

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

District Office – Wesley Chapel, Florida (813) 994-1001
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614
www.concordstationcdd.com

June 2, 2021

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

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Concord Station Community Development District will be held on **Thursday, June 10, 2021 at 10:00 a.m., at the Concord Station Clubhouse, 18636 Mentmore Blvd., Land O'Lakes FL 34638**. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on May 13, 2021 Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for April 2021 Tab 2
- 4. BUSINESS ITEMS**
 - A. Consideration of IGD Services for Monument/Sign Repairs to Longwood and Tilby Tab 3
 - B. Consideration of Additional Street Lights on Buckinghamshire Tab 4
 - C. Consideration of Pond Aeration Proposal for Pond W8 & W13 Tab 5
 - D. Update of Solar Structure Pond W33 Plan and Proposal
 - E. Ratification of Permit Cost for Trinity
 - F. Discussion of Drexel Conceptual Plan
 - G. Presentation of September 30, 2020 Audit Tab 6
 - H. Presentation of Fiscal Year 2021-2022 Proposed Budget..... Tab 7
 - I. Consideration of Resolution 2021-03; Approving Fiscal Year 2021-2022 Proposed Budget & Set Public Hearing Tab 8
- 5. STAFF REPORTS**
 - A. Deputy Update
 - B. District Engineer
 - i. Pocket Parks Update
 - C. District Counsel
 - D. Field Operations Manager
 - i. Aquatics Report Tab 9
 - ii. Field Inspection Report Tab 10
 - iii. Greenview Weekly Reports..... Tab 11
 - iv. Consideration of Landscape Proposal Tab 12
 - E. Clubhouse Manager
 - i. Review Monthly Clubhouse Report..... Tab 13
 - F. District Manager
- 6. AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Sincerely,

Debby Wallace

Debby Wallace
District Manager

Tab 1

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
May 13, 2021 Minutes of Meeting
Page 1

MINUTES OF MEETING

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

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Concord Station Community Development District was held on **Thursday, May 13, 2021 at 6:31 p.m.** at Concord Station Clubhouse located at 18636 Mentmore Boulevard, Land O' Lakes, Florida 34638.

Present and constituting a quorum:

Steven Christie	Board Supervisor, Chairman
Fred Berdeguez	Board Supervisor, Vice Chairman
Donna Matthias-Gorman	Board Supervisor, Assistant Secretary
Jerica Ramirez	Board Supervisor, Assistant Secretary
Karen Hillis	Board Supervisor, Assistant Secretary
	(via conference call)

Also present were:

Debby Wallace	District Manager, Rizzetta & Co., Inc.
John Vericker	District Counsel, Straley Robin Vericker
Stephen Brletic	District Engineer, JMT Engineering
	(via conference call)
Michael Speidel	Clubhouse Mgr., Rizzetta Amenity Services
Chris Byrne	Representative, Solitude
Deputy Phillips	Pasco County Sheriff's Office

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Ms. Wallace called the meeting to order and performed the roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments

Audience members addressed the Board on the amenity plans.

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
May 13, 2021 Minutes of Meeting
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THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
April 8, 2021**

The Board approved the Minutes from the Board of Supervisors' Meeting held on April 8, 2021. The Board made minor changes.

On a Motion by Mr. Berdeguez, seconded by Ms. Matthias-Gorman, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Meeting held on April 8, 2021, as amended, for the Concord Station Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for March
2021**

On a Motion by Mr. Christie, seconded by Mr. Berdeguez, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for March 2021 (\$185,312.74), for the Concord Station Community Development District.

FIFTH ORDER OF BUSINESS

**Ratification of Romaner Welcome
Signs Proposal**

The Board approved \$2,600.00 at the last meeting but with permit and installation cost the total cost is \$5,400.00. Ms. Wallace distributed a draft of what the signs would look like to the Board.

On a Motion by Ms. Matthias-Gorman, seconded by Mr. Berdeguez, with all in favor, the Board of Supervisors ratified the Romaner Welcome Sign proposal in the amount of \$5,400.00, for the Concord Station Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Midge Fly Proposal

Mr. Byrne reviewed the need for aeration before stocking a pond with fish. The Board requested a proposal for aeration on Ponds W8 and W13.

The Board requested that Mr. Byrne add a pond map to each monthly report

SEVENTH ORDER OF BUSINESS

**Consideration of Installing Additional
Clubhouse Parking Lot Street Lights**

The District Manager presented the street light proposal and will budget \$392.54 per month for these street lights.

On a Motion by Mr. Christie, seconded by Ms. Hillis, with all in favor, the Board of Supervisors approved the Clubhouse Parking Lot Street Lights subject to District Counsel approval of form of contract, for the Concord Station Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Installation of Fence
and Plants at Drexel**

Board discussed an Easement Encroachment Agreement for two homes adjacent to CDD property in Drexel.

On a Motion by Mr. Christie, seconded by Ms. Ramirez, with all in favor, the Board of Supervisors approved the Easement Encroachment Agreement with 3049 and 3043 Chessington Drive subject to District Counsel and District Engineer approval and \$150.00 cost to homeowners as per policies, for the Concord Station Community Development District.

NINTH ORDER OF BUSINESS

**Discussion Regarding Solar Aeration
Structure at Pond W33**

Mr. Byrne with Solitude recommended the structure with the flat roof. The Board directed staff and Chairman to work on a conceptual design and proposal based on the structure with the flat roof shown in the agenda.

TENTH ORDER OF BUSINESS

**Consideration of Drexel Amenity Plan
and Proposal**

This item was tabled.

ELEVENTH ORDER OF BUSINESS

Consideration of Easement Agreement

On a Motion by Mr. Christie, seconded by Ms. Matthias-Gorman, with all in favor, the Board of Supervisors approved the Fence Easement Agreement for 18314 Scunthrope Lane, for the Concord Station Community Development District.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. Deputy Phillips

Deputy Phillips provided his report to the Board.

B. District Engineer

Mr. Brletic presented the District Engineer's Report to the Board. He stated that Trinity is still under review by Pasco County for permits. Mr. Berdeguez inquired about a structure being built encroaching onto CDD property at 19139 Lutterworth and asked Mr. Brletic to look into this and report back to the Board.

C. District Counsel

No report.

D. Field Operations Manager

i. Aquatics Report

Ms. Wallace presented the aquatic report to the Board.

ii. Field Inspection Report

Ms. Wallace presented the field inspection report to the Board. Mr. Berdeguez discussed adding more perennials to fill in some areas. Ms. Wallace will request a recommendation from the Field Manager and Greenview regarding adding more perennials.

iii. Greenview weekly reports

The Board reviewed the weekly reports from Greenview.

iv. Landscape Proposals

The Board tabled the proposal for the median island at the corner of Mentmore to the next meeting.

E. Clubhouse Manager

Mr. Speidel presented the monthly Clubhouse Report to the Board.

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
May 13, 2021 Minutes of Meeting
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On a Motion by Ms. Ramirez, seconded by Ms. Matthias-Gorman, with all in favor, the Board of Supervisors approved a not-to-exceed amount of \$1,600.00 for 3 tables from Exhibit A and a TV for the Clubhouse and authorized the District Manager to approve any electrical expenses associated with that in addition to the not-to-exceed amount, for the Concord Station Community Development District.

On a Motion by Ms. Ramirez, seconded by Mr. Berdeguez, with four in favor, and Ms. Matthias-Gorman opposed, the Board of Supervisors approved two (2) trash cans at \$359.00 each, for the Concord Station Community Development District.

The Board directed Mr. Speidel to work with Ms. Ramirez on conceptual design and proposal for a child-friendly area in Clubhouse.

On a Motion by Ms. Ramirez, seconded by Mr. Berdeguez, with all in favor, the Board of Supervisors approved Dancing with Miss Dani classes without tap dancing, subject to District Counsel approval of form of contract, for the Concord Station Community Development District.

F. District Manager

Ms. Wallace reminded the Board that the next meeting is scheduled for June 10, 2021 at 10:00 a.m.

Ms. Wallace stated the number of Pasco County registered voters as of April 15, 2021 is 3,231 for Concord Station CDD.

Ms. Wallace reviewed the March 31, 2021 financial statement with the Board.

THIRTEENTH ORDER OF BUSINESS Audience Comments

Audience members addressed the Board on the amenity plans.

FOURTEENTH ORDER OF BUSINESS Supervisor Requests

Mr. Christie asked Ms. Wallace to collect proposals for a fountain in Pond F2.

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May 13, 2021 Minutes of Meeting
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FIFTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Christie, seconded by Ms. Matthias-Gorman, the Board of Supervisors adjourned the meeting at 9:03 p.m., for the Concord Station Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

Concord Station Community Development District

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

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

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Operations and Maintenance Expenditures April 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2021 through April 30, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$127,360.90**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2021 Through April 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Clean Sweep Supply Co., Inc.	003880	00212622	Janitorial Supplies 03/21	\$ 67.90
Clean Sweep Supply Co., Inc.	003880	00212626	Janitorial Supplies 03/21	\$ 47.70
Concord Station CDD	CD113	CD113	Debit Card Replenishment	\$ 884.69
Concord Station CDD	CD112	CD112	Debit Card Replenishment	\$ 999.51
Concord Station CDD	CD114	CD114	Debit Card Replenishment	\$ 928.04
DCSI, Inc.	003896	28429	Monthly Monitoring 04/21	\$ 49.99
Disclosure Services, LLC	003897	5	Series 2016A-1 05/01/21 Amortization Schedule	\$ 100.00
Donna Matthias-Gorman	003901	DM040821	Board Of Supervisors Meeting 04/08/21	\$ 200.00
Duke Energy	003911	55585 50570 03/21	0000 Trinity Cottage Drive Light 03/21	\$ 953.67
Duke Energy	003911	62120 25142 03/21	10920 State Road 54 Lite 03/21	\$ 4,755.32
Duke Energy	003903	Summary Bill 03/21	Summary Bill 03/21	\$ 3,612.04

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2021 Through April 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Fence Pro Tampa Bay	003881	032521	Payment For 50% Of Completion Price 03/21	\$ 1,347.50
Florida Department of Revenue	003887	61-8017248652-6 03/21	Sales & Use Tax 03/21	\$ 109.25
Fred Berdeguez	003894	FB040821	Board Of Supervisors Meeting 04/08/21	\$ 200.00
Frontier Communications of Florida	003892	813-909-4569-121718-5 04/21	Account #813-909-4569-121718-5 04/21	\$ 662.34
Greenview Landscaping, Inc.	003888	2CCSTREE21	Removed The Leaning Tree On Mentmore BLVD 04/21	\$ 100.00
Greenview Landscaping, Inc.	003888	3CCS3TREM	Removed Six Trees 04/21	\$ 450.00
Greenview Landscaping, Inc.	003888	3CCSFER21	Fertilized St. Augustine & Ornamentals 04/21	\$ 7,820.00
Greenview Landscaping, Inc.	003898	4CCCHOU21	Monthly Maintenance for Clubhouse 04/21	\$ 1,100.00
Greenview Landscaping, Inc.	003898	4CCSMO21	Monthly Landscape Maintenance 04/21	\$ 19,000.00
Jani-King of Tampa Bay	003900	1-426731	Monthly Cleaning Service 04/21	\$ 250.00
Jerica Ramirez	003904	JR040821	Board Of Supervisors Meeting 04/08/21	\$ 200.00

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2021 Through April 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Johnson, Mirmiran & Thompson, Inc.	003882	18-170984	Engineer Services 02/21	\$ 2,882.50
Johnson, Mirmiran & Thompson, Inc.	003909	19-171977	Engineer Services 03/21	\$ 11,996.10
Karen Hillis	003899	KH040821	Board Of Supervisors Meeting 04/08/21	\$ 200.00
Mike Fasano, Tax Collector	003893	21-26-18-0010-24500-0000 2020	Ad Valorem Taxes & Non-Ad Valorem Assessments 2020	\$ 1,986.36
Mortensen Engineering , Inc.	003889	404-4553	Geotechnical Engineering Services 04/21	\$ 1,815.00
Outdoor Furniture Connection	003910	222212	Furniture Repair-Umbrellas, Restrap Lounges & Chairs 02/21	\$ 2,023.75
Pasco County	003902	14775252	18636 Mentmore Blvd 03/21	\$ 994.59
Pasco County	003902	14775253	19322 Umberland Place 03/21	\$ 166.39
Pasco County Sheriff	003883	AR000960	Law Enforcement Services #7 04/21	\$ 8,880.25
Rizzetta & Company, Inc.	003884	INV00000057603	District Management Fees 04/21	\$ 6,126.34
Rizzetta Amenity Services	003890	INV00000000008681	Amenity Management Services 04/02/21	\$ 7,531.77

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2021 Through April 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta Amenity Services	003890	INV00000000008706	Out of Pocket Expenses 03/21	\$ 95.92
Rizzetta Amenity Services	003912	INV00000000008733	Amenity Management Services 04/16/21	\$ 7,471.57
Rizzetta Technology Services, LLC	003885	INV0000007398	Email Accounts, Admin & Maintenance 04/21	\$ 175.00
Solitude Lake Management LLC	003886	PI-A00572697	Midge Fly Assessment 03/21	\$ 1,179.00
Solitude Lake Management LLC	003886	PI-A00573554	Solar Aeration Installation 03/21	\$ 3,719.00
Solitude Lake Management LLC	003905	PI-A005778866	Monthly Mitigation Services Spot Spraying 04/21	\$ 513.00
Solitude Lake Management LLC	003905	PI-A00577887	Monthly Lake & Wetland Service 04/21	\$ 6,434.41
Solitude Lake Management LLC	003905	SMOR-453200	50% Deposit-Midge Fly Treatment 04/21	\$ 2,945.00
Steven A. Christie	003895	SC040821	Board Of Supervisors Meeting 04/08/21	\$ 200.00
Suncoast Pool Service	003906	7123	Monthly Pool Service 04/21	\$ 2,000.00
Suncoast Rust Control, Inc.	003891	03321	Rust Control 03/21	\$ 1,035.00

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2021 Through April 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Tropicare Termite & Pest Control Inc.	003913	103060	Pest Control Service INT/EXT 04/21	\$ 50.00
Tropicare Termite & Pest Control Inc.	003913	103658	Set Rodent Traps 04/21	\$ 60.00
Waste Management Inc. of Florida	003907	0634877-1568-0	Waste Disposal Services 04/21	\$ 52.00
Welch Tennis Courts, Inc.	003908	4243	Tennis Court Resurface-Deposit 03/21	\$ 6,495.00
Welch Tennis Courts, Inc.	003914	4243-2	Balance Due-Resurface Tennis Courts 03/21	<u>\$ 6,495.00</u>
Report Total				<u>\$ 127,360.90</u>

Tab 7



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Concord Station Community Development District

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Proposed Budget Fiscal Year 2021-2022

Presented by: Rizzetta & Company, Inc.

**5844 Old Pasco Road
Suite 100
Wesley Chapel, Florida 33544
Phone: 813-994-1001**

[**rizzetta.com**](http://rizzetta.com)

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GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.



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Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.



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Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.



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Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Streetlights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.



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Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.



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Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.



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Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



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RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



Rizzetta & Company

DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



Rizzetta & Company

Proposed Budget
Concord Station Community Development District
General Fund
Fiscal Year 2021/2022

Chart of Accounts Classification	Actual YTD through 04/30/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
REVENUES							
Special Assessments							
Tax Roll*	\$ 1,355,288	\$ 1,355,288	\$ 1,347,371	\$ 7,917	\$ 1,347,371	\$ -	
Other Miscellaneous Revenues							
Clubhouse Revenues	\$ 1,981	\$ 3,396	\$ -	\$ 3,396	\$ -	\$ -	
Fees for Fence Project	\$ 400	\$ 686	\$ -	\$ 686	\$ -	\$ -	
Access Revenue	\$ 3,364	\$ 5,767	\$ -	\$ 5,767	\$ -	\$ -	
Interest Earnings	\$ -	\$ -	\$ -	\$ -		\$ -	
Interest Earnings	\$ 152	\$ 261	\$ -	\$ 261	\$ -	\$ -	
TOTAL REVENUES	\$ 1,361,185	\$ 1,365,397	\$ 1,347,371	\$ 18,026	\$ 1,347,371	\$ -	
Balance Forward from Prior Year	\$ -		\$ 33,517	\$ (33,517)	\$ 75,101	\$ 41,584	Used to offset an increase in assessments
TOTAL REVENUES AND BALANCE FORWARD	\$ 1,361,185	\$ 1,365,397	\$ 1,380,888	\$ (15,491)	\$ 1,422,472	\$ 41,584	
EXPENDITURES							
Legislative							
Supervisor Fees	\$ 7,000	\$ 13,000	\$ 13,000	\$ -	\$ 13,000	\$ -	
Financial & Administrative							
Administrative Services	\$ 3,827	\$ 6,560	\$ 6,560	\$ -	\$ 6,560	\$ -	
District Management	\$ 18,170	\$ 31,148	\$ 31,148	\$ -	\$ 31,148	\$ -	
District Engineer	\$ 38,519	\$ 60,000	\$ 20,000	\$ (40,000)	\$ 20,000	\$ -	Projected 20/21 overage due to new amenities
Disclosure Report	\$ 5,100	\$ 5,100	\$ 5,000	\$ (100)	\$ 5,000	\$ -	
Trustees Fees	\$ 4,939	\$ 8,000	\$ 8,000	\$ -	\$ 8,000	\$ -	
Assessment Roll	\$ 5,408	\$ 5,408	\$ 5,408	\$ -	\$ 5,408	\$ -	
Financial & Revenue Collections	\$ 3,155	\$ 5,408	\$ 5,408	\$ -	\$ 5,408	\$ -	
Accounting Services	\$ 12,833	\$ 22,000	\$ 22,000	\$ -	\$ 22,000	\$ -	
Auditing Services	\$ 26	\$ 4,000	\$ 5,700	\$ 1,700	\$ 4,000	\$ (1,700)	Contract with McDermitt Davis
Arbitrage Rebate Calculation	\$ -	\$ 500	\$ 500	\$ -	\$ 500	\$ -	
Miscellaneous Mailings	\$ -	\$ 500	\$ 500	\$ -	\$ 500	\$ -	
Public Officials Liability Insurance	\$ 2,502	\$ 2,558	\$ 2,621	\$ 63	\$ 2,752	\$ 131	Egis estimate
Bank Fees	\$ 213	\$ 365	\$ 300	\$ (65)	\$ 300	\$ -	
Dues, Licenses & Fees	\$ 175	\$ 300	\$ 850	\$ 550	\$ 850	\$ -	
Legal Advertising	\$ 93	\$ 800	\$ 800	\$ -	\$ 800	\$ -	
Tax Collector /Property Appraiser Fees	\$ -	\$ 150	\$ 150	\$ -	\$ 150	\$ -	
ADA Website Compliance	\$ 1,538	\$ 3,500	\$ 3,500	\$ -	\$ 3,500	\$ -	
Website Fees & Maintenance	\$ 1,725	\$ 2,100	\$ 2,100	\$ -	\$ 2,100	\$ -	
Legal Counsel							
District Counsel	\$ 15,587	\$ 22,500	\$ 22,500	\$ -	\$ 22,500	\$ -	
Administrative Subtotal	\$ 120,810	\$ 193,897	\$ 156,045	\$ (37,852)	\$ 154,476	\$ (1,569)	
EXPENDITURES - FIELD OPERATIONS							
Law Enforcement							
Deputy	\$ 61,355	\$ 105,565	\$ 110,000	\$ 4,435	\$ 110,000	\$ -	Estimate. Waiting for new proposal
Police Liability and Workers Compensation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Electric Utility Services							
Utility Services	\$ 3,655	\$ 6,266	\$ 10,000	\$ 3,734	\$ 10,000	\$ -	
Street Lights	\$ 46,138	\$ 95,000	\$ 83,000	\$ (12,000)	\$ 87,700	\$ 4,700	Add \$392/month add'l street lights = \$4700/year
Utility - Recreation Facilities	\$ 14,731	\$ 25,253	\$ 27,000	\$ 1,747	\$ 27,000	\$ -	
Garbage/Solid Waste Control Services							
Garbage - Recreation Facility	\$ 364	\$ 624	\$ 650	\$ 26	\$ 650	\$ -	
Solid Waste Assessment	\$ 757	\$ 757	\$ 690	\$ (67)	\$ 800	\$ 110	
Water-Sewer Combination Services							
Utility Services- Recreation Facilities	\$ 7,999	\$ 13,713	\$ 15,000	\$ 1,287	\$ 15,000	\$ -	
Stormwater Control							
Stormwater Assessment	\$ 1,986	\$ 1,986	\$ 2,207	\$ 221	\$ 2,207	\$ -	
Aquatic Maintenance	\$ 57,601	\$ 88,800	\$ 74,964	\$ (13,836)	\$ 74,964	\$ -	Solitude \$6247/month
Fountain Service Repairs & Maintenance	\$ 14,770	\$ 20,000	\$ 5,000	\$ (15,000)	\$ 2,500	\$ (2,500)	No cap improvements anticipated, just maintenance.
Lake/Pond Bank Maintenance	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	\$ -	Pond bank repairs
Wetland Monitoring & Maintenance	\$ 22,935	\$ 38,000	\$ 49,296	\$ 11,296	\$ 38,000	\$ (11,296)	Solitude \$2595/mos + \$3479 ann = \$35,619 + add'l
Aquatic Plant Replacement	\$ -	\$ 5,000	\$ 10,000	\$ 5,000	\$ 10,000	\$ -	
Stormwater System Maintenance	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
Aquatic Pest Control	\$ 2,945	\$ 12,000	\$ 25,000	\$ 13,000	\$ 12,000	\$ (13,000)	Midge Fly - \$5890 3 treatments 2x per year estimate
Wetland Buffer Maintenance	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	\$5k placeholder
Other Physical Environment							

Proposed Budget
Concord Station Community Development District
General Fund
Fiscal Year 2021/2022

Chart of Accounts Classification	Actual YTD through 04/30/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
General Liability Insurance	\$ 2,798	\$ 2,798	\$ 2,932	\$ 134	\$ 3,078	\$ 146	Per EGIS estimate
Property Insurance	\$ 13,261	\$ 13,261	\$ 11,000	\$ (2,261)	\$ 14,587	\$ 3,587	Per EGIS estimate
Rust Prevention	\$ 7,245	\$ 12,420	\$ 12,420	\$ -	\$ 12,420	\$ -	Suncoast Rust Control \$1035/monthly
Entry & Walls Maintenance	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	
Landscape- General Maintenance	\$ 133,550	\$ 228,000	\$ 228,000	\$ -	\$ 252,000	\$ 24,000	Greenview \$19k + anticipated add'l \$2k/mos
Landscape- Fertilization	\$ 13,740	\$ 31,900	\$ 31,900	\$ -	\$ 31,900	\$ -	
Landscape- Pest Control	\$ -	\$ 5,000	\$ 40,000	\$ 35,000	\$ 40,000	\$ -	
Landscape- OTC Injections	\$ -	\$ 5,000	\$ 29,760	\$ 24,760	\$ 29,760	\$ -	
Landscape- Irrigation	\$ -	\$ -	\$ 12,000	\$ 12,000	\$ 12,000	\$ -	
Landscape- Mulch	\$ 24,000	\$ 32,000	\$ 32,000	\$ -	\$ 32,000	\$ -	
Holiday Decorations	\$ 12,875	\$ 12,875	\$ 15,000	\$ 2,125	\$ 15,000	\$ -	
Irrigation Repairs	\$ 1,046	\$ 1,793	\$ 5,000	\$ 3,207	\$ 5,000	\$ -	
Well Maintenance	\$ -	\$ 500	\$ 500	\$ -	\$ 500	\$ -	
Landscape Replacement Plants, Shrubs, Trees	\$ 3,970	\$ 7,000	\$ 15,000	\$ 8,000	\$ 15,000	\$ -	
Field Services Management	\$ 4,900	\$ 8,400	\$ 8,400	\$ -	\$ 8,400	\$ -	
Fire Ant Treatment	\$ -	\$ -	\$ 6,000	\$ 6,000	\$ 6,000	\$ -	
Road & Street Facilities							
Roadway Repair & Maintenance	\$ 3,200	\$ 3,200	\$ 1,000	\$ (2,200)	\$ 1,000	\$ -	Owned by County- except clubhouse
Parks & Recreation							
Employee Salaries	\$ 109,316	\$ 187,399	\$ 162,118	\$ (25,281)	\$ 199,855	\$ 37,737	\$196,150+\$3705 payroll deposit - per contract
Management Contract	\$ -	\$ -	\$ -	\$ -	\$ 13,200	\$ 13,200	Management fees per contract
Operations Maintenance & Repair	\$ 13,055	\$ 22,380	\$ 10,000	\$ (12,380)	\$ 10,000	\$ -	Clubhouse Debit Card
Gate Maintenance & Repairs	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	Pool gate
Fitness Equipment Lease Payment	\$ 8,430	\$ 8,430	\$ 16,860	\$ 8,430	\$ -	\$ (16,860)	Last payment June 15/21
Computer Support, Maintenance & Repair	\$ 151	\$ 1,000	\$ 2,000	\$ 1,000	\$ 2,000	\$ -	
Fitness Equipment Maintenance & Repairs	\$ 271	\$ 1,000	\$ 2,000	\$ 1,000	\$ 2,000	\$ -	Qtly Fitness Maintenance \$165x4 = \$660 + repairs
Clubhouse - Facility Janitorial Service	\$ 1,250	\$ 2,143	\$ 3,000	\$ 857	\$ 3,000	\$ -	JaniKing \$250/month
Clubhouse - Facility Janitorial Supplies	\$ 3,532	\$ 6,055	\$ 15,000	\$ 8,945	\$ 15,000	\$ -	Clean Sweep Supply Co.
Pool Service Contract	\$ 13,650	\$ 24,000	\$ 24,000	\$ -	\$ 24,000	\$ -	\$350/month (splashpad) + \$1650/month (pool)
Security System Monitoring & Maintenance	\$ 3,924	\$ 5,300	\$ 3,000	\$ (2,300)	\$ 3,000	\$ -	
Facility A/C & Heating Maintenance & Repair	\$ 1,208	\$ 2,071	\$ 5,000	\$ 2,929	\$ 5,000	\$ -	
Clubhouse Landscape Maintenance	\$ 7,700	\$ 13,200	\$ 13,200	\$ -	\$ 13,200	\$ -	Greenview - \$1100/month
Furniture Repair/Replacement	\$ 7,777	\$ 10,000	\$ 10,000	\$ -	\$ 10,000	\$ -	Indoor and Outdoor Furniture
Pool Permits	\$ -	\$ 425	\$ 280	\$ (145)	\$ 425	\$ 145	Pool \$280 + Splash Pad \$145
Playground Equipment and Maintenance	\$ 695	\$ 1,191	\$ 2,500	\$ 1,309	\$ 2,500	\$ -	
Vehicle Maintenance	\$ 161	\$ 276	\$ 750	\$ 474	\$ 750	\$ -	
Telephone, Fax, Internet	\$ 4,503	\$ 7,380	\$ 6,300	\$ (1,080)	\$ 7,300	\$ 1,000	Frontier aver \$615/month
Athletic/Park Court/Field Repairs	\$ 17,033	\$ 20,000	\$ 2,500	\$ (17,500)	\$ 2,500	\$ -	YTD high based on capital imp- keep at \$2500
Pool/Water Park/Fountain Maintenance	\$ 757	\$ 1,298	\$ 3,000	\$ 1,702	\$ 3,000	\$ -	
Pest Control & Termite Bond	\$ 720	\$ 1,234	\$ 1,300	\$ 66	\$ 1,300	\$ -	
Office Supplies	\$ 1,101	\$ 1,887	\$ 3,500	\$ 1,613	\$ 3,500	\$ -	
Wildlife Management Services	\$ -	\$ -	\$ 4,350	\$ 4,350	\$ 500	\$ (3,850)	No longer needed
Vending Machine Supplies	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
Basketball Court Maintenance & Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Dog Waste Station Supplies	\$ 5,150	\$ 8,829	\$ 6,000	\$ (2,829)	\$ 6,000	\$ -	Contract \$5150.16 + add'l bags
Special Events							
Clubhouse- Special Events	\$ 3,450	\$ 5,914	\$ 11,000	\$ 5,086	\$ 11,000	\$ -	
Contingency							
Miscellaneous Contingency	\$ 1,815	\$ 10,000	\$ 13,966	\$ 3,966	\$ 10,000	\$ (3,966)	
Capital Outlay	\$ 10,306	\$ 250,000	\$ 10,000	\$ (240,000)	\$ 20,000	\$ 10,000	Projected FY20/21 est based on new amenities
Field Operations Subtotal	\$ 671,776	\$ 1,378,523	\$ 1,224,843	\$ (153,680)	\$ 1,267,996	\$ 43,153	
TOTAL EXPENDITURES	\$ 792,586	\$ 1,572,420	\$ 1,380,888	\$ (191,532)	\$ 1,422,472	\$ 41,584	
EXCESS OF REVENUES OVER EXPENDITURES	\$ 568,599	\$ (207,023)	\$ -	\$ (207,023)	\$ -	\$ -	

Proposed Budget
Concord Station Community Development District
Reserve Fund
Fiscal Year 2021/2022

	Chart of Accounts Classification	Budget for 2021/2022
1		
2	REVENUES	
3		
4	Special Assessments	
5	Tax Roll*	\$ 20,000
12		
13	TOTAL REVENUES	\$ 20,000
14		
17	TOTAL REVENUES AND BALANCE FORWARD	\$ 20,000
18		
20		
21	EXPENDITURES	
22		
23	Contingency	
24	Capital Reserves	\$ 20,000
26		
27	TOTAL EXPENDITURES	\$ 20,000
28		
29	EXCESS OF REVENUES OVER EXPENDITURES	\$ -
30		

Budget Template
Concord Station Community Development District
Debt Service
Fiscal Year 2021/2022

Chart of Accounts Classification	Series 2016	Budget for 2021/2022
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$1,834,649.50	\$1,834,649.50
TOTAL REVENUES	\$1,834,649.50	\$1,834,649.50
EXPENDITURES		
Administrative		
Financial & Administrative		
Debt Service Obligation	\$1,834,649.50	\$1,834,649.50
Administrative Subtotal	\$1,834,649.50	\$1,834,649.50
TOTAL EXPENDITURES	\$1,834,649.50	\$1,834,649.50
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Pasco County Collection Costs (2%) and Early Payment Discounts (4%): 6.0%

Gross assessments **\$1,950,095.13**

Notes:

Tax Roll Collection Costs and Early Payment Discounts are 6% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021/2022 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2021/2022 O&M Budget:	\$1,367,371.00
Collection Costs (2%):	\$29,093.00
Early Payment Discounts (4%):	\$58,186.00
2021/2022 Total:	<u>\$1,454,650.00</u>

2020/2021 O&M Budget	\$1,367,371.00
2021/2022 O&M Budget	\$1,367,371.00

Total Difference:	<u>\$0.00</u>
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	<u>PER UNIT ANNUAL ASSESSMENT</u>		<u>Proposed Increase / Decrease</u>	
	<u>2020/2021</u>	<u>2021/2022</u>	<u>\$</u>	<u>%</u>
Debt Service - Single Family 40'	\$1,129.65	\$1,129.65	\$0.00	0.00%
Operations/Maintenance - Single Family 40'	\$959.53	\$959.53	\$0.00	0.00%
Total	\$2,089.18	\$2,089.18	\$0.00	0.00%
Debt Service - Single Family 50'	\$1,286.97	\$1,286.97	\$0.00	0.00%
Operations/Maintenance - Single Family 50'	\$959.53	\$959.53	\$0.00	0.00%
Total	\$2,246.50	\$2,246.50	\$0.00	0.00%
Debt Service - Single Family 50' Prepaid	\$501.23	\$501.23	\$0.00	0.00%
Operations/Maintenance - Single Family 50' Prepaid	\$959.53	\$959.53	\$0.00	0.00%
Total	\$1,460.76	\$1,460.76	\$0.00	0.00%
Debt Service - Single Family 65'	\$1,402.57	\$1,402.57	\$0.00	0.00%
Operations/Maintenance - Single Family 65'	\$959.53	\$959.53	\$0.00	0.00%
Total	\$2,362.10	\$2,362.10	\$0.00	0.00%

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021/2022 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$1,367,371.00
COLLECTION COSTS @	2.0%	\$29,093.00
EARLY PAYMENT DISCOUNT @	4.0%	\$58,186.00
TOTAL O&M ASSESSMENT		<u>\$1,454,650.00</u>

<u>LOT SIZE</u>	<u>UNITS ASSESSED</u> <u>SERIES 2016</u> <u>DEBT</u>		<u>ALLOCATION OF O&M ASSESSMENT</u>				<u>TOTAL</u> <u>SERIES 2016</u> <u>DEBT SERVICE</u> <u>ASSESSMENT</u>	<u>PER LOT ANNUAL ASSESSMENT</u>		
	<u>O&M</u>	<u>SERVICE</u> ^{(1) (2)}	<u>EAU FACTOR</u>	<u>TOTAL</u> <u>EAU's</u>	<u>% TOTAL</u> <u>EAU's</u>	<u>TOTAL</u> <u>O&M BUDGET</u>		<u>O&M</u>	<u>DEBT</u> <u>SERVICE</u> ⁽³⁾	<u>TOTAL</u> ⁽⁴⁾
Platted Parcels										
Single Family 40'	289	289	1.00	289.00	19.06%	\$277,304.65	\$326,468.85	\$959.53	\$1,129.65	\$2,089.18
Single Family 50'	822	822	1.00	822.00	54.22%	\$788,735.03	\$1,057,889.34	\$959.53	\$1,286.97	\$2,246.50
Single Family 50' Prepaid	1	1	1.00	1.00	0.07%	\$959.53	\$501.23	\$959.53	\$501.23	\$1,460.76
Single Family 65'	404	403	1.00	404.00	26.65%	\$387,650.79	\$565,235.71	\$959.53	\$1,402.57	\$2,362.10
Total Community	1516	1515		1516.00	100.00%	\$1,454,650.00	\$1,950,095.13			

LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%):

(\$87,279.00) (\$115,445.63)

Net Revenue to be Collected:

\$1,367,371.00 \$1,834,649.50

⁽¹⁾ Reflects the number of total lots with Series 2016 debt outstanding.

⁽²⁾ Reflects one Series 2016 prepayment and one lot that prepaid the previous Series 2005 bond debt and therefore has a reduced Series 2016 assessment.

⁽³⁾ Annual debt service assessment per lot adopted in connection with the Series 2016 bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discounts.

⁽⁴⁾ Annual assessment that will appear on November 2021 Pasco County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

Tab 8

RESOLUTION 2021-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2021/2022; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (**“Board”**) of the Concord Station Community Development District (**“District”**) prior to June 15, 2021 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (**“Proposed Budget”**); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 12, 2021
HOUR: 6:30 p.m.
LOCATION: Concord Station Clubhouse
18636 Mentmore Blvd.
Land O’Lakes, Florida 34638

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON JUNE 10, 2021.

Attest:

**Concord Station Community
Development District**

Print Name: _____
Secretary / Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2021/2022