 1														
ZONE # PROG B / BATTERY 2														
ZONE # PROG C / BATTERY 3														
ZONE # PROG D / BATTERY 4														
SPRAY / ROTOR/ DRIP / MIX														
CLEANED CLOGGED NOZZLE														
CHANGED INCORRECT NOZZLE														
REPLACED NOZZLE														
ADJUST ARC / RADIUS														
STRAIGHTEN HEADS														
HEAD MISSING / BROKE														
CHANGE 4" TO 6"														
CHANGE 4" TO 12"														
CHANGE 6" TO 12"														
SHRUBS: RAISED HEADS														
TURF: RAISED HEADS														
RELOCATE HEADS														
LEAK IN HEADS														
LEAK IN PIPE														
ROTORS NOT ROTATING														
VALVE INOPERABLE														
REPAIR DRIP LINE														
NOTES:	after zone 1 the rest is N/A													



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	Concord Station							DATE: 6/2/25		TECHNICIAN(S):									
TIMER TYPE	Club House									WATER SOURCE									
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN			PROGRAM C / BATTERY 3				RAIN SWITCH TYPE					
START:				STOP:						START:				THU		FRI			
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN			PROGRAM C / BATTERY 4				STOP:					
START:				STOP:						START:				THU		FRI			
ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
ZONE # PROG A / BATTERY 1																			
ZONE # PROG B / BATTERY 2																			
ZONE # PROG C / BATTERY 3																			
ZONE # PROG D / BATTERY 4																			
SPRAY / ROTOR/ DRIP / MIX																			
CLEANED CLOGGED NOZZLE																			
CHANGED INCORRECT NOZZLE																			
REPLACED NOZZLE																			
ADJUST ARC / RADIUS		2		1			1												
STRAIGHTEN HEADS	1					1													
HEAD MISSING / BROKE																			
CHANGE 4" TO 6"																			
CHANGE 4" TO 12"																			
CHANGE 6" TO 12"																			
SHRUBS: RAISED HEADS																			
TURF: RAISED HEADS																			
RELOCATE HEADS																			
LEAK IN HEADS																			
LEAK IN PIPE																			
ROTORS NOT ROTATING																			
VALVE INOPERABLE																			
REPAIR DRIP LINE																			
NOTES:																			



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	Concord Station Club House							DATE:	TECHNICIAN(S):		RAIN SWITCH TYPE						
TIMER TYPE	MON	TUE	WED	THU	FRI	SAT	SUN		WATER SOURCE	MON	TUE	WED	THU	FRI	SAT	SUN	
PROGRAM A / BATTERY 1									PROGRAM C / BATTERY 3								
START:				STOP:					START:				STOP:				
PROGRAM B / BATTERY 2									PROGRAM C / BATTERY 4								
START:				STOP:					START:				STOP:				
ZONE NUMBER	20	21	22	23	24	25	26	27	28	29	30						
ZONE # PROG A / BATTERY 1				W/F	W/F	W/F	W/F	W/F	W/F	W/F	W/F						
ZONE # PROG B / BATTERY 2																	
ZONE # PROG C / BATTERY 3																	
ZONE # PROG D / BATTERY 4																	
SPRAY / ROTOR/ DRIP / MIX																	
CLEANED CLOGGED NOZZLE																	
CHANGED INCORRECT NOZZLE																	
REPLACED NOZZLE																	
ADJUST ARC / RADIUS																	
STRAIGHTEN HEADS																	
HEAD MISSING / BROKE																	
CHANGE 4" TO 6"																	
CHANGE 4" TO 12"																	
CHANGE 6" TO 12"																	
SHRUBS: RAISED HEADS																	
TURF: RAISED HEADS																	
RELOCATE HEADS																	
LEAK IN HEADS																	
LEAK IN PIPE																	
ROTORS NOT ROTATING																	
VALVE INOPERABLE																	
REPAIR DRIP LINE																	
NOTES:																	



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	Can Cord Station							DATE:	10/3/25							TECHNICIAN(S):			
TIMER TYPE												RAIN SWITCH TYPE							
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN					PROGRAM C / BATTERY 3	MON	TUE	WED	THU	FRI	SAT	SUN
START:												START:							
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN					PROGRAM C / BATTERY 4	MON	TUE	WED	THU	FRI	SAT	SUN
START:												START:							
ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
ZONE # PROG A / BATTERY 1																			
ZONE # PROG B / BATTERY 2																			
ZONE # PROG C / BATTERY 3																			
ZONE # PROG D / BATTERY 4																			
SPRAY / ROTOR / DRIP / MIX																			
CLEANED CLOGGED NOZZLE																			
CHANGED INCORRECT NOZZLE																			
REPLACED NOZZLE																			
ADJUST ARC / RADIUS																			
STRAIGHTEN HEADS																			
HEAD MISSING / BROKE																			
CHANGE 4" TO 6"																			
CHANGE 6" TO 12"																			
CHANGE 12" TO 18"																			
SHRUBS: RAISED HEADS																			
TURF: RAISED HEADS																			
RELOCATE HEADS																			
LEAK IN HEADS																			
LEAK IN PIPE																			
ROTORS NOT ROTATING																			
VALVE INOPERABLE																			
REPAIR DRIP LINE																			
NOTES:																			



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	Concord Station							DATE:	6/2/25	TECHNICIAN(S):								
TIMER TYPE	Wellington									WATER SOURCE								
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN			PROGRAM C / BATTERY 3	MON	TUE	WED	THU	FRI	SAT	SUN	
START:										START:								
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN			PROGRAM C / BATTERY 4	MON	TUE	WED	THU	FRI	SAT	SUN	
START:										START:								
ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
ZONE # PROG A / BATTERY 1																		
ZONE # PROG B / BATTERY 2																		
ZONE # PROG C / BATTERY 3																		
ZONE # PROG D / BATTERY 4																		
SPRAY / ROTOR / DRIP / MIX																		
CLEANED CLOGGED NOZZLE																		
CHANGED INCORRECT NOZZLE																		
REPLACED NOZZLE		3																
ADJUST ARC / RADIUS																		
STRAIGHTEN HEADS																		
HEAD MISSING / BROKE																		
CHANGE 4" TO 6"																		
CHANGE 4" TO 12"																		
CHANGE 6" TO 12"																		
SHRUBS: RAISED HEADS																		
TURF: RAISED HEADS																		
RELOCATE HEADS																		
LEAK IN HEADS																		
LEAK IN PIPE																		
ROTORS NOT ROTATING																		
VALVE INOPERABLE																		
REPAIR DRIP LINE																		
NOTES:	13, 14, 15 is N/P																	



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	Concord Station							DATE: 6/2/25	TECHNICIAN(S):										
TIMER TYPE								WATER SOURCE											
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 3											
START:								START:											
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 4											
START:								START:											
ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
ZONE # PROG A / BATTERY 1																			
ZONE # PROG B / BATTERY 2																			
ZONE # PROG C / BATTERY 3																			
ZONE # PROG D / BATTERY 4																			
SPRAY / ROTOR/ DRIP / MIX																			
CLEANED CLOGGED NOZZLE																			
CHANGED INCORRECT NOZZLE																			
REPLACED NOZZLE																			
ADJUST ARC / RADIUS																			
STRAIGHTEN HEADS																			
HEAD MISSING / BROKE																			
CHANGE 4" TO 6"																			
CHANGE 4" TO 12"																			
CHANGE 6" TO 12"																			
SHRUBS: RAISED HEADS																			
TURF: RAISED HEADS																			
RELOCATE HEADS																			
LEAK IN HEADS																			
LEAK IN PIPE																			
ROTORS NOT ROTATING																			
VALVE INOPERABLE																			
REPAIR DRIP LINE																			
NOTES:																			



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	Can Comed Station							DATE: 6/2/25		TECHNICIAN(S):									
TIMER TYPE										WATER SOURCE									
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN			PROGRAM C / BATTERY 3									
START:								STOP:		START:									
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN			PROGRAM C / BATTERY 4									
START:								STOP:		START:									
ZONE NUMBER	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38
ZONE # PROG A / BATTERY 1																			
ZONE # PROG B / BATTERY 2																			
ZONE # PROG C / BATTERY 3																			
ZONE # PROG D / BATTERY 4																			
SPRAY / ROTOR/ DRIP / MIX																			
CLEANED CLOGGED NOZZLE																			
CHANGED INCORRECT NOZZLE																			
REPLACED NOZZLE																			
ADJUST ARC / RADIUS																			
STRAIGHTEN HEADS																			
HEAD MISSING / BROKE																			
CHANGE 4" TO 6"																			
CHANGE 4" TO 12"																			
CHANGE 6" TO 12"																			
SHRUBS: RAISED HEADS																			
TURF: RAISED HEADS																			
RELOCATE HEADS																			
LEAK IN HEADS																			
LEAK IN PIPE																			
ROTOR NOT ROTATING																			
VALVE INOPERABLE																			
REPAIR DRIP LINE																			
NOTES:																			



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	Concord Station							DATE:	7/1/25		TECHNICIAN(S):								
TIMER TYPE								WATER SOURCE											
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 3		MON	TUE	WED	THU	FRI	SAT	SUN			
START:								STOP:											
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN	START:											
START:								STOP:											
ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
ZONE # PROG A / BATTERY 1																			
ZONE # PROG B / BATTERY 2																			
ZONE # PROG C / BATTERY 3																			
ZONE # PROG D / BATTERY 4																			
SPRAY / ROTOR / DRIP / MIX																			
CLEANED CLOGGED NOZZLE																			
CHANGED INCORRECT NOZZLE																			
REPLACED NOZZLE																			
ADJUST ARC / RADIUS																			
STRAIGHTEN HEADS																			
HEAD MISSING / BROKE		1																	
CHANGE 4" TO 6"																			
CHANGE 4" TO 12"																			
CHANGE 6" TO 12"																			
SHRUBS: RAISED HEADS																			
TURF: RAISED HEADS																			
RELOCATE HEADS																			
LEAK IN HEADS																			
LEAK IN PIPE																			
ROTORS NOT ROTATING																			
VALVE INOPERABLE																			
REPAIR DRIP LINE																			
NOTES:																			



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	Concord Station							DATE:	7/1/25							TECHNICIAN(S):													
TIMER TYPE	Club House														WATER SOURCE									RAIN SWITCH TYPE					
PROGRAM A / BATTERY 1	START:	MON	TUE	WED	THU	FRI	SAT	SUN								PROGRAM C / BATTERY 3								THU	FRI	SAT	SUN		
PROGRAM B / BATTERY 2	12:am	MON	TUE	WED	THU	FRI	SAT	SUN								START:								STOP:					
PROGRAM C / BATTERY 3	START:	MON	TUE	WED	THU	FRI	SAT	SUN								PROGRAM C / BATTERY 4	MON	TUE	WED	THU	FRI	SAT	SUN						
ZONE NUMBER	20	21	22	23	24	25	26	27	28	29	30								START:								STOP:		
ZONE # PROG A / BATTERY 1																													
ZONE # PROG B / BATTERY 2																													
ZONE # PROG C / BATTERY 3																													
ZONE # PROG D / BATTERY 4																													
SPRAY / ROTOR/ DRIP / MIX																													
CLEANED CLOGGED NOZZLE																													
CHANGED INCORRECT NOZZLE																													
REPLACED NOZZLE																													
ADJUST ARC / RADIUS																													
STRAIGHTEN HEADS																													
HEAD MISSING / BROKE																													
CHANGE 4" TO 6"																													
CHANGE 4" TO 12"																													
CHANGE 6" TO 12"																													
SHRUBS: RAISED HEADS																													
TURF: RAISED HEADS																													
RELOCATE HEADS																													
LEAK IN HEADS																													
LEAK IN PIPE																													
ROTORS NOT ROTATING																													
VALVE INOPERABLE																													
REPAIR DRIP LINE																													
NOTES:																													



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	DATE: 1/1/25							TECHNICIAN(S):							
TIMER TYPE								WATER SOURCE							
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 3	MON	TUE	WED	THU	FRI	SAT	SUN
START:								START:							
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 4	MON	TUE	WED	THU	FRI	SAT	SUN
START:								START:							
ZONE NUMBER	1														
ZONE # PROG A / BATTERY 1															
ZONE # PROG B / BATTERY 2															
ZONE # PROG C / BATTERY 3															
ZONE # PROG D / BATTERY 4															
SPRAY / ROTOR/ DRIP / MIX															
CLEANED CLOGGED NOZZLE															
CHANGED INCORRECT NOZZLE															
REPLACED NOZZLE															
ADJUST ARC / RADIUS															
STRAIGHTEN HEADS															
HEAD MISSING / BROKE															
CHANGE 4" TO 6"															
CHANGE 4" TO 12"															
CHANGE 6" TO 12"															
SHRUBS: RAISED HEADS															
TURF: RAISED HEADS															
RELOCATE HEADS															
LEAK IN HEADS															
LEAK IN PIPE															
ROTORS NOT ROTATING															
VALVE INOPERABLE															
REPAIR DRIP LINE															
NOTES:	after zone 1 the Rest is N/F														



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	DATE: 7/2/25							TECHNICIAN(S):											
TIMER TYPE	Concord station							WATER SOURCE											
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 3	MON	TUE	WED	THU	FRI	SAT	SUN				
START:				STOP:				START:				STOP:							
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 4	MON	TUE	WED	THU	FRI	SAT	SUN				
START:				STOP:				START:				STOP:							
ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
ZONE # PROG A / BATTERY 1																			
ZONE # PROG B / BATTERY 2																			
ZONE # PROG C / BATTERY 3																			
ZONE # PROG D / BATTERY 4																			
SPRAY / ROTOR/ DRIP / MIX																			
CLEANED CLOGGED NOZZLE																			
CHANGED INCORRECT NOZZLE																			
REPLACED NOZZLE																			
ADJUST ARC / RADIUS																			
STRAIGHTEN HEADS																			
HEAD MISSING / BROKE																			
CHANGE 4" TO 6"																			
CHANGE 4" TO 12"																			
CHANGE 6" TO 12"																			
SHRUBS: RAISED HEADS																			
TURF: RAISED HEADS																			
RELOCATE HEADS																			
LEAK IN HEADS																			
LEAK IN PIPE																			
ROTORS NOT ROTATING																			
VALVE INOPERABLE																			
REPAIR DRIP LINE																			
NOTES:																			



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	Can Coned Station							DATE: 7/2/25	TECHNICIAN(S):										
TIMER TYPE									WATER SOURCE										
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN		MON	TUE	WED	THU	FRI	SAT	SUN				
START:				STOP:								STOP:							
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN		MON	TUE	WED	THU	FRI	SAT	SUN				
START:				STOP:								STOP:							
ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
ZONE # PROG A / BATTERY 1																			
ZONE # PROG B / BATTERY 2																			
ZONE # PROG C / BATTERY 3																			
ZONE # PROG D / BATTERY 4																			
SPRAY / ROTOR/ DRIP / MIX																			
CLEANED CLOGGED NOZZLE																			
CHANGED INCORRECT NOZZLE																			
REPLACED NOZZLE																			
ADJUST ARC / RADIUS																			
STRAIGHTEN HEADS																			
HEAD MISSING / BROKE																			
CHANGE 4" TO 6"																			
CHANGE 4" TO 12"																			
CHANGE 6" TO 12"																			
SHRUBS: RAISED HEADS																			
TURF: RAISED HEADS																			
RELOCATE HEADS																			
LEAK IN HEADS																			
LEAK IN PIPE																			
ROTORS NOT ROTATING																			
VALVE INOPERABLE																			
REPAIR DRIP LINE																			
NOTES:																			



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	CenConed Station							DATE:	TECHNICIAN(S):										
TIMER TYPE									WATER SOURCE										
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN		MON	TUE	WED	THU	FRI	SAT	SUN				
START:				STOP:								STOP:							
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN		MON	TUE	WED	THU	FRI	SAT	SUN				
START:				STOP:								STOP:							
ZONE NUMBER	20	22	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37
ZONE # PROG A / BATTERY 1																			
ZONE # PROG B / BATTERY 2																			
ZONE # PROG C / BATTERY 3																			
ZONE # PROG D / BATTERY 4																			
SPRAY / ROTOR/ DRIP / MIX																			
CLEANED CLOGGED NOZZLE																			
CHANGED INCORRECT NOZZLE																			
REPLACED NOZZLE																			
ADJUST ARC / RADIUS																			
STRAIGHTEN HEADS																			
HEAD MISSING / BROKE																			
CHANGE 4" TO 6"																			
CHANGE 4" TO 12"																			
CHANGE 6" TO 12"																			
SHRUBS: RAISED HEADS																			
TURF: RAISED HEADS																			
RELOCATE HEADS																			
LEAK IN HEADS																			
LEAK IN PIPE																			
ROTORS NOT ROTATING																			
VALVE INOPERABLE																			
REPAIR DRIP LINE																			
NOTES:																			



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	Concord Station							DATE: 7/6/25		TECHNICIAN(S):								
TIMER TYPE	Wellington									WATER SOURCE								
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN			PROGRAM C / BATTERY 3		MON	TUE	WED	THU	FRI	SAT	SUN
START:								STOP:				STOP:						
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN			PROGRAM C / BATTERY 4		MON	TUE	WED	THU	FRI	SAT	SUN
START:								STOP:				STOP:						
ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
ZONE # PROG A / BATTERY 1																		
ZONE # PROG B / BATTERY 2																		
ZONE # PROG C / BATTERY 3																		
ZONE # PROG D / BATTERY 4																		
SPRAY / ROTOR / DRIP / MIX																		
CLEANED CLOGGED NOZZLE																		
CHANGED INCORRECT NOZZLE																		
REPLACED NOZZLE	3			2														
ADJUST ARC / RADIUS																		
STRAIGHTEN HEADS																		
HEAD MISSING / BROKE																		
CHANGE 4" TO 6"																		
CHANGE 4" TO 12"																		
CHANGE 6" TO 12"																		
SHRUBS: RAISED HEADS																		
TURF: RAISED HEADS																		
RELOCATE HEADS																		
LEAK IN HEADS																		
LEAK IN PIPE																		
ROTORS NOT ROTATING																		
VALVE INOPERABLE																		
REPAIR DRIP LINE																		
NOTES:	13, 14, 15 is N/F																	



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	Concord Station							DATE: 8/7/25	TECHNICIAN(S):										
TIMER TYPE	Tucker Fick							WATER SOURCE											
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT	SUN					
PROGRAM B / BATTERY 2	START:							START:											
PROGRAM C / BATTERY 3	START:							START:											
PROGRAM D / BATTERY 4	START:							START:											
ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
ZONE # PROG A / BATTERY 1																			
ZONE # PROG B / BATTERY 2																			
ZONE # PROG C / BATTERY 3																			
ZONE # PROG D / BATTERY 4																			
SPRAY / ROTOR / DRIP / MIX																			
CLEANED CLOGGED NOZZLE																			
CHANGED INCORRECT NOZZLE																			
REPLACED NOZZLE				3															
ADJUST ARC / RADIUS																			
STRAIGHTEN HEADS																			
HEAD MISSING / BROKE																			
CHANGE 4" TO 6"																			
CHANGE 6" TO 12"																			
CHANGE 12" TO 18"																			
SHRUBS: RAISED HEADS																			
TURF: RAISED HEADS																			
RELOCATE HEADS																			
LEAK IN HEADS																			
LEAK IN PIPE																			
ROTORS NOT ROTATING																			
VALVE INOPERABLE																			
REPAIR DRIP LINE																			
NOTES:																			



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	Concord Station							DATE:	8/16/25		TECHNICIAN(S):		RAIN SWITCH TYPE												
TIMER TYPE	Wellington																								
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN								PROGRAM C / BATTERY 3		THU		FRI		SAT		SUN		
START:															START:		STOP:								
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN								PROGRAM C / BATTERY 4		THU		FRI		SAT		SUN		
START:															START:		STOP:								
ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15										
ZONE # PROG A / BATTERY 1																									
ZONE # PROG B / BATTERY 2																									
ZONE # PROG C / BATTERY 3																									
ZONE # PROG D / BATTERY 4																									
SPRAY / ROTOR/ DRIP / MIX																									
CLEANED CLOGGED NOZZLE																									
CHANGED INCORRECT NOZZLE																									
REPLACED NOZZLE																									
ADJUST ARC / RADIUS																									
STRAIGHTEN HEADS																									
HEAD MISSING / BROKE																									
CHANGE 4" TO 6"																									
CHANGE 4" TO 12"																									
CHANGE 6" TO 12"		3																							
SHRUBS: RAISED HEADS																									
TURF: RAISED HEADS																									
RELOCATE HEADS																									
LEAK IN HEADS																									
LEAK IN PIPE																									
ROTORS NOT ROTATING																									
VALVE INOPERABLE																									
REPAIR DRIP LINE																									
NOTES:	13, 14, 15 is N/F																								



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	Carraced Station							DATE: 8/10/25	TECHNICIAN(S):										
TIMER TYPE								WATER SOURCE											
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 3											
START:				STOP:				START:											
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 4											
START:				STOP:				START:											
ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
ZONE # PROG A / BATTERY 1																			
ZONE # PROG B / BATTERY 2																			
ZONE # PROG C / BATTERY 3																			
ZONE # PROG D / BATTERY 4																			
SPRAY / ROTOR/ DRIP / MIX																			
CLEANED CLOGGED NOZZLE																			
CHANGED INCORRECT NOZZLE																			
REPLACED NOZZLE																			
ADJUST ARC / RADIUS																			
STRAIGHTEN HEADS																			
HEAD MISSING / BROKE																			
CHANGE 4" TO 6"																			
CHANGE 4" TO 12"																			
CHANGE 6" TO 12"																			
SHRUBS: RAISED HEADS																			
TURF: RAISED HEADS																			
RELOCATE HEADS																			
LEAK IN HEADS																			
LEAK IN PIPE																			
ROTORS NOT ROTATING																			
VALVE INOPERABLE																			
REPAIR DRIP LINE																			
NOTES:																			



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	Concord							DATE:	8/10/25							TECHNICIAN(S):						
TIMER TYPE															WATER SOURCE							
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN								PROGRAM C / BATTERY 3							
START:															START:							
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN								PROGRAM C / BATTERY 4							
START:															START:							
ZONE NUMBER	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38			
ZONE # PROG A / BATTERY 1																						
ZONE # PROG B / BATTERY 2																						
ZONE # PROG C / BATTERY 3																						
ZONE # PROG D / BATTERY 4																						
SPRAY / ROTOR/ DRIP / MIX																						
CLEANED CLOGGED NOZZLE																						
CHANGED INCORRECT NOZZLE																						
REPLACED NOZZLE																						
ADJUST ARC / RADIUS																						
STRAIGHTEN HEADS																						
HEAD MISSING / BROKE																						
CHANGE 4" TO 6"																						
CHANGE 4" TO 12"																						
CHANGE 6" TO 12"																						
SHRUBS: RAISED HEADS																						
TURF: RAISED HEADS																						
RELOCATE HEADS																						
LEAK IN HEADS																						
LEAK IN PIPE																						
ROTORS NOT ROTATING																						
VALVE INOPERABLE																						
REPAIR DRIP LINE																						
NOTES:																						



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	Canford Station							DATE:	8/6/25		TECHNICIAN(S):								
TIMER TYPE	Club house									WATER SOURCE									
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN			PROGRAM C / BATTERY 3		RAIN SWITCH TYPE							
START:				STOP:						START:		THU		FRI		SAT			
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN			PROGRAM C / BATTERY 4		THU		FRI		SAT			
START:				STOP:						START:		THU		FRI		SAT			
ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
ZONE # PROG A / BATTERY 1																			
ZONE # PROG B / BATTERY 2																			
ZONE # PROG C / BATTERY 3																			
ZONE # PROG D / BATTERY 4																			
SPRAY / ROTOR/ DRIP / MIX																			
CLEANED CLOGGED NOZZLE																			
CHANGED INCORRECT NOZZLE																			
REPLACED NOZZLE																			
ADJUST ARC / RADIUS																			
STRAIGHTEN HEADS																			
HEAD MISSING / BROKE																			
CHANGE 4" TO 6"																			
CHANGE 4" TO 12"																			
CHANGE 6" TO 12"																			
SHRUBS: RAISED HEADS																			
TURF: RAISED HEADS																			
RELOCATE HEADS			1						1						3		1	2	
LEAK IN HEADS																			
LEAK IN PIPE																			
ROTORS NOT ROTATING																			
VALVE INOPERABLE																			
REPAIR DRIP LINE																			
NOTES:																			



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	Concord Station							DATE:	8/6/25	TECHNICIAN(S):								
TIMER TYPE	Club house									WATER SOURCE								
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN			PROGRAM C / BATTERY 3				RAIN SWITCH TYPE				
START:										START:								
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN			PROGRAM C / BATTERY 4				THU		FRI		
START:										START:				STOP:				
ZONE NUMBER	20	21	22	23	24	25	26	27	28	29	30							
ZONE # PROG A / BATTERY 1				W/F	W/F	W/F	W/F	W/F	W/F	N/F	N/F							
ZONE # PROG B / BATTERY 2																		
ZONE # PROG C / BATTERY 3																		
ZONE # PROG D / BATTERY 4																		
SPRAY / ROTOR/ DRIP / MIX																		
CLEANED CLOGGED NOZZLE																		
CHANGED INCORRECT NOZZLE																		
REPLACED NOZZLE																		
ADJUST ARC / RADIUS																		
STRAIGHTEN HEADS																		
HEAD MISSING / BROKE																		
CHANGE 4" TO 6"																		
CHANGE 4" TO 12"																		
CHANGE 6" TO 12"																		
SHRUBS: RAISED HEADS																		
TURF: RAISED HEADS																		
RELOCATE HEADS																		
LEAK IN HEADS																		
LEAK IN PIPE																		
ROTORS NOT ROTATING																		
VALVE INOPERABLE																		
REPAIR DRIP LINE																		
NOTES:																		



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	Concord Station							DATE: 8/6/25		TECHNICIAN(S):					
TIMER TYPE	Mentmore Lift Station							WATER SOURCE							
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 3	MON	TUE	WED	THU	FRI	SAT	SUN
START:	STOP:							START:		STOP:					
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 4	MON	TUE	WED	THU	FRI	SAT	SUN
START:	STOP:							START:		STOP:					
ZONE NUMBER	1														
ZONE # PROG A / BATTERY 1															
ZONE # PROG B / BATTERY 2															
ZONE # PROG C / BATTERY 3															
ZONE # PROG D / BATTERY 4															
SPRAY / ROTOR / DRIP / MIX															
CLEANED CLOGGED NOZZLE															
CHANGED INCORRECT NOZZLE															
REPLACED NOZZLE															
ADJUST ARC / RADIUS															
STRAIGHTEN HEADS															
HEAD MISSING / BROKE															
CHANGE 4" TO 6"															
CHANGE 4" TO 12"															
CHANGE 6" TO 12"															
SHRUBS: RAISED HEADS															
TURF: RAISED HEADS															
RELOCATE HEADS															
LEAK IN HEADS															
LEAK IN PIPE															
ROTORS NOT ROTATING															
VALVE INOPERABLE															
REPAIR DRIP LINE	4														
NOTES:	after zone 1 the Rest is N/A														



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	DATE: 9/9/25							TECHNICIAN(S):											
TIMER TYPE								WATER SOURCE											
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 3	MON	TUE	WED	THU	FRI	SAT	SUN				
START:				STOP:				START:				STOP:							
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 4	MON	TUE	WED	THU	FRI	SAT	SUN				
START:				STOP:				START:				STOP:							
ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
ZONE # PROG A / BATTERY 1																			
ZONE # PROG B / BATTERY 2																			
ZONE # PROG C / BATTERY 3																			
ZONE # PROG D / BATTERY 4																			
SPRAY / ROTOR/ DRIP / MIX																			
CLEANED CLOGGED NOZZLE	2		1							2									
CHANGED INCORRECT NOZZLE																			
REPLACED NOZZLE																			
ADJUST ARC / RADIUS																			
STRAIGHTEN HEADS																			
HEAD MISSING / BROKE																			
CHANGE 4" TO 6"																			
CHANGE 4" TO 12"																			
CHANGE 6" TO 12"																			
SHRUBS: RAISED HEADS																			
TURF: RAISED HEADS																			
RELOCATE HEADS																			
LEAK IN HEADS																			
LEAK IN PIPE																			
ROTORS NOT ROTATING																			
VALVE INOPERABLE																			
REPAIR DRIP LINE											2								
NOTES:																			



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	CenCard Station							DATE: 9/9/25	TECHNICIAN(S):								
TIMER TYPE	Clubhouse								WATER SOURCE								
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN		PROGRAM C / BATTERY 3	MON	TUE	WED	THU	FRI	SAT	SUN	
START:	12 am								START:								
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN		PROGRAM C / BATTERY 4	MON	TUE	WED	THU	FRI	SAT	SUN	
START:									START:								
ZONE NUMBER	20	21	22	23	24	25	26	27	28	29	30						
ZONE # PROG A / BATTERY 1				N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F						
ZONE # PROG B / BATTERY 2																	
ZONE # PROG C / BATTERY 3																	
ZONE # PROG D / BATTERY 4																	
SPRAY / ROTOR/ DRIP / MIX																	
CLEANED CLOGGED NOZZLE	3																
CHANGED INCORRECT NOZZLE																	
REPLACED NOZZLE																	
ADJUST ARC / RADIUS																	
STRAIGHTEN HEADS																	
HEAD MISSING / BROKE																	
CHANGE 4" TO 6"																	
CHANGE 4" TO 12"																	
CHANGE 6" TO 12"																	
SHRUBS: RAISED HEADS																	
TURF: RAISED HEADS			1														
RELOCATE HEADS																	
LEAK IN HEADS																	
LEAK IN PIPE																	
ROTORS NOT ROTATING																	
VALVE INOPERABLE																	
REPAIR DRIP LINE																	
NOTES:																	



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	Concord Station	DATE: 9/10/25	TECHNICIAN(S):						
TIMER TYPE	More stuff station		WATER SOURCE						
PROGRAM A / BATTERY 1		MON	TUE	WED	THU	FRI	SAT	SUN	
START:									
PROGRAM B / BATTERY 2		MON	TUE	WED	THU	FRI	SAT	SUN	
START:									
ZONE NUMBER	1								
ZONE # PROG A / BATTERY 1									
ZONE # PROG B / BATTERY 2									
ZONE # PROG C / BATTERY 3									
ZONE # PROG D / BATTERY 4									
SPRAY / ROTOR / DRIP / MIX									
CLEANED CLOGGED NOZZLE									
CHANGED INCORRECT NOZZLE									
REPLACED NOZZLE									
ADJUST ARC / RADIUS									
STRAIGHTEN HEADS									
HEAD MISSING / BROKE									
CHANGE 4" TO 6"									
CHANGE 4" TO 12"									
CHANGE 6" TO 12"									
SHRUBS: RAISED HEADS									
TURF: RAISED HEADS									
RELOCATE HEADS									
LEAK IN HEADS									
LEAK IN PIPE									
ROTORS NOT ROTATING									
VALVE INOPERABLE									
REPAIR DRIP LINE	3								
NOTES:	After Zone 1 every other Zone is n/f								



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	DATE: 9/10/25							TECHNICIAN(S):							
TIMER TYPE	CanCon Station							WATER SOURCE							
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 3	MON	TUE	WED	THU	FRI	SAT	SUN
START:				STOP:				START:				STOP:			
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 4	MON	TUE	WED	THU	FRI	SAT	SUN
START:				STOP:				START:				STOP:			
ZONE NUMBER	1														
ZONE # PROG A / BATTERY 1															
ZONE # PROG B / BATTERY 2															
ZONE # PROG C / BATTERY 3															
ZONE # PROG D / BATTERY 4															
SPRAY / ROTOR/ DRIP / MIX															
CLEANED CLOGGED NOZZLE															
CHANGED INCORRECT NOZZLE															
REPLACED NOZZLE															
ADJUST ARC / RADIUS															
STRAIGHTEN HEADS															
HEAD MISSING / BROKE															
CHANGE 4" TO 6"															
CHANGE 4" TO 12"															
CHANGE 6" TO 12"															
SHRUBS: RAISED HEADS															
TURF: RAISED HEADS															
RELOCATE HEADS															
LEAK IN HEADS															
LEAK IN PIPE															
ROTORS NOT ROTATING															
VALVE INOPERABLE															
REPAIR DRIP LINE	2														
NOTES:															



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

Conceded
Montreuil and Chisholm

PROPERTY	DATE: 9/4/25							TECHNICIAN(S):										
TIMER TYPE								WATER SOURCE										
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 3										
START:				STOP:				START:										
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 4										
START:				STOP:				START:										
ZONE NUMBER	1	2	3	4	5	6	7	10	11	12	13	14	15	16	17	18	19	
ZONE # PROG A / BATTERY 1																		
ZONE # PROG B / BATTERY 2																		
ZONE # PROG C / BATTERY 3																		
ZONE # PROG D / BATTERY 4																		
SPRAY / ROTOR/ DRIP / MIX																		
CLEANED CLOGGED NOZZLE	2									4								
CHANGED INCORRECT NOZZLE																		
REPLACED NOZZLE																		
ADJUST ARC / RADIUS																		
STRAIGHTEN HEADS																		
HEAD MISSING / BROKE																		
CHANGE 4" TO 6"																		
CHANGE 4" TO 12"																		
CHANGE 6" TO 12"																		
SHRUBS: RAISED HEADS																		
TURF: RAISED HEADS																		
RELOCATE HEADS																		
LEAK IN HEADS		1																
LEAK IN PIPE																		
ROTORS NOT ROTATING																		
VALVE INOPERABLE																		
REPAIR DRIP LINE																		
NOTES:																		



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	Cenard Station							DATE:	4/4/25	TECHNICIAN(S):									
TIMER TYPE										RAIN SWITCH TYPE									
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN			PROGRAM C / BATTERY 3	MON	TUE	WED	THU	FRI	SAT	SUN		
START:										START:									
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN			PROGRAM C / BATTERY 4	MON	TUE	WED	THU	FRI	SAT	SUN		
START:										START:									
ZONE NUMBER	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38
ZONE # PROG A / BATTERY 1																			
ZONE # PROG B / BATTERY 2																			
ZONE # PROG C / BATTERY 3																			
ZONE # PROG D / BATTERY 4																			
SPRAY / ROTOR/ DRIP / MIX																			
CLEANED CLOGGED NOZZLE																			
CHANGED INCORRECT NOZZLE																			
REPLACED NOZZLE																			
ADJUST ARC / RADIUS																			
STRAIGHTEN HEADS																			
HEAD MISSING / BROKE																			
CHANGE 4" TO 6"																			
CHANGE 4" TO 12"																			
CHANGE 6" TO 12"																			
SHRUBS: RAISED HEADS																			
TURF: RAISED HEADS																			
RELOCATE HEADS																			
LEAK IN HEADS																			
LEAK IN PIPE																			
ROTORS NOT ROTATING																			
VALVE INOPERABLE																			
REPAIR DRIP LINE																			
NOTES:	None factory																		



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	DATE: 9/5/25							TECHNICIAN(S):							
TIMER TYPE								WATER SOURCE							
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 3	MON	TUE	WED	THU	FRI	SAT	SUN
START:				STOP:				START:				STOP:			
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 4	MON	TUE	WED	THU	FRI	SAT	SUN
START:				STOP:				START:				STOP:			
ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
ZONE # PROG A / BATTERY 1															
ZONE # PROG B / BATTERY 2															
ZONE # PROG C / BATTERY 3															
ZONE # PROG D / BATTERY 4															
SPRAY / ROTOR / DRIP / MIX															
CLEANED CLOGGED NOZZLE															
CHANGED INCORRECT NOZZLE															
REPLACED NOZZLE			9				2							2	
ADJUST ARC / RADIUS															
STRAIGHTEN HEADS															
HEAD MISSING / BROKE															
CHANGE 4" TO 6"	1														
CHANGE 4" TO 12"															
CHANGE 6" TO 12"															
SHRUBS: RAISED HEADS															
TURF: RAISED HEADS															
RELOCATE HEADS															
LEAK IN HEADS															
LEAK IN PIPE															
ROTORS NOT ROTATING		2													
VALVE INOPERABLE															
REPAIR DRIP LINE															
NOTES:															



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	DATE: 9/4/20							TECHNICIAN(S):							
TIMER TYPE	Circuit Station Wellington Entrance							WATER SOURCE							
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 3	MON	TUE	WED	THU	FRI	SAT	SUN
START:	STOP:							START:	STOP:						
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 4	MON	TUE	WED	THU	FRI	SAT	SUN
START:	STOP:							START:	STOP:						
ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
ZONE # PROG A / BATTERY 1															
ZONE # PROG B / BATTERY 2															
ZONE # PROG C / BATTERY 3															
ZONE # PROG D / BATTERY 4															
SPRAY / ROTOR / DRIP / MIX															
CLEANED CLOGGED NOZZLE															
CHANGED INCORRECT NOZZLE															
REPLACED NOZZLE										3					
ADJUST ARC / RADIUS															
STRAIGHTEN HEADS															
HEAD MISSING / BROKE															
CHANGE 4" TO 6"															
CHANGE 4" TO 12"															
CHANGE 6" TO 12"															
SHRUBS: RAISED HEADS															
TURF: RAISED HEADS															
RELOCATE HEADS															
LEAK IN HEADS															
LEAK IN PIPE															
ROTORS NOT ROTATING	2														
VALVE INOPERABLE															
REPAIR DRIP LINE															
NOTES:	13, 14 / 15 are NF														

Sw Lake Blvd & Amberland Dr



REDTREE LANDSCAPE SYSTEMS IRRIGATION CONTROLLER CHECKLIST

PROPERTY	Concord Station							DATE: 10/02/25	TECHNICIAN(S): Norbert		
TIMER TYPE	Hunter Tree							RAIN SWITCH TYPE			
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 3	RAIN SWITCH TYPE		
START:	9:00 PM							STOP:			
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN	5:00 PM	STOP:		
START:	9:00 PM							STOP:			
ZONE NUMBER	1	11	14	19	21	23	30	31	32	34	40
ZONE # PROG A / BATTERY 1											
ZONE # PROG B / BATTERY 2											
ZONE # PROG C / BATTERY 3											
ZONE # PROG D / BATTERY 4											
SPRAY / ROTOR/ DRIP / MIX											
CLEANED CLOGGED NOZZLE											
CHANGED INCORRECT NOZZLE											
REPLACED NOZZLE											
ADJUST ARC / RADIUS											
STRAIGHTEN HEADS											
HEAD MISSING / BROKE											
CHANGE 4" TO 6"											
CHANGE 4" TO 12"											
CHANGE 6" TO 12"											
SHRUBS: RAISED HEADS											
TURF: RAISED HEADS											
RELOCATE HEADS											
LEAK IN HEADS											
LEAK IN PIPE											
ROTORS NOT ROTATING											
VALVE INOPERABLE											
REPAIR DRIP LINE											
NOTES:											

umber Lane Pl 10 des



REDTREE LANDSCAPE SYSTEMS IRRIGATION CONTROLLER CHECKLIST

PROPERTY	Concord Station							DATE:	10/08/25	TECHNICIAN(S):	Norbert							
TIMER TYPE	Hunter node station									WATER SOURCE	PC							
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN			PROGRAM C / BATTERY 3	MON	TUE	WED	THU	FRI	SAT	SUN	
START:	9:00 PM							STOP:		START:					STOP:			
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN			PROGRAM C / BATTERY 4	MON	TUE	WED	THU	FRI	SAT	SUN	
START:								STOP:		START:					STOP:			
ZONE NUMBER	1	2	3	4	5	6												
ZONE # PROG A / BATTERY 1																		
ZONE # PROG B / BATTERY 2																		
ZONE # PROG C / BATTERY 3																		
ZONE # PROG D / BATTERY 4																		
SPRAY / ROTOR/ DRIP / MIX																		
CLEANED CLOGGED NOZZLE																		
CHANGED INCORRECT NOZZLE																		
REPLACED NOZZLE	2	1																
ADJUST ARC / RADIUS					2													
STRAIGHTEN HEADS		1																
HEAD MISSING / BROKE																		
CHANGE 4" TO 6"																		
CHANGE 4" TO 12"																		
CHANGE 6" TO 12"																		
SHRUBS: RAISED HEADS																		
TURF: RAISED HEADS																		
RELOCATE HEADS																		
LEAK IN HEADS																		
LEAK IN PIPE																		
ROTORS NOT ROTATING																		
VALVE INOPERABLE																		
REPAIR DRIP LINE																		
NOTES:																		

Tuckerton



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	Ward Station							DATE:	10/08/15	TECHNICIAN(S):	Narbut						
TIMER TYPE	Winter 880-C									WATER SOURCE	PC						
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN			PROGRAM C / BATTERY 3	MON	TUE	WED	THU	FRI	SAT	SUN
START:	5:00 am							STOP:		START:				STOP:			
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN			PROGRAM C / BATTERY 4	MON	TUE	WED	THU	FRI	SAT	SUN
START:	5:30 am							STOP:		START:				STOP:			
ZONE NUMBER	1	2	3	4													
ZONE # PROG A / BATTERY 1																	
ZONE # PROG B / BATTERY 2																	
ZONE # PROG C / BATTERY 3																	
ZONE # PROG D / BATTERY 4																	
SPRAY / ROTOR/ DRIP / MIX																	
CLEANED CLOGGED NOZZLE																	
CHANGED INCORRECT NOZZLE																	
REPLACED NOZZLE				1													
ADJUST ARC / RADIUS																	
STRAIGHTEN HEADS	1	1	1	1													
HEAD MISSING / BROKE																	
CHANGE 4" TO 6"																	
CHANGE 4" TO 12"																	
CHANGE 6" TO 12"																	
SHRUBS: RAISED HEADS																	
TURF: RAISED HEADS																	
RELOCATE HEADS																	
LEAK IN HEADS																	
LEAK IN PIPE																	
ROTORS NOT ROTATING																	
VALVE INOPERABLE																	
REPAIR DRIP LINE																	
NOTES:																	

Mendocino & Chislehurst



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	Concord Station							DATE:	10/08/25			TECHNICIAN(S):		N. P. J.					
TIMER TYPE	Hunter ALC											WATER SOURCE		RAIN SWITCH TYPE					
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN					PROGRAM C / BATTERY 3		TUE	WED	THU	FRI	SAT	SUN
START:	9:00 pm											START:							
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN					PROGRAM C / BATTERY 4		TUE	WED	THU	FRI	SAT	SUN
START:	6:00 am											START:							
ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13						
ZONE # PROG A / BATTERY 1																			
ZONE # PROG B / BATTERY 2																			
ZONE # PROG C / BATTERY 3																			
ZONE # PROG D / BATTERY 4																			
SPRAY / ROTOR/ DRIP / MIX																			
CLEANED CLOGGED NOZZLE																			
CHANGED INCORRECT NOZZLE	2																		
REPLACED NOZZLE								3											
ADJUST ARC / RADIUS								1											
STRAIGHTEN HEADS	2																		
HEAD MISSING / BROKE																			
CHANGE 4" TO 6"																			
CHANGE 4" TO 12"																			
CHANGE 6" TO 12"																			
SHRUBS: RAISED HEADS																			
TURF: RAISED HEADS																			
RELOCATE HEADS																			
LEAK IN HEADS																			
LEAK IN PIPE																			
ROTORS NOT ROTATING																			
VALVE INOPERABLE																			
REPAIR DRIP LINE																			
NOTES:																			

Maintenance by Lift Station



REDTREE LANDSCAPE SYSTEMS IRRIGATION CONTROLLER CHECKLIST

PROPERTY	Corner Stone							DATE:	10/08/25							TECHNICIAN(S):		No-But										
TIMER TYPE	Hunter 1002																											
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN																					
START:	12:05 PM							STOP:																				
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN																					
START:								STOP:																				
ZONE NUMBER	1																											
ZONE # PROG A / BATTERY 1																												
ZONE # PROG B / BATTERY 2																												
ZONE # PROG C / BATTERY 3																												
ZONE # PROG D / BATTERY 4																												
SPRAY / ROTOR/ DRIP / MIX																												
CLEANED CLOGGED NOZZLE																												
CHANGED INCORRECT NOZZLE																												
REPLACED NOZZLE																												
ADJUST ARC / RADIUS																												
STRAIGHTEN HEADS																												
HEAD MISSING / BROKE																												
CHANGE 4" TO 6"																												
CHANGE 4" TO 12"																												
CHANGE 6" TO 12"																												
SHRUBS: RAISED HEADS																												
TURF: RAISED HEADS																												
RELOCATE HEADS																												
LEAK IN HEADS																												
LEAK IN PIPE																												
ROTORS NOT ROTATING																												
VALVE INOPERABLE																												
REPAIR DRIP LINE	1																											
NOTES:																												

Drexel entrance



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	Longland Station							DATE:	10/09/25	TECHNICIAN(S):		Norbert				
TIMER TYPE	winter mode							WATER SOURCE		PROGRAM C / BATTERY 3		RAIN SWITCH TYPE				
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 3		MON	TUE	WED	THU	FRI	SAT	SUN
START:	5:00 am							STOP:		STOP:						
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 4		MON	TUE	WED	THU	FRI	SAT	SUN
START:								STOP:		STOP:						
ZONE NUMBER	1															
ZONE # PROG A / BATTERY 1																
ZONE # PROG B / BATTERY 2																
ZONE # PROG C / BATTERY 3																
ZONE # PROG D / BATTERY 4																
SPRAY / ROTOR/ DRIP / MIX																
CLEANED CLOGGED NOZZLE																
CHANGED INCORRECT NOZZLE	2															
REPLACED NOZZLE	3															
ADJUST ARC / RADIUS																
STRAIGHTEN HEADS																
HEAD MISSING / BROKE	3															
CHANGE 4" TO 6"																
CHANGE 4" TO 12"																
CHANGE 6" TO 12"																
SHRUBS: RAISED HEADS																
TURF: RAISED HEADS																
RELOCATE HEADS																
LEAK IN HEADS																
LEAK IN PIPE																
ROTORS NOT ROTATING																
VALVE INOPERABLE																
REPAIR DRIP LINE																
NOTES:	Repaired Solenoid for Batterside node															

Wellington & Bushua



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	Concord Station		DATE:	10/09/25	TECHNICIAN(S):		Perkins	
TIMER TYPE	Winter I-core				WATER SOURCE			
PROGRAM A / BATTERY 1	MON	TUE	THU	SAT	SUN	PROGRAM C / BATTERY 3	MON	TUE
START:	10:00 am		STOP:			START:		
PROGRAM B / BATTERY 2	MON	TUE	THU	SAT	SUN	PROGRAM C / BATTERY 4	MON	TUE
START:	6:00 am		STOP:			START:		
ZONE NUMBER								
ZONE # PROG A / BATTERY 1								
ZONE # PROG B / BATTERY 2								
ZONE # PROG C / BATTERY 3								
ZONE # PROG D / BATTERY 4								
SPRAY / ROTOR/ DRIP / MIX								
CLEANED CLOGGED NOZZLE								
CHANGED INCORRECT NOZZLE								
REPLACED NOZZLE								
ADJUST ARC / RADIUS								
STRAIGHTEN HEADS								
HEAD MISSING / BROKE								
CHANGE 4" TO 6"								
CHANGE 4" TO 12"								
CHANGE 6" TO 12"								
SHRUBS: RAISED HEADS								
TURF: RAISED HEADS								
RELOCATE HEADS								
LEAK IN HEADS								
LEAK IN PIPE								
ROTORS NOT ROTATING								
VALVE INOPERABLE								
REPAIR DRIP LINE								
NOTES:								



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	Carroll Station Community Club										DATE:	10/24/25		TECHNICIAN(S):		John M				
TIMER TYPE													WATER SOURCE		well		RAIN SWITCH TYPE			
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN					PROGRAM C / BATTERY 3	MON	TUE	WED	THU	FRI	SAT	SUN	
START:	12AM										STOP:		START:		STOP:					
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN					PROGRAM C / BATTERY 4	MON	TUE	WED	THU	FRI	SAT	SUN	
START:	6AM										STOP:		START:		STOP:					
ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
ZONE # PROG A / BATTERY 1	45	45	30	45	45	45	45	30	45	30	30	0	0	30	30	30				
ZONE # PROG B / BATTERY 2																				
ZONE # PROG C / BATTERY 3																				
ZONE # PROG D / BATTERY 4																				
SPRAY / ROTOR / DRIP / MIX	12	5	5																	
CLEANED CLOGGED NOZZLE																				
CHANGED INCORRECT NOZZLE																				
REPLACED NOZZLE																				
ADJUST ARC / RADIUS																				
STRAIGHTEN HEADS																				
HEAD MISSING / BROKE																				
CHANGE 4" TO 6"																				
CHANGE 6" TO 12"																				
CHANGE 6" TO 12"																				
SHRUBS: RAISED HEADS																				
TURF: RAISED HEADS																				
RELOCATE HEADS																				
LEAK IN HEADS																				
LEAK IN PIPE																				
ROTORS NOT ROTATING																				
VALVE INOPERABLE																				
REPAIR DRIP LINE		x	x	x	x	x	x	x	x	x	x	x								
NOTES:	See Back for notes:																			



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	DATE:							TECHNICIAN(S):							
TIMER TYPE	Planted 1-2007							WATER SOURCE							
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 3	MON	TUE	WED	THU	FRI	SAT	SUN
START:	STOP:							START:	STOP:						
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 4	MON	TUE	WED	THU	FRI	SAT	SUN
START:	STOP:							START:	STOP:						
ZONE NUMBER	20	21	22	23	24	25	26	27	28						
ZONE # PROG A / BATTERY 1															
ZONE # PROG B / BATTERY 2															
ZONE # PROG C / BATTERY 3															
ZONE # PROG D / BATTERY 4															
SPRAY / ROTOR/ DRIP / MIX															
CLEANED CLOGGED NOZZLE															
CHANGED INCORRECT NOZZLE															
REPLACED NOZZLE															
ADJUST ARC / RADIUS															
STRAIGHTEN HEADS															
HEAD MISSING / BROKE															
CHANGE 4" TO 6"															
CHANGE 4" TO 12"															
CHANGE 6" TO 12"															
SHRUBS: RAISED HEADS															
TURF: RAISED HEADS															
RELOCATE HEADS															
LEAK IN HEADS															
LEAK IN PIPE															
ROTORS NOT ROTATING															
VALVE INOPERABLE															
REPAIR DRIP LINE															
NOTES:															

Wilmington & Bush Park node



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	Concave Station	DATE: 10/09/25	TECHNICIAN(S):	10/09/25						
TIMER TYPE	Timer Node	Station	WATER SOURCE	MON	TUE	WED	THU	FRI	SAT	SUN
PROGRAM A / BATTERY 1	12:30 am	12:30 am	START:	START:						
PROGRAM B / BATTERY 2			PROGRAM C / BATTERY 3	MON	TUE	WED	THU	FRI	SAT	SUN
START:			PROGRAM C / BATTERY 4	MON	TUE	WED	THU	FRI	SAT	SUN
STOP:			STOP:							
ZONE NUMBER	1									
ZONE # PROG A / BATTERY 1										
ZONE # PROG B / BATTERY 2										
ZONE # PROG C / BATTERY 3										
ZONE # PROG D / BATTERY 4										
SPRAY / ROTOR / DRIP / MIX										
CLEANED CLOGGED NOZZLE										
CHANGED INCORRECT NOZZLE										
REPLACED NOZZLE										
ADJUST ARC / RADIUS										
STRAIGHTEN HEADS										
HEAD MISSING / BROKE										
CHANGE 4" TO 6"										
CHANGE 4" TO 12"										
CHANGE 6" TO 12"										
SHRUBS: RAISED HEADS										
TURF: RAISED HEADS										
RELOCATE HEADS										
LEAK IN HEADS										
LEAK IN PIPE										
ROTORS NOT ROTATING										
VALVE INOPERABLE										
REPAIR DRIP LINE										
NOTES:										



REDTREE LANDSCAPE SYSTEMS IRRIGATION CONTROLLER CHECKLIST

IRRIGATION CONTROLLER CHECKLIST

Found faults on Controller - 4, 5, 9, 10, 11, 14

Turned Zone 1 on - no water - Pumps on Bladder Tank no air filled with water
~~data~~ plus nipples & nut cracked at threads going into PUB valve - all needs Replacemng.
Nothing is working on Clubhouse & Common Controller



REDTREE LANDSCAPE SYSTEMS

IRRIGATION CONTROLLER CHECKLIST

Swake Blvd & Umberland dr

PROPERTY	<i>Concord Station</i>		DATE:	<i>11/11/25</i>		TECHNICIAN(S):		<i>Don</i>	
TIMER TYPE	<i>Hunter</i>		WATER SOURCE		RAIN SWITCH TYPE				
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN		
START:	<i>9PM</i>		STOP:						
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN		
START:	<i>9PM</i>		STOP:						
ZONE NUMBER	1	2	3	4	6	7	8	9	
ZONE # PROG A / BATTERY 1	<i>30</i>	<i>30</i>	<i>30</i>	<i>30</i>	<i>10</i>	<i>15</i>	<i>30</i>	<i>30</i>	
ZONE # PROG B / BATTERY 2									
ZONE # PROG C / BATTERY 3									
ZONE # PROG D / BATTERY 4									
SPRAY / ROTOR/ DRIP / MIX	<i>✓</i>	<i>✓</i>	<i>✓</i>	<i>✓</i>	<i>✓</i>	<i>✓</i>	<i>✓</i>	<i>✓</i>	
CLEANED CLOGGED NOZZLE									
CHANGED INCORRECT NOZZLE									
REPLACED NOZZLE									
ADJUST ARC / RADIUS									
STRAIGHTEN HEADS									
HEAD MISSING / BROKE									
CHANGE 4" TO 6"									
CHANGE 4" TO 12"									
CHANGE 6" TO 12"									
SHRUBS: RAISED HEADS									
TURF: RAISED HEADS									
RELOCATE HEADS									
LEAK IN HEADS									
LEAK IN PIPE									
ROTOR NOT ROTATING									
VALVE INOPERABLE									
REPAIR DRIP LINE									

Minor Adjustments

NOTES:



REDTREE LANDSCAPE SYSTEMS IRRIGATION CONTROLLER CHECKLIST

Don't like it, embeled dr.

PROPERTY	Con Cord Station							DATE:	11/11/25			TECHNICIAN(S):		John							
TIMER TYPE	Hunter														RAIN SWITCH TYPE						
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 3							MON	TUE	WED	THU	FRI	SAT	SUN
START:								STOP:							STOP:						
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 4							MON	TUE	WED	THU	FRI	SAT	SUN
START:								STOP:							STOP:						
ZONE NUMBER	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40			
ZONE # PROG A / BATTERY 1	30	15	30	20	30	30	20	20	10/30	20	5	30	20	20	30	15	10	15			
ZONE # PROG B / BATTERY 2																					
ZONE # PROG C / BATTERY 3																					
ZONE # PROG D / BATTERY 4																					
SPRAY / ROTOR / DRIP / MIX	V	S	D	D	V	V	D	D	R	S	b	V	D	V	R	b	S	D			
CLEANED CLOGGED NOZZLE																					
CHANGED INCORRECT NOZZLE																					
REPLACED NOZZLE																					
ADJUST ARC / RADIUS																					
STRAIGHTEN HEADS																					
HEAD MISSING / BROKE																					
CHANGE 4" TO 6"																					
CHANGE 4" TO 12"																					
CHANGE 6" TO 12"																					
SHRUBS: RAISED HEADS																					
TURF: RAISED HEADS																					
RELOCATE HEADS																					
LEAK IN HEADS																					
LEAK IN PIPE																					
ROTORS NOT ROTATING																					
VALVE INOPERABLE																					
REPAIR DRIP LINE																					
NOTES:	Zone 40 replaced 2 mis stakes & wires - 3 drip leaks - changed meters																				



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

Wellington & Buckingham Drive
John M

PROPERTY	DATE: 11/11/25	TECHNICIAN(S):						
TIMER TYPE	CONCORD STATION	WATER SOURCE						
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN	
START:	10 PM							
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN	
START:	STOP:							
ZONE NUMBER	1	2	3	4	5	6	7	
ZONE # PROG A / BATTERY 1	0	0	45	20	20	45	10	
ZONE # PROG B / BATTERY 2								
ZONE # PROG C / BATTERY 3								
ZONE # PROG D / BATTERY 4								
SPRAY / ROTOR / DRIP / MIX								
CLEANED CLOGGED NOZZLE								
CHANGED INCORRECT NOZZLE								
REPLACED NOZZLE								
ADJUST ARC / RADIUS								
STRAIGHTEN HEADS								
HEAD MISSING / BROKE								
CHANGE 4" TO 6"								
CHANGE 4" TO 12"								
CHANGE 6" TO 12"								
SHRUBS: RAISED HEADS								
TURF: RAISED HEADS								
RELOCATE HEADS								
LEAK IN HEADS								
LEAK IN PIPE								
ROTORS NOT ROTATING								
VALVE INOPERABLE								
REPAIR DRIP LINE								
NOTES:	Zan							

Found time on zones 1, 2, 13, 14, 15 & throwing faults on the timer - removed faults



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

Westmore & Chickhurst

PROPERTY	DATE: 11/10/25	TECHNICIAN(S): Norbit
TIMER TYPE	WATER SOURCE	RAIN SWITCH TYPE
PROGRAM A / BATTERY 1	PROGRAM C / BATTERY 3	THU FRI SAT SUN
START:	START:	STOP:
PROGRAM B / BATTERY 2	PROGRAM C / BATTERY 4	THU FRI SAT SUN
START:	START:	STOP:
ZONE NUMBER	1 2 3 4 5 6 7 8 9 10 11 12	
ZONE # PROG A / BATTERY 1	20 30 20 30 15 30 30	
ZONE # PROG B / BATTERY 2		
ZONE # PROG C / BATTERY 3		
ZONE # PROG D / BATTERY 4		
SPRAY / ROTOR / DRIP / MIX	5 12 5 12 5 12 5 12 5 12 5 12	
CLEANED CLOGGED NOZZLE		
CHANGED INCORRECT NOZZLE		
REPLACED NOZZLE		
ADJUST ARC / RADIUS		
STRAIGHTEN HEADS		
HEAD MISSING / BROKE		
CHANGE 4" TO 6"		
CHANGE 4" TO 12"		
CHANGE 6" TO 12"		
SHRUBS: RAISED HEADS		
TURF: RAISED HEADS		
RELOCATE HEADS		
LEAK IN HEADS		
LEAK IN PIPE		
ROTORS NOT ROTATING		
VALVE INOPERABLE		
REPAIR DRIP LINE		
NOTES:		



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	Concord Station							DATE:	11/11/25	TECHNICIAN(S):		John				
TIMER TYPE	Hunter									RAIN SWITCH TYPE						
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 3		MON	TUE	WED	THU	FRI	SAT	SUN
START:	Program							STOP:		STOP:						
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 4		MON	TUE	WED	THU	FRI	SAT	SUN
START:								STOP:		STOP:						
ZONE NUMBER	3															
ZONE # PROG A / BATTERY 1	15															
ZONE # PROG B / BATTERY 2																
ZONE # PROG C / BATTERY 3																
ZONE # PROG D / BATTERY 4																
SPRAY / ROTOR/ DRIP / MIX	D															
CLEANED CLOGGED NOZZLE																
CHANGED INCORRECT NOZZLE																
REPLACED NOZZLE																
ADJUST ARC / RADIUS																
STRAIGHTEN HEADS																
HEAD MISSING / BROKE																
CHANGE 4" TO 6"																
CHANGE 4" TO 12"																
CHANGE 6" TO 12"																
SHRUBS: RAISED HEADS																
TURF: RAISED HEADS																
RELOCATE HEADS																
LEAK IN HEADS																
LEAK IN PIPE																
ROTORS NOT ROTATING																
VALVE INOPERABLE																
REPAIR DRIP LINE																
NOTES:	Pump off due to broken threads in PVB & Blocker Tank completely water logged Crew not check until repaired.															



REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

Tuckerton

Concord Station
Plumber

PROPERTY	DATE: 11/10/25	TECHNICIAN(S):	RAIN SWITCH TYPE												
TIMER TYPE		WATER SOURCE													
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 3	MON	TUE	WED	THU	FRI	SAT	SUN
START:								START:							
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 4	MON	TUE	WED	THU	FRI	SAT	SUN
START:								START:							
ZONE NUMBER	1	2	9	4											
ZONE # PROG A / BATTERY 1	30	20	45	30											
ZONE # PROG B / BATTERY 2		20													
ZONE # PROG C / BATTERY 3															
ZONE # PROG D / BATTERY 4															
SPRAY / ROTOR / DRIP / MIX	5	12	12	5											
CLEANED CLOGGED NOZZLE	1			2											
CHANGED INCORRECT NOZZLE															
REPLACED NOZZLE				1											
ADJUST ARC / RADIUS		2	1												
STRAIGHTEN HEADS															
HEAD MISSING / BROKE															
CHANGE 4" TO 6"															
CHANGE 4" TO 12"															
CHANGE 6" TO 12"															
SHRUBS: RAISED HEADS															
TURF: RAISED HEADS															
RELOCATE HEADS															
LEAK IN HEADS															
LEAK IN PIPE															
ROTORS NOT ROTATING															
VALVE INOPERABLE															
REPAIR DRIP LINE															
NOTES:															



REDTREE LANDSCAPE SYSTEMS

IRRIGATION CONTROLLER CHECKLIST

Signature of Alexander Lee

PROPERTY	DATE: 11/11/25							TECHNICIAN(S): John								
TIMER TYPE								RAIN SWITCH TYPE								
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT	SUN		
START:	7:30 PM							START:		STOP:						
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT	SUN		
START:								START:		STOP:						
ZONE NUMBER	1	2	3	4	5	6	7	8	9							
ZONE # PROG A / BATTERY 1	30	30	30	30	30	30	30	30	30							
ZONE # PROG B / BATTERY 2																
ZONE # PROG C / BATTERY 3																
ZONE # PROG D / BATTERY 4																
SPRAY / ROTOR / DRIP / MIX	5	12	5	12	12	5	5	12	5							
CLEANED CLOGGED NOZZLE																
CHANGED INCORRECT NOZZLE																
REPLACED NOZZLE																
ADJUST ARC / RADIUS																
STRAIGHTEN HEADS																
HEAD MISSING / BROKE		1	1					1								
CHANGE 4" TO 6"																
CHANGE 4" TO 12"																
CHANGE 6" TO 12"																
SHRUBS: RAISED HEADS																
TURF: RAISED HEADS																
RELOCATE HEADS																
LEAK IN HEADS																
LEAK IN PIPE																
ROTORS NOT ROTATING																
VALVE INOPERABLE																
REPAIR DRIP LINE																
NOTES:																

EXHIBIT 7

[RETURN TO AGENDA](#)

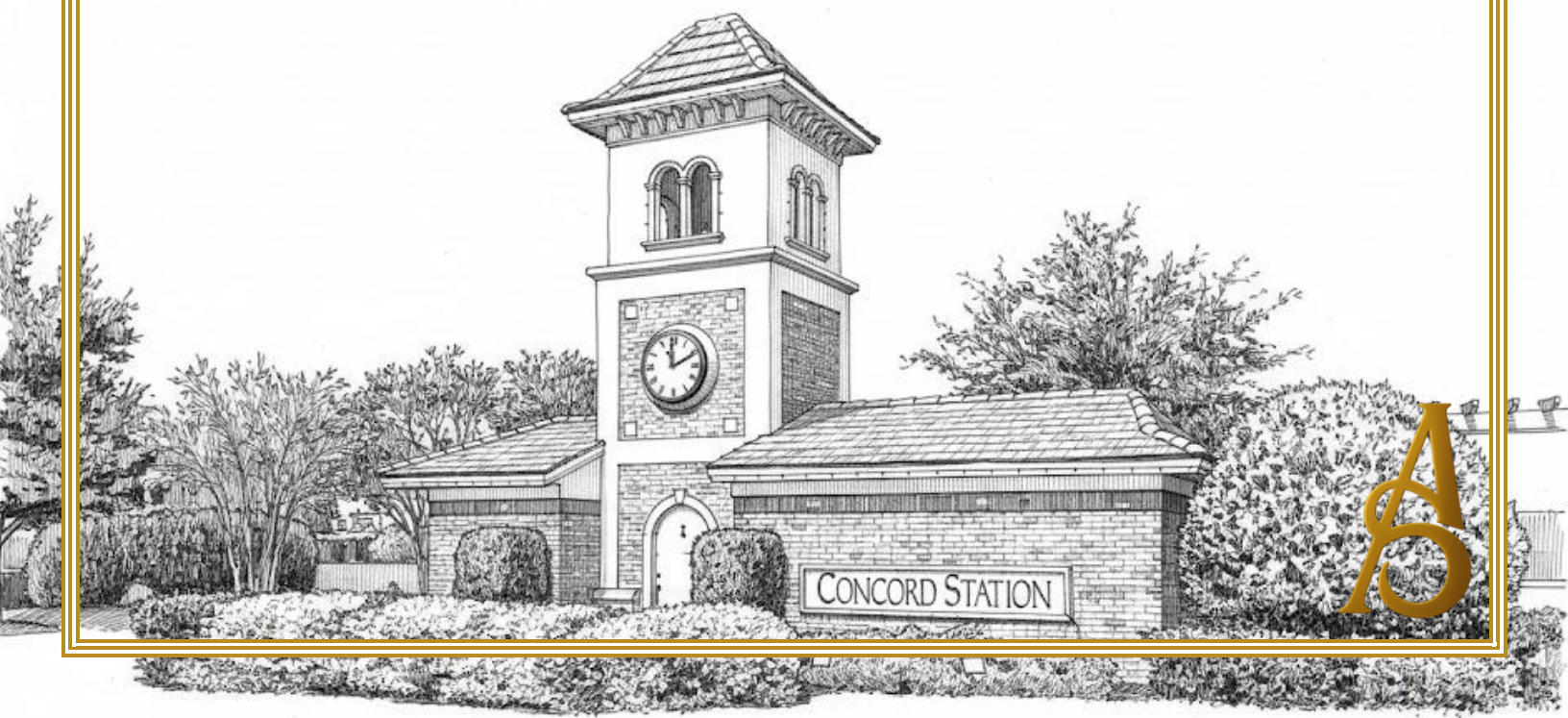
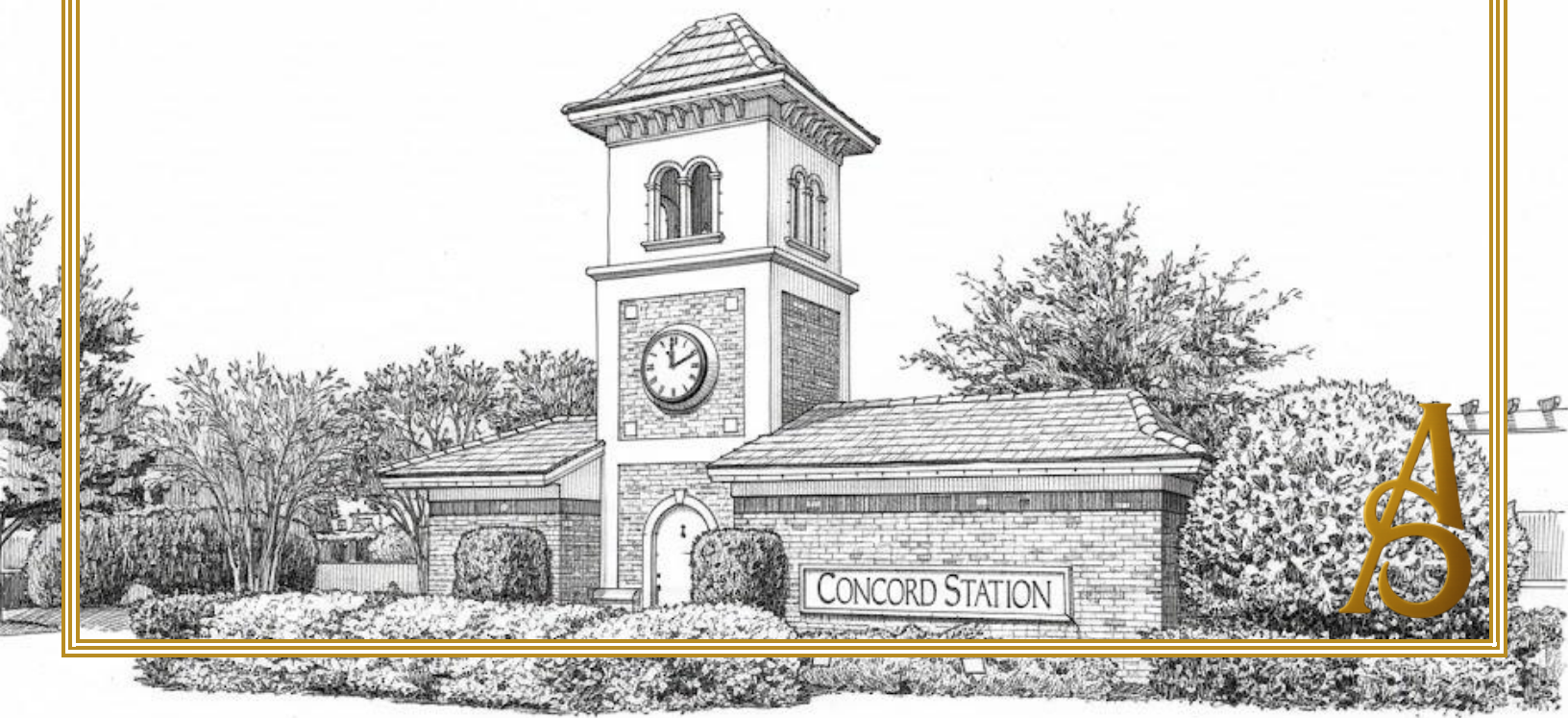


EXHIBIT 8

[RETURN TO AGENDA](#)



Haven Management Solutions

A Partnership Proposal For District Management Services



The Concord Station Community Development District



Haven Management Solutions

December 8, 2025

The Board of Supervisors
Concord Station CDD
c/o Ms. Lindsay Moczynski
16009 N. Florida Ave.
Lutz, FL 33549

RE: Proposal to Provide District Management Services

On behalf of Haven Management Solutions , we thank you for considering our proposal to provide District Management services to the Concord Station Community Development District. Haven Management Solutions is a professional limited liability company with a focused practice on serving Community Development Districts. We are excited about the possibility of collaborating and advancing a Public Private Partnership that will serve the needs of the residents of the Concord Station Community Development District.

This partnership proposal presents our qualifications and expertise in the community development district arena.

The Haven Management Solutions Mission

Advance the unique Vision of the Board of Supervisors, Ensure the Sustainability of District Infrastructure, Maintain the Thrivability of Living Assets, Assure Economic and Budgetary Governance.

Our firm's leaders bring decades of practical experience in district management, field services, and finance and accounting. We leverage this expertise to deliver transparent, efficient and solution-oriented service that is tailored to the specific needs of your district.

We look forward to presenting our proposal to the Board of Supervisors.

Sincerely,

Patricia Thibault

Patricia Thibault
Director - District Operations





Haven Management Solutions

The Concord Station Dedicated Professional Team

Though only recently founded in 2025, the professional management team brings together the most esteemed professionals in the industry, combining to an experience of over 100 years!!! Backed by decades of shared experience, we partner with your District to turn challenges into opportunities. Through active listening, strategic collaboration, and seasoned insight, we deliver innovative, solution-focused strategies that drive meaningful results. Your dedicated management team has a long history of working together and share a commitment to deliver the highest level of professional management services.

Patricia Thibault - Director of District Operations

Patricia is a dynamic and initiative driven professional with over 20 years of extensive expertise in District Management, accounting, and auditing. With a proven track record of overseeing complex management and financial operations, she consistently delivers efficient, transparent, and data-informed solutions that support organizational growth and fiscal integrity.


Her strong planning and organizational abilities enable her to manage District initiatives from concept to completion, ensuring alignment with District strategic goals and regulatory standards. Patricia's disciplined approach and ability to balance multiple priorities under pressure allow her to meet critical deadlines without compromising quality or accuracy.

As a certified leader and effective communicator, Patricia excels in translating complex financial data into actionable insights that drive sound decision-making at the District level. She is thoroughly versed in Generally Accepted Accounting Principles (GAAP) and Governmental Accounting Standards Board (GASB) principles and has held Certified Public Accountant (CPA) licenses in two states.

Patricia has had experience overseeing the daily operations of over 40 Districts and is well versed in Florida Statute Chapter 190. She understands that it is the residents of the District that provide the fiscal means for her to operate as the District Manager. Her commitment and dedication is to the residents of the District as well as the Board of Supervisors.

John McKay - Finance & Assessments

John has over 30 years in the financial services industry. He advances a complete scope of district financial and assessment services ranging from district establishment to bond issuances to ongoing assessment revenue collections – which are critical to the success of district operations. He will prepare and issue estoppel letters for prepayments and closings, process, and record assessment prepayments, and perform regular true-up analysis for each bond issue. He will also provide the dissemination Agent Services for the District; prepare and post quarterly and annual continuing disclosure reports as required by the bond issue. John has been qualified as an expert witness in bond validation hearings. Experience does matter and John is a well renowned leader in the CDD financial industry.





Haven Management Solutions

The Concord Station Dedicated Professional Team

Austin Corings – Senior Accountant

Austin has over 8 years in the CDD industry – growing from a summer intern to senior accountant. The accounting business of a CDD is not easy, with fluctuating budgets and reporting responsibilities. He grasps complex issues and is at ease explaining the many aspects of a financial statement to the Board members and residents of a District. His daily focus is on financial reporting and compliance with a keen eye on cash management. Austin oversees the Districts audit process and ensures that all District audits are completed within the Florida Statute mandates. Good governance goes beyond compliance, and so does our experienced Government Services team with Austin as the team leader. It's about timely financial reporting, transparent communication and a dedicated commitment to the District.

Shima Pakzadian – Accounts Payable Manager

Shima is considered an expert with over 15 years of experience in accounts payable with a focused six years dedicated to CDD accounting. Shima holds two Masters degrees , an MBA as well as a Masters of Science in Accounting. As an expert in accounts payable, her role involves managing the District's financial obligations by processing, verifying, and reconciling invoices, making timely vendor payments, and maintaining accurate financial records to ensure cash flow, profitability, and compliance. Shima handles complex AP processes, resolves invoice discrepancies, and provides insights for financial planning which impact the district's financial stability and reputation. She takes pride in fostering positive relationships across departments and with external vendors; to ensure accurate financial accountability.

Dana Bryant – Professional Landscape Advisor

Dana has over 20 years in the landscape industry and provides expert consulting on critical irrigation and landscape matters that impact the District's living assets. Dana is comfortable in presenting the “real” of your landscape issues as an independent consultant on the Haven Management Solutions team.





Haven Management Solutions

The Commitment

Haven Management Solutions commits to financial integrity: At Haven Management Solutions, we believe that trust is the foundation of every successful relationship. Our commitment to financial integrity guides every decision we make — ensuring transparency, accountability, and honesty in all our financial practices. We uphold the highest ethical standards, maintaining accurate records, complying fully with regulations, and safeguarding the interests of our clients, partners, and stakeholders. By prioritizing integrity, we aim to build lasting confidence in our brand and create sustainable value for everyone we serve; the residents and the Board of Supervisors. Key Deliverables include:

- ❖ Collaborating with the Board of Supervisors to create a unique and comprehensive Vision Plan, ensuring the District's growth reflects and supports the goals and values of the Board.
- ❖ Developing a monthly financial dashboard that showcases the key financial metrics and insights unique to the District.
- ❖ Presenting monthly financial statements that incorporate variance expenditure analysis and detailed information on unfavorable variances
- ❖ Delivering budget presentations that are clear, relevant and meaningful for all members of the District - reflecting a fundamental accounting principle for all financial reporting
- ❖ Our audit promise. Deliver the audit in compliance with Florida Statute deadlines.
- ❖ Administer the assessment roll and coordinate with the County Tax Collector and Property Appraiser in compliance with State Statutes
- ❖ Bond dissemination. We prepare and deliver all necessary disclosures and reports for the bondholders and trustees, ensuring full compliance with the master trust indenture and SEC Rule 15c2-12.

Haven Management Solutions commits to resident support and communication: Resident concerns and observations should be acknowledged, documented and addressed promptly. The Haven Management Solutions Resident Resource Center is open seven days a week, from 7 a.m. to 7 p.m., providing residents with expedient access to District information. Additionally, a designated email address will be established for the District to ensure resident concerns are promptly documented and responses are tracked. This resident-centric approach demonstrates a commitment to listening to residents.





Haven Management Solutions

The Commitment

Haven Management Solutions commits to resident support and communication: Resident concerns and observations should be acknowledged, documented and addressed promptly. The Haven Management Solutions Resident Resource Center is open seven days a week, from 7 a.m. to 7 p.m., providing residents with expedient access to District information. Additionally, a designated email address will be established for the District to ensure resident concerns are promptly documented and responses are tracked. This resident-centric approach demonstrates a commitment to listening to residents.

Haven Management Solutions commits to the delivery of excellence in District Management & Administrative Services: The District Manager will strategically align with the Board to ensure that every operational and maintenance decision support the District's long-term vision and objectives. Thru the collaboration with maintenance and accounting professionals, the District Manager will develop an integrated plan that addresses the unique needs of the District and Board. Our innovative and integrated approach provides for proactive oversight while adapting effectively to the evolving conditions and needs of the District.

Haven Management Solutions commits to a seamless transition: The Haven Management Solutions team will begin implementing transition objectives upon contract award. We will work with your current management company to obtain a comprehensive list of vendors, ensuring swift communication with District resources. Additionally, Haven Management Solutions will conduct a thorough review of the District budget, past meeting minutes, and a representative will be present at each meeting to ensure we are fully prepared for Day One of the contract.

A Scope of Services Can be Found in Exhibit A of this document.

The Guarantee

Haven Management Solutions **BELIEVES** in their commitment promise to the District. If for any reason the Board determines that we have failed in our obligations to the District and motions to terminate the contract, Haven Management Solutions will provide the final 60 days of the contract at no charge to the District.





Haven Management Solutions

Fee Schedule & Pricing Overview - District Management - No Increase in Pricing for Three Years

No Increase in Pricing from Prior District Management

TASK	DETAIL	PRICING		
		Year 1	Year 2	Year 3
Task 1	Management	\$33,750	\$33,750	\$33,750
Task 2	Administrative	\$3,000	\$3,000	\$3,000
Task 3	Accounting	\$16,000	\$16,000	\$16,000
Task 4	Financial/Assessment Services & Revenue Collection	\$ 2,500	\$ 2,500	\$ 2,500
Task 5	Dissemination Agent	\$ 2,500	\$ 2,500	\$ 2,500
	ANNUAL TOTAL	\$ 57,750	\$57,750	\$ 57,750
ADDITIONAL SERVICES				
District Management - Hourly Rate for Additional district meetings or Meetings over 4 hours - Includes 15 Meetings		\$ 125	\$ 125	\$ 125



Haven Management Solutions

District Management References

The Haven Management Solutions team believes that quality and integrity drive the success of any partnership. We consult with our clients, listen to their challenges faced, find the vision, and work in partnership to assess and develop tailored solutions with a holistic lifecycle approach - focusing on the interconnectedness of all decisions both on a short-term and long-term basis. We invite you to contact our references to substantiate our identity and reputation.

TAMPA PALMS ODD

General Fund Budget: \$3,486,449

Services Provided: Management, Administrative, Accounting, Financial/Assessment Services. Dissemination services not required.

Reference Contact: Ms. Maggie Wilson - mmfitzy@aol.com

LONG LAKE RANCH ODD

General Fund Budget: \$1,633,791

Services Provided: Management, Administrative, Accounting, Financial Assessment Services, Dissemination, Amenity Management (team of 3) and Field Services.

Reference Contact: Heidi Clawson, Chairman - hclawson20@gmail.com

BALLANTRAE ODD

General Fund Budget: \$1,024,661

Services Provided: Management, Administrative, Accounting, Financial, Assessment Services, Dissemination, Amenity Management (team of 4) and Field Services

Reference Contact: Richard Levy, Chairman - rlevy@ballantraecdd.org

Highland Meadows II ODD

General Fund Budget: \$1,058,025

Services Provided: Management, Administrative, Accounting, Financial/Assessment Services. Dissemination and Field Services.

Reference Contact: Ms. Deborah Galbraith, Chairman - dgalbraithhm2@gmail.com

Forest Lake ODD

General Fund Budget: \$578,091

Services Provided: : Management, Administrative, Accounting, Financial/Assessment Services. Dissemination and Field Services

Reference Contact: Mr. Frank Rivera, Chairman - FLCDDCHAIR1@gmail.com





Haven Management Solutions

District Management Contact Information

Haven Management Solutions
255 Primera Blvd.
Suite 160
Lake Mary, FL 32746

Patricia Thibault - 407-221-9153
Patricia@havenmgtSol.com

Austin Comings - 407-378-8427
Austin@havenmgtSol.com



District Management Certificate of Liability

ACORD		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 12/08/2025			
<p>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.</p> <p>IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).</p>							
PRODUCER ONE SOURCE ADVISORY 21214443 PO BOX 119 LUTZ FL 33548		CONTACT NAME: PHONE (813) 949-8636 FAX (813) 909-8743 (A/C, No, Ext): (A/C, No): E-MAIL ADDRESS:					
INSURED HAVEN MANAGEMENT SOLUTIONS, LL 1415 BRISTOL PARK PL LAKE MARY FL 32748-4328		INSURER(S) AFFORDING COVERAGE NAIC# INSURER A: Property and Casualty Insurance Company of Hartford 34690 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:					
COVERAGES		CERTIFICATE NUMBER:		REVISION NUMBER:			
<p>THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.</p>							
INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input checked="" type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> General Liability			21 SBM BX8M3T	12/15/2025	12/15/2026	EACH OCCURRENCE \$1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:						DAMAGE TO RENTED PREMISES (EA occurrence) \$1,000,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMPROP AGG \$2,000,000
	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (EA accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
	<input type="checkbox"/> UMBRELLA LIAB EXCESS LIAB <input type="checkbox"/> OCCUR CLAIMS-MADE <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE AGGREGATE
	<input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS LIABILITY <input type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in FL) If yes, describe under DESCRIPTION OF OPERATIONS below.		Y/N	N/A			PER STATUTE E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT
A	Professional Liability			21 SBM BX8M3T	12/15/2025	12/15/2026	Each Claim Limit \$1,000,000 Aggregate Limit \$1,000,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Those usual to the Insured's Operations.							
CERTIFICATE HOLDER For Informational Purposes 1415 BRISTOL PARK PL LAKE MARY FL 32748-4328				CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Suean K. Castaneda</i>			



Haven Management Solutions Sample Scope of Services – Exhibit A



DISTRICT MANAGEMENT – SAMPLE SCOPE OF SERVICES

MANAGEMENT

- A. Attend and conduct all regularly scheduled and special Board of Supervisors meetings, Landowners' meetings, continued meetings, hearings and workshops. Arrange for time and location and all other necessary logistics for such meetings, hearings, etc.
- B. Bid proposal should be based on twelve (12) meetings per year plus one (1) budget workshop for a total of thirteen (13) meetings, each 4 hours in length
- C. Ensure compliance with all statutes affecting the district.
- D. Provide an office location to handle and respond to written, phone or e-mail inquiries from the public.

ADMINISTRATIVE

- A. Agenda Preparation, record keeping in accordance with Florida law, prepare accurate meeting minutes, filing of records/reports with local/state agencies including the Florida Commission on Ethics, provide administrative support services to the District Manager
- B. Prepare and publish all meeting and workshop notices
- C. Respond to public records requests as required by law and in compliance with the Rules of Procedure and the District's adopted public records policy
- D. Tablets/electronic device for Supervisors use at meetings

ACCOUNTING

- A. Monthly accounts payable, construction and capital program accounting, monthly production of Unaudited Financial Statements, Filing the Annual Financial Report, Filing the Annual Independent Audit, and other usual and customary accounting services required of CDD's
- B. Budget preparation shall include calculation of operation and maintenance assessments

ASSESSMENT ADMINISTRATION SERVICES

- A. Assessment Roll Preparation and Re-amortization schedule, preparing of the assessment roll and the timely submittal of the roll to the tax collector. Certification, direct billing, and funding request processing
- B. Estoppel letters, bond payoff information and other collection related work shall be provided to property owner and realtors. Estoppels will be billed at state approved levels

DISSEMINATION AGENT SERVICES

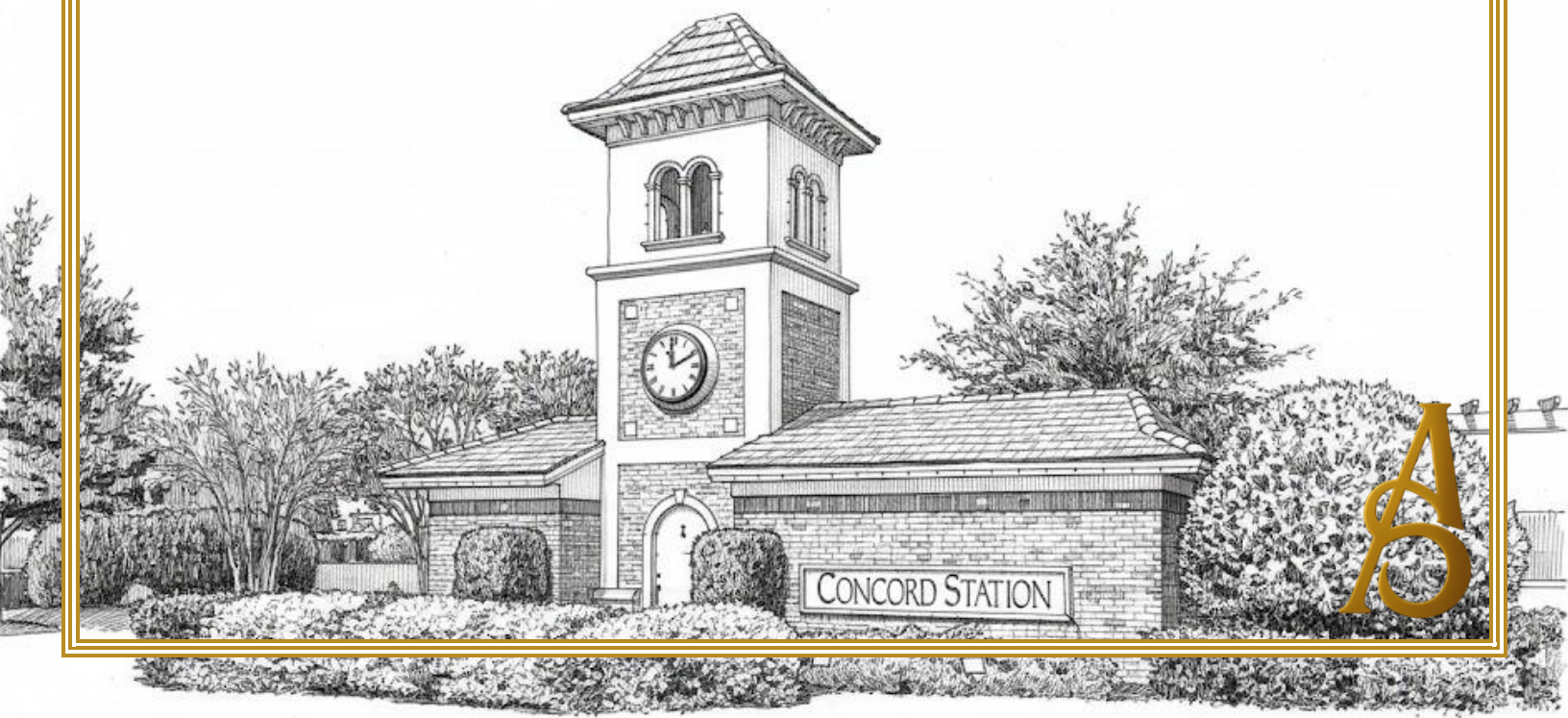
- A. Payment made annually in the month of October each year.
- B. Providing the ongoing disclosure requirements and duties listed in the agreements of all series of Bonds issued by the District, facilitating the District's compliance with the Securities and Exchange Commission's Rule 15c2-12(b)(5).

ADDITIONAL SERVICES

Additional District Meetings – proposed hourly fee to be charged for each hour past the initial 4-hour meeting timeframe included in the scope of services.

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.

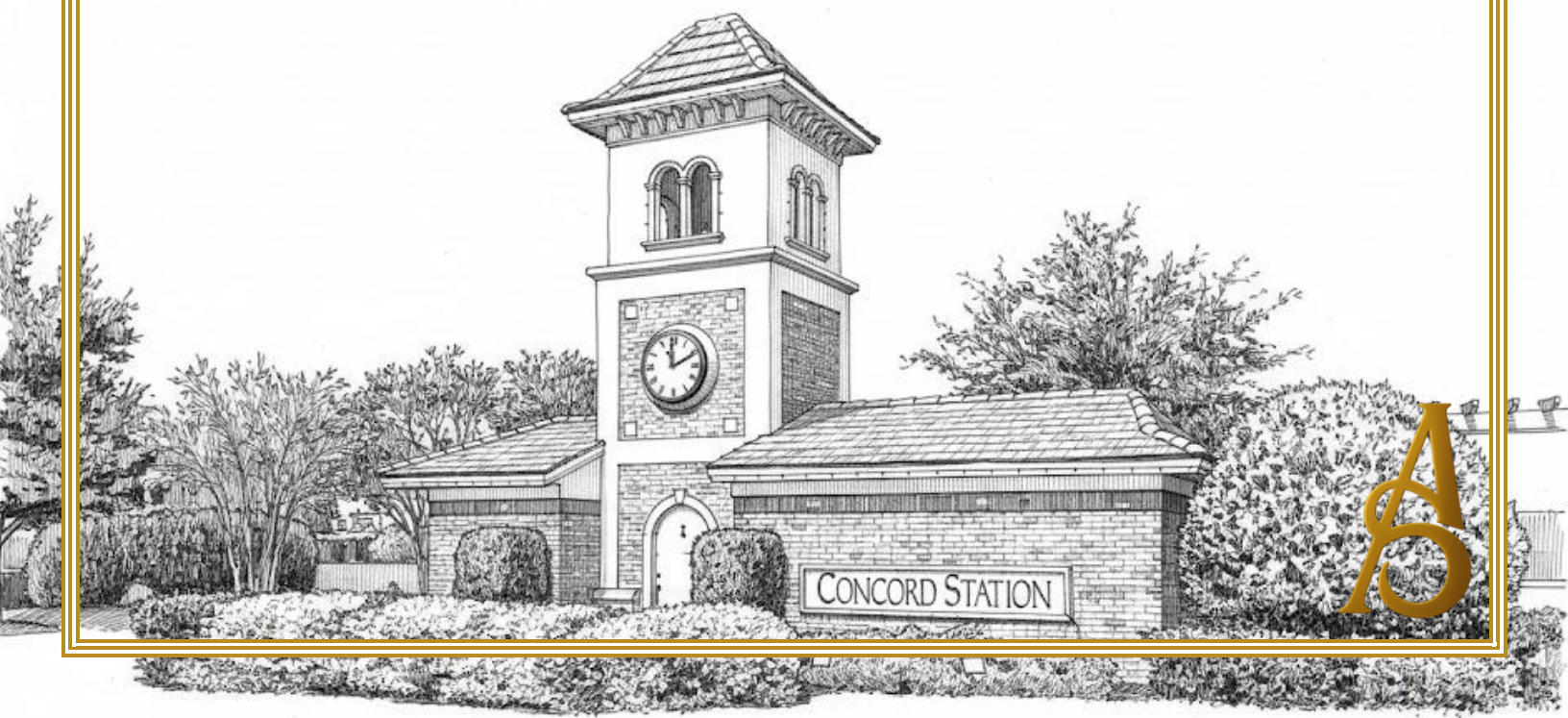
For additional information, please contact the Pasco County Supervisor of Elections.

Publish on or before _____, 2026*

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

EXHIBIT 10A

[RETURN TO AGENDA](#)



Clubhouse and Amenities Manager Report 12/11/2025

1. Staff/other updates:

- a. Danny will be taking PTO from 16-23 December 2025.
- b. We had a Florida Health Department Pool inspection on November 21, 2025. We had two comments: no max depth signs and the delamination patch on the bottom of the pool.
- c. We had a Pasco County Fire Department inspection on December 8, 2025. We had three comments: riser, hydrant and backflows are due this month.

2. Concord Station CDD Employee Policy Manual/Handbook:

- a. Handbook was distributed to the Supervisors, District Manager, and Counsel, for review and inputs.

3. 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 ballon artist. Downpayment has been submitted for the event.
- b. Small Business Expo is scheduled for January 17, 2025, from 10:00am to 2:00pm.

4. Monument upgrade/repair status:

- a. Working on the painting of the signs.

5. Concord Station Clock Tower:

- a. Lighting installation has been completed.

6. Installation of lighting outlining Clubhouse and monuments:

- a. All outlining lights have been installed.

7. Security camera/door access update:

- a. ECS has restored normal access control to the pool, tennis, and basketball courts.
- b. Still pending is restoring access control to the playground area.
- c. Next will be the camera upgrade plan.

8. Waterford fountain status:

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

9. 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.

10. 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.

c. Received 6 bid packages.

11. 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.

12. 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)

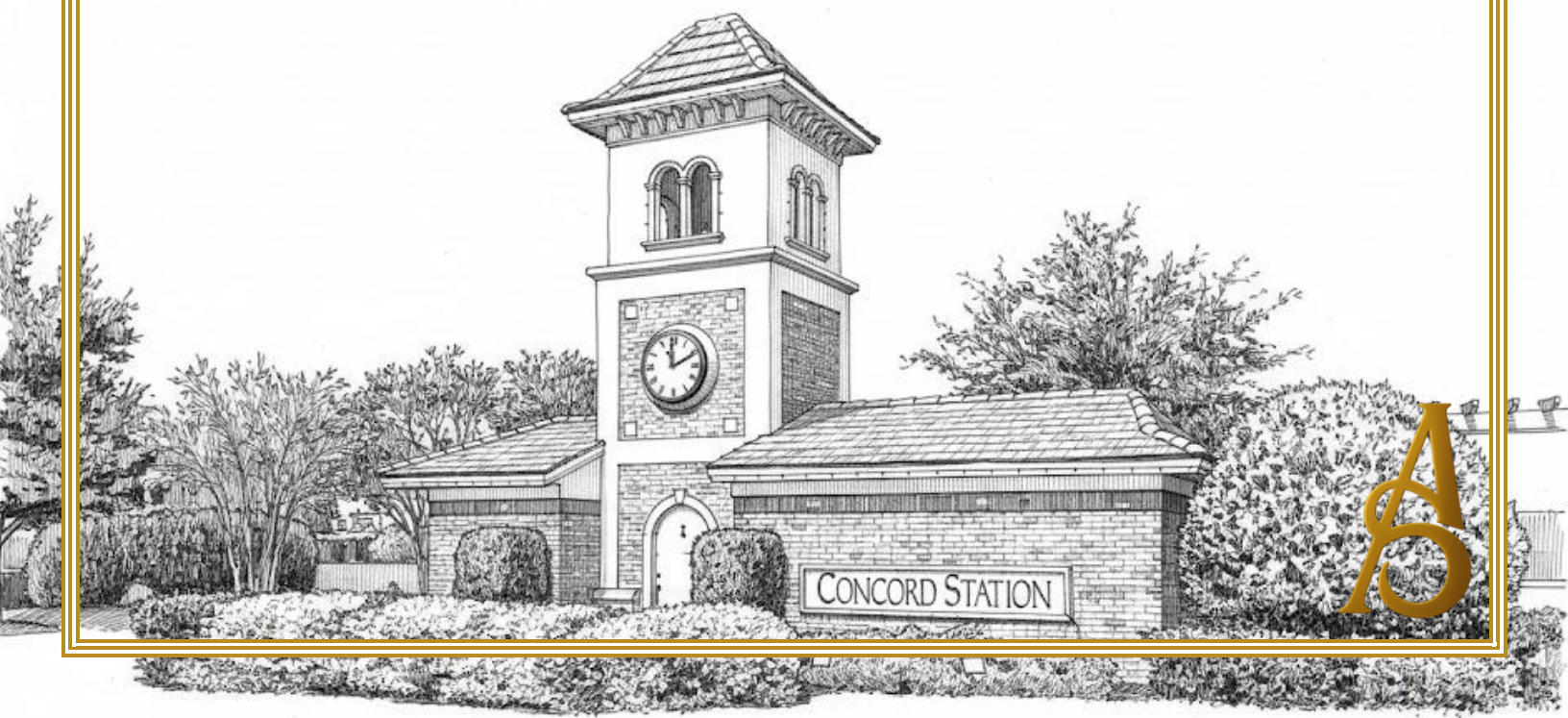
6. Repair or replacement of the playground water fountain. Done.

7. Repair of the volleyball court benches

8. Replacement of signposts around the Clubhouse that are deteriorated or leaning.

EXHIBIT 10B

[RETURN TO AGENDA](#)





One Bala Plaza, Suite 100
Bala Cynwyd, Pennsylvania 19004
PHLY.com

PROPOSAL FOR INSURANCE

Proposal Number: 3671500

Proposal Date: 12/02/2025

Named Insured and Mailing Address:
Concord Station Community Development
District
18636 Mentmore Blvd.
Land O' Lakes, FL 34638

Producer: Accretive Global Insurance Services, LLC dba Egis Insurance
Advisors
150 E Palmetto Park Rd Ste 705
Contact: Boca Raton, FL 334324829
Agency: Christina Wood
Number: 129405
Phone: 321-3209866

Insurer: Philadelphia Indemnity Insurance
Company

Underwriter:
Essence Harris

Essence.Harris@phly.com

Policy Period From: 12/20/2025

To: 12/21/2025

Proposal Valid Until: 12/19/2025

at 12:01 A.M. Standard Time at your mailing address shown above

Product: Special Events

Submission Type: New Business

Commission 10%

IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE WITH YOU TO EXTEND INSURANCE AS STATED IN THIS PROPOSAL. THIS PROPOSAL CONSISTS OF THE FOLLOWING COVERAGE PARTS FOR WHICH A PREMIUM IS INDICATED. THIS PREMIUM MAY BE SUBJECT TO ADJUSTMENT.

Commercial General Liability Coverage Part

PREMIUM
\$175.00

The Total Premium includes Federal Terrorism Risk Insurance Act Premium in the amount of:
2022-1 FIGA Assessment Surcharge

\$1.00
\$1.76
TOTAL \$177.76



One Bala Plaza, Suite 100
Bala Cynwyd, Pennsylvania 19004
PHLY.com

Named Insured: Concord Station Community Development District

Proposal Date: 12/02/2025
Proposal Number: 3671500

The premium shown is subject to the following terms and conditions:

PAYMENT/BINDING INSTRUCTIONS

Through the portal

1. Log into the special events portal
2. Search for the customer (by name or quote number)
3. Click the "Applications" tab
4. Click the "Continue" button next to your quote*

Broker OR Insured Payment Instructions

By clicking here: <https://www.insure-portal.com/Payment/Phly> either the agent or the insured can make payment with a credit card.

Calling PHLY Customer Service

If, for some reason, you cannot access any of the payment alternatives above, please call PHLY Customer Service at 877.438.7459.

We do not accept checks, electronic funds transfer (EFT), ACH, Agency Bill, American Express Credit Cards, or Direct Bill.

Payment constitutes a bind order; no signed application is required.

NOTE: If additional insured status was requested, PI-AS-010, ADDITIONAL INSURED: OWNERS AND/OR LESSORS OF PREMISES, LESSORS OF LEASED EQUIPMENT, SPONSORS OR CO-PROMOTERS is attached to your proposal.

NOTE: If an entity requires a certificate of insurance, it is incumbent upon the insurance agent to issue the certificate for that specific entity.

NOTE: Coverages outlined in this proposal are the extent of coverages offered. If this risk was quoted by an underwriter, request for additional coverages must be sent (via email) to the underwriter so that they can be reviewed/approved.

NOTE: Coverage is limited to events listed on the schedule of events (PI-AS-005).

NOTE: Medical Payments coverage is excluded and is not available (CG 21 35).

NOTE: Please note that we have added form PI-AS-013 (Exclusionary form) as we are not in a market for any of the following: Mechanical devices (Roller Coasters & Ferris Wheels), Rock Climbing Wall, Moon Bounces (any and all inflatable devices). Please refer to endorsement for complete list of exclusions.*

NOTE: Pyro-technicians/fireworks exclusion is attached (PI-AS-006).*

NOTE: Please note that this coverage excludes bodily injury to performers (PI-AS-007).*

NOTE: Abuse or molestation is excluded from this policy.*

Coverages outlined in this proposal are the extent of coverages offered. Request for additional coverages must be reviewed and approved by home office underwriting. This proposal may not be altered in any way.

*Unless specifically amended by Endorsement



One Bala Plaza, Suite 100
Bala Cynwyd, Pennsylvania 19004
PHLY.com

Proposal Date: 12/02/2025
Proposal Number: 3671500

The producer placing this policy may receive commission and additional underwriting profit share incentives. These incentives are based on the underwriting performance of this producer's book of business. Any questions about the nature of this compensation should be directed to the producer.

In order to complete the underwriting process, we require that you send us the additional information requested in the "conditions" section of this proposal. We are not required to bind coverage prior to our receipt, review and underwriting approval, of said additional information. However, if we do bind coverage, it shall be for a temporary period of not more than 30 days. Such temporary binding of coverage shall be void ab initio ("from the beginning") if we have not received, reviewed and approved in writing such materials within 15 days from the effective date of the temporary binder. This 30 day temporary conditional binder may be extended only in writing signed by the Insurer. Payment of premium shall not operate to extend the binding period or nullify the automatic voiding as described above.

This quotation is strictly conditioned upon no material change in the risk occurring between the date of this proposal and the inception date of the proposed policy (including any claim or notice of circumstances that which may reasonably expected to give rise to a claim under any policy of which the policy being proposed by this letter is a renewal or replacement). In the event of such change in risk, the Insurer may in its sole discretion, whether or not this quotation has been already accepted by the Insured, modify and/or withdraw this quotation.

Subject to the terms and conditions outlined above and prior to the quote expiration date, this quote may be bound by signing and dating below and by initialing, on the previous page, the option to be bound. This form will then act as the binder of coverage for 30 days from the date signed and may be distinguished by the Quotation number on page 1. This binder is only valid for 30 days.

No coverage is afforded or implied unless shown in this proposal.

This proposal does not constitute a binder of insurance.

This proposal is strictly limited to the terms and conditions herein. Any other coverage extensions, deletions or changes requested in the submission are hereby rejected.

Signature of Authorized Insurance Representative

Date

Proposal Number: 3671500

Named Insured: Concord Station Community Development District



One Bala Plaza, Suite 100
 Bala Cynwyd, Pennsylvania 19004
 PHLI.com

**PHILADELPHIA INSURANCE COMPANIES
 DISCLOSURE NOTICE OF TERRORISM INSURANCE COVERAGE REJECTION OPTION**

You are hereby notified that under the Terrorism Risk Insurance Act, as amended, you have a right to purchase insurance coverage for losses resulting from acts of terrorism. *As defined in Section 102(1) of the Act:* The term “act of terrorism” means any act or acts that are certified by the Secretary of the Treasury—in consultation with the Secretary of Homeland Security, and the Attorney General of the United States—to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property, or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of certain air carriers or vessels or the premises of a United States mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

YOU SHOULD KNOW THAT WHERE COVERAGE IS PROVIDED BY THIS POLICY FOR LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM, SUCH LOSSES MAY BE PARTIALLY REIMBURSED BY THE UNITED STATES GOVERNMENT UNDER A FORMULA ESTABLISHED BY FEDERAL LAW. HOWEVER, YOUR POLICY MAY CONTAIN OTHER EXCLUSIONS WHICH MIGHT AFFECT YOUR COVERAGE, SUCH AS AN EXCLUSION FOR NUCLEAR EVENTS. UNDER THE FORMULA, THE UNITED STATES GOVERNMENT GENERALLY REIMBURSES 85% THROUGH 2015; 84% BEGINNING ON JANUARY 1, 2016; 83% BEGINNING ON JANUARY 1, 2017; 82% BEGINNING ON JANUARY 1, 2018; 81% BEGINNING ON JANUARY 1, 2019 and 80% BEGINNING ON JANUARY 1, 2020, OF COVERED TERRORISM LOSSES EXCEEDING THE STATUTORILY ESTABLISHED DEDUCTIBLE PAID BY THE INSURANCE COMPANY PROVIDING THE COVERAGE. THE PREMIUM CHARGED FOR THIS COVERAGE IS PROVIDED BELOW AND DOES NOT INCLUDE ANY CHARGES FOR THE PORTION OF LOSS THAT MAY BE COVERED BY THE FEDERAL GOVERNMENT UNDER THE ACT.

YOU SHOULD ALSO KNOW THAT THE TERRORISM RISK INSURANCE ACT, AS AMENDED, CONTAINS A \$100 BILLION CAP THAT LIMITS U.S. GOVERNMENT REIMBURSEMENT AS WELL AS INSURERS’ LIABILITY FOR LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM WHEN THE AMOUNT OF SUCH LOSSES IN ANY ONE CALENDAR YEAR EXCEEDS \$100 BILLION. IF THE AGGREGATE INSURED LOSSES FOR ALL INSURERS EXCEED \$100 BILLION, YOUR COVERAGE MAY BE REDUCED.

Your attached proposal (or policy) includes a charge for terrorism. We will issue (or have issued) your policy with terrorism coverage unless you decline by placing an “X” in the box below.

NOTE 1: If “included” is shown on your proposal (or policy) for terrorism you WILL NOT have the option to reject the coverage.

NOTE 2: You will want to check with entities that have an interest in your organization as they may require that you maintain terrorism coverage (e.g. mortgagees).

EXCEPTION: If you have property coverage on your policy, the following Standard Fire Policy states do not permit an Insured to reject fire ensuing from terrorism: CA, CT, GA, HI, IA, IL, MA, ME, MO, NJ, NY, NC, OR, RI, VA, WA, WV, WI. Therefore, if you are domiciled in the above states and reject terrorism coverage, you will still be charged for fire ensuing from terrorism as separately designated on your proposal.

	I decline to purchase terrorism coverage. I understand that I will have no coverage for losses arising from "certified" acts of terrorism, EXCEPT as noted above.
--	---

You, as the Insured, have 30 days after receipt of this notice to consider the selection/rejection of "terrorism" coverage. After this 30 day period, any request for selection or rejection of terrorism coverage WILL NOT be honored.

REQUIRED IN GA – LIMITATION ON PAYMENT OF TERRORISM LOSSES (applies to policies which cover terrorism losses insured under the federal program, including those which only cover fire losses)

The provisions of the Terrorism Risk Insurance Act, as amended, can limit our maximum liability for payment of losses from certified acts of terrorism. That determination will be based on a formula set forth in the law involving the national total of federally insured terrorism losses in an annual period and individual insurer participation in payment of such losses. If one or more certified acts of terrorism in an annual period causes the maximum liability for payment of losses from certified acts of terrorism to be reached, and we have satisfied our required level of payments under the law, then we will not pay for the portion of such losses above that maximum. However, that is subject to possible change at that time, as Congress may, under the Act, determine that payments above the cap will be made.

INSURED'S SIGNATURE _____

DATE _____

Philadelphia Indemnity Insurance Company

Locations Schedule

Proposal Number: 3671500

Premises No.	Bldg. No.	Address
0001	0001	18636 Mentmore Blvd, Land O' Lakes, FL 34638

Philadelphia Indemnity Insurance Company

Form Schedule – Policy

Proposal Number: 3671500

Forms and Endorsements applying to this Coverage Part and made a part of this policy at time of issue:

Form	Edition	Description
BJP1901	1298	Commercial Lines Policy Jacket
PP2020	0220	Privacy Policy Notice
CPDPIIC	0614	Common Policy Declarations
Location Schedule	0100	Location Schedule
PICME1	1009	Crisis Management Enhancement Endorsement
IL0021	0908	Nuclear Energy Liability Exclusion Endorsement
IL0017	1198	Common Policy Conditions
PILCNFL	0901	Florida Policy Holder Notice
PINoticeFL	0400	Important Notice FL

Philadelphia Indemnity Insurance Company

Form Schedule – General Liability

Proposal Number: 3671500

Forms and Endorsements applying to this Coverage Part and made a part of this policy at time of issue:

Form	Edition	Description
Gen Liab Dec	1004	Commercial General Liability Coverage Part Declaration
Gen Liab Schedule	0100	General Liability Schedule
CG0001	0413	Commercial General Liability Coverage Form
CG0220	0324	Florida Changes - Cancellation and Nonrenewal
CG2100	0798	Exclusion - All Hazards in Connection With Designated Premises
CG2101	1185	Exclusion - Athletic or Sports Participants
CG2109	0615	Exclusion - Unmanned Aircraft
CG2116	0413	Exclusion - Designated Professional Services
CG2132	0509	Communicable Disease Exclusion
CG2135	1001	Exclusion - Coverage C - Medical Payments
CG2144	0417	Limitation of Coverage to Designated Premises, Project or Operation
CG2147	1207	Employment-Related Practices Exclusion
CG2153	0196	Exclusion - Designated Ongoing Operations
CG2167	1204	Fungi or Bacteria Exclusion
CG2170	0115	CAP ON LOSSES FROM CERTIFIED ACTS OF TERRORISM
CG2861	0324	Florida Changes - Cancellation and Nonrenewal
CG3380	0210	Florida Changes - Binding Arbitration
PIAS005	1113	Limitation of Coverage to a Specified Event and Event Date
PIAS006	0404	Exclusion - Pyrotechnicians/Fireworks
PIAS007	0404	Exclusion - Performer(s)
PIAS010	0404	Additional Insured: Owners and/or Lessors of Premises, Lessors of Leased Equipment, Sponsors or Co-Promoters
PIAS013	0404	Exclusion - Miscellaneous Activities and Devices
PIGL001	0894	Exclusion - Lead Liability
PIGL002	0894	Exclusion - Asbestos Liability
PISAM006	0117	Abuse or Molestation Exclusion

Philadelphia Indemnity Insurance Company

COMMERCIAL GENERAL LIABILITY COVERAGE PART DECLARATIONS

Proposal Number: 3671500

Agent # 129405

See Supplemental Schedule

LIMITS OF INSURANCE

\$	3,000,000	General Aggregate Limit (Other Than Products – Completed Operations)
\$	3,000,000	Products/Completed Operations Aggregate Limit (Any One Person Or Organization)
\$	1,000,000	Personal and Advertising Injury Limit
\$	1,000,000	Each Occurrence Limit
\$	300,000	Rented To You Limit
\$	0	Medical Expense Limit (Any One Person)

FORM OF BUSINESS: Other

Business Description: Special Events

Location of All Premises You Own, Rent or Occupy: **SEE SCHEDULE ATTACHED**

AUDIT PERIOD, ANNUAL, UNLESS OTHERWISE STATED: This policy is not subject to premium audit.

Classifications	Code No.	Premium Basis	Rates		Advanced Premiums	
			Prem./Ops.	Prod./Comp. Ops.	Prem./Ops	Prod./Comp. Ops.
SEE SCHEDULE ATTACHED						
TOTAL PREMIUM FOR THIS COVERAGE PART:					\$175.00	\$

RETROACTIVE DATE (CG 00 02 ONLY)

This insurance does not apply to "Bodily Injury", "Property Damage", or "Personal and Advertising Injury" which occurs before the retroactive date, if any, shown below.

Retroactive Date: _____

FORM (S) AND ENDORSEMENT (S) APPLICABLE TO THIS COVERAGE PART: Refer To Forms Schedule

Countersignature Date

Authorized Representative

Philadelphia Indemnity Insurance Company

COMMERCIAL GENERAL LIABILITY COVERAGE PART
SUPPLEMENTAL SCHEDULE

Proposal Number: 3671500

Classifications	Code No.	Premium Basis	Rates		Advance Premiums	
			Prem./Ops.	Prod./Comp. Ops.	Prem./Ops.	Prod./Comp. Ops.
PREM NO. 001 FL ATTENDEES	63218	156 ATTENDANT	\$ 0.15			
ADDITIONAL INSURED						
TOTAL PREMIUM					\$ 176.00	



PHILADELPHIA
INSURANCE COMPANIES

A Member of the Tokio Marine Group

One Bala Plaza, Suite 100
Bala Cynwyd, Pennsylvania 19004
610.617.7900 Fax 610.617.7940
PHLY.com

Taxes, Surcharges, and Fees Notice

*Note: The above proposal may not account for local taxes, Surcharges, and/or fees mandated by the State in which you/your business operate(s). The final policy will include a description of how local taxes, surcharges and fees, if applicable, have been allocated as determined by the risk location. Please contact a PHLY representative if you have any questions.

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT
CAREFULLY.**

EXCLUSION – ALL HAZARDS IN CONNECTION WITH DESIGNATED PREMISES

This endorsement modifies insurance provided under the following:

**COMMERCIAL GENERAL LIABILITY COVERAGE PART
SCHEDULE**

Description And Location Of Premises:	All operations except those arising out of premises located at Concord Station Amenity Center, 18636 Mentmore Blvd, Land O' Lakes, FL 34638
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(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

The following exclusion is added to Paragraph 2., **Exclusions of Section I – Coverage A – Bodily Injury And Property Damage Liability** and Paragraph 2., **Exclusions of Section I – Coverage B – Personal And Advertising Injury Liability**:

This insurance does not apply to "bodily injury", "property damage" or "personal and advertising injury" arising out of:

1. The ownership, maintenance or use of the premises shown in the Schedule or any property located on these premises;

2. Operations on those premises or elsewhere which are necessary or incidental to the ownership, maintenance or use of those premises; or

3. Goods or products manufactured at or distributed from those premises.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

EXCLUSION – ATHLETIC OR SPORTS PARTICIPANTS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART.

SCHEDULE

Description of Operations: Any and all athletic or sports participants.

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

With respect to any operations shown in the Schedule, this insurance does not apply to "bodily injury" to any person while practicing for or participating in any sports or athletic contest or exhibition that you sponsor.



THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

EXCLUSION – UNMANNED AIRCRAFT

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

- A. Exclusion 2.g. Aircraft, Auto Or Watercraft** under **Section I – Coverage A – Bodily Injury And Property Damage Liability** is replaced by the following:

2. Exclusions

This insurance does not apply to:

g. Aircraft, Auto Or Watercraft

(1) Unmanned Aircraft

"Bodily injury" or "property damage" arising out of the ownership, maintenance, use or entrustment to others of any aircraft that is an "unmanned aircraft". Use includes operation and "loading or unloading".

This Paragraph **g.(1)** applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage" involved the ownership, maintenance, use or entrustment to others of any aircraft that is an "unmanned aircraft".

(2) Aircraft (Other Than Unmanned Aircraft), Auto Or Watercraft

"Bodily injury" or "property damage" arising out of the ownership, maintenance, use or entrustment to others of any aircraft (other than "unmanned aircraft"), "auto" or watercraft owned or operated by or rented or loaned to any insured. Use includes operation and "loading or unloading".

This Paragraph **g.(2)** applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage" involved the ownership, maintenance, use or entrustment to others of any aircraft (other than "unmanned aircraft"), "auto" or watercraft that is owned or operated by or rented or loaned to any insured.

This Paragraph **g.(2)** does not apply to:

- (a)** A watercraft while ashore on premises you own or rent;
- (b)** A watercraft you do not own that is:
 - (i)** Less than 26 feet long; and
 - (ii)** Not being used to carry persons or property for a charge;
- (c)** Parking an "auto" on, or on the ways next to, premises you own or rent, provided the "auto" is not owned by or rented or loaned to you or the insured;
- (d)** Liability assumed under any "insured contract" for the ownership, maintenance or use of aircraft or watercraft; or

(e) "Bodily injury" or "property damage" arising out of:

(i) The operation of machinery or equipment that is attached to, or part of, a land vehicle that would qualify under the definition of "mobile equipment" if it were not subject to a compulsory or financial responsibility law or other motor vehicle insurance law where it is licensed or principally garaged; or

(ii) The operation of any of the machinery or equipment listed in Paragraph f.(2) or f.(3) of the definition of "mobile equipment".

B. The following exclusion is added to Paragraph 2. **Exclusions of Coverage B – Personal And Advertising Injury Liability:**

2. Exclusions

This insurance does not apply to:

Unmanned Aircraft

"Personal and advertising injury" arising out of the ownership, maintenance, use or entrustment to others of any aircraft that is an "unmanned aircraft". Use includes operation and "loading or unloading".

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the offense which caused the "personal and advertising injury" involved the ownership, maintenance, use or entrustment to others of any aircraft that is an "unmanned aircraft".

This exclusion does not apply to:

a. The use of another's advertising idea in your "advertisement"; or

b. Infringing upon another's copyright, trade dress or slogan in your "advertisement".

C. The following definition is added to the **Definitions** section:

"Unmanned aircraft" means an aircraft that is not:

1. Designed;

2. Manufactured; or

3. Modified after manufacture;

to be controlled directly by a person from within or on the aircraft.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

EXCLUSION – DESIGNATED PROFESSIONAL SERVICES

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART.

SCHEDULE

Description Of Professional Services
1. Any and all professional services.
2.
3.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

With respect to any professional services shown in the Schedule, the following exclusion is added to Paragraph **2. Exclusions of Section I – Coverage A – Bodily Injury And Property Damage Liability** and Paragraph **2. Exclusions of Section I – Coverage B – Personal And Advertising Injury Liability**:

This insurance does not apply to "bodily injury", "property damage" or "personal and advertising injury" due to the rendering of or failure to render any professional service.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of or failure to render any professional service.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

EXCLUSION – COVERAGE C – MEDICAL PAYMENTS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Description And Location Of Premises Or Classification:

Any and all medical payments.

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

With respect to any premises or classification shown in the Schedule:

1. Section I – Coverage **C** – Medical Payments does not apply and none of the references to it in the Coverage Part apply: and

2. The following is added to Section I – Supplementary Payments:

- h. Expenses incurred by the insured for first aid administered to others at the time of an accident for "bodily injury" to which this insurance applies.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

EXCLUSION – DESIGNATED ONGOING OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Description of Designated Ongoing Operation(s):

Any and all claims arising out of demolition derbies, bon fires, motorcycle rides/rallies, beer & liquor tasting, injury or damage by animals.

Specified Location (If Applicable):

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

The following exclusion is added to paragraph 2., Exclusions of COVERAGE A – BODILY INJURY AND PROPERTY DAMAGE LIABILITY (Section I – Coverages):

This insurance does not apply to "bodily injury" or "property damage" arising out of the ongoing operations described in the Schedule of this endorsement, regardless of whether such operations are conducted by you or on your behalf or whether the operations are conducted for yourself or for others.

Unless a "location" is specified in the Schedule, this exclusion applies regardless of where such operations are conducted by you or on your behalf. If a specific "location" is designated in the Schedule of this endorsement, this exclusion applies only to the described ongoing operations conducted at that "location".

For the purpose of this endorsement, "location" means premises involving the same or connecting lots, or premises whose connection is interrupted only by a street, roadway, waterway or right-of-way of a railroad.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**LIMITATION OF COVERAGE TO A SPECIFIED
EVENT AND EVENT DATE**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

This insurance applies to “bodily injury”, “property damage” or “personal and advertising injury” occurring only during the specified events and specified event dates listed in the schedule below.

Schedule

		Specified Event Dates	
Specified Event	Start Date	Finish Date	
Festivals	12/20/2025	12/21/2025	

Specimen

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

EXCLUSION – PYROTECHNICIANS/FIREWORKS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

This insurance does not apply to “bodily Injury”, “property damage”, “personal and advertising injury” or medical expense arising out of the ownership, maintenance, handling, storage, distribution, sale or use of fireworks, flash-powder, or explosive compositions.

Specimen

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

EXCLUSION – PERFORMER(S)

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

This insurance does not apply to “bodily Injury” to any person while performing in any exhibition, demonstration, or special event sponsored by you.

Specimen

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY

**ADDITIONAL INSURED: OWNERS AND / OR LESSORS OF PREMISES,
LESSORS OF LEASED EQUIPMENT, SPONSORS OR CO-
PROMOTERS**

This endorsement modifies insurance provided under the following:
COMMERCIAL GENERAL LIABILITY COVERAGE PART

This policy is amended to include as an additional Insured any person or organization of the types designated below, but only with respect to liability arising out of your operations:

1. Owners and / or lessors of the premises leased, rented, or loaned to you, subject to the following additional exclusions:
 - a. This insurance applies only to an "occurrence" which takes place while you are a tenant in the premises;
 - b. This insurance does not apply to "bodily injury" or "property damage" resulting from structural alterations, new construction or demolition operations performed by or on behalf of the owner and / or lessor of the premises;
 - c. This insurance does not apply to liability of the owners and / or lessors for "bodily injury" or "property damage" arising out of any design defect or structural maintenance of the premises or loss caused by a premises defect.

With respect to any additional insured included under this policy, this insurance does not apply to the sole negligence of such additional insured.

2. Lessor of Leased Equipment, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your maintenance, operation or use of equipment leased to you by such person(s) or organization(s) subject to the following additional exclusions:
 - a. This insurance does not apply to any "occurrence" which takes place after the equipment lease expires.
3. Sponsors
4. Co-Promoters

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**EXCLUSION – MISCELLANEOUS ACTIVITIES AND DEVICES**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

Each exclusion indicated by an "X" is added to the policy:

This insurance does not apply to "bodily injury", "property damage", or "personal and advertising injury":

- X Inverted Aerial Maneuver
 Arising out of the attempt to perform or performance of any inverted aerial maneuver by a skier from a jump:
1. Built by you or on your behalf; or
 2. Built on your premises with your permission or knowledge.
- X Amusement Device
 Arising out of the ownership, operation, maintenance, supervision, or use of any amusement device.
- For purposes of this exclusion, amusement device means any device or equipment a person rides for enjoyment, including, but not limited to, any mechanical or non-mechanical ride, slide, water slide (including any ski or tow when used in connection with a water slide), moonwalk or moon bounce, bungee operation or equipment. Amusement device also includes any vertical device or equipment used for climbing – either permanently affixed or temporarily erected. Amusement device does not include any video arcade or computer game.
- X Bungee
 Arising out of the ownership, operation, maintenance, supervision, or use of any bungee operation or equipment whether owned, operated, maintained or used by you, any other insured or any other person or entity.
- X Trampoline
 Arising out of the ownership, operation, maintenance, supervision, or use of any trampoline whether owned, operated, maintained or used by you, any other insured or any other person or entity.
- For purposes of this exclusion, trampoline includes any rebounding device except those which are four feet or less in diameter and whose surface is no more than two feet above floor level.
- X Grass Skiing
 Arising out of grass skiing.
- X Animals
 Arising out of injury or death to any animal.
- X Object Propelled
 Arising out of any object propelled, whether intentionally or unintentionally, into a crowd by or at the direction of a "participant" or insured.
- X "Participant"
 Arising out of the involvement of a participant in any activity, event or exhibition, including, but not limited to, any contest, physical training, sport, event, athletic activity, martial arts or stunt.

- X Rodeo
Arising out of any rodeo activity, including, but not limited to, bronco or bull riding, steer roping, team roping, barrel racing or horseback riding.
- Concert
Arising out of a concert, show, or theatrical event.
- X Performer
Arising out of the involvement of any performer during any activity, event or exhibition, including, but not limited to any stunt, concert, show or theatrical event.

DEFINITION OF PARTICIPANT

For purposes of this endorsement, participant means any person who is participating, practicing, or is otherwise involved in an activity, event or exhibition.

Specimen

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

EXCLUSION - LEAD LIABILITY

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

The following exclusion is added to paragraph 2., Exclusions of COVERAGE A - BODILY INJURY AND PROPERTY DAMAGE LIABILITY (Section 1 - Coverages) and paragraph 2., Exclusions of COVERAGE B - PERSONAL AND ADVERTISING INJURY LIABILITY (Section 1 - Coverages):

This insurance does not apply to:

1. "Bodily injury," "property damage," or "personal and advertising injury" arising out of or caused by the actual or alleged:
 - a. Exposure to or existence of lead, paint containing lead, or any other material or substance containing lead;
 - b. Manufacture, distribution, sale, resale, rebranding, installation, repair, removal, encapsulation, abatement, replacement or handling of lead, paint containing lead, or any other material or substance containing lead;
- Whether or not the lead is or was at any time airborne as a particulate, contained in a product ingested, inhaled, transmitted in any fashion, or found in any form whatsoever.
2. Any legal obligation of any insured for indemnification or contribution due to damages arising out of "bodily injury," "property damage" or "personal and advertising injury" caused by lead, paint containing lead, or any other substance or material containing lead.
3. Any loss, cost, expense or damages, whether direct or consequential, arising out of any:
 - (a) Request, demand or order that any insured or others test for, monitor, clean up, remove, abate, contain, treat or neutralize lead, paint containing lead, or any other substance or material containing lead, or in any way respond to, or assess the effects of lead; or
 - (b) Claim or suit related to, testing for, monitoring, cleaning up, removing, abating, containing, treating or neutralizing lead, paint containing lead, or any other substance or material containing lead or in any way responding to or assessing the effects of lead.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

EXCLUSION - ASBESTOS LIABILITY

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

The following exclusion is added to paragraph 2., Exclusions of COVERAGE A - BODILY INJURY AND PROPERTY DAMAGE LIABILITY (Section 1 - Coverages) and paragraph 2., Exclusions of COVERAGE B - PERSONAL AND ADVERTISING INJURY LIABILITY (Section 1 - Coverages):

This insurance does not apply to:

“Bodily injury,” “property damage,” “personal injury” or “advertising injury” arising out of:

1. Inhaling, ingesting or prolonged physical exposure to asbestos or goods or products containing asbestos;
2. The use of asbestos in constructing or manufacturing any good, product or structure;
3. The removal of asbestos from any good, product or structure; or
4. The manufacture, sale, transportation, storage or disposal of asbestos or goods or products containing asbestos.

The coverage afforded by this policy does not apply to payment for the investigation or defense of any loss or “suit,” injury or damage or any cost, fine or penalty or for any expense or claim or “suit” related to any of the above.

FLORIDA POLICY HOLDER NOTICE

The Philadelphia Indemnity Insurance Company, as the insurer of your commercial property and/or general liability exposure, looks forward to serving both your underwriting and loss control needs and expectations.

Philadelphia Indemnity Insurance Company is required to inform its policyholders of certain risk management services as required by Florida statute 627.0625 (3). The risk management program includes guidelines for the following areas:

- A. Safety Measures, including, as applicable, the following areas:
 - 1. Pollution and environmental hazards
 - 2. Disease hazards
 - 3. Accidental occurrences
 - 4. Fire hazards and fire prevention and detection
 - 5. Liability for acts from the course of business
 - 6. Slip and fall hazards
 - 7. Product Injury
 - 8. Hazards unique to a particular class of policyholders
- B. Insured training in safety management techniques
- C. Safety management counseling services

If you would like more information about the following services, please call the Loss Control Services Department at (610) 617-7717. If you have any questions about this requirement you may call the Florida Department of Insurance at 850-413-3100.

IMPORTANT NOTICE

To obtain information or make a complaint:

1. You may call Philadelphia Indemnity Insurance Company's toll-free telephone number for information or to make a complaint at

1-877-438-7459

2. You may write to Philadelphia Indemnity Insurance Company at

One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004
FAX # (610) 617-7940

3. **ATTACH THIS NOTICE TO YOUR POLICY**

Specimen

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**ABUSE OR MOLESTATION EXCLUSION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

The following exclusion is added to Paragraph 2. **Exclusions** of **SECTION I – COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY** and Paragraph 2. **Exclusions** of **SECTION I – COVERAGE B – PERSONAL AND ADVERTISING INJURY LIABILITY**:

This insurance does not apply to any injury sustained by any person arising out of or resulting from the alleged, actual or threatened abuse or molestation by anyone.

We shall not have any duty to defend any “suit” against any insured seeking damages on account of any such injury.

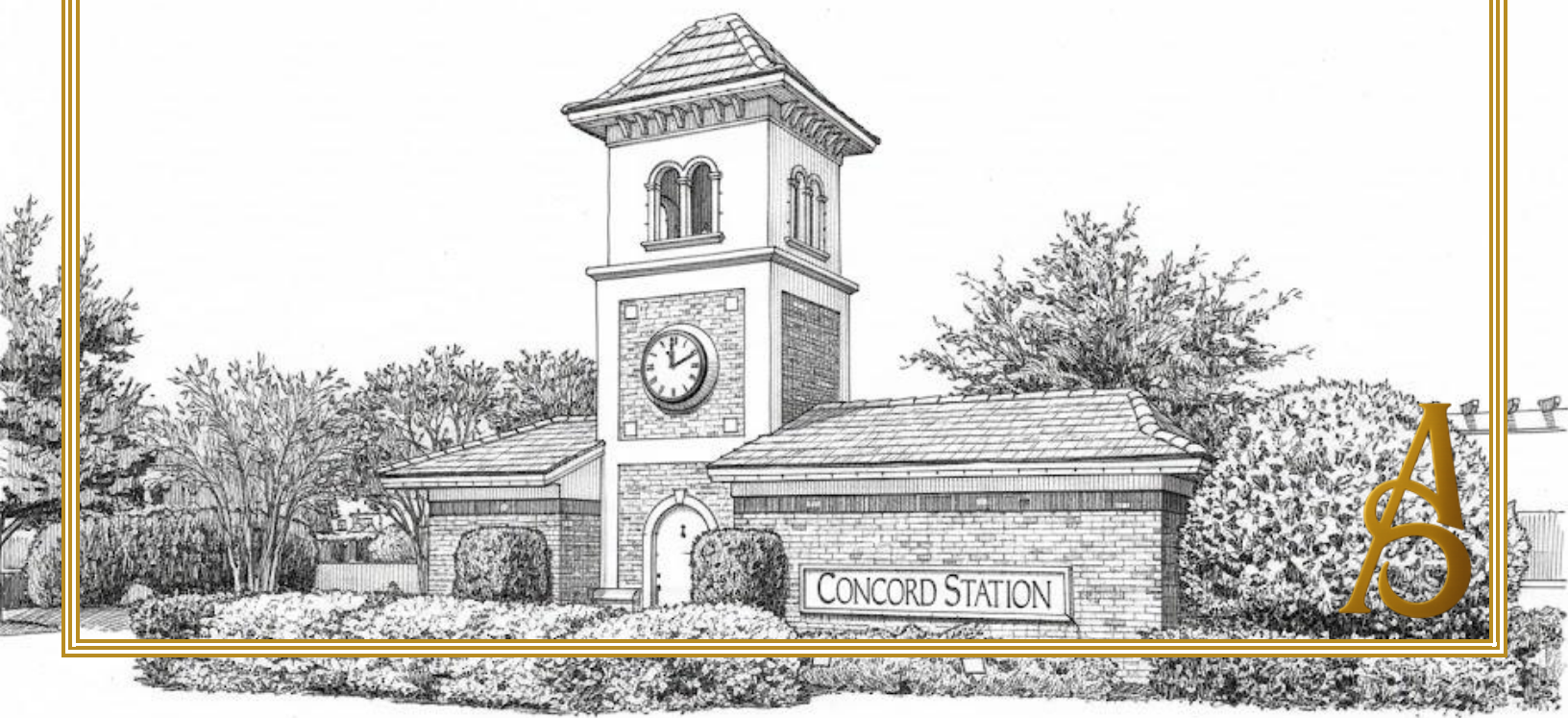
This exclusion applies to all injury sustained by any person, including emotional distress, arising out of molestation or abuse whether alleged, actual or threatened including but not limited to molestation or abuse arising out of your negligence or other wrongdoing with respect to:

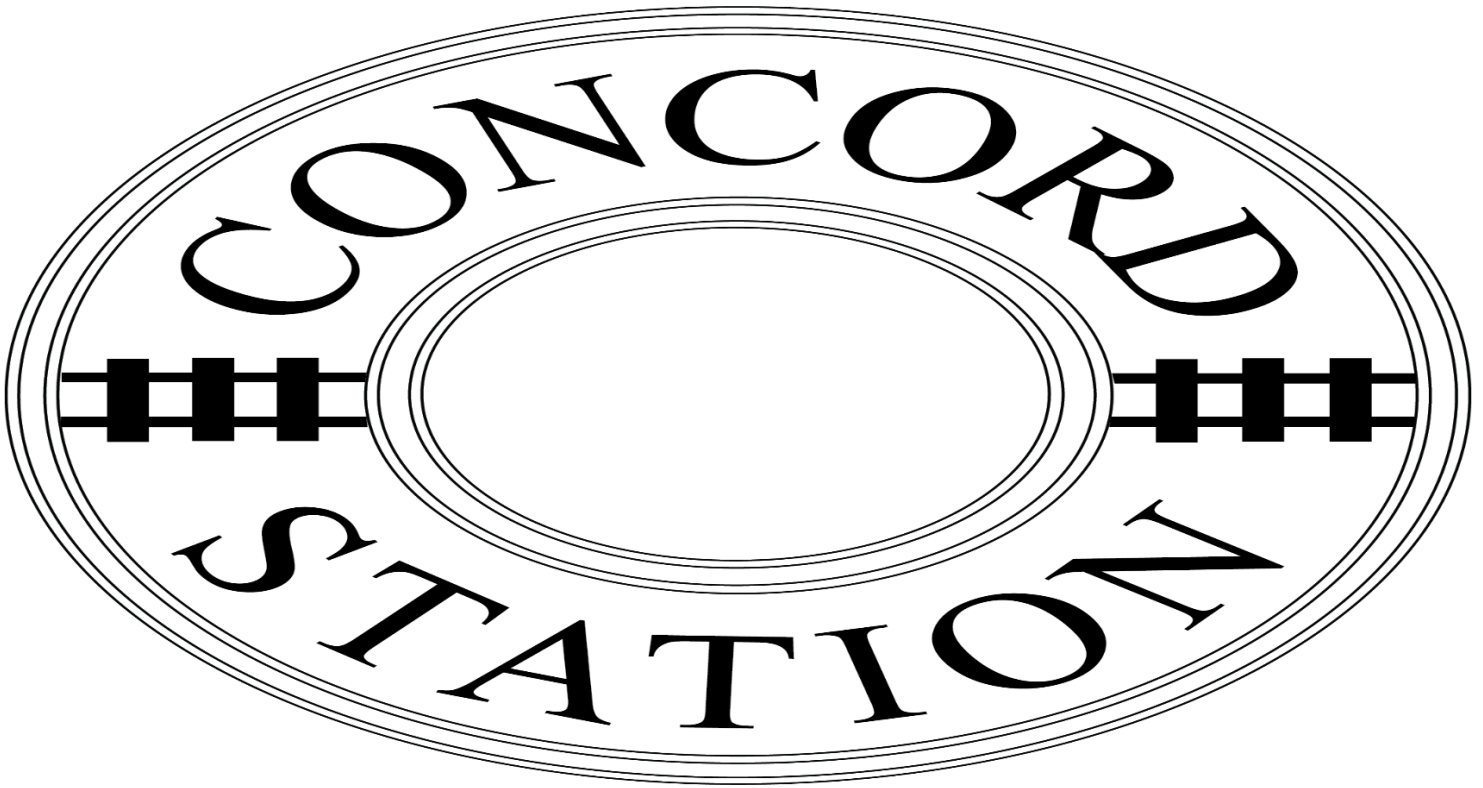
1. Hiring, placement, employment, training;
2. Investigation;
3. Supervision;
4. Reporting any molestation or abuse to the proper authorities, or failure to so report; or
5. Retention;

of a person for whom any insured is or ever was legally responsible or for whom any insured may have assumed the liability; and whose conduct would be excluded above.

EXHIBIT 11

[RETURN TO AGENDA](#)





**CONCORD STATION
COMMUNITY DEVELOPMENT DISTRICT**

**EMPLOYEE POLICY
MANUAL**

September 2025

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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:

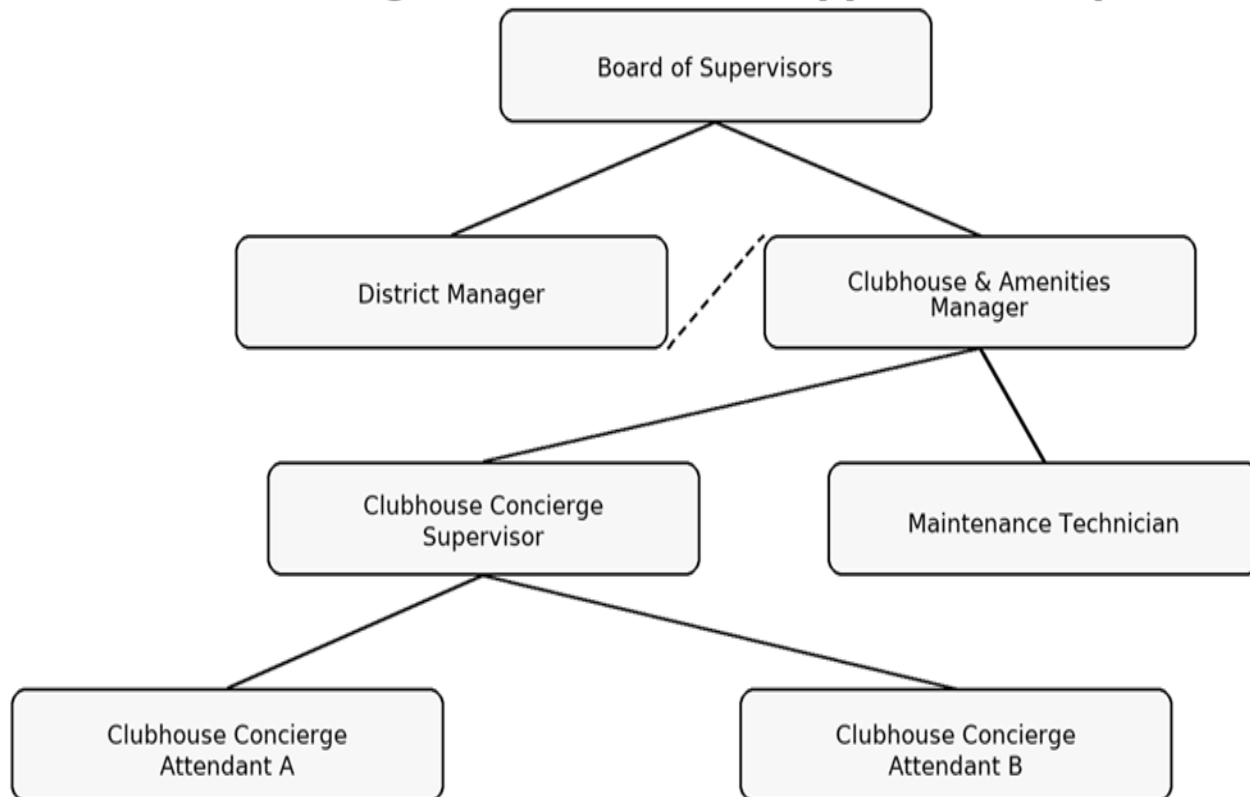
Nothing in this policy affects or limits employees’ rights under federal or state laws prohibiting unlawful discrimination or retaliation. Employees are protected from termination or other adverse employment actions based on race, color, religion, sex, national origin, age, disability, marital status,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

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

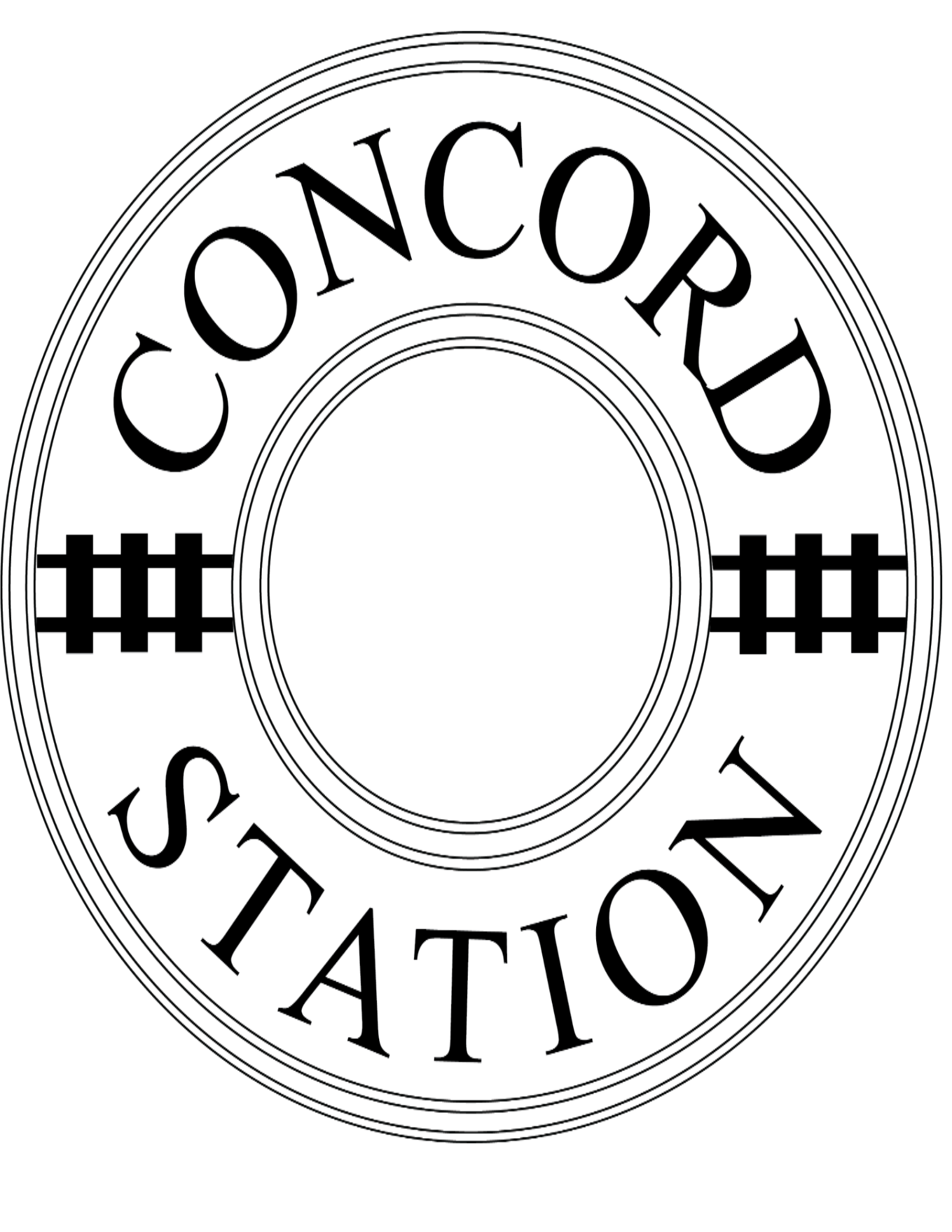
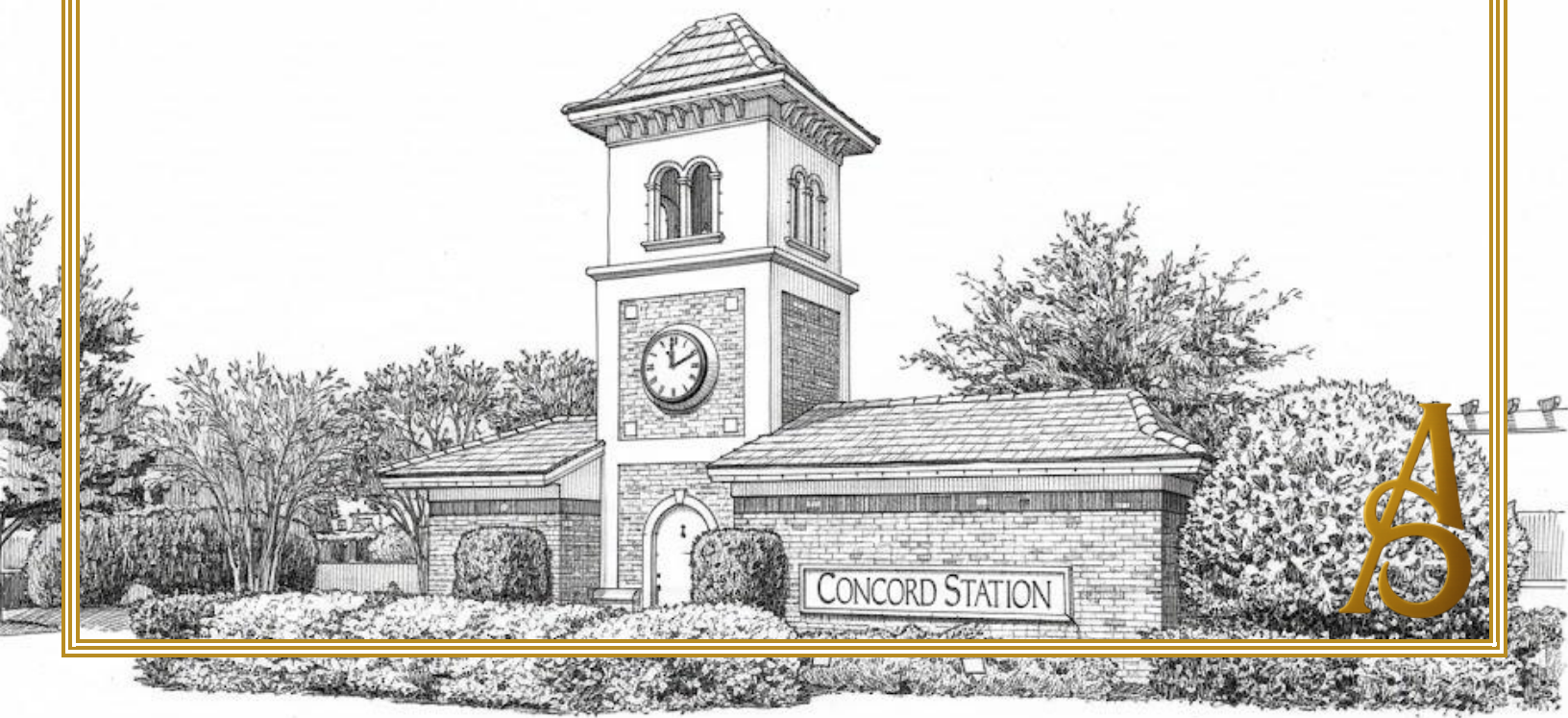


EXHIBIT 12

[RETURN TO AGENDA](#)



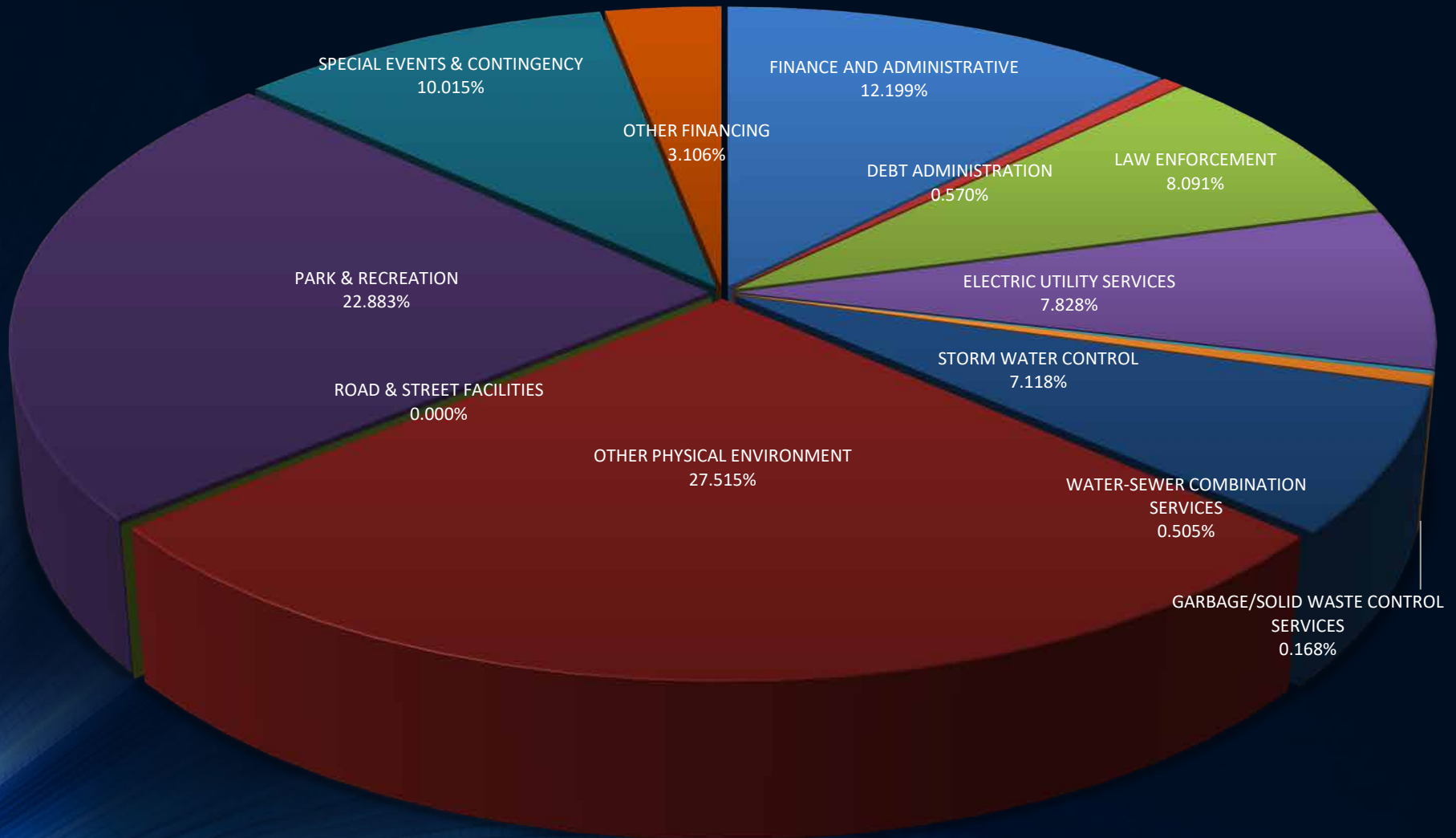
CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT



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

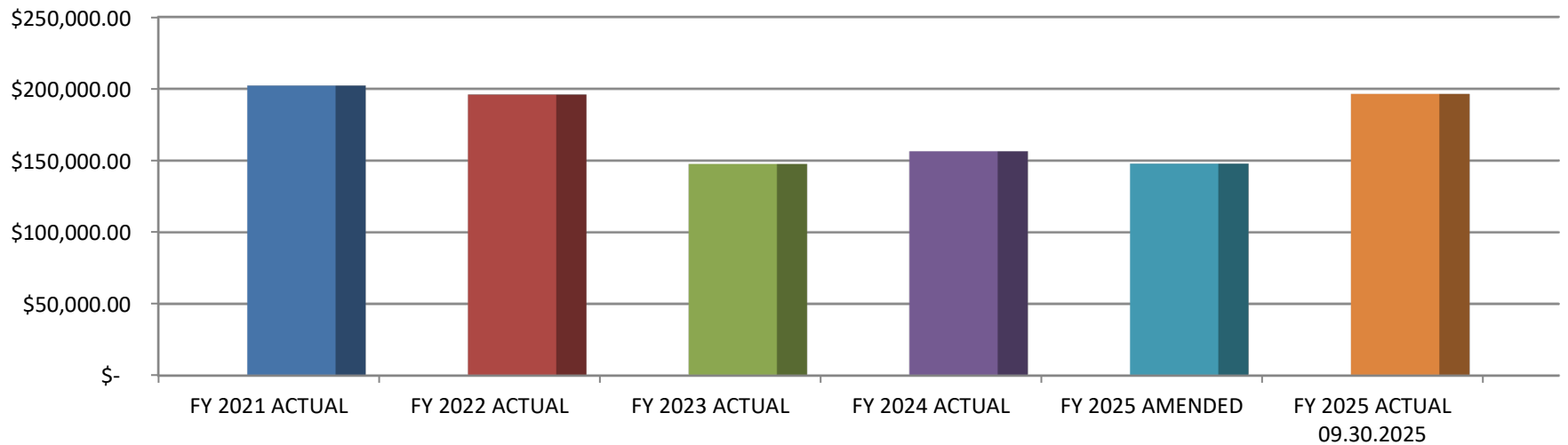
CONCORD STATION

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



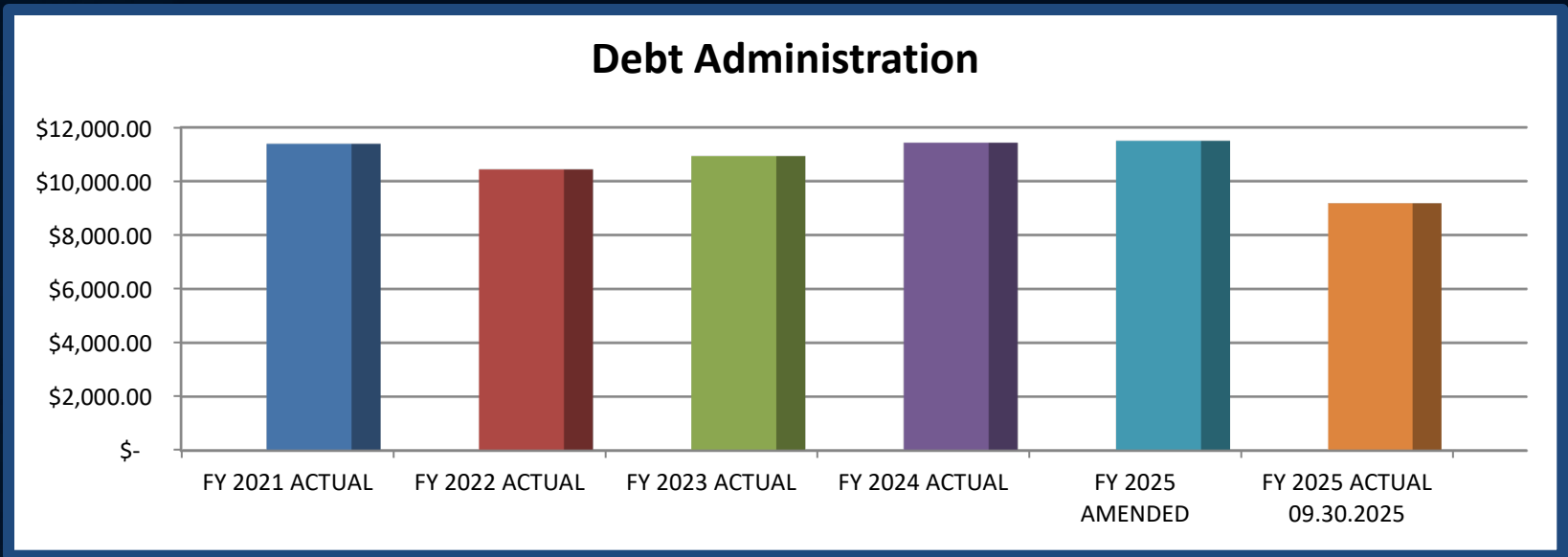
FINANCE & ADMINISTRATIVE – 12.199%

- 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



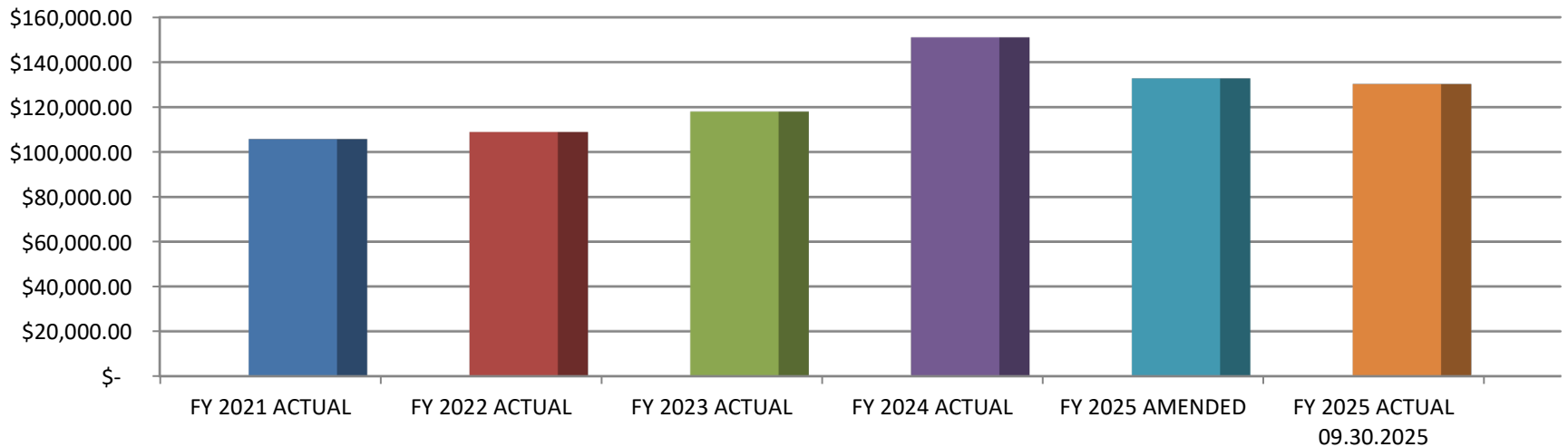
DEBT ADMINISTRATION – 0.570%

- 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



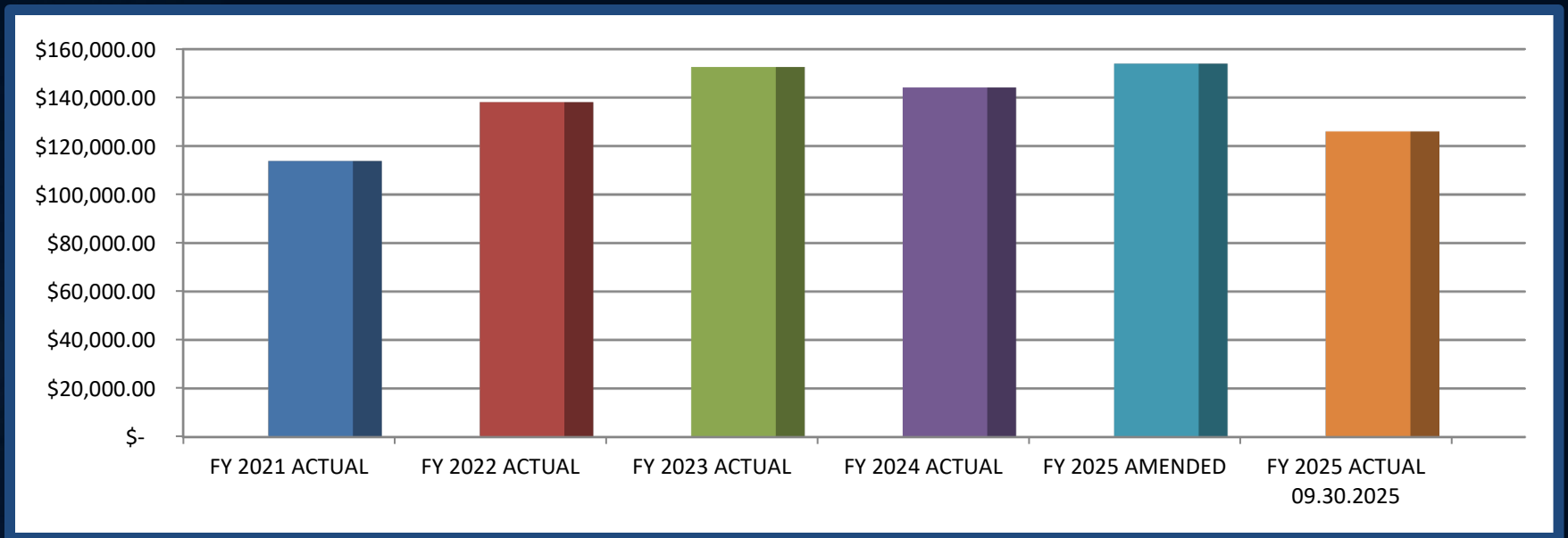
LAW ENFORCEMENT– 8.091%

- 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%

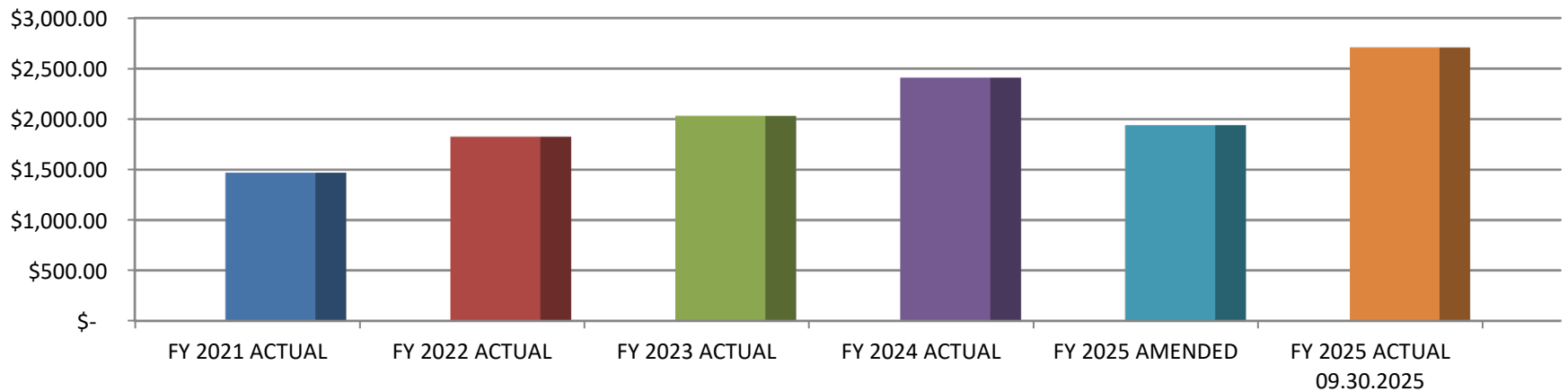
- FY 2025 Highlights – Underbudget \$27,972
- The FY 2025 budget was established contemplating a potential rate increase from Duke
- Additionally, in FY 24 there was an extra payment included for streetlights

CONCORD STATION

GARBAGE & SOLID WASTE - \$2,708

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

Garbage/Solid Waste Control



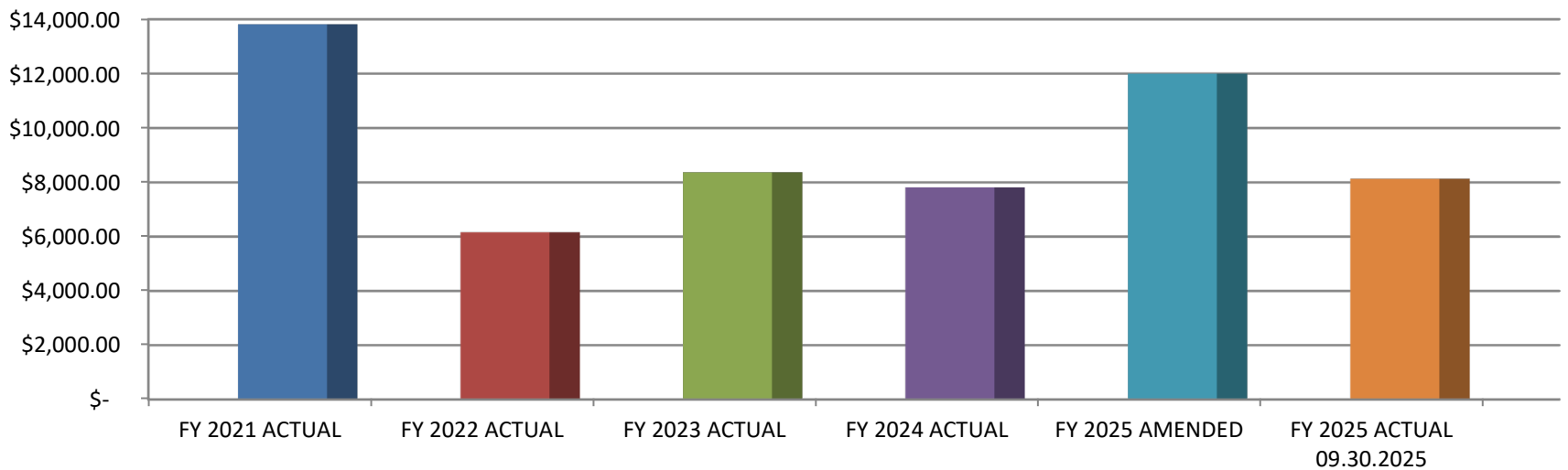
GARBAGE & SOLID WASTE– 0.668%

- 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



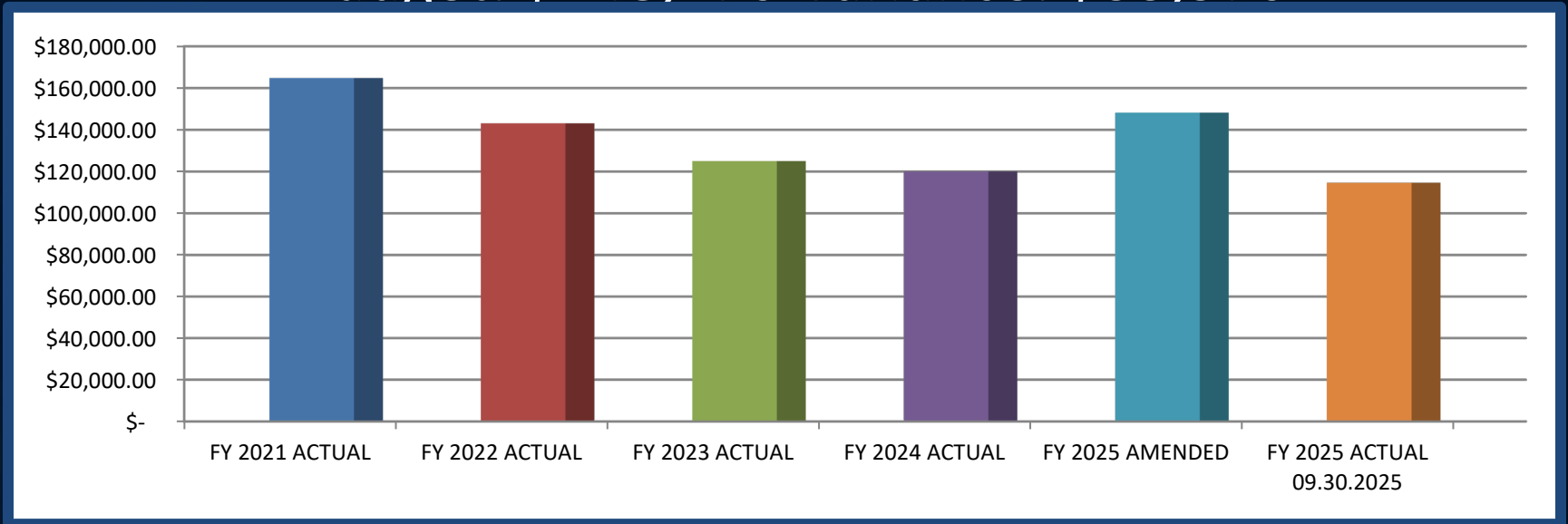
WATER-SEWER SERVICE < 1%

- 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



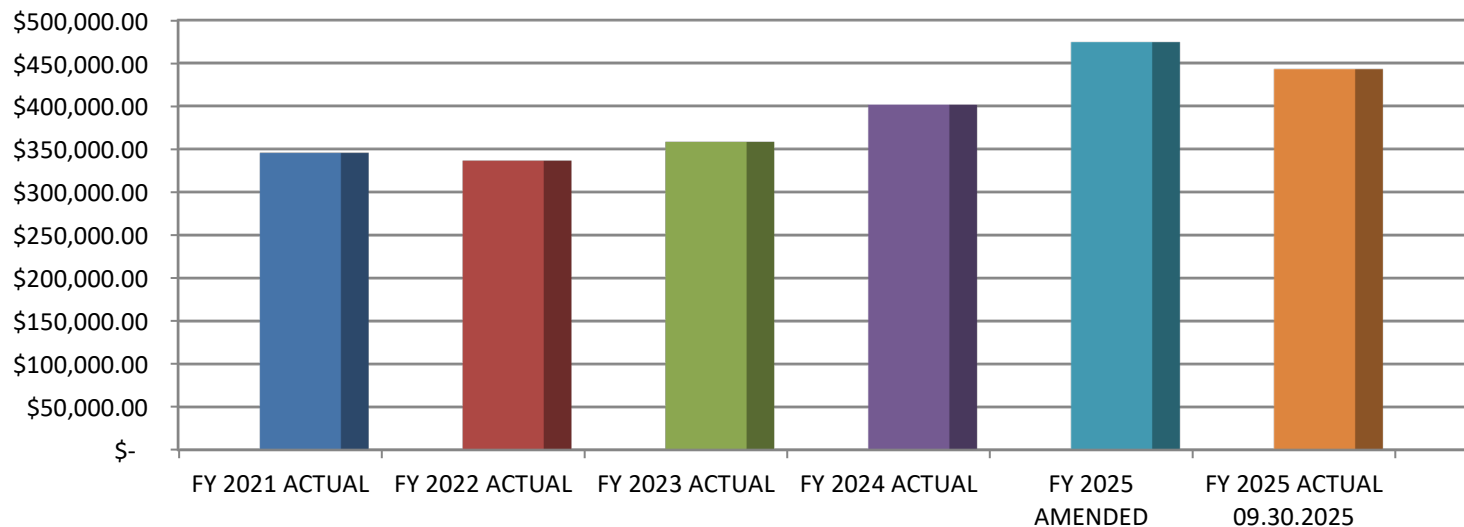
STORMWATER CONTROL – 7.11%

- 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

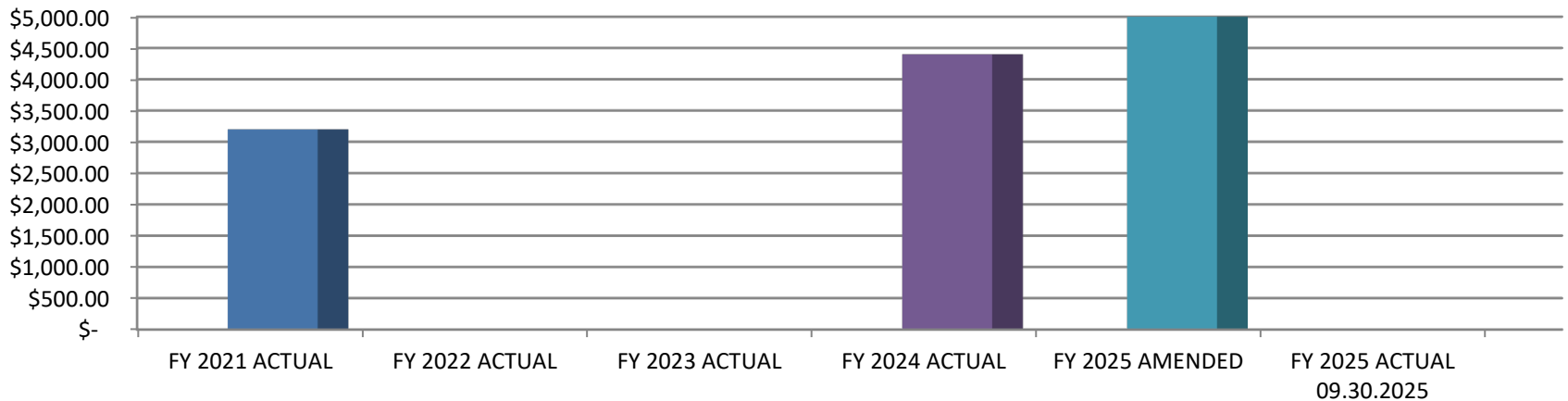
Not needed in FY 25

CONCORD STATION

ROAD & STREET FACILITIES - \$0.00

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

Road & Street Facilities



ROAD & STREET FACILITIES – 0.00%

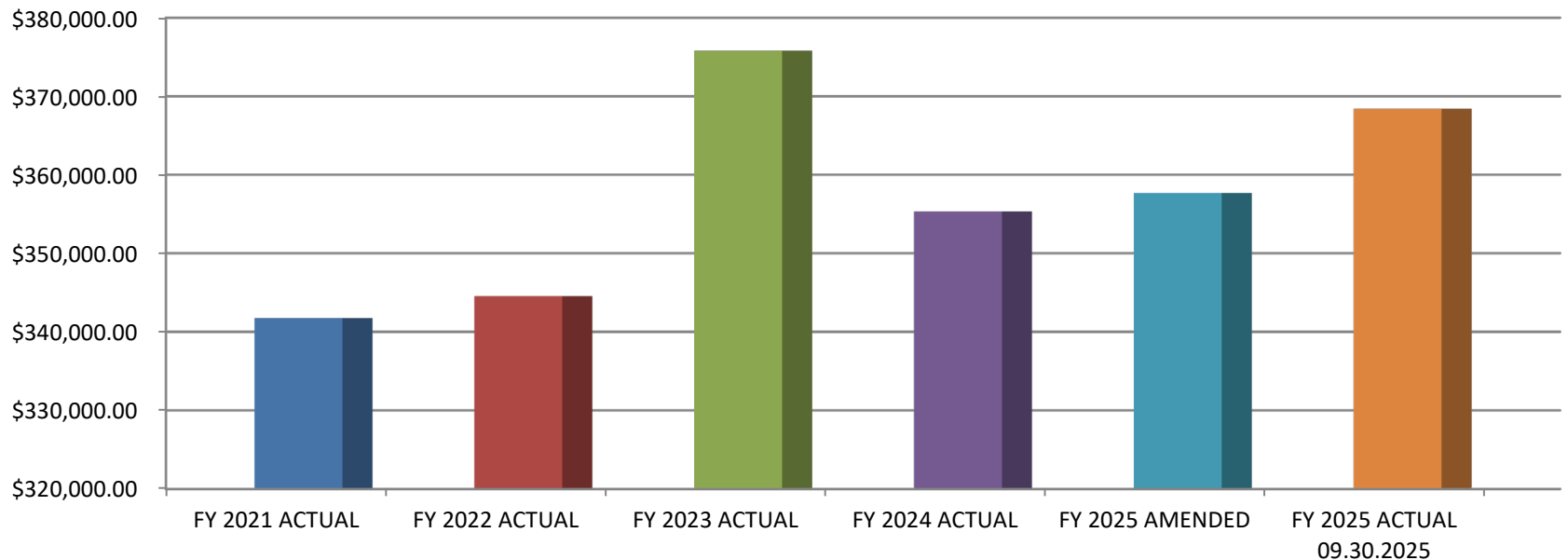
- FY 2025 Highlights – Underbudget \$5,000
- This service level is based on anticipated need and was not required for FY 25

CONCORD STATION

PARKS & RECREATION - \$368,402

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

Park & Recreation



PARKS & RECREATION – 22.883%

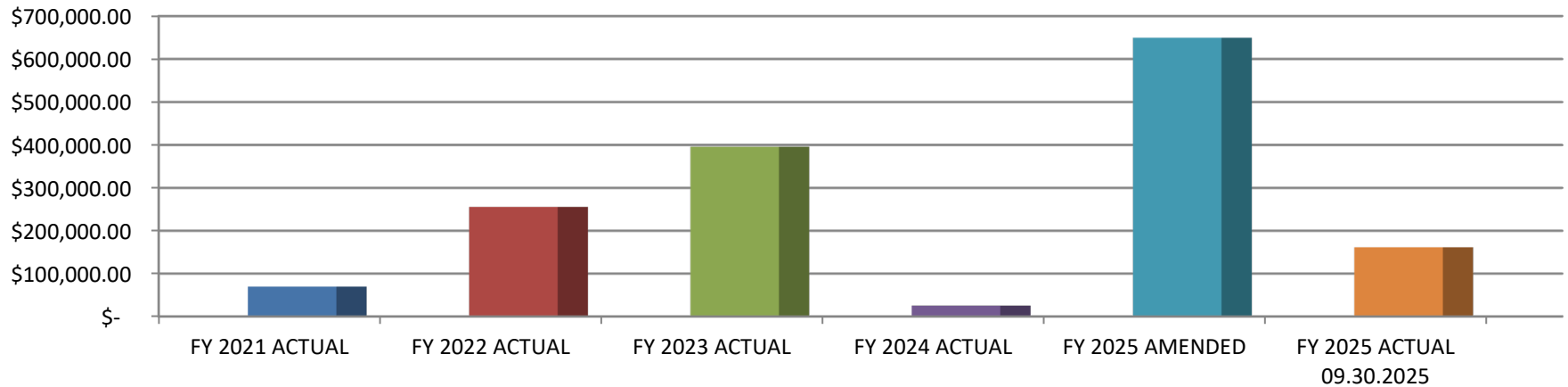
- FY 2025 Highlights – Overbudget \$10,727
- **Field Service Contract** – underbudget \$9,000 related to contract termination
- **Amenity Mgmt** – overbudget \$13,140 due to bringing staff in house versus contract out
- **Clubhouse Maint** – overbudget \$11,875. Amount ecepnoded as of 05.30 was ~\$14,100 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

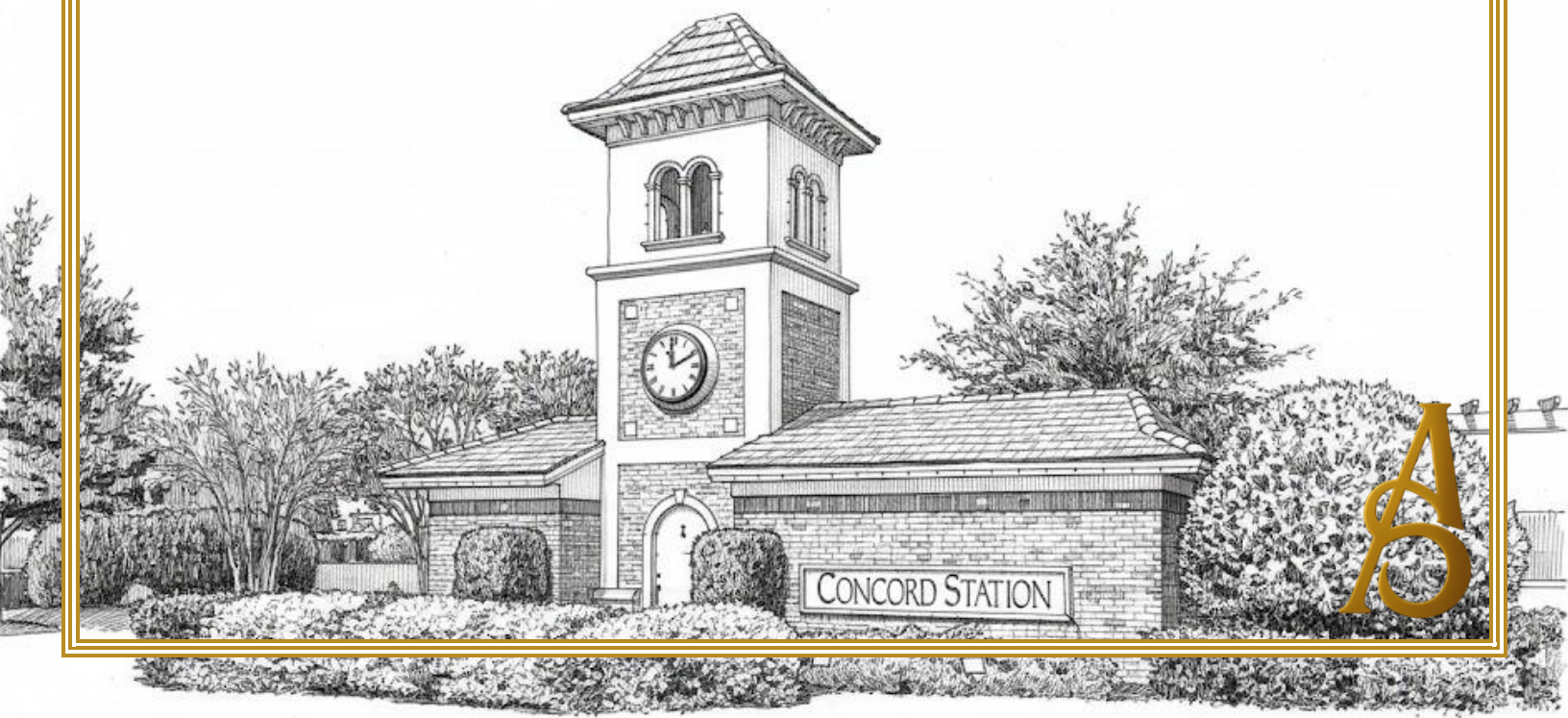
Planned Steps

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 Assets:				
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 Liabilities:				
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 Fund Balance:				
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	-	-
	<hr/>	<hr/>
4 Total Revenues	-	16,200
	<hr/>	<hr/>
5 Expenditures:		
6 Increase in Fund Balance	50,000	-
	<hr/>	<hr/>
7 Total Expenditures	50,000	-
	<hr/>	<hr/>
8 Excess Expenditures Over (Under) Revenues	(50,000)	16,200
	<hr/>	<hr/>
9 Other Sources (Uses)		
10 Transfer In from General Fund	50,000	50,000
12 Total Other Sources (Uses)	50,000	50,000
	<hr/>	<hr/>
Transfer Out	-	-
	<hr/>	<hr/>
13 Fund Balance - Beginning	-	685,856
	<hr/>	<hr/>
14 Fund Balance - Ending	-	752,056
	<hr/>	<hr/>

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	100260	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: 780907 (Reference: Monthly Landscape Maintenance October 2024.)	23,504.60	74,488.68
12/02/2024	100263	Jessica LaBarbera	Invoice: 112024BOS (Reference: 11-20-24 BOS MTG.)	200.00	74,288.68
12/02/2024	100264	Marcela Cisternas	Invoice: 112024BOS (Reference: 11-20-24 BOS MTG.)	200.00	74,088.68
12/02/2024	120224ACH1	Bright House Networks	18636 MENTMORE BOULEVARD, 11/14/2024 through 12/13/24	721.61	73,367.07
12/03/2024			Funds Transfer	100,000.00	173,367.07
12/03/2024	100265	U.S. BANK	Invoice: 7482967 (Reference: Administration Fees - In Advance 09/01/2024 - 08/31/2025.)	5,926.25	167,440.82
12/04/2024	100266	Kazar's Electric, Inc.	Invoice: S 14202A (Reference: Concord Station Community Clubhouse.)	460.00	166,980.82
12/06/2024	100267	Suncoast Rust Control, Inc.	Invoice: 07684 (Reference: Monthly rust control service and solution.)	1,135.00	165,845.82
12/06/2024	100268	ECS Integrations	Invoice: 102250 (Reference: Remounted maglock front door plate and test door locking..)	225.00	165,620.82
12/06/2024	100269	Solitude Lake Management	Invoice: PS129443 (Reference: December Billing 12/1/2024 - 12/31/2024.)	9,223.00	156,397.82
12/06/2024	100270	Florida Brothers Maintenance & Repair	Invoice: 1212 (Reference: 3 days a week Janitorial Cleaning.)	1,482.00	154,915.82
12/06/2024	100271	Business Observer	Invoice: 24-02177P (Reference: 2024/2025 Meeting Schedule.)	78.75	154,837.07
12/06/2024	100272	Suncoast Pool Service	Invoice: 10764 (Reference: Swimming Pool Service.)	2,300.00	152,537.07
12/06/2024	100273	Yellowstone Landscape Inc	Invoice: 815677 (Reference: Winter Annual Change Out Flowers/Annuals.)	4,629.60	147,907.47
12/09/2024	100274	Straley Robin Vericker	Invoice: 25594 (Reference: For Professional Services Rendered Through October 31, 2024.)	3,399.00	144,508.47
12/09/2024	100275	Randall W. Griffin	Invoice: 120624 (Reference: 4-Hour Ethics Course for Special Districts 2024.)	79.00	144,429.47
12/09/2024	100276	Moramoto-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	Sitex Aquatics, LLC	Invoice: 9457-B (Reference: Quarterly Fountain Maintenance on 2 Fountains.)	382.62	81,671.71
01/06/2025	100286	Florida Brothers Maintenance & Repair	Invoice: 1209 (Reference: Hazard Cleaning.)	200.00	81,471.71
01/06/2025	100287	Breeze Connected, LLC	Invoice: 4324 (Reference: Professional Management Services, Amenity/Field Service.) Inv	22,858.46	58,613.25
01/07/2025			Funds Transfer	100,000.00	158,613.25
01/07/2025	100288	Cintas Fire 636525	Invoice: 0F32708305 (Reference: INSPECTION.) Invoice: 0F32707785 (Reference: INSPECTION	787.08	157,826.17
01/13/2025			Funds Transfer	2,000.00	155,826.17
01/13/2025	100289	Arrow Exterminators Inc	Invoice: 60145936 (Reference: Pest Control Service.)	52.00	155,774.17
01/13/2025	100290	ECS Integrations	Invoice: 102291 (Reference: Camera Management Access Management of CDVI.)	750.00	155,024.17
01/13/2025	100291	Pasco 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://clientna		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: OF32713768 (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

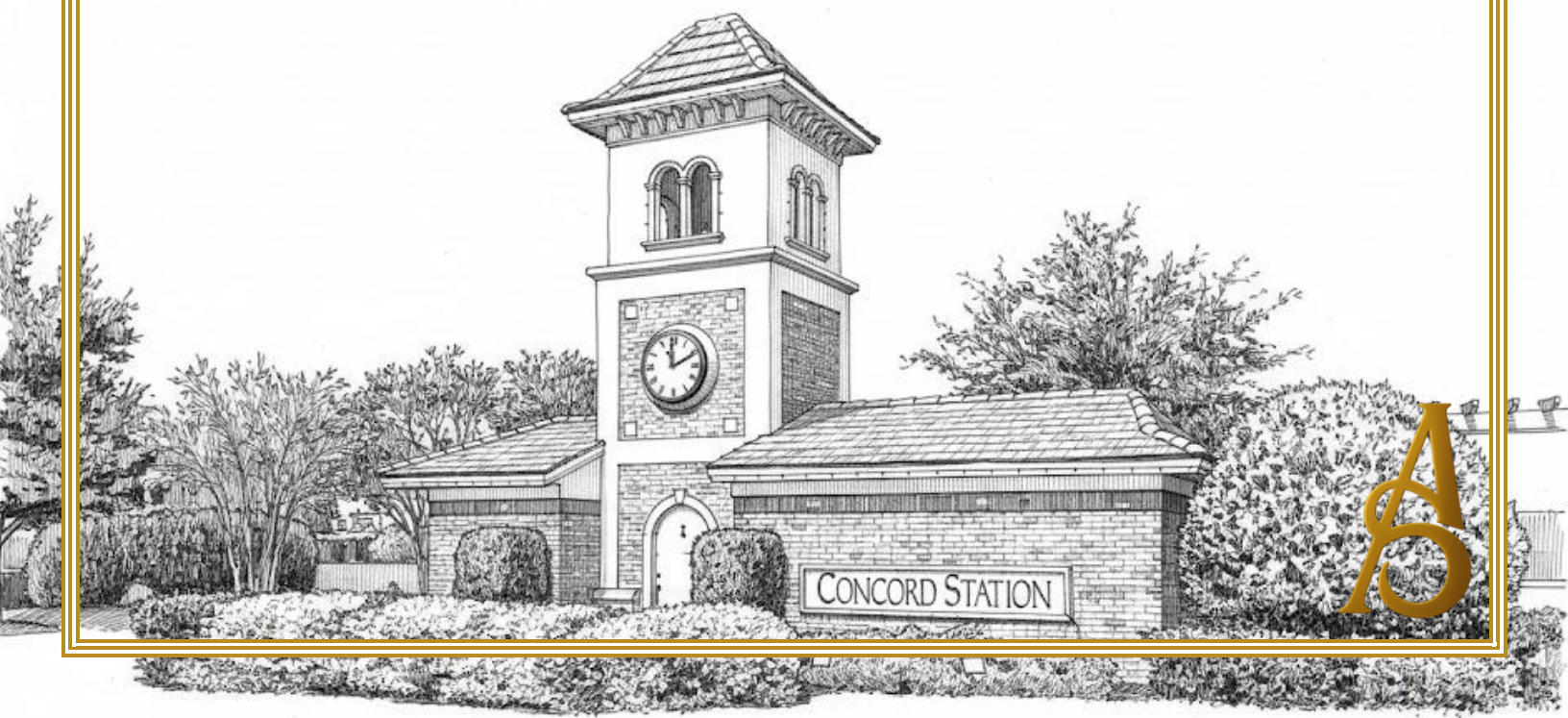
7/7/25	1026	Randall W. Griffin	Reference: BOS MTG 06/12/25	200.00	194,087.36
7/7/25	1027	Jessica LaBarbera.	Reference: BOS MTG 06/12/25	200.00	193,887.36
7/7/25	1028	Marcela Cisternas	Reference: BOS MTG 06/12/25	200.00	193,687.36
7/7/25	1029	Kevin Wagner	Reference: BOS MTG 06/12/25.	200.00	193,487.36
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
7/31/25					74,686.75
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, Inoice 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 inoice 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 Contracted 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

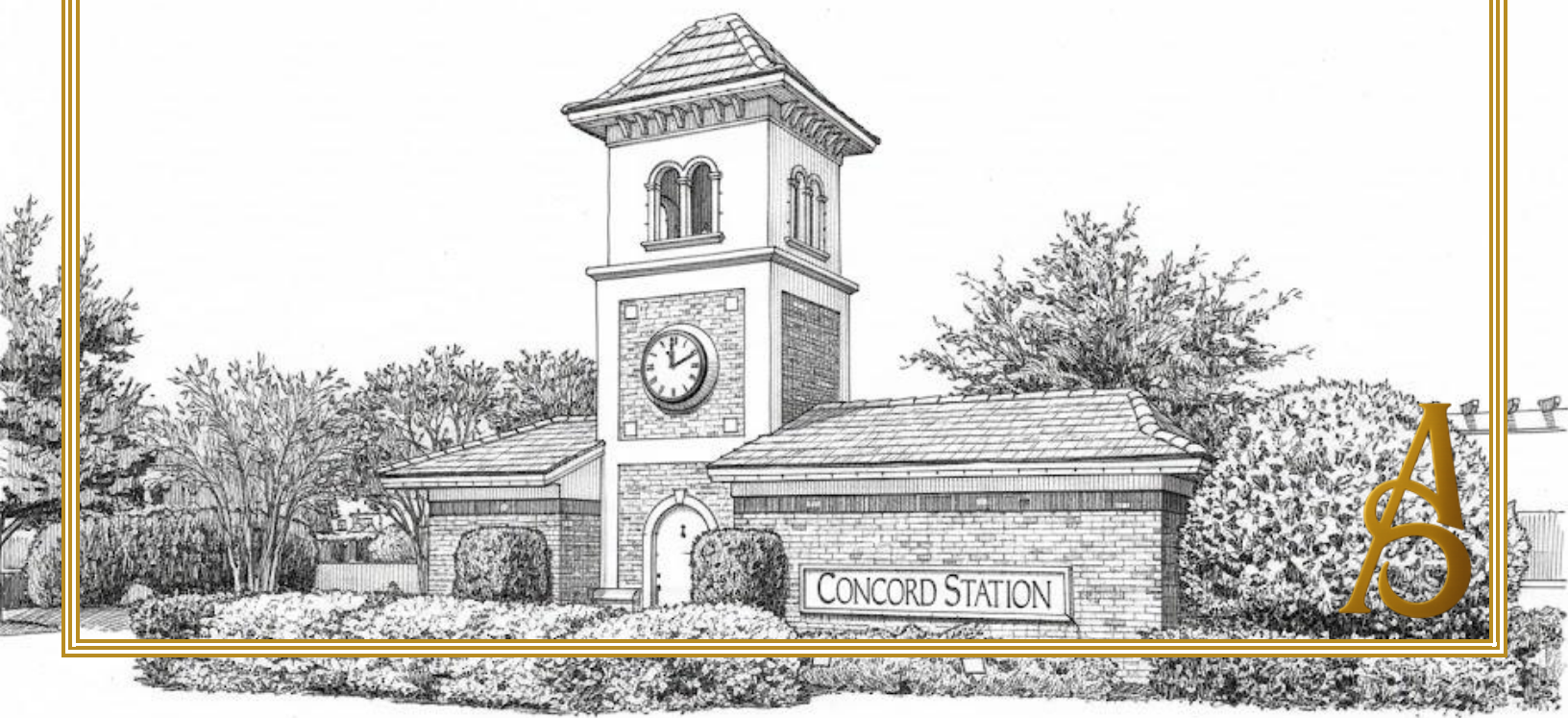
Beginning Balance		118,107.76
Receipts		152,511.90
Disbursements		(176,717.49)
<i>Balance per Book</i>	\$	93,902.17

**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](#)



**MINUTES OF 10/09/2025 REGULAR MEETING
CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Concord Station Community Development District was held Thursday, October 09, 2025 at 6:30 p.m. at the Concord Station Amenity Center, 18636 Mentmore Blvd., Land O'Lakes, Florida 34638. The public was able to listen and/or participate in-person or live via Teams conference.

I. Call to Order / Roll Call

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

Jessica LaBarbera Board of Supervisors, Chairman
Randall Griffin..... Board of Supervisors, Vice Chairman
Kevin Wagner (via phone)..... Board of Supervisors, Assistant Secretary
Marcela Cisternas Board of Supervisors, Assistant Secretary

Also present were:

Patricia Thibault District Manager, Anchor Stone Management
Mark Looknanan, Jr..... Amenity Manager, Concord Station CDD
Lindsay A. Moczynski..... District Counsel, Kilinski Van Wyk
Greg Woodcock Project Engineer, Stantec
Alan J. Messing President, SwimKids, USA, Inc.
Amanda Shapiro Owner, Manda's Minnows
Dana Bryant..... Irrigation Specialist, Anchor Stone Management
Corey White..... Solitude Lake Management
Allan Willson (via phone) Solitude Lake Management
Matt Olson Irrigation, Red Tree Landscape Systems
John Burkett..... Landscaping, Red Tree Landscape Systems

Opening Remarks and Attendance Notes

Ms. Thibault officially called the Meeting to order after confirming that quorum had been established. Present in person were Chairwoman LaBarbera, Supervisor Griffin, Supervisor Cisternas of the Board of Supervisors; Supervisor Wagner attended via phone. Also present were District Management Staff, District Counsel, and Amenity Team members.

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

Audience comments were then invited. One resident spoke in support of allowing Manda's Minnows service to operate from District facilities, praising the operator's dedication and the positive impact on families. No additional comments were offered in person or via Zoom.

III. Professional Vendor Presentations

A. District Engineering Report – Stantec Project Engineer Greg Woodcock

1. Status and Discussion of ADS Project

2. Discussion of Seal Coating Clubhouse Parking Lot & Pothole Repair

3. Discussion of Ditch Project

Mr. Woodcock reported the ADS operation-and-maintenance project has been completed. Crews are currently finishing work along the roadside ditch, with completion anticipated by week's end. Supervisor Griffin made inquiry regarding the new ditch section's final look and condition: the prior concrete wall is not being reconstructed; instead, the remaining wall is being cut down at the base where needed, overlaid with geotextile, and covered entirely with rock to stabilize the slope and retain soil. Mr. Woodcock noted this approach should prevent water from migrating behind the old wall, which had contributed to prior failures.

Supervisor Griffin also asked whether the observed damage might have been exacerbated by a recent hurricane event. While Mr. Woodcock could not confirm pre-storm conditions, he agreed storm flows did not help and likely forced water over and through the structure. The board requested confirmation of potential coverage under the District's general

liability/property program and whether any hurricane deductible would apply. Staff will investigate an insurance claim to offset repair costs and report back.

Supervisor Cisternas noted that the contractor repair equipment track damage made to turf during wet conditions. Mr. Woodcock confirmed site restoration is part of the contractor's closeout responsibilities and committed to enforcing.

Turning to pavement maintenance, Mr. Woodcock outlined a plan for the parking lot's failing strip: saw-cut approximately two feet on both sides, remove existing base and asphalt to a depth of 13 inches, rebuild with 10 inches of crushed-concrete base and 3 inches of asphalt to "beef up" the section similar to a utility crossing repair. Because one vendor could not cover both base repair and asphalt, additional outreach delayed proposals; Mr. Woodcock expects to present competitive proposals at the next meeting.

4. Discussion of Tree Replacement Project

Mr. Woodcock went over the tree replacement project along the homes most directly impacted by large, declining trees. After a joint site review with Red Tree, twelve trees were identified for removal and replacement (four on one side of the corridor and eight on the other) due to potential impacts on adjacent residences. Red Tree provided a preliminary budgetary figure of approximately \$41,400 for turnkey removal and replacement. The concept envisions installing 30-gallon replacement trees roughly ten feet from the existing tree locations, with mulch rings and use of nearby spray heads presumed adequate for irrigation; if irrigation adjustments are needed, they would be addressed within the project scope.

The Supervisors questioned the unit cost of the proposal (roughly \$3,450 per tree at the budgetary number) and asked that the District solicit additional bids and confirm whether any irrigation modifications are explicitly included. The board also requested options for alternative, more appropriate species and sizes — particularly non-invasive trees with controlled root structures and flowering options previously discussed (e.g., crepe myrtle or comparable species). The District Manager will obtain at least two additional competitive proposals and bring back a side-by-side comparison with species, sizes, and complete scopes (including any irrigation work) at the next meeting.

Continuing the discussion on landscape replacements, the Board briefly revisited species selection for the twelve identified removals, expressing interest in a mixed palette for visual texture — potentially two crepe myrtles paired with a complementary species at each cluster. The Staff confirmed the trees in question sit just outside residential fences and were originally required plantings.

5. Consideration of Stantec Professional Services Agreement Change Order – Increase of \$5,000

On professional services, Mr. Woodcock requested a change order to increase the FY budgeted "not-to-exceed" amount for engineering by \$5,000 to cover September activity at the end of the fiscal year. He explained the finance system cannot process invoices beyond the approved NTE without a board-authorized change order. He estimated actual September charges at approximately \$3,000; any unused portion of the authorization would not be billed.

After discussion based on inquiry by Supervisor Cisternas and Chairwoman regarding the hourly billing, and prior-year totals (approximately \$30,033 through August following a period without an engineer earlier in the year), the Board proceeded to action.

On a MOTION by Supervisor Griffin, SECONDED by Supervisor Cisternas, WITH ALL IN FAVOR, the Board approved Stantec Professional Services Agreement Change Order – Increase of \$5,000 for the Concord Station Community Development District.

The District Counsel then addressed the Stantec professional services agreement. The Counsel recommended updating the agreement to the firm's current form, noting the existing contract was prepared by prior counsel and contains outdated public records language that still references the District's former management company. The Counsel advised that current statutory requirements necessitate accurate public records provisions. The Counsel estimated the update at approximately one-half hour of work (targeting \$150 or less, with paralegal preparation and attorney review). The Board directed the Counsel to proceed with updating the Stantec agreement now and to review other vendor agreements for conforming updates as they come up for renewal.

B. Solitude Lake Management

1. Waterway Inspection Report – 10.01.2025

Staff referenced the inspection packet (site R6), noting the illustrative photo of a desired gate configuration to allow maintenance access to the rear pond tracts. Members who were absent at the prior meeting asked for context; Staff explained recurring access challenges for certain ponds and described the need for a minimum of approximately five feet of clear width to maneuver equipment — ten feet being ideal, but five as a practical threshold. Letters were sent to four of six homeowners located along the designated access points asking them to coordinate with District Staff and Management on compliant solutions, such as adding or enlarging gates, or removing obstructions, while one property without a fence may still present constraints due to house placement and landscaping.

The Supervisors discussed next steps, including an on-site review with CJ to verify actual clearances and identify specific impediments beyond fence lines (e.g., decorative elements, plantings, utilities). Staff noted that for at least one lot, the plat reflects a 20.5-foot access easement; however, the functional width may be impaired by improvements. The consensus was to await homeowner responses to the letters while concurrently arranging a field visit to measure widths and document any additional obstacles so tailored remedies can be proposed.

2. Discussion & Consideration of Revised Agreement for Service

Next, the Board considered a proposed revised agreement from Solitude. Chairwoman stated unequivocally that the District would not accept a three-year term with a buyout provision requiring payment of 50% upon termination, nor agree to reductions in scope (specifically the removal of water testing) in exchange for a lower rate. Counsel confirmed her earlier comments that the draft altered reporting language and omitted water testing, and reiterated the prior recommendation against any buyout provision. Discussion also noted that comparative pricing had not yet been sought from competitors and that the existing contract runs through March.

The Board determined it would complete the current term and then compete the services. A motion was made to reject the vendor's revised agreement and continue under the existing contract until expiration. The motion was seconded and, after brief clarification on intent, carried with the board in favor. Counsel will calendar the procurement timeline so that by the November meeting the District can initiate the RFP/ITB process for post-March services.

On a MOTION by Chairwoman LaBarbera, SECONDED by Supervisor Cisternas, WITH ALL IN FAVOR, the Board rejected the Proposed Revised Services Agreement from Solitude for the Concord Station Community Development District.

C. Red Tree Landscape Maintenance

1. Landscape Maintenance Report – September

The landscape contractor then reported that Spanish moss removal and associated canopy cleanout had commenced and was well underway, proceeding section by section to achieve the planned aesthetic and health improvements for the mature trees. He explained that simply pulling visible moss is ineffective; the work requires reaching higher into the canopy to remove established mats, which have accumulated over years.

Supervisor Cisternas questioned a recent proposal line item related to a partially detached limb, stating the board assumed such cleanup would fall under the base contract's debris removal obligations, particularly since the limb appeared to be only a few feet off the ground and could have been fully cut and removed as routine debris. Management noted the in-house maintenance team ultimately cleared the material but sought clarity on scope. The contractor responded that arboricultural work, even at lower heights, can be treated as specialty tree work for safety and workmanship reasons (proper structural cuts to prevent tears and ensure callusing), and that industry practice and insurance classifications distinguish general grounds work from tree work. He cited significantly higher workers' compensation rates for arbor crews compared to grounds staff as one reason such items may be priced separately. Chairwoman acknowledged the distinction but reiterated their expectation that low, easily reachable storm-related or gravity-damaged limb removal be treated as debris cleanup when practicable and consistent with the contract. The Contractor agreed to review the specific incident against the contract language and coordinate with Management to ensure alignment going forward. With those clarifications, the Board asked staff to continue monitoring progress on the moss removal and to flag any tree-related items that might require formal arbor services before proposals are issued.

The Board continued its review of landscape performance and scope interpretation with RedTree. The Board Members referenced a recent incident involving a partially detached limb hanging at approximately shoulder height. Management confirmed the limb was ultimately cut and removed by in-house maintenance after the contractor submitted a \$150 proposal for the task. A Supervisor pointed to the contract's section on "trees and trunk care/aesthetic pruning" (as cited on page 14) and asked how that provision should apply to low, easily reachable hazards. The Contractor had previously explained that arboricultural work is treated as specialty service due to safety, technique, and insurance classifications; however, Board Members challenged why this particular item was not simply handled as routine debris removal given its low height and limited complexity. The exchange underscored the Board's expectation that minor, readily addressed safety issues be resolved within the base scope whenever consistent with the contract.

At this point, discussion turned to meeting decorum and professional conduct. The Chair stated that seemingly repeated displays of frustration and dismissiveness toward the Board's oversight responsibilities were unacceptable. The Contractor's representative was excused from the meeting.

2. Consideration of Proposals Cited in Landscape Maintenance Report

- ❖ **Flush Cut & Remove (1) Dying Tree - Buckingham Shire Park - \$650**

- ❖ **Flush Cut (3) Dead Trees on the South Side of Mentmore - East of Sun Lake Blvd. - \$1,950**

- ❖ **Stake (2) Leaning Trees at Buckingham Shire Park - \$500**

- ❖ **Hardwood Elevation, Crown Thinning & Cleaning Proposal**

Following the representative's departure, the Board addressed pending invoices and scope control. The Chair stated that RedTree invoices would not be approved that evening. Management clarified that two specific invoices had already been returned ("bounced") because no prior board approval existed: (i) an irrigation system repair invoice (noted around \$2,125) and (ii) a separate charge for an irrigation mapping effort. Management also noted that routine, recurring monthly maintenance invoices had been paid, but any "additional services" must follow the board approval process.

Counsel summarized the framework: additional services require compliance with the District's purchasing and payment procedures. With respect to the mapping issue, supervisors recalled multiple prior discussions requesting an irrigation map but emphasized that no cost had ever been disclosed or authorized at the time of the request. The Board Members reiterated the consensus that the vendor proceeded without an approved price, later submitting an invoice more than 60 days after the fact. One Supervisor recalled that, at a previous meeting, the Board chose to table the matter until all Members were present; however, sentiment now coalesced that the map — requested and discussed with no mention of price — should not be billable at the amount presented, if billable at all. Several Supervisors voiced the view that the substantial sums already being paid for irrigation evaluation and repair should reasonably encompass the mapping necessary to perform that work. No motion was made; the board directed that payment on the disputed mapping invoice continue to be withheld pending further review.

Management also reported receiving an email from the Contractor suggesting that, if certain unpaid invoices were not approved, the company would "put it back to where it was," which the Board interpreted as a threat to undo repairs. The District Counsel asked that the email be forwarded immediately for legal review and advised that the Board should not speculate on potential future acts but confirmed that any deliberate damage to the District's systems could constitute actionable misconduct. The Board discussed whether to issue a notice placing the Contractor on formal warning regarding preservation of the District's property and adherence to scope and approvals. Counsel confirmed the agreement requires a 30-day notice to terminate and that the board may issue appropriate notices as warranted. Staff will circulate the referenced email to Counsel, and counsel will prepare a written notice reinforcing (a) no alteration or removal of completed work without authorization; (b) compliance with the approvals process; and (c) expectations for professional conduct on the District's property.

3. Status & Discussion of Irrigation Project

The Board then stepped back to the broader irrigation program. The Supervisors expressed concern that charges have trended toward wholesale replacement rather than targeted repair, with costs already approaching roughly \$50,000 while less than half of the system has been addressed. Members contrasted the Contractor's recent assertions that "nothing" functioned with the prior vendor's last walkthrough, during which zones could be run (albeit manually), and with a recent finding that at least one valve had simply been turned off. The board also noted delays on Spanish moss removal and uneven attention to easement areas and dead saplings, reinforcing a perception that base maintenance is not

being performed consistently without supplemental charges. Based on this pattern, the Supervisors anticipated the contractor might elect to terminate; the Board stated it would continue to protect the District's interests, tighten control of extras, and ensure that any future scope is competitively priced and clearly defined.

Finally, the Chair returned briefly to the earlier tree replacement discussion to contextualize cost concerns. A Supervisor observed that a 30-gallon sweetgum (or maple) can be purchased retail for under \$200, underscoring why the preliminary estimate of approximately \$41,400 for twelve removals and replacements requires careful scoping and competitive quotes. The Board reaffirmed the prior direction to obtain multiple proposals with transparent unit pricing that separately delineate removal, stump/grind, irrigation adjustments (if any), and new planting with specified species and sizes.

Continuing the landscaping and irrigation discussion, the Board returned to the twelve-tree removal and replacement project. Members clarified the scope previously discussed with the Contractor: last month, the Board's direction contemplated not only tree removal and new plantings but also stump grinding, with staff confirming that in-house personnel could not safely handle the removals due to size and equipment needs. The Supervisors reiterated that any pricing comparison must reflect complete, turnkey work — removal, stump grinding, and replanting — while also noting concerns about add-ons such as a proposed fee to stake new trees. Even with full scope acknowledged, Members stated the preliminary figure (about \$41,400) still appeared high and should be competitively tested

4. Discussion & Consideration of Irrigation Monthly Fiscal Allotment for Repairs

The Chair asked Counsel to review an email the District had sent regarding vendor reactions and to advise on next steps. Counsel acknowledged receipt and, before turning to that matter, clarified a point from prior meetings: an additional \$10,000 tranche for irrigation repairs had been approved at one point, but Staff later instructed the vendor not to proceed pending a comprehensive estimate for project completion. Staff confirmed no work had been performed or billed against that second \$10,000 since the Board's subsequent direction to pause.

To close the loop formally, the Board took action to remove the unused authorization.

On a MOTION by Supervisor Griffin, SECONDED by Supervisor LaBarbera, WITH ALL IN FAVOR, the Board approved to RESCIND the second \$10,000 irrigation repairs allotment authorization for RedTree for the Concord Station Community Development District.

5. Consideration for Approval: Invoices Not Previously Board Approved

❖ Invoice 30746 – Mapping Project - \$4,290

The Invoice was not approved. The Supervisors reiterated that while a map had been requested and discussed at several meetings, the Vendor never disclosed a fee beforehand; the Board did not authorize a cost and would not approve the amount billed post hoc. No action was taken to pay the mapping invoice.

❖ Invoice 31411 – Irrigation Repairs on 08.01.2025 - \$261.25

The Board reviewed the invoice for completed field repairs (labor noted as four hours and a one-inch cap on a line near Umlerland and Sunlake). While several Supervisors questioned the time required for a straightforward cap, they acknowledged the work was performed and, lacking a practical way to dispute the exact labor time, opted to approve payment.

On a MOTION by Supervisor LaBarbera, SECONDED by Supervisor Cisternas, WITH ALL IN FAVOR, the Board approved RedTree Invoice 31411 for Irrigation Repairs on 08.01.2025 in the total amount of \$261.25 for the Concord Station Community Development District.

Broader irrigation rehabilitation strategy

At approximately 8:00 p.m., the Board returned to the broader irrigation rehabilitation strategy. Members noted that the current vendor had not provided an end-to-end estimate and had instead requested funds in stages, citing evolving discoveries. The Board reaffirmed its direction from the prior meeting: obtain a clear picture of the system's condition and pursue competitive proposals for completion but avoid relying solely on a prospective bidder's assessment.

To that end, the Board asked Mr. Bryant, the Anchor Stone irrigation consultant, to work with Mr. Looknahan to independently re-walk the irrigation system — opening valve boxes, running zones, identifying which controllers are

operating versus which rely on “hot hooks/nodes,” and documenting non-functioning zones. Mr. Bryant advised that, although a pass-through was performed a few months ago, an updated survey could be conducted in one day (possibly two) and suggested a fee in the range of \$900 for the condition assessment. There was a discussion about whether to review only the unassessed remainder or to verify the entire system; the Board favored a comprehensive re-walk to establish a current baseline, understanding that verification could surface “onesie-twosie” defects even in previously worked areas.

Continuing without pause from the prior discussion on irrigation, the board formalized the independent assessment plan. At Staff’s recommendation, the District will engage Anchor Stone (with consultant Mr. Bryant performing the work under Anchor Stone) to conduct a comprehensive, system-wide walk-through of all valve boxes and irrigation zones. Mr. Bryant will accompany Mr. Looknanan on site to verify functionality, identify any controllers operating via nodes (“hot hooks”), and document non-functioning zones and priority defects. The assessment will produce a concise, neutral matrix suitable for soliciting competitive, itemized proposals. The Board emphasized its preference for recommendations and bids from firms not affiliated with the District’s management vendors, and expressed interest in sourcing capable local companies where feasible. After inviting and receiving supportive public comment, the Board proceeded to action.

On a MOTION by Supervisor Griffin, SECONDED by Supervisor LaBabera, WITH ALL IN FAVOR, the Board approved Anchor Stone Management proposal for Mr. Bryant to perform a full irrigation condition assessment for NTE \$900 provided deliverable will include zone/valve status, presence of nodes, and prioritized deficiencies for the Concord Station Community Development District.

D. District Counsel – Kilinski Van Wyk

The conferencing ability malfunctioned during this part of the Meeting.

1. Discussion of Rules & Procedure Update

The Staff received the Board’s direction to proceed with implementing changes to the Rules of Procedure for the District and to set public hearing on at a future meeting.

2. Status Update on Letter to Resident with Bounce House

The Counsel advised that the Letters have been sent out.

3. Status Update on Letters to Residents with Encroachments

Heard first among the District Counsel presentation. Counsel noted that letters have been sent to homeowners along the drainage access easements advising that access must be restored and offering to coordinate practical solutions (e.g., adding or widening gates, removing obstructions). One property, 3232 Whitley Bay Court (mailing address 4290 Shrewberry Place), is subject to an existing encroachment easement agreement approved by a prior board. That agreement allowed a fence and other improvements within the easement but reserves the District’s right to terminate and requires the owner to remove improvements if necessary for access. Counsel initially requested a formal vote to terminate the encroachment agreement to clear the way for access.

After discussion, the board elected to pursue a cooperative path before termination. Supervisors directed counsel and management to notify the owner that the District requires compliant access to the easement — specifically, installation of a sufficiently wide gate and removal or relocation of any impediments (e.g., landscaping or equipment such as a water softener/pool equipment if present) to achieve the minimum clear width discussed by the board. The notice will invite the homeowner to work with staff on a modified license agreement that preserves the owner’s improvements while guaranteeing District access; it will also set a clear response deadline. If the owner declines to cooperate or fails to respond by the stated date, Counsel will agendize formal termination of the encroachment agreement for consideration at the November meeting.

Walk-on Resolution Redesignating the Registered Agent

The District Counsel presented a walk-on Resolution to redesignate the District’s Registered Agent. She explained that the prior Agent of record was former Counsel and recommended updating the designation to the current District Manager, Ms. Thibault with Anchor Stone, since most legal notices relate to billing and administrative matters handled by management. After inviting public comment (one Resident voiced support), the Board proceeded to action.

On a MOTION by Supervisor LaBabera, SECONDED by Supervisor Cisternas, WITH ALL IN FAVOR, the Board approved Resolution to appoint Ms. Thibault with Anchor Stone Management to be the District's Registered Agent for the Concord Station Community Development District.

Personnel Policy Project

Counsel then updated the Board on the personnel policy project. Mr. Looknanan reported that his draft is complete subject to several highlighted questions to be reviewed with Vice Chair Griffin. The agreed workflow is: Mr. Looknanan finalizes a working draft → Ms. Thibault adds management remarks → draft circulates to the Board for initial review → HR counsel, Mitchell Herring with Sniffen & Spellman, P.A., performs revisions and final legal polish on a not-to-exceed basis approved previously. Counsel will place the finalized version for consideration at the November meeting, incorporating any Board edits.

HOA-related Matters

When asked, Counsel stated she had not yet received documents expected from the HOA representative; Supervisor Cisternas indicated the HOA Manager believed materials had been sent and would follow up. Counsel will coordinate with Management to obtain the missing submittals.

E. Amenity Center Report

Purchase Authority

The Amenity Manager asked for clarity on small-purchase authority to address urgent facility and grounds needs (e.g., replacement parts for the Waterford fountain, which he can install). The Board confirmed its prior intent that the Amenity Manager may make discretionary purchases up to \$1,000, and discussed separating expenditures into distinct categories: (1) clubhouse/amenity operations (e.g., consumables) and (2) maintenance/repairs (e.g., pumps, small parts), to avoid budget conflicts. Management reported the issuing bank had mailed a purchasing card in the user's name only (without the District's name), which caused delivery issues.

Regarding a credit card issued to the District, the Manager described repeated delivery failures because the issuing bank (SouthState) dispatched the card via FedEx addressed only to the user's personal name, which the office (and even a nearby bank branch) could not accept due to the required addressee signature match. The Board asked management to work directly with the bank's officer to (a) reissue the card showing the District's legal name with the Amenity Manager as authorized user, and (b) temporarily direct initial delivery to the clubhouse so Staff can sign and receive it, after which billing address details can be updated. Ms. Thibault stated she would call the bank regarding change of address.

Because immediate needs cannot wait for the card, the Board revisited short-term purchasing authority. The Amenity Manager confirmed he can complete the Waterford fountain repair and finish the monuments project if limited funds are made available now. After brief discussion, the Board authorized an interim advance sufficient for both maintenance and amenity programming.

Management was authorized to provide the Amenity Manager an immediate \$3,000 operating advance (comprised of up to \$2,000 for maintenance/repairs — including the Waterford fountain parts and remaining monument materials — and up to \$1,000 for amenities/events). This temporary arrangement remains in place until the District purchasing card is properly issued and received.

Events and Communications

The Amenity Manager confirmed:

Shred Event: Saturday, October 18, 12:00–4:00 p.m.

Trunk-or-Treat: October 31 (Halloween). The clubhouse to be decorated; staff would distribute goodie bags. Residents who wish to decorate trunks would be assigned parking spaces. Sign-ups to date were low.

The Board requested a targeted email specifically inviting residents to register vehicles for Trunk-or-Treat (separate from general event notices) to boost participation.

Holiday Festivities: December 20 event to include a train and funnel cakes; Maddie will appear as the Grinch and her father as Santa. Members asked for a contingency plan in case volunteers become unavailable; staff will coordinate with the vendor for backup performers. (A light-hearted request for a “Festivus pole” was noted without action.)

Basketball Court Resurfacing.

The District has paid \$11,150; the remaining \$3,000 balance is outstanding. A letter was sent and the contractor’s response indicates they will forego the remaining balance and conclude the matter. No further payment is anticipated.

Monument Upgrades.

Concrete and painting are complete for all monuments west of the clubhouse; lighting is installed on all but the monument across the street. Drexel columns are poured and partially painted; trim and lighting installation will follow. Work began at the Enclave (rafters and prep). The Board acknowledged the visible “capping” and repainting work looks good.

Access Control/Electrical (ECS) – Lightning Repairs.

Following earlier lightning damage affecting tennis, basketball, and playground readers and exit buttons, ECS has installed four surge protectors (with battery backup capability). Two legacy surge units had been removed at some point and replaced with consumer-grade strips prior to current staff; ECS disclaimed involvement with that change. ECS’s contract documents (returned earlier in the week) were presented for execution; the Chair signed to proceed. Staff will coordinate any related fence and conduit corrections with the fence installer, who has been called back to address workmanship concerns impacting wiring.

The Amenity Manager briefed the Board on access-control damage discovered at the playground fence line. He reported that when the fence installer last worked on-site, one reader post was cut off with wiring left on the ground and two additional posts were severed with wiring left exposed. ECS inspected the area the prior Thursday and will submit an estimate to restore the posts, readers, and associated wiring. The fence company’s field representative (not the owner) acknowledged the issue but stated reimbursement would require the District to present the repair estimate first; no commitment to pay was made. The Board directed staff to obtain ECS’s written estimate and tender it to the fence company with a formal demand for reimbursement, reserving all rights.

While reviewing ECS’s contract package at the dais, the Chair noted a clause had been struck out in red — specifically, the warranty language stating labor/workmanship for one year and parts for three years. Counsel asked to review that change before execution and recommended holding signature on that document until she confirms acceptable warranty terms; related restoration work can be handled via a separate change order if needed.

On facilities status, the Amenity Manager confirmed the Waterford fountain pump itself is operational; the failure is with the lights, which he will replace so the unit can be reinstalled. He also acknowledged the Board’s prior discussion of the playground fence and will coordinate any impacts with the access-control repairs.

Turning to **forward planning**, the Board considered several “vision list” items for the coming budget cycle:

Pool furniture refresh. The Amenity Manager referenced a past conversation noting ~\$58,000 as a rough placeholder for indoor and outdoor furniture; the Board clarified no approval was ever granted and asked that the item be placed on the Vision Projects List for future consideration, including options for re-strapping where frames are sound to reduce cost.

Splash pad surface repainting. Staff will bring options; preliminary expectation is on the order of \$3,000–\$4,000 for coating the deck surface.

Area lighting (tennis, basketball, pool/playground). The Supervisors reaffirmed prior guidance to explore lighting that aligns with amenity center hours (not overnight), with access controlled by the gate readers, and to consider solar solutions where appropriate. The item remains on the wish list for scoping and costing; community noise impacts during late evening must be mitigated.

Pool plaster spot repair. Amenity Manager stated per his research the main pool was replastered in 2020 and a typical life was 7–12 years. A small delamination (~12" x 12") was noted. The Amenity Manager outlined an in-place repair method using a temporary in-water cover to isolate and patch the area without draining the pool, planned for the

winter low-use period. The Board asked staff to verify any insurance or warranty implications and ensure proper materials and procedures; if feasible, the patch may be done in-house at minimal cost.

At this time, the District Manager updated the Board on the **insurance items**:

Insurance claim (access system lightning). The insurer is reviewing the claim; vendor statements regarding lightning impact have been submitted. Photos are challenging given the nature of internal damage, but potential recovery could be ~\$16,000. Staff will continue to shepherd the claim and report back.

Pool service agreement.

Records reflect an original 2016 contract with annual renewal by written agreement; subsequent renewals are unclear. A vendor-signed 2023 form was located, but no District signature appears, and certain statutory provisions are outdated. Counsel recommended issuing an updated, current-form agreement (mirroring the approach being taken with Stantec) to ensure compliance with public records and other legal requirements, and then fully executing it. In parallel, the Amenity Manager noted the vendor proactively repaired the splash pad pump at no charge but the main pool pump replacement remains pending. With a modernized agreement in place, staff will finalize remaining pump work promptly.

The District Counsel advised that the vendor-provided 2023 agreement on file was drafted by prior counsel and does not reflect the District's current contracting standards. She recommended issuing a clean, current-form agreement prepared by her office to ensure up-to-date statutory language and notice provisions. When asked about timing, Counsel said she could prepare the new agreement early next week.

The Supervisors emphasized the pool is presently operating on one pump and asked whether the vendor could proceed with the previously authorized pump repair while the contract update is being finalized. Counsel confirmed that an Additional Services Order (ASO) for the specific repair may be executed immediately and performed under the parties' working relationship, with the comprehensive services agreement to follow on the District's updated form.

Direction: Proceed now with a signed ASO to replace the failed pump; Counsel to deliver a refreshed, District-form pool services agreement for full execution the following week.

Following are the Agenda items which were heard out of order.

1. Presentation of SwimKids Contract

This and the following items were reviewed outside of order at the start of the Meeting. At the Chair's suggestion, and without objection, the agenda was reordered to take up amenity center items and vendor presentations ahead of routine reports, consistent with prior practice to minimize wait times for guest presenters. Items related to swim instruction (including "Manda's Minnows" and the SwimKids USA contract) were advanced.

The Board then heard from two prospective swim lesson providers.

First, the founder of SwimKids USA, the company that has previously operated in multiple nearby communities, outlined a program of children's swim lessons structured around resident demand. He explained that the standard model is to offer morning classes—both weekday and weekend options — to accommodate family schedules and favorable weather conditions. Class format is small-group, limited to five children per 30-minute session with a single instructor, separated by 10-minute breaks to manage transition and crowding. The company marks off a modest area in the shallow end, typically near the first table and ladder, using cones and a small "lessons in progress" sign; upper-level stroke work occasionally uses a lane across the shallow area. He emphasized that at any given time only one instructor and one class would be present, and that historically pool use at that hour has been light.

On access and enrollment, he described a resident-first pre-registration window; any remaining spots may then be made available to non-residents, a practice coordinated across several area communities to help families find age-appropriate classes if a given session fills. He stated that non-residents are admitted solely as guests for the duration of their scheduled lesson. With respect to facility compensation, he proposed a flat \$500 fee to the District for the season, noting that some communities waive fees while others charge similarly.

Supervisor Cisternas asked for clarification on volume, scheduling, and potential impact during peak summer use. The presenter reiterated that operations would be limited to mornings, with one class at a time and total daily throughput dependent on demand (e.g., sequential half-hour blocks). He added that signage, spacing, and timing are designed to minimize interference with general swim.

2. Presentation of Manda's Minnows Swim Lessons

A second presenter, Ms. Shapiro, an on-site resident who operates a one-on-one instruction program and employs another resident, addressed the Board next. She noted she currently serves approximately 35 Concord Station families and sought permission to continue lessons at the community pool in a limited weekly cadence. Her model consists entirely of private 15-minute lessons, up to three students concurrently (i.e., three instructors/three students), and she expressed flexibility on days, indicating a preference for two fixed weekdays (e.g., Monday/Wednesday) in response to the board's prior concerns about daily operations. She emphasized the benefits to resident families of receiving instruction within their own community.

Chairwoman referenced feedback gathered from a neighboring community (Ballantrae) regarding swim lesson program, specifically concerns about crowding, increased foot traffic, lingering after lessons, and noise (including reports of persistent "screamers"). In response, Ms. Shapiro stated that the program does not run group formats beyond five-student classes and that, in recent seasons, the most seen was 27 total students in a day across multiple instructors, not concurrently. She added that their participant agreement requires families to depart promptly after lessons and that while occasional distress is not uncommon for new swimmers, continuous screaming throughout lessons is atypical and addressed by instructors to calm students quickly. She also explained that at another venue, the company relocated its lesson area upon request to address space concerns.

Board discussion then focused on policy considerations for Concord Station: the high demand for pool space during summer, the advisability of inviting non-residents for any program, the practicality of enforcing timely exit of guests, fairness to the broader resident body, and the precedent that approving one business could set for other resident-run enterprises seeking similar access. Vice Chair voiced genuine ambivalence — expressing support for resident services on the one hand and, on the other, concern about dedicating public amenities to private commercial use during peak periods.

Chairwoman also raised a question about past facility fee payments at another community. Ms. Shapiro explained there had been an extended period years prior when a site contact directed the company not to remit separate fees, asserting that facility use and care were being handled; he indicated that arrangements later transitioned under different management. No further determination on that historical matter was sought by the Board at this time.

No motions were offered during this segment. The Board took both presentations under advisement, noting the need to balance resident demand for lessons with equitable access to the pool, potential limitations on days/times, enrollment priority for residents, clear guest departure rules, and any appropriate facility fee or permit structure. The Chair indicated the board would revisit specific terms and next steps under the amenity center report as the meeting continued.

Further deliberations on swim lessons

The Board Members expressed mixed views. On the one hand, Supervisor Cisternas recognized Resident demand and the convenience of on-site lessons, particularly for families balancing work and childcare. On the other, the Supervisor cited concerns about crowding, noise during daytime hours valued by shift workers, the precedent of opening amenities to private commercial activity, and reports from a nearby community (Ballantrae) of dissatisfaction with a resident-run program there. The Supervisor outlined a possible compromise should the Board wish to proceed: limit lessons to no more than two weekdays per week, avoid weekends due to heavy Resident use in summer, and strictly enforce Resident-first enrollment. She noted that, while lessons can benefit safety and skills, more scheduled activity increases the risk of pool incidents and the operational burden when closures are required.

Another Supervisor stated he did not favor turning community amenities into venues for private business generally and reported direct Resident feedback urging against authorizing any program; however, he said he would defer to the will of the Board if a narrow program was adopted. The Chair added that prior experience with SwimKids and reviews from other Districts Board Members had not generated complaints to the Board's knowledge.

Staff confirmed that the earlier SwimKids agreement approved by a prior Board was never fully executed and has expired; SwimKids has submitted a new proposal for the upcoming season. The SwimKids representative summarized their model: a curriculum built around 16-class sessions, typically Monday–Thursday morning blocks for June and July, and weekend sessions June–September to accommodate dual-income households; Resident pre-registration to prioritize Concord Station families; small classes with controlled throughput; and a site plan that minimally impacts pool space. He argued that on-site instruction promotes safety (drowning risk reduction) and supports Residents who would otherwise travel to other communities.

The Resident provider (Mandy's Minnows) reiterated her willingness, as a Concord Station Resident, to limit operations to two days per week, operate entirely one-on-one lessons with at most three students at a time, and invite the Board to observe classes to see the program's footprint and management firsthand. She addressed the Ballantrae comments as unrepresentative of her broader track record and asked for an opportunity to prove the model here under tight constraints.

Counsel reminded all parties that any authorization would require the District's license agreement and participant waivers, with insurance/indemnity and scheduling controls drafted in District form, regardless of the provider.

No motion was made in this segment. The Board took the input under advisement, noting the following decision points to resolve when the item returns: whether to authorize any lessons at all; if so, provider selection; days/times (with a strong leaning away from weekends and toward a maximum of two weekdays); resident-first enrollment with strict guest exit rules; class size/footprint limitations; fee structure (e.g., a facility use fee); and standardized legal/insurance terms and enforcement mechanisms. The Chair indicated the Board would revisit the matter after drafting specific terms consistent with the District's amenity policies.

The Board concluded its deliberation on swim-instruction programming. After restating that the Board's charge is to serve the entire community rather than niche interests, Supervisor Cisternas noted they had not seen wide Resident interest for lessons at the District pool and remained sensitive to concerns about crowding, noise during daytime hours prized by shift workers, and the precedent of permitting commercial activity at public amenities. At Counsel's suggestion for efficiency, the Chair called for a straight up-or-down vote on whether to entertain swim lessons at all. The vote was taken individually: Supervisor LaBarbera voted yes; three Supervisors, including Supervisor Wagner remotely, voted no. With the majority opposed, the matter ended without further action and both presenters were thanked for their time.

3. Consideration of Annual Invoice for Poop 911 – 22 Stations - \$7,979.40. Includes 3,200 Bags

Ms. Thibault presented the annual renewal from Poop 911 for twenty-two pet-waste stations (including 3,200 bags). The annual prepayment price of \$7,979.40 aligns with the budget and is lower than the month-to-month option (approximately \$8,800). Counsel advised that the District's standard agreement with this vendor — used at other districts — includes light maintenance provisions and recommended updating Concord Station's paperwork accordingly, particularly since the last agreement on file (2021) auto-renewed when the District later expanded to twenty-two stations. The Board approved proceeding on the annual basis and directed Counsel to put the service under the District's current-form contract, with an emphasis on appearance upkeep and minor maintenance.

On a MOTION by Supervisor LaBabera, SECONDED by Supervisor Griffin, WITH ALL IN FAVOR, the Board approved Annual Invoice for Poop 911 for 22 Stations for \$7,979.40, which includes 3200 Bags, for the Concord Station Community Development District.

F. District Manager

1. Status of Sales Tax Reimbursement

Under the previously executed power of attorney, a refund claim has been submitted to the Florida Department of Revenue for Duke Energy sales tax overpayments. Separately, the DOR has assessed \$2,157.28 in late charges and interest stemming from a lapse in sales tax remittances on rentals earlier in the year and prior year. The Board Members requested that the late fees charges be sent to Breeze, the prior Management Company. Questioned by the Chairwoman regarding Breeze's prior delay in issuing 1099s, Ms. Thibault reported that no IRS notice of penalty has been received to date.

The Board revisited streetlight billing accuracy with Duke Energy. Management is working to compile an inventory audit of fixtures and accounts — using pole numbers and field verification — to confirm that billed assets belong to the District. The Amenity Manager will assist with on-the-ground verification, and Management will report back at the next meeting with findings and recommended corrections.

2. Tot Lot HOA Question – does the Board prefer Bahia or St. Augustine

This item was heard during the District Counsel section being brought up as part of the HOA-related matters update.

Supervisors reiterated prior direction: the District prefers St. Augustine sod, not Bahia, within the entire tot lot parcel (both the previously fenced pad and immediately surrounding areas within that parcel) for a uniform surface. The Board

underscored that irrigation must be restored and operable before any sod installation; the District will not accept turnover until irrigation and turf are complete and healthy. Members noted RedTree's past budgetary concepts (~\$24,000 including irrigation work) and encouraged the HOA to obtain multiple competitive quotes—ideally from additional firms beyond RedTree — given past high pricing. Artificial turf was rejected as inconsistent with community standards. Management will advise the HOA that the Board's preference is St. Augustine throughout the tot lot parcel, that irrigation rehabilitation is a prerequisite, and that multiple bids are recommended; acceptance will follow only after completion to District standards. Existing shade trees at the site may remain as indicated by the HOA's survey of nearby residents, which favored an open play field (not a dog park).

IV. Administrative Items

A. Consideration for Acceptance of the August Unaudited Financial Report

The Board accepted the financial reports, noting that August actuals show the District tracking within budget.

On a MOTION by Supervisor Griffin, SECONDED by Supervisor LaBabera, WITH ALL IN FAVOR, the Board approved the August Unaudited Financial Report for the Concord Station Community Development District.

B. Consideration for Approval – The Minutes of the Concord Station Regular Meeting of the Board of Supervisors Held on September 11, 2025

The Minutes for the September 11, 2025 meeting were reviewed and approved with targeted clarifications: attribution of HOA process background to Supervisor Cisternas in the drainage easement discussion; reframing a statement about irrigation water at the tot lot as information relayed at the meeting rather than a documented fact at the time; and specifying that HR Counsel — not District Counsel — would make revisions to the employee handbook, consistent with prior direction. With those edits, the Minutes were approved unanimously.

On a MOTION by Chairwoman LaBabera, SECONDED by Supervisor Cisternas, WITH ALL IN FAVOR, the Board approved The Minutes of the Concord Station Regular Meeting of the Board of Supervisors Held on September 11, 2025 for the Concord Station Community Development District.

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

The Board Members returned to landscape services and anticipated vendor relations. Acknowledging ongoing friction and performance concerns, the Board directed Counsel and Management to begin preparing a competitive solicitation for landscape and irrigation services. Counsel explained the existing contract's notice framework (90 days' notice by the Vendor; 30 days by the District), and emphasized that issuing an RFP does not itself terminate the current agreement. To keep momentum, legal will circulate the draft RFP package in advance of the next agenda where possible; scope will be built collaboratively with the Management, the Field team, and Mr. Bryant's technical input so that deficiencies and performance standards are clearly defined. The Board expects a robust, detailed scope document and intends to proceed swiftly through the procurement process.

The Board Members emphasized that the new scope must be explicit and enforceable, detailing baseline and frequency standards for: tree care (including Spanish moss management), conservation area edge clearing and setback maintenance, palm "unbooting," and attention to historically neglected segments (e.g., the short tract between the apartments and the Enclave). The Board asked that each task be mapped to locations, intervals, and acceptance criteria so performance can be measured. The Management will also correct the District's website to remove outdated vendor references (e.g., Yellowstone listed as the "service area") to avoid confusion.

VI. Supervisors' Requests

Chairwoman LaBarbera placed on the record her disagreement with a prior decision to lift a Resident's amenity privileges suspension, noting that had she been present, she would have voted to keep the suspension in place.

The Board acknowledged the Sheriff's Office off-duty deputy contract ended September 30. Since then, per Chairwoman, regular zone patrols in the community were observed. While the HOA separately engages deputies, the Board saw no present need to reinstate a District-funded detail.

Vice Chair Griffin announced that at the upcoming election period, he does not intend to seek another term, citing the personal toll of persistent negativity despite his commitment to the community's best interests. Supervisor Cisternas expressed appreciation for his service and wish for the Vice Chair to reconsider.

Supervisor Cisternas also expressed agreement with the substance of the Chair's comments regarding RedTree but urged the Board Members' continued deliberative tone and strategy in future vendor interactions. Per the Supervisor, while recent tensions with the landscape contractor may accelerate a transition that likely was coming, the District retains leverage (including notice provisions) and may benefit from more strategic communication with the Vendors. Vice Chair Griffin supported the Chair escalating the matter addressing RedTree. Supervisor Wagner referenced audio malfunction and no ability to listen to the part of the Meeting when the matter occurred.

Separately, Supervisor Wagner requested legal guidance on Florida's open-carry/constitutional carry landscape as it pertains to District property and amenity rules. The Counsel reported the firm is preparing a memorandum for the Districts and attending the insurance carrier's briefing on the 22nd of the month; a written update and recommendations will be brought to the next Board meeting.

VII. Adjournment

With no further business, a motion to adjourn was made and seconded. Hearing no objection, Ms. Thibault declared the meeting adjourned.

On a MOTION by Supervisor Griffin, SECONDED by Supervisor Cisternas, WITH ALL IN FAVOR, the Board adjourned the Meeting for the Concord Station Community Development District.

~Any individual who wishes to appeal a decision made by the Board with respect to any matter considered at this meeting is hereby advised that they may be responsible for ensuring that a verbatim record of the proceedings is made, including all testimony and evidence upon which the appeal is based.~

The meeting minutes were approved by a vote of the Board of Supervisors during a publicly noticed meeting held on _____, 2025.

Signature

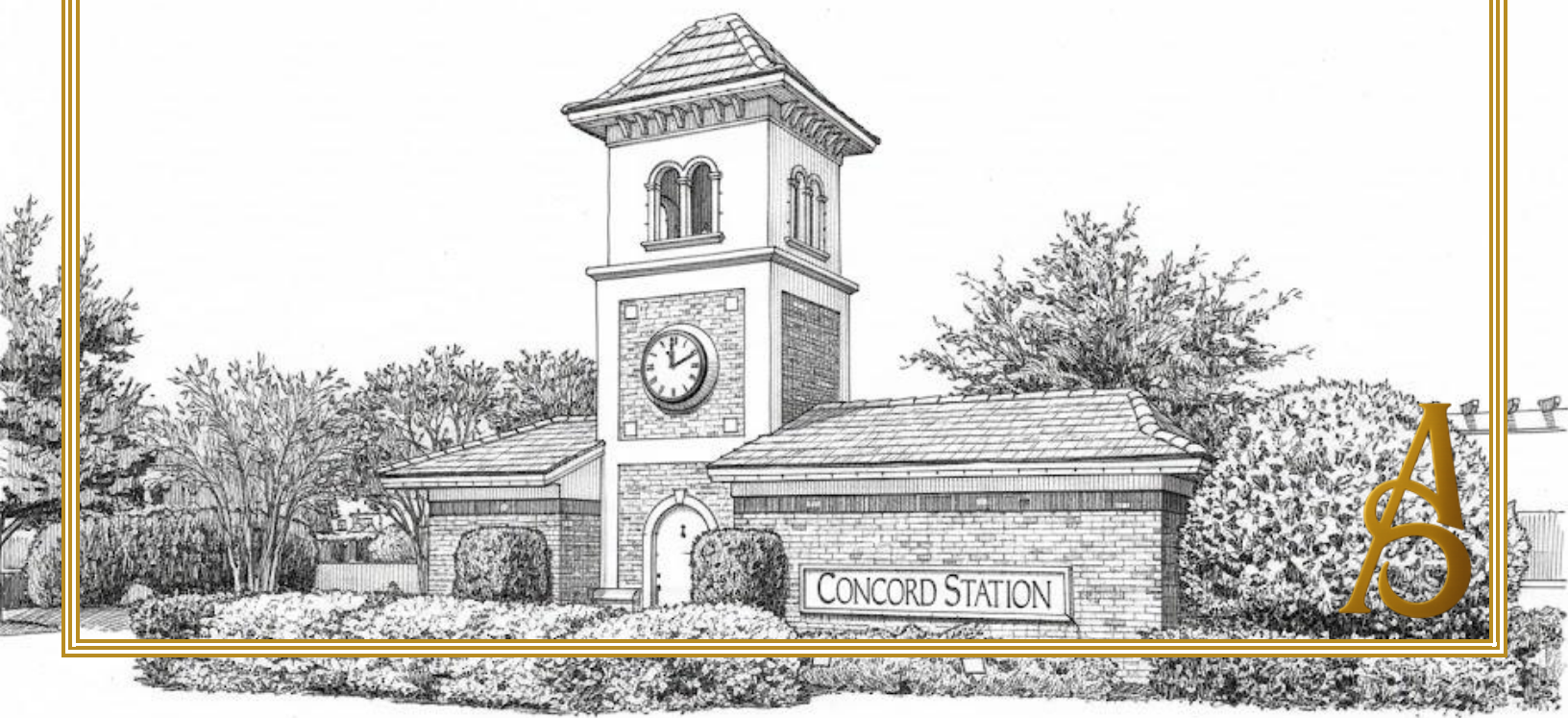
Signature

Printed Name ☐ Secretary ☐ Assistant Secretary

Printed Name ☐ Chairman ☐ Vice Chairman

EXHIBIT 16

[RETURN TO AGENDA](#)



**MINUTES OF 11/13/2025 REGULAR MEETING
CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Concord Station Community Development District was held Thursday, November 13, 2025 at 6:30 p.m. at the Concord Station Amenity Center, 18636 Mentmore Blvd., Land O'Lakes, Florida 34638. The public was able to listen and/or participate in-person or live via Teams conference.

I. Call to Order / Roll Call

The meeting was called to order by Ms. Lyalina. Roll was called and a quorum was confirmed with the following Supervisors present:

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

Also present were:

Anna Lyalina	District Management, Anchor Stone Management
Mark Looknanan, Jr.....	Amenity Manager, Concord Station CDD
Lindsay A. Moczynski.....	District Counsel, Kilinski Van Wyk
Greg Woodcock.....	Project Manager, Stantec
Mariam Gabuzyan	Customer Support, Anchor Stone Management

Opening Remarks and Attendance Notes

The meeting was called to order by Ms. Lyalina at 6:41P.M.. on November 13. Present were Chairwoman LaBarbera, Vice Chair Griffin, Supervisor Cisternas, Supervisor Wagner, and Supervisor Berdeguez.

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

A resident addressed the Board regarding ongoing concerns with vegetation encroachment from the conservation area located behind several homes. The resident explained that the overgrowth had begun to overtake his fence and that two of his neighbors were experiencing similar issues. He noted that he had previously contacted a landscaping contractor who informed him that work within the conservation area could not be performed by residents and must instead be brought before the CDD. The HOA had also advised him that such matters fall under the CDD's responsibility, prompting his attendance at the meeting.

The resident further described that certain trees within the conservation area were leaning toward private property and that one tree in particular appeared to be failing structurally. He sought clarification on whether residents were permitted to trim or remove vegetation that extended over their property lines and asked what procedures should be followed when conservation-area trees pose a risk or physically encroach onto private yards.

Chairwoman LaBarbera provided initial clarification on the distinction between HOA and CDD responsibilities, explaining that the HOA governs issues related to a homeowner's private property, while the CDD oversees areas owned and maintained by the community. She confirmed that trees located on the community side of the sidewalk fall under CDD governance, while vegetation management within conservation tracts may depend on the specific boundaries and maintenance responsibilities assigned to the District.

Ms. Lyalina added that conservation areas within District boundaries are generally maintained by the CDD's landscape contractor; however, it would first need to be confirmed whether the specific tract behind the resident's home is an area the District is responsible for maintaining. Chairwoman LaBarbera further clarified that residents may trim vegetation that crosses vertically over their property line, but may not take action inside the conservation area beyond their fence.

47 The resident reiterated that multiple homes in the vicinity were affected, and that one of the trees in question was
48 leaning significantly due to overgrowth within the conservation tract. District Counsel advised the resident to send his
49 name and address to either the District office or to Maintenance Manager Mr. Looknanan so that staff could review the
50 area and determine ownership and maintenance responsibility. Mr. Looknanan noted that he had previously visited the
51 location but was unable to physically access the conservation area due to dense vegetation, and that RedTree Landscape
52 could not access the site either.

53 District Counsel emphasized that a determination could not be made during the meeting and that further review was
54 required. Chairwoman LaBarbera inquired whether the conservation area was associated with a pond or other water
55 management tract; the resident stated that the area was heavily overgrown and that he was unsure. Mr. Looknanan
56 reviewed the District map with the Board, confirming that the home is located near Wetland W1 but not directly adjacent
57 to a pond.

58 The resident asked whether his neighbors should also submit emails. Chairwoman LaBarbera responded that the
59 Board should be able to determine the issue without each resident attending individually, once the site evaluation is
60 completed.

61 The Board discussed the appropriate next steps. Supervisor Griffin asked what expectations the Board should
62 provide the resident, noting that the matter should not be left open-ended. Supervisor Wagner stated that staff would
63 return at the next meeting with a determination regarding whether the CDD is able to perform any work in the area and
64 what, if anything, the resident may do on his own property. The resident agreed and added that his neighbors were more
65 concerned than he was.

66 Chairwoman LaBarbera asked whether the vegetation was directly encroaching onto the residents' properties. The
67 resident confirmed that it was and admitted that some individuals had already trimmed portions on their side of the fence.
68 Chairwoman LaBarbera reiterated that trimming directly above a resident's property line is permissible; however,
69 removing or cutting within the conservation area is not allowed. The resident expressed concern that one compromised
70 tree might eventually fall. The Board briefly discussed whether someone could be dispatched to evaluate the specific
71 tree. The resident asked if he needed to attend the next meeting; a Supervisor confirmed he would be notified once the
72 review was completed. District Counsel advised that staff would contact him regarding whether remediation, if required,
73 would fall to the CDD or the homeowner. The Board thanked the resident for attending, after which he departed the
74 meeting.

75 Following the resident's departure, District Counsel added that Mr. Looknanan, being regularly onsite, could perform
76 the initial assessment and determine whether further evaluation by Mr. Woodcock would be required.

77 Mr. Looknanan reported that he had already attempted to access the area but was unable to pass beyond the fence
78 due to the density of vegetation. He stated that photographic documentation had been taken but noted the difficulty of
79 locating the images due to the volume of pictures. He explained that the trees could not be accessed from either side
80 without significant clearing. Supervisor Berdeguez asked whether the District should hire a contractor to cut the
81 vegetation. Chairwoman LaBarbera cautioned that doing so would require the District to provide similar service for all
82 residents with comparable conservation encroachment issues, which could create ongoing financial and operational
83 burdens.

84 The Board then engaged in further discussion regarding wetland setbacks, conservation restrictions, and historical
85 vegetation growth patterns throughout the community. District staff explained that many of the conservation tracts back
86 up to designated wetlands, and if the vegetation falls within a wetland or setback, the District may be legally prohibited
87 from entering. In such cases, residents may trim only vertically above their property line, while the conservation tract
88 itself must remain untouched. Additional discussion took place regarding the possibility of obtaining an arborist's
89 assessment for trees that may be hazardous. Mr. Looknanan and several Supervisors noted that extensive trimming within
90 conservation areas can be cost-prohibitive.

Mr. Looknanan informed the Board that this issue was one of his scheduled agenda items, noting that several other residents—including homeowners near the Longwood and Snowdonia monuments—had reported similar concerns about trees overgrowing into private property or community monuments. Chairwoman LaBarbera distinguished between trees located within conservation areas and those on CDD-owned parcels, explaining that trees situated on CDD property should be maintained by the landscape contractor. She clarified that trimming on CDD-owned parcels, including around monuments, falls within the District’s responsibility, provided the work is not within a wetland setback.

The Board discussed the specific location of the oak tree near the Longwood monument and confirmed that, because it is on CDD property and not within a conservation tract, the CDD’s contractor should be maintaining it. Supervisors expressed no objections to performing necessary trimming in such areas. District Counsel recommended that any future resident complaints of this nature be forwarded with the property address so staff can confirm whether the vegetation is within a wetland or protected tract before authorizing work.

III. Professional Vendor Presentations

A. District Engineering Report – Stantec Project Engineer Greg Woodcock

Ms. Lyalina introduced Item 3 on the agenda, noting that the first presentation was scheduled for Stantec Project Engineer, Mr. Woodcock.

Before proceeding, District Counsel addressed the Board to place a statement on the record. She noted that, although vendor presentations were listed on the agenda, no outside vendors were physically present at the meeting, and it was unclear whether any were attending virtually. In light of this, District Counsel advised the Board to be mindful during any upcoming discussions that may relate to vendor performance or vendor responsibilities. She emphasized the importance of ensuring that all comments remain factual, non-speculative, and free of personal characterization, in order to preserve a clean and accurate public record.

District Counsel further explained that, since Ms. Lyalina was still familiarizing herself with certain District processes, she requested the Board’s permission to assist during the meeting as needed. This assistance would include procedural guidance, support with motions, and clarification of issues that may arise throughout the agenda. After a brief discussion, the Board agreed to the request and expressed appreciation to District Counsel for offering her support.

1. Status and Discussion of Ditch Project & Hurricane Reimbursement

Mr. Woodcock, began his presentation with an update on the status of the ditch project and the potential for hurricane-related reimbursement. He explained that his team had reviewed the site earlier in the year, visiting in March, and while the damage appeared consistent with impacts from the hurricane, there was no definitive documentation showing the condition of the area immediately before and immediately after the storm. He noted that the engineering report could state that the damage was likely hurricane-related, but without photographic or time-stamped evidence, the District could not state with certainty that the condition did not preexist the storm. He added that the cost of the repairs was substantial, estimating the deductible at approximately \$10,000, with total costs approaching \$70,000.

Supervisor Griffin remarked that, despite the uncertainty, it would still be worthwhile for the District to submit the insurance claim.

Supervisor Cisternas asked what type of proof would be required to demonstrate that the damage had not been present prior to the hurricane. Mr. Woodcock responded that even one or two photographs would be sufficient. Supervisor Cisternas noted that a resident in the community regularly flies a drone and has recorded aerial footage both before and after the hurricane. She stated that she would attempt to determine whether the resident captured video of the affected area and would follow up if such footage is available.

Mr. Woodcock agreed that this would be very helpful and confirmed that he would coordinate with District Management regarding next steps. Supervisor Cisternas clarified that the discussion pertained to the ditch located directly across from the clubhouse.

2. Consideration for Approval – Finn Outdoor Extra Work

The Board reviewed the proposal identified as Exhibit 1B, representing additional work previously completed by the contractor. Mr. Woodcock explained that during the project, the contractor performed an additional 50 feet of brick-wrap work that had not originally been included in the approved scope. The contractor's project manager initially believed that the extra work was authorized; however, the contractor later determined that the work should have been billed separately.

Mr. Woodcock stated that he informed the contractor that he did not feel comfortable bringing the full cost of the additional work back to the Board because the misunderstanding originated on the contractor's side. As a result, the contractor reduced the amount by one-third and submitted a revised proposal in the amount of \$5,350, which was provided as Exhibit 1B for Board consideration.

The Board discussed the completed work and confirmed that Projects 1, 2, and 3 referenced in the exhibit had all been finished. Project 1 involved cutting and removing overgrown vegetation within five feet of the top of the wall, and then Mr. Woodcock confirmed that this work had been completed as described.

Following discussion, the Board proceeded with action on the item.

On a MOTION by Chairwoman LaBarbera, SECONDED by Supervisor Wagner, WITH ALL IN FAVOR, the Board approved the Finn Outdoor Extra Work for amount of \$5.350, for the Concord Station Community Development District.

3. Discussion of Seal Coating Clubhouse Parking Lot & Pot Hole Repair Proposal

The Board reviewed the proposal for seal coating the clubhouse parking lot and repairing existing potholes. The proposal, submitted by ADS, reflected a total estimated cost of \$18,875. Mr. Woodcock was asked to confirm whether crack filling was included in the proposal as part of the pre-seal preparation work.

A detailed discussion followed regarding budget availability. Supervisor Cisternas questioned that if the project were approved during the current fiscal period, the expenditure would need to come from reserves, as this item was not allocated within the existing operating budget. It was noted that while the seal coating would improve the appearance and condition of the lot, the Board needed to consider budgetary constraints before moving forward. Several Supervisors discussed the option of postponing the full seal coat until 2027, aligning with the long-term resurfacing plan previously outlined for the property. The Board noted that in 2027 the District would already be budgeting for milling and resurfacing, and performing a full seal coat now only to resurface in two years might not be financially efficient.

The Supervisors also discussed the immediate need to address the potholes, which had been estimated in previous conversations at approximately \$4,000 for repairs. Some Board members suggested completing only the pothole repairs at this time and deferring the larger seal coating portion until the appropriate budget year. Supervisor Wagner noted that they were awaiting the fund balance rollover at fiscal year-end, and the final amount had not yet been confirmed. The rollover could potentially support the project if sufficient funds became available. Given the uncertainty, several Supervisors recommended tabling the decision until the next meeting, when final fund balance information would be available.

The Board also discussed capital improvement funds previously allocated for 2025 projects. Chairwoman noted that \$50,000 had been budgeted for monument work, which was not fully spent, and that the tennis and basketball court improvements had come in under budget as well. These unspent amounts might serve as an offset for the parking lot improvements, although staff reminded the Board that any reallocation must follow the appropriate financial procedures.

Mr. Woodcock provided technical input regarding the useful life of the pavement, explaining that a seal coat could extend the asphalt lifespan by approximately five years, and that resealing five years later could provide additional protection, potentially delaying large-scale resurfacing. Board members agreed that receiving additional pricing would be beneficial. Staff was directed to obtain additional bids for comparison with the ADS proposal and to request that vendors separate pricing for pothole repair from the seal coat work, enabling the Board to evaluate each scope individually.

Following discussion, the Board agreed to defer action until the next meeting, pending:

- Confirmation from Mr. Woodcock regarding whether crack filling is included in the ADS proposal;
- Receipt of additional bids;
- Budget verification from Ms. Thibault;
- Finalization of the fund balance rollover.

No motion was made at this time. This item was tabled until the next meeting pending receipt of additional bids, budget verification, and confirmation of the proposal details.

4. Discussion & Consideration of Tree Replacement Project Proposal

❖ Steadfast – Tree Removal - \$14,650 and Tree Plantings - \$5,870

The Board discussed the Tree Replacement Project and reviewed a proposal received from Steadfast. Mr. Woodcock reported that Steadfast had submitted pricing in the amount of \$14,650 for tree removals and \$5,870 for planting replacement trees. He noted that this proposal covered removal and replacement of a group of trees along a section of the community boundary.

During the discussion, the Board confirmed that there are approximately twelve (12) existing trees in that area. It was noted that a previous proposal from RedTree for a similar scope of work had been significantly higher, at approximately \$41,400, and that the Steadfast pricing represented a substantially lower alternative. Board members questioned whether removal of all twelve trees was justified. The original concern had been raised by a homeowner living on the corner lot, who reported that tree roots from several nearby trees were impacting his property, including the area around a hot tub. Supervisors discussed whether the reported damage was limited to a small number of trees or whether the entire line of trees was contributing to problems.

Mr. Woodcock explained that he had contacted Arborist Abroad, a firm he has used in other communities, to obtain an independent assessment and proposal for the removals. The arborist visited the site, knocked on the residents' doors, and asked to be shown any visible damage. According to the arborist, only the corner property owner was able to demonstrate credible root-related damage; no conclusive evidence of damage was observed for the other homes along the same line of trees. Mr. Woodcock further advised that certain tree removal would require County permitting, and that the County typically requires proof of damage or justification before authorizing removals, particularly when healthy trees are involved. He noted that, based on the arborist's feedback, the County would likely request documentation of damage, and that it might be difficult to justify removing all twelve trees if only a limited number are currently affecting private property.

Several Supervisors expressed concern about removing all twelve trees when only a subset—primarily those adjacent to the complaining homeowner—appeared to be causing issues. They pointed out that many of the trees face the street or common areas rather than private lots and that the trees were originally installed to create a screening buffer along the fence line. The consensus emerged that it would be more appropriate to focus on the specific trees causing documented impact rather than clear an entire row. After further discussion, the Board agreed that the District should proceed by targeting only the problem trees. The general direction from the Board was to remove approximately three (3) trees at the corner property where root damage had been reported, and to consider removing up to two (2) additional trees only if there is clear evidence of damage or if future complaints are substantiated.

The Board then considered the replacement component of the project. Mr. Woodcock explained that the initial concept had contemplated installing twelve new trees in alternating positions to maintain the visual buffer. In light of the revised approach, he recommended that replacement trees be limited to the number of removals and that more suitable species be selected. He suggested alternatives such as magnolias and maples, noting that their root systems are generally less aggressive than oak trees and may pose a lower risk of future structural damage.

The Board discussed placement of any new trees in relation to existing power lines and fences. Mr. Woodcock advised that new plantings should be set back farther from both the fence and the overhead utilities to reduce conflicts. He also noted

that certain species may require annual pruning to maintain desired shape and clearance, and that this should be considered when selecting replacement trees. Given that only one proposal had been received at this time, the Board directed staff to obtain additional quotes before moving forward. Mr. Woodcock stated that he would work to secure a revised proposal from Steadfast reflecting the reduced scope (removal and replacement of only the affected trees) and would also seek at least two additional proposals from other qualified tree contractors.

Maintenance Manager Mr. Looknanan agreed to “own” the coordination of the project operationally and to pursue additional local vendors, while ensuring that any chosen contractor has the appropriate insurance and credentials to work for the District. Mr. Woodcock noted that he would forward any proposals he receives to Mr. Looknanan and requested that all proposals and estimates be copied to Ms. Thibault for recordkeeping and budget review.

The Board concluded that no formal action would be taken until all revised and comparative proposals are received and reviewed. This item was tabled until a future meeting pending receipt of revised scope and pricing from Steadfast, additional competitive proposals, and confirmation of any documented property damage and permitting requirements.

B. Solitude Lake Management

1. Waterway Inspection Report

The Board reviewed the Waterway Inspection Report provided by Solitude Lake Management. As the vendor was not present and no Supervisors had questions or comments, no further discussion occurred on this item.

C. Red Tree Landscape Maintenance

1. Landscape Maintenance & Irrigation Report

The Board reviewed the Landscape Maintenance & Irrigation Report provided by RedTree. Ms. Lyalina pointed out that RedTree recently included a site visit summary of the irrigation system and controllers, along with a newly provided irrigation controller checklist. Several Supervisors commented that they had never seen this level of detail from RedTree before, and that the inclusion of system-specific information was helpful for oversight.

Mr. Looknanan explained that last month he had reviewed the RedTree contract and identified a section requiring monthly irrigation reports. Upon discovering that the Board had not been receiving these, he asked Ms. Thibault whether any had been submitted. Shortly afterward, multiple backdated irrigation reports—ranging from April through September—were sent to the District. Mr. Looknanan discussed the usefulness of these reports, noting that they provide specific operational data, such as which valves and stations were activated, which zones failed to open, and where straightened heads or nozzle changes were completed. Several Supervisors expressed that these detailed technical logs would help diagnose recurring issues in areas like Mentmore, rather than relying on general verbal statements from the vendor.

However, Supervisors also pointed out that some report pages referenced “see back for notes,” but no backside pages were included. The Board was unsure whether the missing pages had not been scanned or whether RedTree did not supply them. The Board requested confirmation on this point.

In response, District Counsel asked RedTree (via staff) to ensure that any double-sided reports are properly scanned and forwarded. She emphasized that all irrigation reports—including complete copies of any missing pages—must be transmitted to the Board promptly. The Board then formally requested that Ms. Thibault receive and distribute copies of all irrigation reports no later than next Monday, ensuring the Board has the full documentation ahead of the next meeting.

Additionally, the Board requested that beginning with the next cycle, RedTree must:

- Provide the monthly report earlier, prior to agenda publication;
- Include the backside pages or any supporting documentation that the checklist refers to;
- Ensure reports are complete, consistent, and usable for comparison month-over-month.

No further discussion occurred on this item.

❖ **Site Visit of Irrigation System & Controllers**

The Board discussed Mr. Bryant's recent site visit of the irrigation system and controllers, exhibit 5B. The District Counsel questioned whether the mentioned 108 to 110 stations were the same that RedTree had mentioned that they had gotten through (approximately 100 stations) as part of their irrigation project. Mr. Looknanan stated that this would be hard to tell (without the representatives being present or maps/reports).

The Counsel referenced upcoming review of proposals for the burnt out controller and Supervisor Berdeguez stated that this matter is one of the reasons why it is his preference that at the upcoming Landscaping services RFP, the Irrigation part of services is contracted separately. Bord Members agreed.

No further action was taken on this item.

2. Consideration of Payment of Proposal for Annuals - \$1,475

The Board reviewed the outstanding proposal in the amount of \$1,475 for the installation of seasonal annuals. District Counsel advised the Board that under the terms of the landscape maintenance contract, annual plantings are billed separately and are not included in RedTree's recurring monthly service fee. Counsel further explained that, according to the communication received from the vendor, the annuals installation had already been completed in the field.

The Board questioned placements and per Mr. Looknanan he was having a hard time confirming seeing the work done based on the pictures of monuments in his possession and his routine onsite work and presence. At the same time, Supervisor Cisternas clarified that the current flowers types, not necessarily the amount of such, are not the summer type.

Although it was not clearly identified where the installations took place, but because the work was claimed to have been performed and the associated proposal had not previously been brought before the Board for approval, Counsel recommended that the Board proceed by ratifying the payment to bring the item formally into compliance with the Florida Prompt Payment act.

Per the Board's request, Ms. Thibault would forward all related communications, including confirmation from the vendor regarding completion of the work, to District Counsel for verification and recordkeeping.

Following discussion, the Board took action.

On a MOTION by Supervisor Griffin, SECONDED by Supervisor Berdeguez, WITH ALL IN FAVOR, the Board approved the Payment of RedTree Proposal for Annuals - \$1,475, for the Concord Station Community Development District.

❖ **Consideration of Proposal for Irrigation Repair – Faults on Zone 7 & 9 - \$1,000**

The Board reviewed the proposal in the amount of \$1,000 for irrigation controller repairs addressing reported faults on Zones 7 and 9. While the proposal outlined corrective work for the identified issues, Supervisors expressed that they did not have sufficient information at this time to confirm the underlying cause of the faults, the extent of the necessary repairs, or whether the proposed work aligned with the vendor's contractual maintenance responsibilities.

After a brief discussion, Board members agreed that further clarification was needed regarding the scope of the repairs and whether the observed zone failures should be addressed under routine maintenance rather than as a separately billed project. The Board also agreed to postpone decision making until Mr. Brayant's comprehensive review and report are completed. Mr. Looknanan stated that Mr. Bryant returned to the site and then he was trying to jump the clubhouse system from the controller, then he had no water, and that day of the meeting he went to check the pump and the first switch was burned out.

Accordingly, no action was taken, and the Board did not approve the proposal (Exhibit 6B).

D. District Counsel – Kilinski Van Wyk

1. Discussion of Status: Changes to Rules & Procedure Update

❖ **Memorandum of Updated Rules of Procedure & Rules of Procedure**

❖ **Consideration of Resolution 2026-02, - Setting the Public Hearing for January 8, 2026 at 6:30 p.m.**

District Counsel provided a comprehensive update on the status of the District's Rules of Procedure rewrite. She explained that, at the Board's direction during the prior meeting, her office prepared updated Rules reflecting statutory changes, including recent legislative updates from 2025. She summarized several key revisions, noting:

- Changes to notice requirements for rule development and rulemaking—including an extended mandatory notice period of 35 days, which effectively means actions traditionally set for the following month will now require closer to two months of lead time.
- Updates to provisions relating to emergency procedures, rule variances, and competitive purchasing criteria.
- Integration of statutory requirements already followed by the District through resolutions but now formally incorporated into the Rules of Procedure to ensure alignment with current Florida law.

District Counsel informed the Board that a redline version highlighting all changes had been circulated; however, she noted the version included in the Board packet was added only shortly before the meeting due to a delay in processing. She clarified that the District's prior Rules date back to 2013–2014, and therefore the updated draft appears significantly longer because it now consolidates statutory material adopted over the past decade.

Supervisor LaBarbera expressed concern that the updated Rules were not included in the Board packet until 48 hours prior to the meeting, preventing Supervisors from having adequate time to review a document exceeding 150 pages. She reiterated a broader concern addressed to Ms. Thibault about agenda materials frequently being distributed in incomplete form until just before meetings, requiring Supervisors to re-review revised versions multiple times.

District Counsel acknowledged the issue, explaining that she had provided the materials to Ms. Thibault earlier in the week and believed they had been sent with sufficient notice. Nonetheless, she apologized for the delay and committed to resending the redline version directly to all Board members to ensure full visibility. In response to Supervisor Cisternas's question regarding whether the Rules could be modified during the public hearing (for example, theoretically changing the number of Supervisors if permitted by statute), District Counsel confirmed that the public hearing allows for Board and public input, and non-statutory provisions could indeed be adjusted or amended prior to adoption. District Counsel emphasized that the purpose of the current agenda item was not adoption, but simply approval of the Resolution setting the required public hearing, proposed for the Board's January 2026 regular meeting. She noted that public hearings for Rules of Procedure rarely draw significant attendance, unlike budget hearings or policy changes such as towing and parking rules.

Following discussion, the Board proceeded to the next portion of the item (Resolution 2026-02); Counsel requested a motion to adopt the Resolution and formally set the hearing date. District Staff was instructed to coordinate to ensure that the required statutory notice is properly published in the newspaper within the mandated timeframe.

On a MOTION by Chairwoman LaBarbera, SECONDED by Supervisor Wagner, WITH ALL IN FAVOR, the Board approved the Resolution 2026-02, - Setting the Public Hearing for January 8, 2026 at 6:30 p.m., for the Concord Station Community Development District.

2. Discussion on Mapping Project Invoice from Red Tree

District Counsel provided an overview of the relevant contract provisions, noting that the agreement requires the contractor to submit a monthly maintenance report in a form acceptable to the District, including photographs and documentation of any significant issues encountered, as well as updates on outstanding items and any irrigation-related

concerns. Counsel reiterated that these reports must include photos of irrigation system issues as part of the District's contractual expectations.

Counsel further referenced the previously approved not-to-exceed \$10,000 irrigation repair proposal from July, which specified that work would be accompanied by photographs and the corresponding Google Earth mapping points, and noted that while mapping points were received, the volume of photos provided did not match the level of work claimed by the vendor. Supervisor Griffin then recalled a prior in-person meeting referenced in the invoice narrative. RedTree had brought a large printed irrigation map (approximately 3–4 feet in size) with highlighted lines showing sprinkler system routes. Board members reviewed the diagram with RedTree representatives and noted that the map was presented as a working reference tool, with no discussion at the time of any cost associated with producing it. Supervisors also recounted a smaller September meeting with three Board members in which RedTree acknowledged that they failed to communicate that the mapping would carry an additional cost. RedTree attributed the misunderstanding to their own lack of disclosure. Board members reiterated that because no cost was ever presented for approval, the District could not agree retroactively to pay for it. At that prior meeting, opinions were split—two Supervisors opposed payment, one Supervisor felt reimbursement might be fair—so the item had been tabled at that time for further review when all Board members would be present.

Counsel brought up a detailed timeline for discussion:

June 12, 2025 – RedTree sent partial mapping progress.

July 10, 2025 – RedTree sent photos of valves and mapping points, stating they had identified 124 points, including controllers, gate valves, electronic valves, and wire splice boxes.

Supervisor Cisternas expressed confusion as to why RedTree continued pursuing payment despite acknowledging that they had not disclosed the cost and despite the Board's prior decision to dispute payment. Chairwoman added to the discussion that the District has consistently requested Google Earth location points for all work performed, as part of the documentation standards for invoices under the contract, and that these requirements pre-date the current issue. A Supervisor emphasized that mapping and photographic documentation were established expectations and not separately billable deliverables unless pre-approved.

District Counsel reiterated for the record that no action was required, as the Board had already previously decided that the invoice would not be paid. Counsel stated that if any additional communication from RedTree is received regarding this matter, Ms. Thibault should notify the Board and Counsel, and from this point forward Counsel will handle all communication with RedTree related to the disputed invoice.

3. Discussion of USA Fence Impact to Security System

District Counsel introduced the item by distributing the proposal prepared by ECS, the vendor responsible for the District's electronic access and security systems. Counsel explained that this proposal was generated following the installation of the new playground fence by USA Fence, during which the fence contractor cut multiple security system wires servicing the playground and adjacent amenities. As a result, several components of the District's access-control system were rendered inoperable, including:

- One non-operational card reader,
- Three maglock units that were no longer functioning when energized, and
- Exposed wiring at ground level, where conduit transitions up out of the concrete. The wires inside the conduit remained intact, but the exposed surface wiring required repair and proper burial.

District Counsel clarified that ECS's estimate of \$4,377 represented only the cost to replace damaged equipment and restore functionality to the access system. However, this initial proposal did not include the additional work required to properly rebury the exposed wiring, a task necessary to prevent future failures or safety hazards.

Supervisors discussed whether the District's maintenance staff should be responsible for burying the wiring. Several members expressed concern that if the work was performed in-house, USA Fence could later argue that the District did not remediate the wiring correctly. Board consensus was that ECS should handle the entire scope of work, including reburying all lines, ensuring that the repair meets professional standards and eliminates future liability.

To accomplish this, the Board directed that a revised proposal be requested from ECS reflecting a complete turnkey repair, including:

- Replacement of all damaged components,
- Proper burial of all affected wiring, and
- Any additional labor required to bring the access system back to full operational condition.

District Counsel then explained the procedural steps taken to protect the District financially. Counsel's office drafted a letter authorizing the District to withhold payment to USA Fence in the amount necessary to cover the ECS repair costs. This is permitted by statute when a contractor's action results in damage to District infrastructure. The letter was sent to the District Manager's office for issuance to USA Fence, though Counsel and Supervisors were uncertain whether the communication had been formally sent.

During review of the ECS proposal, Supervisor Griffin also noted that the document incorrectly listed the job location as "Concord Station CDD – Pool Access." The Board confirmed that the damage occurred at the playground, not the pool, and directed that this be corrected in the revised proposal.

The Board confirmed that no approval action would be taken until the corrected, comprehensive proposal is submitted. Supervisors emphasized the need for one complete scope of work from ECS so that all repairs can be coordinated and appropriately charged back to USA Fence.

District Staff and District Counsel will coordinate to obtain the revised proposal and ensure all future communications with USA Fence regarding the damage are handled through Counsel.

4. Presentation of Project Manual for Landscape Services

District Counsel presented the draft Project Manual for Landscape Services, which will be used for the District's formal landscape maintenance procurement. She explained that the manual includes the scope of work, insurance and licensing requirements, pricing forms, and evaluation criteria that will guide the competitive selection process. The Board discussed the possibility of separating irrigation services from the general landscape scope, noting prior concerns regarding irrigation system maintenance and the potential benefit of having irrigation handled by a dedicated contractor. Counsel confirmed that the Request for Proposals could be structured to allow the Board to reserve the right to subcontract irrigation services separately, and that the pricing sheet could be revised so that proposers provide both a base landscape price excluding irrigation and a separate price specific to irrigation services.

During the discussion, the Board expressed an understanding that the maintenance scope should be comprehensive, including trimming of trees, addressing dead shrubs, moss, weeds, rather than such items being brought to the meetings as part of separate work proposals. The Board agreed that proposals should first be reviewed by Mr. Looknanan, who would compare each submission to the technical scope of work and identify whether each vendor's approach aligns with the District's landscaping and irrigation needs. After that internal review, proposals would be forwarded to the Board for consideration.

Addressed further were the RFP pricing sheets. The Board and Counsel discussed whether separate pricing should be listed for the landscaping and irrigation services.

Counsel discussed the evaluation criteria in the Project Manual and noted that the pricing section needed to be adjusted, because the current scoring system assumed irrigation was included in the main proposal. With irrigation being

separated, the Board directed Counsel to divide the pricing component so that one score would apply to the landscape portion and another to the irrigation portion. Counsel clarified that the overall score must remain a 100-point system and that the other criteria would be adjusted accordingly. The Board confirmed the revised scoring structure: fifteen points allocated to the price for landscape services excluding irrigation, and ten points allocated to the price for irrigation-only services (includes reducing the experience by 5). Counsel also clarified that the Board could evaluate the irrigation portion independently when awarding the contract.

Brought up by the Chairwoman, the Board then discussed the financial qualifications required from proposers. Counsel explained that the draft Manual allowed the District to request three years of audited financial statements. Board members expressed a preference for requiring proposers to submit the most recently completed annual audited financials, such as 2024 audits or the latest available year, along with the most recent interim unaudited financials, such as quarterly reports for Q1 and Q2. The Board determined that these financial documents would provide sufficient assurance of a proposer's stability. In connection with that requirement, the Board agreed to remove the bid bond requirement from the solicitation, while retaining the protest bond requirement as protection for the District in the event of a bid protest.

Counsel then reviewed the procurement timeline with the Board. The Project Manual will be issued and advertised beginning November 21, with notice submitted to the Business Observer for publication on Tuesday, November 18, to comply with statutory requirements. A mandatory pre-proposal meeting is scheduled for Monday, December 1 at 10:00 a.m. Written questions from proposers will be due later that day, with the Board agreeing to extend the submission deadline into the evening to accommodate vendor schedules. Counsel, Mr. Looknanan, and Ms. Thibault will collaborate to prepare written responses to all questions by the required response deadline. Sealed proposals will be due and publicly opened on December 5, and Counsel noted that because proposals are exempt from public disclosure until the notice of intended award, they will not be included in the Board meeting packet but will instead be distributed separately to Supervisors after the opening. The Board will evaluate the proposals and receive vendor presentations during the December 11 regular Board meeting, at which time proposers are expected to attend and address the Board.

The Counsel noted that because the proposals are exempt from disclosure, so they're going to be sealed. They're not going to be part of your agenda package. We will e-mail them to you under separate cover, but they're not going to be part of your agenda package. But you won't get them until December 5th evening

Following the discussion, the Board approved the Project Manual with the revisions stated on the record, including separating irrigation pricing, adjusting the evaluation criteria and scoring method, revising financial submission requirements, removing the bid bond requirement, and adopting the procurement schedule. Counsel and District Staff will finalize the Project Manual accordingly and proceed with issuance and publication.

On a MOTION by Chairwoman LaBarbera, SECONDED by Supervisor Wagner, WITH ALL IN FAVOR, the Board approved the Project Manual for Landscape Services, incorporating the revisions discussed on the record, for the Concord Station Community Development District.

5. Status on Demand Letter to Prior Manager for Sales Tax

Counsel reported that, following the Board's direction at a previous meeting, a formal demand letter was prepared and transmitted to the former manager. The letter outlined the District's position that sales tax had been improperly unreported during the prior management period, and it requested reimbursement or corrective action consistent with the amounts determined during the District's review.

Counsel confirmed that the letter included a 15-day deadline for the former manager to respond. She noted for the record that the District has not yet received any reply, and no acknowledgment or documentation has been provided within the required response period. Counsel advised that the lack of response would be monitored closely, and that she would update the Board on any subsequent communication or failure to comply.

Supervisors briefly discussed whether further action may be required if the prior manager continues to remain unresponsive. Counsel indicated that, depending on whether a response is eventually received, the Board may need to consider additional steps, including escalation or enforcement measures, but no action was recommended at this time.

The Board accepted the update, and the item was left open pending further developments.

6. Status of Letter to Red Tree Defining Scope Parameters

District Counsel provided an update on the letter previously issued to RedTree Landscape Maintenance, clarifying that the correspondence had been sent as directed by the Board and that no further action was required from Supervisors at this time. The intent of the letter was to restate the District's expectations regarding scope, performance standards, reporting requirements, and communication procedures. Counsel added that the District has emphasized the importance of accurate documentation and timely submittal of irrigation inspection reports, as well as the need for clarity in work representations, given the inconsistencies previously noted in RedTree's reporting.

During the discussion, several Supervisors expressed the ongoing expectation that RedTree must have an on-site representative present during maintenance visits, particularly when performing irrigation diagnostics or field troubleshooting. The Board reiterated that physical presence is essential to ensure proper oversight and to prevent miscommunication about what work has been completed or remains outstanding. Counsel acknowledged the Board's concerns and confirmed that these expectations had been communicated clearly to the vendor.

7. Walk-on: HOA inquiry regarding open-carry

A walk-on topic was introduced relating to an open-carry inquiry raised by the HOA. District Counsel reported that she had already spoken with the HOA's attorney after receiving questions regarding an incident or concern involving the open carrying of a firearm on District property. Counsel explained that the HOA's attorney was attempting to understand the jurisdictional boundaries between the HOA and the District, and whether any District rules or enforcement authority applied to such conduct on common property. Counsel confirmed that she would continue her discussions with the HOA attorney to ensure there is a shared understanding of the legal parameters surrounding this issue. Following an inquiry from Supervisor Cisternas, Counsel noted that stickers such as "No firearms allowed" could be placed for the times of the Board meetings.

8. Brought-on: HOA field items

Supervisor Cisternas asked that Counsel also address with the HOA any outstanding field items that overlap HOA and District responsibilities, including lingering irrigation-related work, grass restoration in several areas, and issues with trash cans and dog-waste receptacles that remain unresolved. Counsel agreed to include those operational concerns in her follow-up communication so that responsibilities are properly assigned and no task is overlooked.

9. Brought-on: Encroachment letters

The Board also received an update regarding the encroachment letters previously sent to homeowners. Several homeowners had responded, and those replies were undergoing review to determine whether additional action was required. However, no response had been received from Solitude Lake Management, whose input is needed for certain encroachment questions, particularly those involving ponds, littoral shelves, or other water-management areas. The Board directed Ms. Thibault to reach out to Solitude to obtain the necessary information so the District may proceed appropriately with the homeowner responses.

No further action was taken on this matter, and the Board will revisit the matter as additional information becomes available from the HOA attorney, Solitude Lake Management, and outstanding homeowner communications.

E. Amenity Center Report – Revised

STAFF UPDATES

1. Asking: Pay rate raise for Mr. Hernandez \$1/hr – he’s approaching 90 days

Under the Amenity Center Report, Amenity Manager Mark Looknanan, Jr. presented his first agenda item, which was a request for a \$1.00 per hour pay increase for Mr. Hernandez the Amenity Center employee who works under his supervision. Mr. Looknanan explained that Mr. Hernandez had recently reached his 90-day employment mark, and based on Mr. Hernandez’s overall performance, professionalism, and daily contribution to operations, he believed the raise was appropriate and justified.

Mr. Looknanan stated that Mr. Hernandez is currently paid just over \$23.00 per hour, and that increasing him by \$1.00 per hour would bring him to \$24.07, placing his annual salary at approximately \$50,000.65. He confirmed for the Board that Mr. Hernandez’s hire date was June 29, meaning the 90-day period had effectively concluded. He went on to evaluate Mr. Hernandez’s performance in detail, describing him as excellent across all operational areas. He told the Board that Mr. Hernandez models the front desk well, enforces rules consistently and respectfully, and takes initiative without being asked. He emphasized Mr. Hernandez’s strong work ethic, noting that Mr. Hernandez performs heavy cleaning duties, washes down surfaces, keeps the courtyard and pool areas tidy, and engages the children after school with friendly interactions and helpful supervision. Mr. Looknanan added that Mr. Hernandez was performing “much better than I expected,” and that he had become a stabilizing and dependable presence at the amenity facility.

Board members then entered into a lengthy discussion of District personnel policy and prior practices surrounding the 90-day review period. A Supervisor asked whether the District typically sets a lower starting salary with the expectation of a raise at 90 days, or whether this case was unique. Mr. Looknanan explained that no such structure was pre-established when Mr. Hernandez was hired. District Counsel clarified that the employee manual states there may be a pay increase at 90 days, not that there must be one. Counsel emphasized that the Board has discretion and should consider performance, fairness, and budgetary impact before approving any wage change. Counsel also clarified that any increase should be processed in a clear and consistent manner, without creating confusion for future merit increases.

Supervisor Cisternas expressed hesitation and concern about the implications of granting a salary adjustment before the upcoming annual merit increase cycle, noting that awarding both a 90-day raise and a year-end merit increase might create compensation inconsistencies. The Supervisor stated openly that they would not support giving employees another 3–4% annual increase if they already received increases earlier in the year. Another Supervisor echoed this concern, wanting to avoid creating a pattern where multiple pay increases occur too close together. Other Board members disagreed and spoke strongly in support of the increase. Supervisor Cisternas said that although they rarely see all staff members due to working from home, they almost always see Mr. Hernandez working when they are onsite and consistently receive email updates from him. Multiple Board members commented positively on his noticeable presence, accountability, and overall performance.

The Board then discussed whether the raise should be effective immediately or retroactive to the date Mr. Hernandez completed 90 days of service. Counsel confirmed that retroactivity is permissible if the Board includes that instruction in the motion. Mr. Looknanan stated that he would verify the exact date and would inform the Board once payroll adjustments were submitted. A motion was then formally made by Supervisor Wagner to approve a \$1.00 per hour raise for Mr. Hernandez effective as of the date he reached his 90-day mark, with payroll adjustments to reflect that date accurately.

On a MOTION by Supervisor Wagner, SECONDED by Supervisor Griffin, WITH ALL IN FAVOR, the Board approved the \$1 Per Hour Raise for Mr. Danny Hernandez effective 90 Days retroactively, for the Concord Station Community Development District.

Immediately following the vote, Mr. Looknanan thanked the Board. Staff and the Amenity Manager were directed to complete the payroll update, confirm the retroactive effective date, and provide written confirmation back to the Board once processed.

2. Juan Gonzales: Motion raise on 90 days to 66k/ annual

The Board next considered the request regarding Juan Gonzalez, Maintenance Manager, whose 90-day employment period had recently concluded. The original proposal brought forward for discussion was to increase Juan's annual salary from \$60,000 to \$66,000, reflecting a 10% raise upon successful completion of his probationary period.

As the Board began reviewing the request, Mr. Looknanan revisited prior compensation discussions from earlier in the year, including the July 29th meeting, where the anticipated salary range for Mr. Gonzales' role had been identified between \$50,000 and \$60,000, with the understanding that performance during the first 90 days would inform any future adjustment. It was acknowledged that while the Board had left open the possibility of revisiting his salary at the 90-day mark, no formal or predetermined increase was promised or scheduled.

A substantive discussion followed on compensation policy, internal pay equity, and long-term salary management. Several Supervisors expressed concern about implementing a 10% increase so early in the employment cycle, noting that doing so would immediately place Mr. Gonzales at the top of the established salary range for his position and would restrict the District's ability to provide future merit increases without exceeding the intended compensation structure. Supervisors emphasized the importance of maintaining consistency with the District's personnel manual, which states that a 90-day increase may be granted based on performance but is neither mandatory nor automatic.

Board members agreed that Mr. Gonzales had performed well in his position, but they also underscored the need to balance recognition of strong performance with responsible long-term budget and salary planning. During the conversation, the Board explored an alternative approach—a more modest performance-based increase that would acknowledge his contributions while maintaining flexibility for future adjustments.

After discussion, Supervisor Griffin offered a substitute motion to approve a 4% salary increase for Mr. Gonzales, effective on his 91st day of employment, consistent with how the Board handles other probationary-period adjustments.

District staff were directed to process the 4% increase effective as of Mr. Gonzales' 91-day mark and to provide confirmation once payroll updates had been completed.

On a MOTION by Supervisor Wagner, SECONDED by Supervisor Cisternas, WITH ALL IN FAVOR, the Board approved the 4% Raise Effective 91st Day for Juan Gonzales, for the Concord Station Community Development District.

3. 401K: Motion to allow Heartland to allow staff to receive 401k with understanding of the CDD not contributing

Mr. Looknanan raised the subject of a 401K program for District staff. He explained that during the hiring process, prospective employees frequently ask whether the District offers a retirement plan and that the District's payroll provider, Heartland, already has a 401K platform available. He clarified that the District is not required to contribute employer funds into the plan in order for employees to participate; the feature simply has to be activated so that staff can voluntarily contribute.

He noted that, up to this point, the 401K option had not yet been "turned on" for District employees and stated that he was now requesting direction from the Board to proceed.

After discussion, Supervisor Cisternas made a motion to authorize Heartland to activate the 401K program so that eligible District staff may participate and contribute to their own accounts, with the clear understanding that the CDD will not make employer contributions to the plan.

On a MOTION by Supervisor Cisternas, SECONDED by Chairwoman LaBarbera, WITH ALL IN FAVOR, the Board allowed Heartland to Allow Staff to Receive 401K with Understanding of the CDD Not Contributing, for the Concord Station Community Development District.

➤ **Presentation for Discussion – Employee Handbook**

Next, Mr. Looknanan provided an update on the Employee Policy Handbook. He reminded the Board that he had circulated a revised draft of the handbook to District Management and the Board on October 24, and that Ms. Thibault had already provided comments on the draft. Several Supervisors acknowledged that they had received the document but had not yet finished their review.

The Board discussed how best to proceed while remaining compliant with Sunshine requirements. District Counsel advised that individual Supervisors should review the handbook independently and send their written comments to Ms. Thibault, who would then compile the feedback and forward it, together with the draft, to Employment Counsel for formal review. Counsel noted that Board members should not circulate comments among themselves or deliberate on edits outside of the public meeting, and that Ms. Thibault would act as the central point for collecting feedback.

The Board agreed on a general timeframe, indicating that they would aim to complete their review and send comments to Ms. Thibault by November 24th in advance of the next regular meeting in December. Counsel added that the current employee handbook would also be sent to Employment Counsel along with the revised draft so that counsel could compare the two and ensure that all updated policies were properly aligned. No formal motion was required.

➤ **Events and Communications (Halloween Event / Facebook Discussion)**

Mr. Looknanan then reported on the recent Halloween event, noting that attendance had been lower than he had hoped. He explained that one contributing factor seemed to be insufficient promotion. Chairwoman reminded the Board that in a prior period, under former management, the District had purchased and installed two metal poles near the front of the community specifically to hold a long event banner. That banner is still available and stored in the office but was not utilized for this year's Halloween event. There was brief discussion about how to better use existing signage infrastructure in the future.

This segued into a broader conversation regarding communications and outreach, including the possibility of using a dedicated CDD Facebook page to post information about events and amenity updates. District Counsel advised that the CDD could, in fact, create an official Facebook page for information-only purposes, but that comments would need to be disabled to avoid open discussion forums that could raise Sunshine Law and public records complications. It was emphasized that the page could be used to post notices such as "Holiday event on [date]; for any comments or concerns, please email the Clubhouse Manager," directing all feedback into a controlled, official channel.

At the same time, there was concern that if a CDD Facebook page was not kept updated or if outages and issues were not posted consistently, residents might quickly lose confidence in it.

On a MOTION by Supervisor Griffin, SECONDED by Chairwoman LaBarbera, WITH FOUR IN FAVOR and Supervisor Berdeguez OPPOSED, the Board approved for Mr. Looknanan to Create a Concord Station Facebook page for informational purposes only, no comments allowed, for the Concord Station Community Development District.

➤ **Resurfacing of Tennis and Basketball Courts**

The Board then received an update on the resurfacing project for the tennis and basketball courts. It was reported that the original correspondence from the contractor indicated that the resurfacing work would be performed on or about September 22, but as of the meeting date, the District had not received a follow-up response to staff's inquiries. A follow-up communication from District staff had been sent on October 10, requesting clarification and a breakdown of the invoice between the tennis and basketball portions of the work.

District Counsel explained that, after the contractor provided a breakdown, there remained a disputed portion of the invoice of approximately \$3,000, related to work that appeared not to have been completed as represented. The District paid the undisputed amount and withheld the disputed balance, requesting additional documentation from the contractor. No further information had been provided, and the contractor had not addressed the discrepancy.

District Counsel asked the Board to ratify the actions of staff in withholding the disputed amount pending proper clarification. A motion was made to ratify staff's decision to pay only the undisputed portion of the invoice and to withhold the remaining funds until the contractor provides adequate documentation. The motion was seconded, and all Supervisors voted in favor. The Board formally ratified staff's actions, and the matter will remain open until the contractor responds.

On a MOTION by Supervisor Griffin, SECONDED by Supervisor Cisternas, WITH ALL IN FAVOR, the Board ratified the Staff Actions in withholding the disputed amount payment for the courts resurfacing job pending proper clarification for the Concord Station Community Development District.

➤ **Monuments, Clock Tower and Lighting**

Mr. Looknanan next reported on the status of the monument upgrades. He stated that work had been performed on the community monuments, including repainting and refreshing the finishes and lettering, and that the contractor had already started with some of the primary entrance features and signage.

Supervisor Cisternas asked specifically about the tower on Sunlake and noted that, unlike other entry features, that structure did not have operating lights. Mr. Looknanan confirmed that these were the only monuments currently without lighting and explained that electrical work is ongoing. He reported that power to certain fixtures had been temporarily disconnected while electrical cables and components were being installed or reconfigured, and that this was the reason some of the monument lighting remained off.

The Board expressed a desire to have the monuments and associated lighting fully operational and visually consistent, particularly as the community approached the holiday season. Mr. Looknanan agreed to follow up with the electrician to obtain a tentative timeline for completion, noting that historically these projects are usually finished by Thanksgiving, but that he would seek a more precise update.

➤ **Holiday Decorations / Christmas Décor**

Following the lighting discussion, the Board turned to holiday décor. Mr. Looknanan advised that, unlike in prior years when wreaths and decorations had been rented from outside vendors, the District currently does not own any Christmas decorations. He further explained that because the District had been exploring the purchase of permanent lighting displays in previous years, it had begun moving away from renting seasonal items such as palm tree lights and wreaths. As a result, for the upcoming season, the only decorations currently expected were the monument lights themselves.

The Board discussed options for adding décor and concluded that it would be appropriate to purchase wreaths that could be reused in future years. Mr. Looknanan was asked to research pricing and reported that standard wreaths of approximately 22–24 inches were generally priced around \$30–\$35 per wreath, with some available at seasonal sales (such as 50% off at certain retailers). The Board calculated that providing two wreaths per monument for approximately thirteen monuments would total near \$900–\$1,000, depending on exact sizing and quantity.

A motion was made to authorize Mr. Looknanan to purchase Christmas wreaths for the community in an amount not to exceed \$1,200, with the understanding that some monuments might only require one wreath while others might use two, and that he would also purchase any necessary hardware for hanging them. Mr. Looknanan will proceed with ordering and installing the wreaths, aiming to have them in place by the Thanksgiving period.

On a MOTION by Supervisor Cisternas, SECONDED by Supervisor Berdeguez, WITH ALL IN FAVOR, the Board approved to allow a NTE \$1,200 for Mr. Looknanan to purchase Christmas Wreaths, 2 per Monument (Unless the NTE \$1,200 allows only one), and any hardware at Mr. Looknanan's discretion of the size and to be completed by Thanksgiving, for the Concord Station Community Development District.

➤ **Security Cameras and Door Access**

Mr. Looknanan reported that the District's security vendor, ECS, had recently restored access control to the pool, tennis court, and basketball court gates as part of an ongoing upgrade and repair effort. However, there had been a new incident at the basketball court in which the pump equipment associated with the access system was damaged by unknown individuals. Mr. Looknanan informed the Board that he had taken photographs of the damage for documentation.

This led to a broader discussion about vandalism and community awareness. Supervisor Cisternas suggested that, once formal policies for communication are in place, staff could periodically post photographs (or similar documentation) of vandalism-related damage and the associated cost to repair it, so that residents understand the financial impact on the community.

➤ **Waterford Fountain**

Mr. Looknanan explained that, as of the day prior to the meeting, he and Mr. Gonzalez had removed and inspected the pump for the fountain feature located on Waterford Lake. When they reinstalled the pump and attempted to operate it, the breaker immediately tripped, indicating a likely fault within the pump or its internal wiring. Upon discovering this, Mr. Looknanan contacted the manufacturer and was informed that the equipment was still within its warranty period. The manufacturer directed him to a designated service vendor located in Odessa, and Mr. Looknanan stated that he planned to follow up with that vendor the next day to arrange an inspection and determine what the warranty would cover, including possible repair or replacement of the pump. He assured the Board that he would continue to work with the vendor until the fountain was restored to regular operation and would report back with further updates.

➤ **Pool Status**

He also noted that both pool pumps at the amenity facility were operational at this time and that all essential pool equipment was currently functioning properly, though additional line items related to the pool would be addressed later under a separate proposal.

➤ **Landscaping and Irrigation / Vendor Boundaries**

Mr. Looknanan then briefly addressed landscaping and irrigation services. He noted that there had been some confusion regarding whether certain vendors could be on site for the meeting, but clarified that vendors are permitted to operate within the parameters of their ongoing contracts, even if they are not scheduled to present formally to the Board.

He informed the Board that the landscape contractor (RedTree) had submitted a proposal to remove four dead or dying trees, and that the work was being scheduled with consideration of dumpster capacity and debris disposal constraints. Because of the volume of material, some of the removal work might need to be staged over multiple days to avoid overfilling the available dumpsters. The Board acknowledged the update and did not take formal action at this time.

➤ **Resident Complaints**

Mr. Looknanan and the Board then briefly revisited resident complaints discussed earlier in the meeting. It was noted that many of the complaints still relate to trees and vegetation encroaching over fences and conservation areas behind homes. The Board reaffirmed the plan already discussed with Mr. Woodcock to verify wetlands boundaries and responsibility lines, and to continue working through those concerns systematically.

Additionally, Mr. Looknanan mentioned a complaint regarding trash and littering near a particular area, where a trash basket had been installed to encourage proper disposal, but residents or visitors were still leaving trash outside of the receptacle. The Board recognized this as part of the broader pattern of amenity misuse and emphasized the importance of continued communication and enforcement efforts.

➤ **New / Small Projects and Maintenance Items**

Finally, under “new projects” and small maintenance items, Mr. Looknanan reported on a few minor improvements. He stated that there is a bench near the locker area that has deteriorated and requires attention. He explained that he could either repair the bench or purchase a replacement, noting that the primary issue is the wooden components, which will eventually rot even if they are pressure treated. After a brief discussion, the Board agreed that this was a minor maintenance item within his managerial authority, and no motion was necessary; Mr. Looknanan was directed to address the bench in the most practical way.

He also noted that one of the water fountains in the amenity area had become rusty and unsightly. He advised the Board that he intends to refinish and restore the fountain in house, as part of routine maintenance, and that he plans to complete repainting and cosmetic improvements to the children’s play and splash features in the spring of next year when weather conditions are more favorable for painting.

Mr. Looknanan mentioned several inquiries from vendors and visitors on whether there was a Notary at the Amenity Center.

On a MOTION by Supervisor Griffin, SECONDED by Supervisor Berdeguez, WITH ALL IN FAVOR, the Board approved for Mr. Looknanan/ the Amenity Center Manager to Become a Notary at the CDD, for the Concord Station Community Development District.

❖ **Consideration of ECS Proposal for Mag Lock**

The Board reviewed the proposal from ECS concerning the installation of a magnetic lock (mag-lock) at the amenity facility. Amenity Manager Mr. Looknanan introduced the item, explaining that the District had previously installed electronic access components at the pool, tennis courts, and basketball courts, but that additional security measures were still needed at one of the facility access points due to recurring misuse and tampering. Mr. Looknanan confirmed that ECS had submitted a proposal for the installation of the mag-lock system; however, as of the meeting date, the District had not yet received a final written proposal or confirmation of the exact hardware specifications. He clarified that ECS had provided preliminary pricing and described the components needed, but the proposal required refinement before being suitable for Board approval.

During discussion, District Counsel emphasized that, because the mag-lock affects controlled access and facility safety, the Board must ensure that the proposal clearly identifies the correct facility location, the exact equipment being installed, and the breakdown of labor and material costs. It was noted that previous ECS paperwork had referenced the wrong location, incorrectly labeling the work as related to pool access, which would need to be corrected before consideration of approval. Board members agreed that clarity was essential before moving forward, especially given the recent issues with vandalism and the malfunctioning access equipment at the courts. Mr. Looknanan stated that he would follow up with ECS to obtain a revised and complete proposal that corrects the project location and consolidates all required work into a single, comprehensive scope so that ECS would handle the entire job start to finish. As the revised proposal was still pending, no action was taken, and the Board deferred approval until the corrected proposal is received.

➤ **Documents Submission to Management**

Mr. Looknanan handed over to Ms. Lyalina three hard copies of documents received at the Amenity Center location by mail:

1) Pasco Tax Collector's Excess Fees Notification

Board members reiterated prior years approval of deposit of such excess fees into the District’s reserves.

2) USA Fence Notice to Owner

3) Supervisor of Elections \$200 check for deposit

F. District Manager

1. Status of Sales Tax Reimbursement from State

Ms. Lyalina reported that the sales tax reimbursement request previously submitted to the State was still ongoing with an initial response received which included a request for more detailed support. The Board acknowledged the update and took no further action at this time.

2. Consideration for Approval – EGIS Insurance Loss Affidavit

District Counsel presented the EGIS Insurance Loss Affidavit needed for the District's insurance records. District Counsel advised that the document must be executed in the presence of a notary. Questioned by the Chairwoman, the District Counsel explained that what this affidavit stating is a property property loss occurred on or about the 8th of August and that the cause of the loss was a lightning strike; the building described or contained was occupied; and it was like as a business purpose. So what was struck as a business purpose at the time of the loss, what was damaged was owned by only the district and nobody else that there hasn't been a change in the interest user occupancy possession of it since and that it has the total amount of insurance was 30,000 at the time of the loss and the policy number. Chairwoman LaBarbera confirmed she would sign the affidavit accordingly.

No formal Board action or motion was taken.

3. LED Streetlight Upgrade from Duke Energy – Should be completed within the year

Ms. Lyalina provided an update that Duke Energy indicated the upgrade work should be completed within the year. The Board acknowledged the update, and no further direction was required.

4. A Better Court – No further communication – last email sent 10.10.2025

District Counsel informed the Board that the vendor A Better Court had not responded to recent communications. The last outreach to the vendor occurred on October 10, 2025, and the District had received no reply since that date. The Board took note of the update, and no additional action was taken.

IV. Administrative Items

A. Consideration for Acceptance of the September Unaudited Financial Report

This item was listed on the agenda for Board consideration; however, as noted during the meeting, the Board elected not to proceed with discussion or review of the September Unaudited Financial Report at this time.

The item was tabled and deferred to a future meeting.

B. Consideration for Approval – The Minutes of the Concord Station October 9, 2025 Regular Meeting of the Board of Supervisors

Supervisor LaBarbera noted a more detailed version of the meeting minutes in the past and requested a review of certain sections. Ms. Lyalina reported that the audio quality of the previous meeting (October 9, 2025) was missing sections, was very poor to be able to identify voices and words, but the staff would make another attempt to provide revisions to the presented minutes of the meeting. The approval of the October 9, 2025 meeting minutes was tabled.

C. Presentation: A Fiscal Year in Review

The presentation was tabled and will be carried forward to a later meeting.

D. Discussion of Streetlight Boundary Map & Maintenance of the Area, Including the streetlights on Mentmore Blvd from the apartments to SR 54

Noted by the District Counsel was the ongoing audit of the matter by Ms. Thibault.

The topic was tabled, with the expectation that it would return for Board consideration once the appropriate materials and clarifying information were available.

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

There were no additional speakers and no new public comments recorded at this point in the meeting.

VI. Supervisor Requests

1. Supervisor Cisternas – Landscaping RFP / Fire Ants

Supervisor Cisternas raised concerns regarding ongoing issues with fire ants throughout certain landscaped areas in the community. She requested that this matter be incorporated into the evaluation criteria for the landscaping RFP, noting that adequate treatment and ongoing monitoring should be part of the vendor expectations. She emphasized the importance of ensuring that prospective bidders demonstrate the capacity to manage fire ant mitigation as part of their regular services.

2. Supervisor Cisternas – Alligator Concern

Supervisor Cisternas next reported that a resident had notified her of a recent alligator sighting within the community. She asked staff to verify the appropriate reporting protocol and ensure that any wildlife concerns were being directed promptly to the proper authorities.

3. Supervisor Cisternas – Homeowner Small Business Request for November 22

Supervisor Cisternas then brought forward a request from a homeowner who operates a small business, seeking permission to conduct a one-day activity on District property. District Counsel noted a requirement for no sales to be conducted on the premises. After brief discussion, the Board expressed support for allowing the event to proceed.

Chairwoman LaBarbera provided for Saturday, November 22 date being available as reserved by her but no longer needing the reservation. The request was accepted unanimously.

On a MOTION by Supervisor Griffin, SECONDED by Chairwoman LaBarbera, WITH ALL IN FAVOR, the Board approved for November 22, 2025 date for the Homeowners event at the Clubhouse to present their small businesses, for the Concord Station Community Development District.

4. Supervisor Berdeguez – Rust Issue at Shallot Park

Supervisor Berdeguez addressed concerns regarding rusting equipment at Shallot Park, reporting that the contractor responsible for previous work in the area had not completed the job satisfactorily. He requested that Amenity Manager Mr. Looknanan contact the vendor, communicate the deficiencies, and request corrective action. Mr. Looknanan confirmed that he would follow up and email the vendor accordingly.

5. Chairwoman LaBarbera – Vendor Sign-In Procedure

Chairwoman LaBarbera requested that the District implement a formal vendor sign-in procedure for all contractors performing services on CDD property. She stated that having contractors sign in upon arrival would allow staff to maintain accurate service records and ensure that all visits to District property—particularly those under active contracts—are properly documented. Mr. Looknanan acknowledged the request and agreed to begin implementing a sign-in process.

6. Supervisor Berdeguez – Timing of Agenda distribution

Supervisor Berdeguez asked that the Agenda be distributed timely with complete documentation allowing for appropriate time for review.

7. Supervisor Berdeguez – Recording Meeting Start and End Times in Minutes

Supervisor Berdeguez also asked that the start and end times of each Board meeting be explicitly recorded in the official minutes. Staff confirmed that these times would be included in future minutes as requested.

VII. Adjournment

Noted at 10.31P.M, with no further business, a motion to adjourn was made and seconded. Hearing no objection, Ms. Lyalina declared the meeting adjourned.

On a MOTION by Supervisor Griffin, SECONDED by Supervisor Cisternas, WITH ALL IN FAVOR, the Board adjourned the Meeting for the Concord Station Community Development District.

~Any individual who wishes to appeal a decision made by the Board with respect to any matter considered at this meeting is hereby advised that they may be responsible for ensuring that a verbatim record of the proceedings is made, including all testimony and evidence upon which the appeal is based.~

The meeting minutes were approved by a vote of the Board of Supervisors during a publicly noticed meeting held on _____, **2025**.

Signature

Signature

Printed Name ☐ Secretary ☐ Assistant Secretary

Printed Name ☐ Chairman ☐ Vice Chairman

EXHIBIT 17

[RETURN TO AGENDA](#)

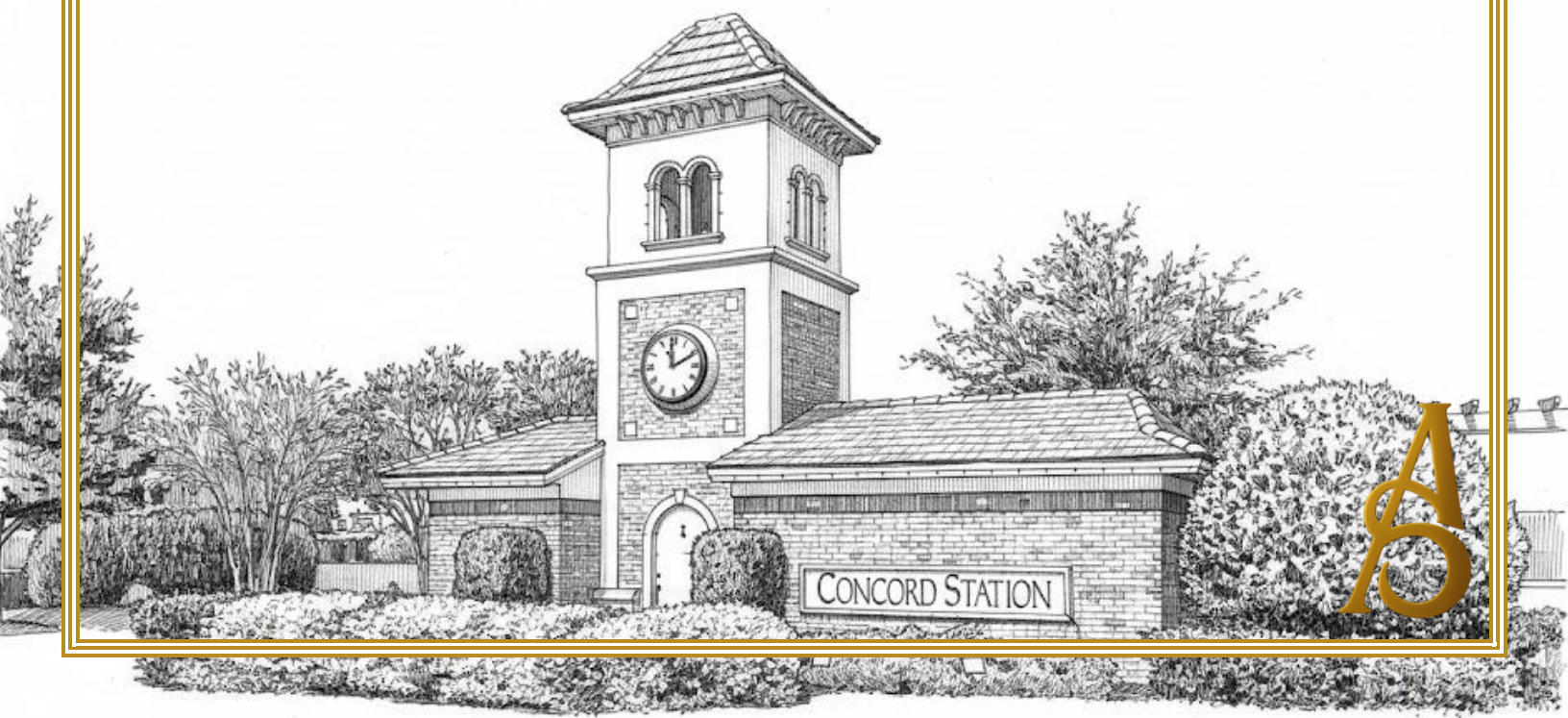
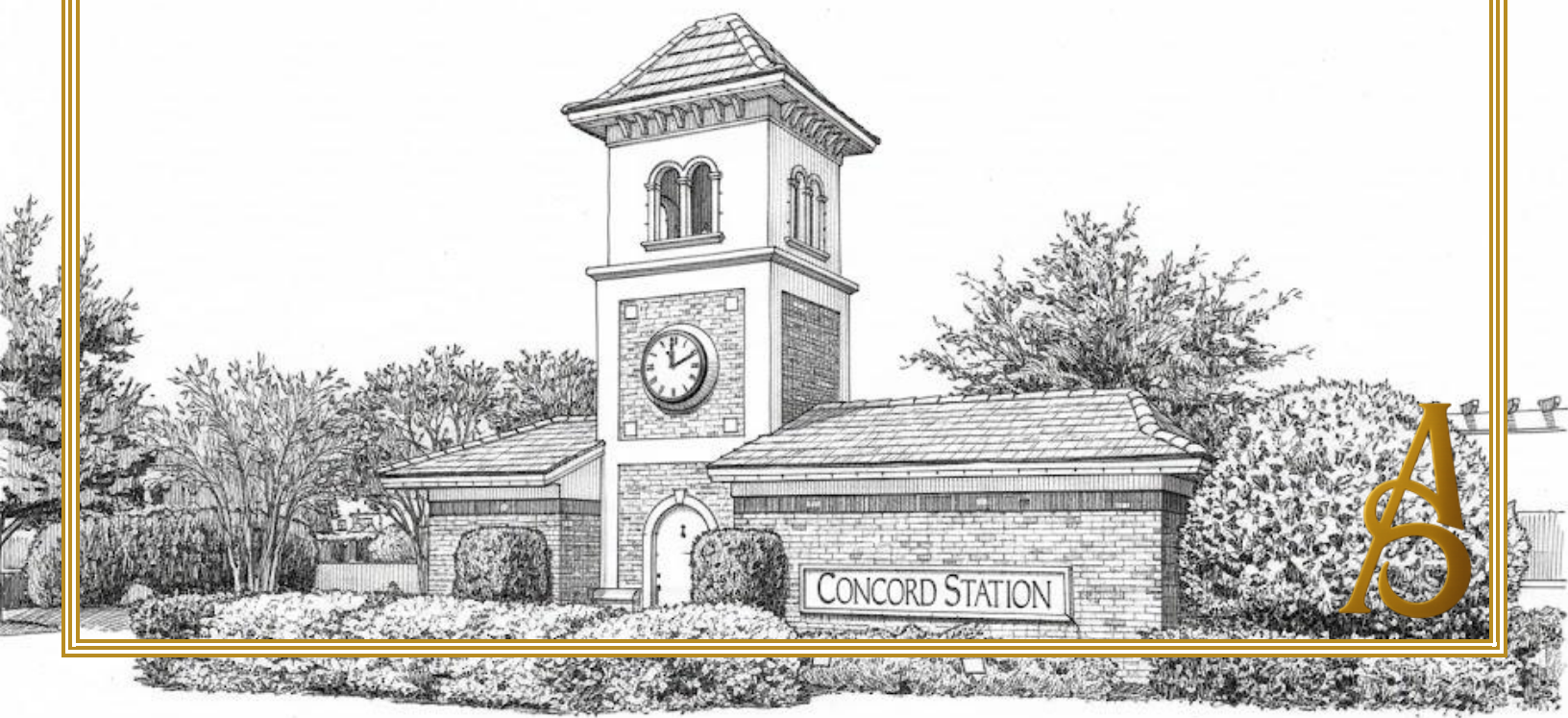


EXHIBIT 18

[RETURN TO AGENDA](#)





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

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +

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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.

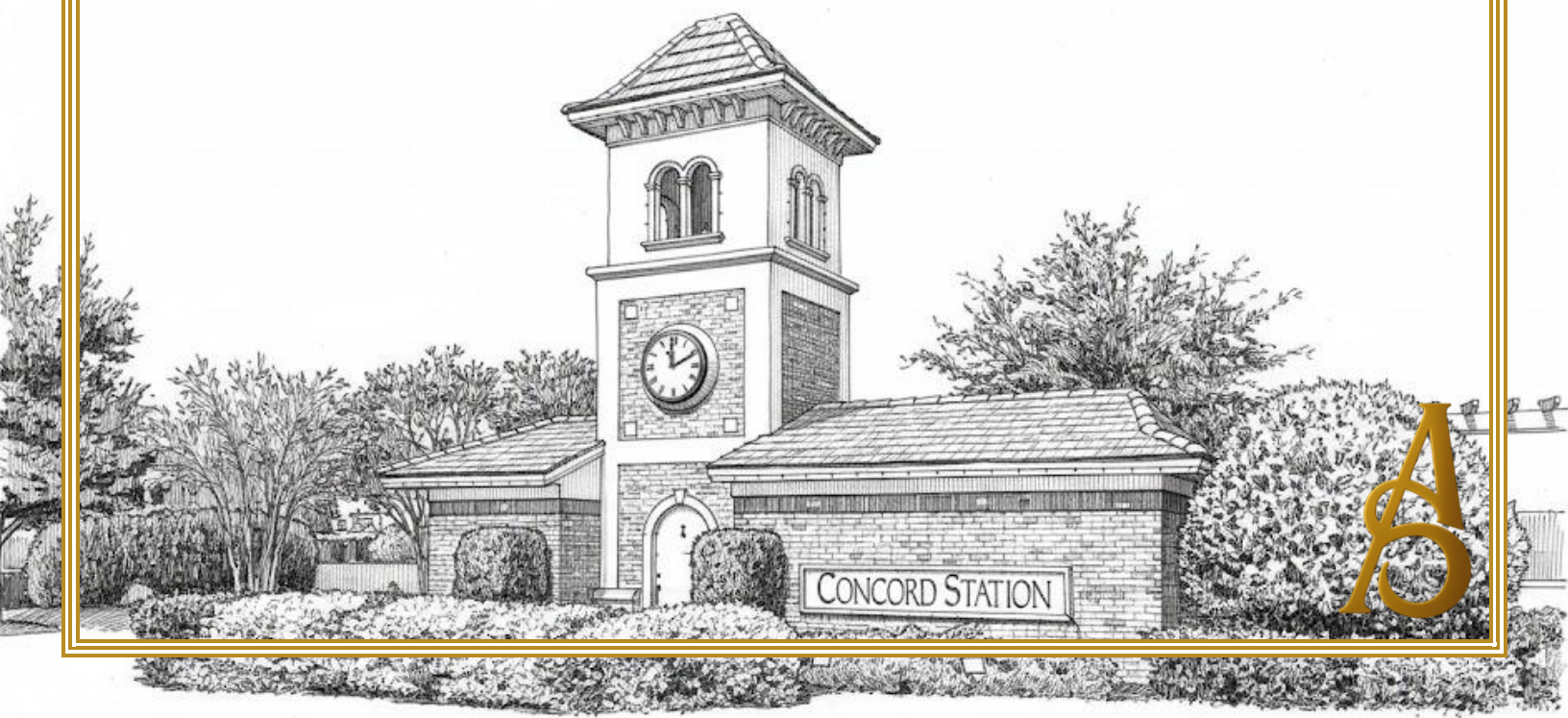
The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the ECSI assume responsibility for any loss or damage sustained through burglary.

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
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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
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- 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.

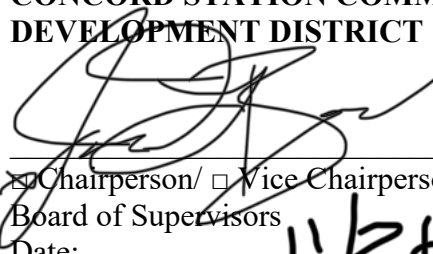
- A. ***Severability.*** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.
- B. ***Arm's Length Transaction.*** 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]

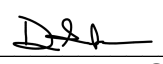
IN WITNESS WHEREOF, the Parties hereto have signed this Agreement to be effective on the day and year first written above.

**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)

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



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



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LIC. EG13000790

ECSINTEGRATIONS.COM

Concord Station CDD / CCTV Lightning - Tennis Courts



Date:		PROPOSAL		Proposal No:	
Submitted to:	8/26/2025	Concord Station CDD	Job Location:	Concord Station CDD / CCTV Lightning - Tennis Courts	TH25828
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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LIC. EG13000790

ECSINTEGRATIONS.COM

Concord Station CDD / CCTV Lightning - Clubhouse



Date: 8/26/2025		PROPOSAL		Proposal No: 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
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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PURSUANT TO SECTION 119.071(3), FLA. STAT. – DO NOT DISCLOSE**



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LIC. EG13000790

ECSINTEGRATIONS.COM



Concord StationCDD/Replace 1 panel/ surge/Pground

PROPOSAL	
Date: 8/18/2025	Proposal No: 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 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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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
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.

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



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Concord StationCDD/Replace 3 panels/ surge/Chouse

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

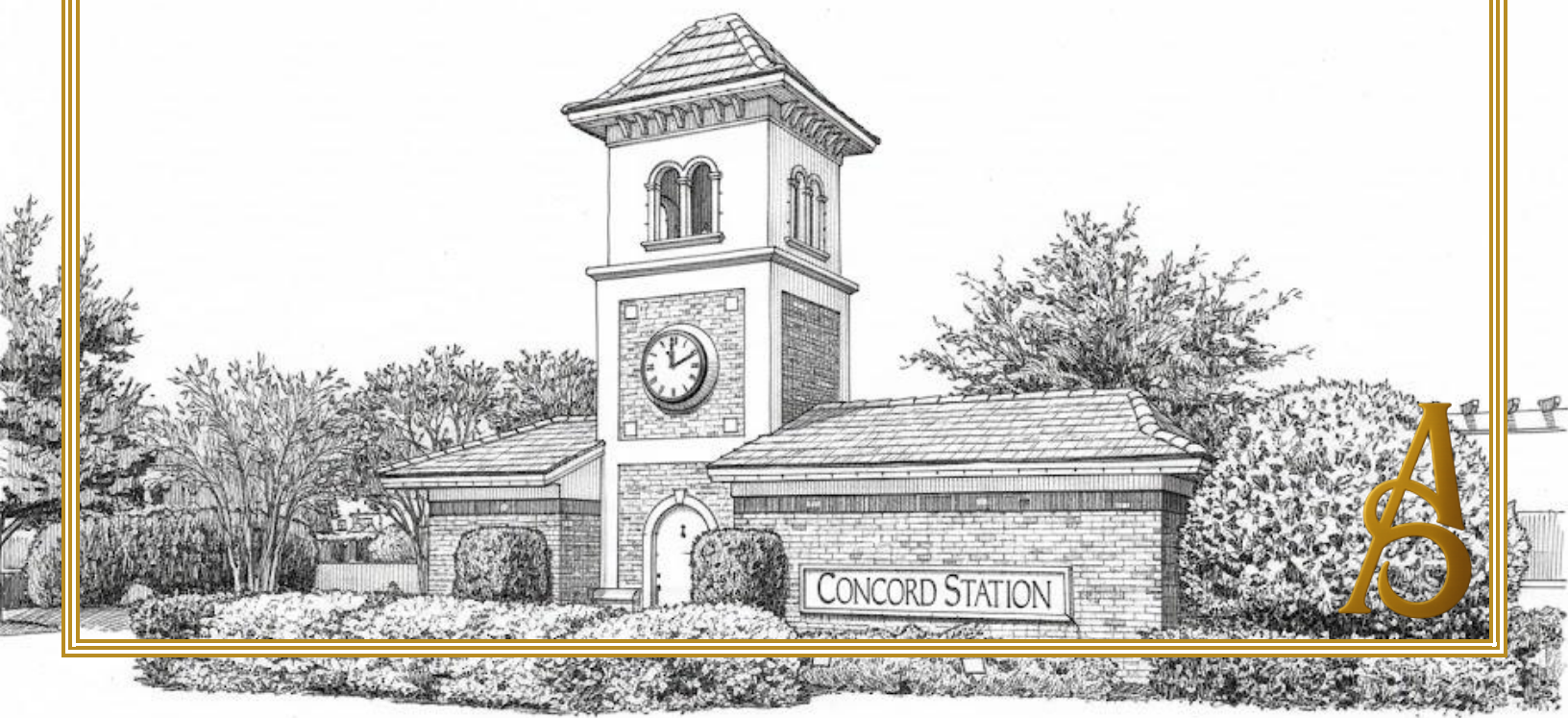
10. Assignment. ECSI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. ECSI shall inform Subscriber when services are subcontracted and shall maintain current proof of **subcontractor's** state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