

# CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

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

June 1, 2022

**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 9, 2022 at 6:30 p.m., at the Concord Station Clubhouse, 18636 Mentmore Blvd., Land O'Lakes FL 34638**. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
  - A. Deputy Update
  - B. District Engineer
    - i. Consideration of Easements Requests ..... Tab 1
  - C. District Counsel
  - D. Field Operations Manager
    - i. Aquatics Report ..... Tab 2
    - ii. Landscape Inspection Services Report ..... Tab 3
    - iii. Greenview Weekly Reports..... Tab 4
    - iv. Consideration of Landscape Proposals..... Tab 5
  - E. Clubhouse Manager
    - i. Review Monthly Clubhouse Report (under separate cover)
  - F. District Manager ..... Tab 6
- 4. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on May 12, 2022 ..... Tab 7
  - B. Consideration of Operation and Maintenance Expenditures for April 2022 ..... Tab 8
- 5. BUSINESS ITEMS**
  - A. Consideration of Playground Proposal ..... Tab 9
  - B. Consideration of FY 2022/2023 Proposal for Deputy Services..... Tab 10
  - C. Consideration of Resolution 2022-01; Approving FY 2022/2023 Proposed Budget & Setting Public Hearing ..... Tab 11
- 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 7**

**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**  
**May 12, 2022 Minutes of Meeting**  
**Page 1**

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**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 12, 2022 at 10:03 a.m.** at Concord Station Clubhouse located at 18636 Mentmore Boulevard, Land O' Lakes, Florida 34638.

Present and constituting a quorum:

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

Also present were:

Debby Wallace	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
John Vericker	<b>District Counsel, Straley Robin Vericker</b>
Stephen Brletic	<b>District Engineer, JMT Engineering</b>
Michael Speidel	<b>Clubhouse Mgr., Rizzetta Amenity Services</b>

Audience	<b>Present</b>
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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**

An audience member addressed the Board regarding a community garden at the corner of Mentmore Boulevard & Snowdonia Drive.

**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**  
**May 12, 2022 Minutes of Meeting**  
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On a Motion by Mr. Christie, seconded by Ms. Ramirez, with all in favor, the Board of Supervisors approved a Community Garden at the corner of Mentmore Boulevard and Snowdonia Drive, for the Concord Station Community Development District.

A resident from 3312 Hoylake Court requested an Easement Encroachment Agreement approval.

On a Motion by Mr. Berdeguez, seconded by Ms. Matthias-Gorman, with all in favor, the Board of Supervisors approved the Easement Encroachment Agreement for 3312 Hoylake Court subject to District Counsel approval of form of contract, and authorized the Chairman to sign, for the Concord Station Community Development District.

An audience member requested the marquee sign replacement be added to the next meeting agenda.

An audience member addressed the Board regarding trees.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Deputy Phillips**

Not present.

**B. District Engineer**

Mr. Brletic provided an update on the playground, Merseyside Loop drainage issue, electrical for fountain, solar pergola, and pool pavilion.

On a Motion by Mr. Berdeguez, seconded by Ms. Matthias-Gorman, with all in favor, the Board of Supervisors approved moving forward with pool pavilion repairs and authorized the Chairman to select proposal and sign agreement to move forward with these repairs, for the Concord Station Community Development District.

On a Motion by Mr. Christie, seconded by Mr. Berdeguez, with all in favor, the Board of Supervisors approved the Easement for 3830 Round Table for a fence, for the Concord Station Community Development District.

**C. District Counsel**

Mr. Vericker provided an update on the review of the playground contract.

**FOURTH ORDER OF BUSINESS**

**Consideration of Gaga Ball Court Mat Proposal**

This proposal was not approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports (Continued)**

**A. Aquatics Report**

Ms. Wallace presented the aquatics report to the Board.

**B. Field Inspection Report**

The Board reviewed the field inspection report and Greenview Weekly reports.

The Board directed Staff to collect proposals for #2, #5 and #20 of the field inspection report and asked Greenview to follow-up on item #7.

The Board accepted suggestion to develop map to enable District staff to collect pricing proposals to repair weedy areas in District.

**C. Clubhouse Manager**

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

On a Motion by Mr. Christie, seconded by Ms. Matthias-Gorman, with four in favor, and Ms. Ramirez opposed, the Board of Supervisors approved the increased price of \$750.00 for the Clubhouse projection system, for the Concord Station Community Development District.

**D. District Manager**

Ms. Wallace reminded the Board that the next meeting is scheduled for June 9, 2022 at 10:00 a.m.

Ms. Wallace reviewed her report with the Board.

A request for a Community Library in the Clubhouse was received. The Board did not approve.

**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**  
**May 12, 2022 Minutes of Meeting**  
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On a Motion by Mr. Christie, seconded by Mr. Berdeguez, with all in favor, the Board of Supervisors approved accepting a donation of a free corn hole game for the Clubhouse, for the Concord Station Community Development District.

Ms. Wallace stated a Notice of Termination was mailed to Romaner for the Welcome Signs contract. Mr. Speidel will collect new proposals.

**SIXTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors' Meeting held on  
April 14, 2022**

The Board approved the Minutes from the Board of Supervisors' Meeting held on April 14, 2022.

On a Motion by Mr. Christie, 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 14, 2022, as presented, for the Concord Station Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for March  
2022**

On a Motion by Mr. Christie, seconded by Ms. Hillis, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for March 2022 (\$143,772.25), for the Concord Station Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Discussion Regarding Changing the  
Amenity Hours**

On a Motion by Ms. Ramirez, seconded by Mr. Christie, with all in favor, the Board of Supervisors approved the Holiday Amenity Hours, for the Concord Station Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Holiday Lighting**

This item was tabled. The Board requested a vendor presentation for permanent controllable lighting at the next meeting.

**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**  
**May 12, 2022 Minutes of Meeting**  
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**TENTH ORDER OF BUSINESS**                      **Consideration of Security Camera Proposal**

On a Motion by Mr. Berdeguez, seconded by Ms. Matthias-Gorman of \$3,625.000, for the Concord Station Clubhouse building and tennis courts, for the Concord Station Community Development District.

On a Motion by Mr. Christie, seconded by Mr. Berdeguez, with all in favor, the Board of Supervisors approved a not-to-exceed amount of \$2,400.00 to install required electrical connections for motion-sensitive lights around the Maintenance garage, for the Concord Station Community Development District.

**ELEVENTH ORDER OF BUSINESS**                      **Review of Reserve Study**

The Reserve Study report was reviewed with the Board.

**TWELFTH ORDER OF BUSINESS**                      **Discussion Regarding Fiscal Year 2022/2023 Draft Proposed Budget**

The Board discussed ideas for the proposed budget.

**THIRTEENTH ORDER OF BUSINESS**                      **Consideration of Fence Proposal**

The Board discussed the need for fencing and discussed a cost of \$5,000.00. Ms. Wallace and Mr. Christie said that since the fences are for security and safety, they can take care of it outside of the Board meetings. Mr. Speidel will collect proposals for the next meeting.

**FOURTEENTH ORDER OF BUSINESS**                      **Consideration of Fitness Equipment Proposal**

Mr. Speidel to ask FitRev to waive the \$250.00 shipping fee.

On a Motion by Mr. Christie, seconded by Ms. Matthias-Gorman, with all in favor, the Board of Supervisors approved the FitRev proposal, for the Concord Station Community Development District.

**FIFTEENTH ORDER OF BUSINESS**                      **Consideration of Playground Demo Proposals**

This item was tabled.

**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**  
**May 12, 2022 Minutes of Meeting**  
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**SIXTEENTH ORDER OF BUSINESS**

**Consideration of Playground Options  
Continued (under separate cover)**

Mr. Speidel distributed and discussed more playground proposals and pictures.

**SEVENTEENTH ORDER OF BUSINESS**

**Presentation of Registered Voter Count**

Ms. Wallace stated the Pasco County registered voter count as of April 15, 2022 is 3,144.

**EIGHTEENTH ORDER OF BUSINESS**

**Consideration Regarding Golden  
Broom Service Contract**

Ms. Wallace reported that the previously approved \$300 rate from Golden Broom was weekly rather than monthly and a notice of cancellation was sent to Golden Broom. The Board reviewed proposals from other vendors.

On a Motion by Mr. Berdeguez, seconded by Ms. Ramirez, with all in favor, the Board of Supervisors approved the City Wide Facility Solutions maintenance cleaning proposal for \$800.00 per month with a start date of June 7, 2022, for the Concord Station Community Development District.

**NINETEENTH ORDER OF BUSINESS**

**Ratification of Drain Cleaning on  
Merseyside Loop**

On a Motion by Mr. Berdeguez, seconded by Ms. Hillis, with all in favor, the Board of Supervisors ratified the Finn Outdoor drain cleaning proposal in the amount of \$6,250.00, for the Concord Station Community Development District.

**TWENTIETH ORDER OF BUSINESS**

**Audience Comments**

An audience member addressed the Board to consider improvements that can be used by teenagers, such as outdoor fitness equipment.

**TWENTY-FIRST ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Matthias-Gorman requested the Board to investigate the installation of outdoor fitness equipment as a future project.

**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**  
**May 12, 2022 Minutes of Meeting**  
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**TWENTY-SECOND ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Christie, seconded by Mr. Berdeguez, the Board of Supervisors adjourned the meeting at 12:55 p.m., for the Concord Station Community Development District.

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

\_\_\_\_\_  
Chairman/Vice Chairman

## Tab 8

# Concord Station Community Development District

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## **Operations and Maintenance Expenditures April 2022 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2022 through April 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented:   **\$206,475.81**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

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

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

## Concord Station Community Development District

### Paid Operation & Maintenance Expenditures

April 1, 2022 Through April 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
ADT Security Services	004324	911318854	Clubhouse Security Service 04/22	\$ 55.63
Concord Station CDD	CD146	CD146	Debit Card Replenishment	\$ 1,278.70
Concord Station CDD	CD147	CD147	Debit Card Replenishment	\$ 741.34
Concord Station CDD	CD148	CD148	Debit Card Replenishment	\$ 968.97
Concord Station CDD	CD149	CD149	Debit Card Replenishment	\$ 1,087.75
DCSI, Inc.	004325	29488	Service Call/Rebooted Modem/Reprogrammed DVRs 03/22	\$ 115.00
Donna Matthias-Gorman	004342	DM041422	Board Of Supervisors Meeting 04/14/22	\$ 200.00
Duke Energy	004320	9100 8847 9022 02/22	10920 State Road 54 Lite Lite 02/22	\$ 5,883.17
Duke Energy	004344	9100 8847 9022 03/22	10920 State Road 54 Lite Lite 03/22	\$ 5,883.17
Duke Energy	004328	Summary Bill 03/22	Summary Bill 03/22	\$ 5,988.96
FitRev, Inc.	004334	24184	Balance Due on Fitness Center Equipment 04/22	\$ 10,428.75
Florida Department of Revenue	20220418-1	61-8017248652-6 03/22	Sales & Use Tax 03/22	\$ 162.24
Fred Berdeguez	004338	FB041422	Board Of Supervisors Meeting 04/14/22	\$ 200.00

## Concord Station Community Development District

### Paid Operation & Maintenance Expenditures

April 1, 2022 Through April 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Frontier Communications of Florida	004326	813-909-4569-121718-5 04/22	Account #813-909-4569-121718-5 04/22	\$ 596.61
Golden Broom Services	004327	131	Monthly Cleaning Service 03/22	\$ 300.00
Greenview Landscaping, Inc.	004340	4CCSCDD22	Monthly Landscape Maintenance 04/22	\$ 19,000.00
Greenview Landscaping, Inc.	004340	4CCSCHOU22	Monthly Maintenance for Clubhouse 04/22	\$ 1,100.00
Greenview Landscaping, Inc.	004340	4CCSFER22	Fertilized St. Augustine & Palms 04/22	\$ 8,700.00
Jerica Ramirez	004346	JR041422	Board Of Supervisors Meeting 04/14/22	\$ 200.00
Johnson, Mirmiran & Thompson, Inc.	004335	30-188453B	Engineer Services 02/22	\$ 5,335.00
Johnson, Mirmiran & Thompson, Inc.	004335	31-188453A	Surveys For Buckinghamshire/Shallot Park Design 02/22	\$ 2,665.45
Johnson, Mirmiran & Thompson, Inc.	004335	31-190063	Engineer Services 03/22	\$ 5,465.00
Karen Hillis	004341	KH041422	Board Of Supervisors Meeting 04/14/22	\$ 200.00
Pasco County	004336	16394206	18636 Mentmore Blvd 03/22	\$ 400.89
Pasco County	004336	16395824	19322 Umlerland Place 03/22	\$ 10.14
Pasco County Sheriff	004343	AR001399	Law Enforcement Services #7 04/22	\$ 9,077.42

## Concord Station Community Development District

### Paid Operation & Maintenance Expenditures

April 1, 2022 Through April 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Piper Fire Protection, Inc.	004318	105057	CLW Fire Alarm Monitoring 03/22	\$ 1,045.00
Playground Guardian LLC	004319	12812	Low Frequency Safety Inspection 03/22	\$ 750.00
Rizzetta & Company, Inc.	004321	INV0000067068	Management Fees 04/22	\$ 6,301.34
Rizzetta & Company, Inc.	004329	INV0000067164	General Management & Oversight 04/01/22	\$ 7,578.31
Rizzetta & Company, Inc.	004337	INV0000067278	Out of Pocket Expenses 03/22	\$ 112.54
Rizzetta & Company, Inc.	004345	INV0000067687	Personnel Reimbursement 04/15/22	\$ 6,741.47
Romaner Graphics	004322	21059	Construction Barricade Fencing 03/22	\$ 150.00
Romaner Graphics	004330	21074	Replace Sidewalk Near Clubhouse 03/22	\$ 4,500.00
Romaner Graphics	004330	21078	Concord Station Hours On Fitness Center Door 03/22	\$ 75.00
Sitex Aquatics LLC	004331	5949B	Quarterly Fountain Maintenance 2nd Q 04/22	\$ 375.00
Solitude Lake Management LLC	004347	PI-A00782894	Pond Cypress Trees Installation 04/22	\$ 560.00
Solitude Lake Management LLC	004347	PI-A00787970	Lake & Pond Management Services 04/22	\$ 6,247.00
Solitude Lake Management LLC	004347	PI-A00787971	Wetland Management Services 04/22	\$ 513.00

## Concord Station Community Development District

### Paid Operation & Maintenance Expenditures

April 1, 2022 Through April 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Solitude Lake Management LLC	004347	PI-A00787972	Wetland Management Services 04/22	\$ 3,479.00
Solitude Lake Management LLC	004347	PI-A00787973	Wetland Management Services 04/22	\$ 2,595.00
Solitude Lake Management LLC	004347	PI-A00791478	Pond Cypress Trees Installation T2 04/22	\$ 686.00
Solitude Lake Management LLC	004347	PL-A00766327	Gambusia Stocking 03/22	\$ 1,624.00
Steven A. Christie	004339	SC041422	Board Of Supervisors Meeting 04/14/22	\$ 200.00
Suncoast Pool Service	004348	8149	Monthly Pool & Splash Pad Service 04/22	\$ 2,000.00
Suncoast Rust Control, Inc.	004332	04391	Rust Control 03/22	\$ 1,085.00
Unique Landscaping & Hardscape, LLC	004323	032822 Unique Buckinghamshire	Artificial Turf For Gaga Ball Court At Buckinghamshire 03/22	\$ 1,290.00
Unique Landscaping & Hardscape, LLC	004323	032822 Unique Landscape	Drexel Gaga Ball Court Completion 03/22	\$ 5,940.00
Unique Landscaping & Hardscape, LLC	004323	032822 Unique Pocket Park	Completion Of Pocket Parks 03/22	\$ 66,520.00
Waste Management Inc. of Florida	004333	0738613-1568-4	Waste Disposal Services 04/22	<u>\$ 63.96</u>
<b>Report Total</b>				<u><b>\$ 206,475.81</b></u>

## Tab 9

Proposal for

Rizzetta & Company, Inc.

Prepared by



05-18-2022  
Job # 103880-01

Concord Station CDD



800.235.2440 | gametime.com



Playpalette: Deep Space

Intellectual property of GameTime, a PlayCore Company. The site shown in rendering is an interpretation and may not reflect exact site conditions. 5/18/22

# Concord Station CDD

## Land O Lakes, FL



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



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



Playpalette: Deep Space

Intellectual property of GameTime, a PlayCore Company. The site shown in rendering is an interpretation and may not reflect exact site conditions. 5/18/22

# Concord Station CDD

## Land O Lakes, FL



Playpalette: Deep Space

5/18/22  
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5/18/22

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Playpalette: Deep Space

5/18/22  
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# Concord Station CDD

## Land O Lakes, FL



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



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

## Scope of Work By Others –

- Removal of existing equipment
- Removal of fence in the middle
- Opening fence for access machinery
- Siteplan or Survey for permitting

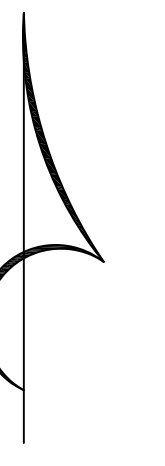
## Scope of Work by Installers –

- Moving to side shredded rubber to work
- Installation of new equipment as shown
- Top-off existing shredded rubber

NOTE : dirt will be brought up when digging new footers after a few rain falls it will settle back down below the surfacing

6,850 sq. ft.  
Top-off shredded rubber  
Approximately 3" in entire area

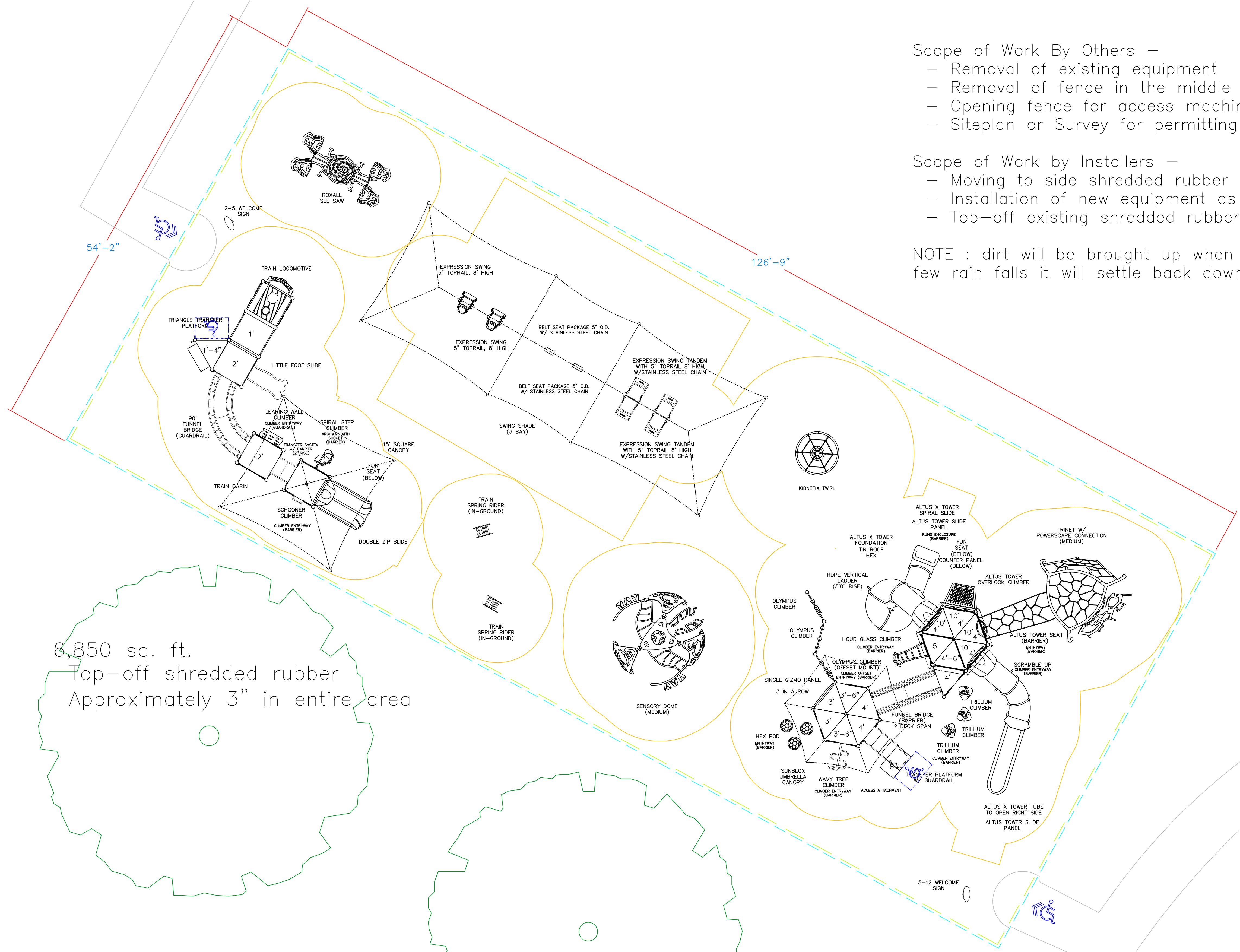
N



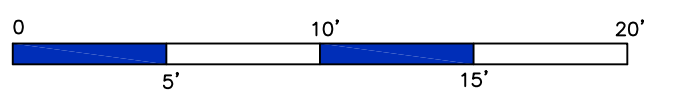
- Scope of Work By Others –
- Removal of existing equipment
  - Removal of fence in the middle
  - Opening fence for access machinery
  - Siteplan or Survey for permitting

- Scope of Work by Installers –
- Moving to side shredded rubber to work
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NOTE : dirt will be brought up when digging new footers after a few rain falls it will settle back down below the surfacing



6,850 sq. ft.  
Top-off shredded rubber  
Approximately 3" in entire area



150 PlayCore Drive SE  
Fort Payne, AL 35967  
www.gametime.com

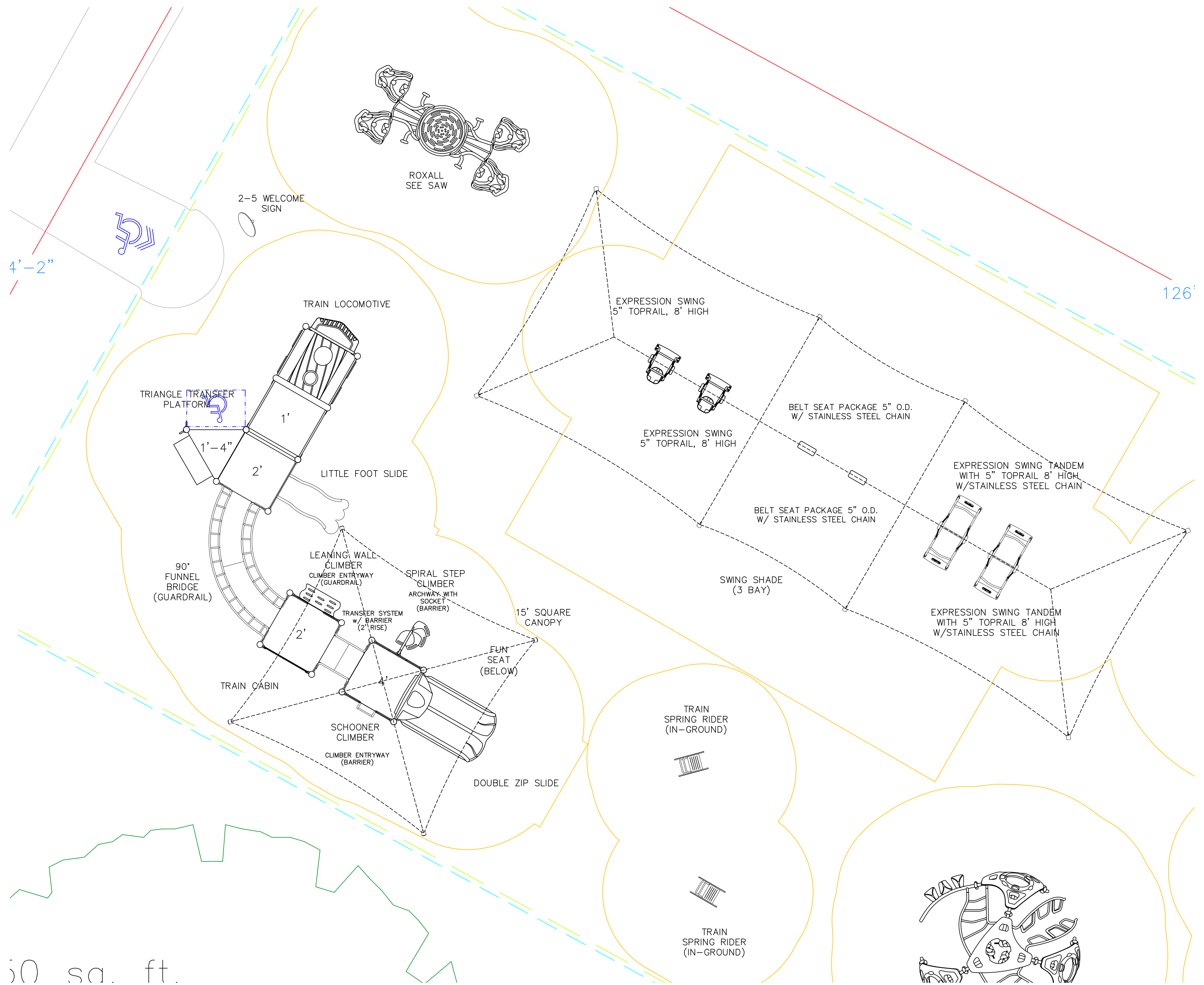
Concord Station CDD  
Representative  
Dominica Recreation Products

This play equipment is recommended for children ages  
5-12

Minimum Area Required:  
Scale: 1" = 5'-0"  
This drawing can be scaled only when in an 24" x 36" format

IMPORTANT: Soft resilient surfacing should be placed in the use zones of all equipment, as specified for each type of equipment, and at depths to meet the critical fall heights as specified by the U.S. consumer Product Safety Commission, ASTM standard F 1487 and Canadian Standard CAN/CSA-Z-614

Drawn By:  
Rob  
Date:  
5-16-22  
Drawing Name:  
Concord Station



EXPRESSION SWING TANDEM  
WITH 5" TOPRAIL 8' HIGH  
W/STAINLESS STEEL CHAIN

A circular diagram with a hexagon inside. The hexagon is inscribed within the circle. The diagram is divided into six segments by the hexagon's sides and its diagonals. In the center of the hexagon is a smaller circle with a central point and radiating lines, resembling a stylized sun or a traditional Chinese symbol for the six directions (South, North, East, West, Southeast, Southwest). The overall design is symmetrical and geometric.

ALTUS X TOWER  
SPIRAL SLIDE  
ALTUS TOWER SLIDE  
PANEL

RUNG ENCLOSURE  
(BARRIER)

FUN  
SEAT  
(BELOW)

COUNTER PANEL  
(BELOW)

ALTUS X TOWER  
FOUNDATION  
TIN ROOF  
HEX

ALTUS TOWER  
OVERLOOK CLIMBER

OLYMPUS  
CLIMBER

HOUR GLASS CLIMBER  
CLIMBER ENTRYWAY  
(BARRIER)

ALTUS TOWER SEAT  
(BARRIER)  
ENTRYWAY  
(BARRIER)

SCRAMBLE UP  
CLIMBER ENTRYWAY  
(BARRIER)

SINGLE GIZMO PANEL  
3 IN A ROW


HEX POD  
ENTRYWAY  
(BARRIER)

SUNBLOX  
UMBRELLA  
CANOPY


WAVY TREE  
CLIMBER  
CLIMBER ENTRYWAY  
(BARRIER)

ACCESS ATTACHMENT

FUNNEL BRIDGE  
(BARRIER)  
2 DECK SPAN



TRILLIUM  
CLIMBER



TRILLIUM  
CLIMBER

TRILLIUM  
CLIMBER  
CLIMBER ENTRYWAY  
(BARRIER)

TRANSFER PLATFORM  
W/ GUARDRAIL

ALTUS X TOWER TUBE  
TO OPEN RIGHT SIDE

ALTUS TOWER SLIDE  
PANEL

5-12 WELCOME  
SIGN





GameTime  
 c/o Dominica Recreation Products, Inc.  
 P.O. Box 520700  
 Longwood, FL 32752-0700  
 800-432-0162 \* 407-331-0101  
 Fax: 407-331-4720  
[www.playdrp.com](http://www.playdrp.com)

05/18/2022  
 Quote #  
 103880-01-01

## Concord Station CDD

Rizzetta & Company, Inc.  
 Attn: Debby Bayne-Wallace  
 17310 Darby Lane  
 Lutz, FL 33558  
 Phone: 813-793-8814  
[dbwallace@rizzetta.com](mailto:dbwallace@rizzetta.com)

Ship to Zip 33558

Qty	Part #	Description	List \$	% Disc.	Selling \$	Ext. Selling \$
~~~~~ <ul style="list-style-type: none"> <li>Others to remove existing equipment.</li> <li>Others to remove internal fence and to open up area for construction</li> <li>Siteplan/Survey to be provided by the owner</li> </ul>						
1	178749	GameTime - Owner's Kit			\$66.00	\$66.00
1	5178	GameTime - Welcome Sign (2-5)	\$561.00	12.00	\$493.68	\$493.68
1	5179	GameTime - Welcome Sign (5-12)	\$561.00	12.00	\$493.68	\$493.68
1	RDU	GameTime - Two Playground Systems (Train & Tower)	\$179,554.00	32.24	\$121,663.04	\$121,663.04
		(1) 4870 -- 3-in-A-Row 11" Gizmo (doubel sided)				
		(1) 5185 -- Olympus Climber				
		(1) 5187 -- Olympus Climber				
		(1) 6291 -- Trillium Climber 4'-0"				
		(1) 6292 -- Trillium Climber 5'-0"				
		(1) 32072 -- Trinet (Medium) W/Ps Connection				
		(3) 80000 -- 49" Sq Punched Steel Deck				
		(13) 80001 -- 49"Tri Punched Steel Deck				
		(1) 80192 -- Sunblox Umbrella Canopy				
		(1) 80206 -- Tin Roof Hex				
		(1) 80657 -- Access Attachment 5'				
		(1) 80688 -- 2' Tri Transfer Platform				
		(2) 81666 -- Fun Seat				
		(1) 81686 -- Locomotive				
		(1) 90021 -- 2'-0" Transfer System W/ Barrier				
		(1) 90033 -- 4' Transfer Platform W/Guardrail				
		(1) 90105 -- 3'-6"/4' Schooner Climber				
		(1) 90216 -- Rung Enclosure W/Barrier, Above Dk				
		(1) 90249 -- 2' Leaning Wall Climber				
		(6) 90266 -- 8' Upright, Alum				
		(4) 90267 -- 9' Upright, Alum				
		(7) 90268 -- 10' Upright, Alum				
		(1) 90295 -- 3'-6"/4' Wavy Tree Climber				



GameTime  
 c/o Dominica Recreation Products, Inc.  
 P.O. Box 520700  
 Longwood, FL 32752-0700  
 800-432-0162 \* 407-331-0101  
 Fax: 407-331-4720  
[www.playdrp.com](http://www.playdrp.com)

05/18/2022  
 Quote #  
 103880-01-01

## Concord Station CDD

Qty	Part #	Description	List \$	% Disc.	Selling \$	Ext. Selling \$
	(1)	90306 -- Climber Archway W/Socket & Barrier				
	(1)	90354 -- Counter Panel				
	(1)	90401 -- Std Funnel Bridge, 2 Dk Span Barrier				
	(1)	90405 -- 1'-6"/2' 90 Deg Fnl Bridge Guard 1 D				
	(1)	90430 -- Decorative Panel W/Gizmo, Above Dk				
	(1)	90465 -- Train Cabin Panel				
	(1)	90508 -- 4' Double Zip Slide, Std Dk				
	(1)	90530 -- 2'2'-6" Little Foot Slide W/Enclosu				
	(1)	90573 -- Scramble Up (3'-6" To 5'-0")				
	(1)	90598 -- Hour Glass Climber				
	(1)	90668 -- Spiral Step Climber (4'-0" & 4'-6")				
	(1)	90766 -- Hex Pod				
	(1)	90777 -- Kidnetix Twirl				
	(2)	91139 -- Entryway - Barrier				
	(1)	91208 -- Climber Entryway - Guardrail				
	(5)	91209 -- Climber Entryway - Barrier				
	(1)	91334 -- Climber Offset Entryway (Barrier)				
	(1)	91505 -- Olympus Climber - 3'0 thru 4'0 offse				
	(1)	91542 -- 15' Square Canopy				
	(1)	91606 -- HDPE Vertical Ladder 5'0"				
	(1)	91667 -- Trillium Climber 4'-0" & 4'-6"				
	(1)	5653RP -- 6' Extension w/Cap				
	(6)	5654RP -- 6' Extension w/out Cap				
	(1)	6052RP -- Altus Tower Seat Barrier				
	(1)	6054RP -- Altus X Tower Tube to Right				
	(1)	153653 -- 49" Tube Section				
	(1)	153655 -- 30 Deg Elbow Sec 30" Dia				
	(1)	153655 -- 30 Deg Elbow Sec 30" Dia				
	(1)	203582 -- Tube Entrance Section				
	(1)	204879 -- Footbuck Assy 40 1/16"Lg				
	(1)	207601 -- Double Straight Section				
	(1)	207601 -- Double Straight Section				
	(1)	207772 -- Wilder Tube Section				
	(1)	211303 -- LONG EXIT SECTION				
	(1)	220120 -- SLIDE GUARD PLATE 37 13/16" C/O				
	(1)	220122 -- LONG FOOTBUCK 131" LG. C/O				



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## Concord Station CDD

Qty	Part #	Description	List \$	% Disc.	Selling \$	Ext. Selling \$
		(1) 220122 -- LONG FOOTBUCK 131" LG. C/O				
		(1) 220124 -- LONG EXTENSION 5 1/2" C/O				
		(1) 220126 -- LONG EXTENSION 7" C/O				
		(1) 312637 -- Support Assy 82 13/16"Lg				
		(1) 6054HW -- HDW - ALTUS X TOWER TUBE TO RIGHT				
		(1) X20379 -- OUTRIGGER PLATE 19.75"LG				
		(1) 6056RP -- Altus X Tower Spiral Slide				
		(1) 153653 -- 49" Tube Section				
		(1) 153653 -- 49" Tube Section				
		(1) 160199 -- 90 Deg 30"W/15 Deg Flange				
		(1) 160199 -- 90 Deg 30"W/15 Deg Flange				
		(1) 160199 -- 90 Deg 30"W/15 Deg Flange				
		(1) 160202 -- 24"St Sec 15 Deg Flange				
		(1) 203582 -- Tube Entrance Section				
		(1) 218855 -- 30" Exit Section				
		(1) 220108 -- FORMED FOOTBUCK 113 1/2" C/O				
		(1) 220110 -- FORMED FOOTBUCK 113 3/4" C/O				
		(1) 220112 -- FORMED FOOTBUCK 73 3/4" C/O				
		(1) 220112 -- FORMED FOOTBUCK 73 3/4" C/O				
		(1) 220120 -- SLIDE GUARD PLATE 37 13/16" C/O				
		(1) 301503 -- 7010-SUPPORT ASSY 36 1/4"				
		(1) 6056HW -- HDW - ALTUS X TOWER SP SL				
		(1) X18007 -- FOOTBUCK SADDLE 15DEG				
		(1) X18009 -- FOOTBUCK SADDLE 30DEG				
		(1) 6065RP -- Altus Overlook				
		(2) 6070RP -- Altus Tower Slide Panel				
		(1) 6113RP -- Altus X Tower Foundation				
		(1) G90266 -- 8' Upright, Galv				
		(1) G90267 -- 9' Upright, Galv				
		(4) G90268 -- 10' Upright, Galv				
		(1) G90269 -- 11' Upright, Galv				
		(7) G90273 -- 15' Upright, Galv				
1	6245	GameTime - RoxAll See Saw	\$9,989.00	20.00	\$7,991.20	\$7,991.20
1	6256	GameTime - Sensory Dome - Medium	\$10,663.00	28.00	\$7,677.36	\$7,677.36
2	6283I	GameTime - Train Spring Rider	\$1,059.00	12.00	\$931.92	\$1,863.84
1	5193	GT-Shade - Triple Bay Swing Shade	\$12,615.00	3.00	\$12,236.55	\$12,236.55



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## Concord Station CDD

Qty	Part #	Description	List \$	% Disc.	Selling \$	Ext. Selling \$
2	5145	GameTime - Expression Swing 5" X 8'	\$1,463.00	16.00	\$1,228.92	\$2,457.84
2	5168	GameTime - Expression Swing Tandem	\$2,001.00	16.00	\$1,680.84	\$3,361.68
2	SS8918	GameTime - Belt Seat 5" /8' High W/Clevis	\$326.00	16.00	\$273.84	\$547.68
1	INSTALL	5-Star Plus - Five Star Plus Playground Installation Services- Performed by a Certified Installer, includes meeting and unloading delivery truck, signed completion forms, site walkthrough, 90 day site revisit by installation foreman, and 3-Year Labor Warranty!			\$67,200.00	\$67,200.00
6850	Shred-6	GT-Impax - Shredded Rubber Surfacing - Loose Fill- 3" Compacted Depth TOP-OFF - ASTM Compliant	\$3.00	26.67	\$2.20	\$15,070.00
1	INSTALL	5-Star Plus - Spreading of Shredded Rubber- Shredded Rubber will be delivered by large truck and dumped in staging area. (possibly even arrive in large super sacks, each weighing about a ton). Installer will use bob-cat or similar to move shredded rubber into site, one load at time. Installer not responsible for sod or sidewalks from staging area to job site.			\$1,700.00	\$1,700.00
1	Sealed	5-Star Plus - Signed/Sealed FBC 2020 7th Ed Building Code Drawings			\$1,800.00	\$1,800.00
1	Permits	5-Star Plus - Building Permits- Estimated Costs of Permits plus Time. If actual permit fees are significantly higher or lower, final invoice will be adjusted accordingly. If additional time spent acquiring permits, due to lack of information from owner, final invoice to be adjusted. Survey & Siteplan are to be provided by the owner for the permit application. Correct legal address will be required.			\$3,800.00	\$3,800.00
					Sub Total	\$318,757.00
					Discount	(\$70,334.45)
					Material Surcharge	\$31,221.81
					Freight	\$16,945.92
					Tax	\$12,358.66
					Total	\$308,948.94

This quote was prepared by Rob Dominica, President.  
For questions or to order please call - 800-432-0162 ext. 113 [robd@gametime.com](mailto:robd@gametime.com)

Due to unforeseen supply and personnel issues, ALL orders are shipping in approximately 8-10 weeks.  
Some orders depending on specific items may take longer or possibly go quicker . Not until an order is in the system and processed can  
we give an expected ship date.  
In addition, labor shortages may cause installation dates to be extended. It is dif ficult to provide exact days for delivery and installation.

Permits are not included in cost, unless specifically listed in pricing. If permits are required Signed/Sealed drawings are needed and are also  
not included unless specifically listed in pricing. Any costs for municipal permits, paid by installer, will be charged back to the owner. Adding permits  
to any job will increase the length of completion, expect total time to be about 150 days, after receipt of Site Plan from owner/customer (this is not  
due to manufacturing but rather the permit process at the municipality level). It is expected that the owner will provide approved site plans of the  
area for the permit office, and will help and assist in the securing of all required approvals before assembly of equipment can begin. Installer cannot  
provide site plans. The permit process can not begin until appropriate and current site plans are provided by owner . If there are no current  
surveys or site plans available, the owner may be required to obtain a new survey for the permit. This is the responsibility of the owner to obtain. If  
additional permitting requirements are needed during the process, those will be added and billed accordingly, i.e. soil density test, formed footers,  
etc.



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## Concord Station CDD

Installation Terms: Shall be by a Certified Installer. The installer is an independent installer and not part of PlayCore, GameTime, nor Dominica Recreation Products. If playground equipment, installer will be NPSI and Factory Trained and Certified. Unless otherwise noted, installation is based on a standard installation consistent with GameTime installation sheets and in suitable soil with a sub-base that will allow proper playground installation. Drainage is not part of our scope of work unless otherwise noted. Customer shall be responsible for scheduling and coordination with the installer. Site should be level and allow for unrestricted access of trucks and machinery. Customer shall also provide a staging and construction area. Installer not responsible for sod replacement or damage to access path and staging area. Customer shall be responsible for unknown conditions such as buried utilities, tree stumps, rock, or any concealed materials or conditions that may result in additional labor or material costs. Customer will be billed hourly or per job directly by the installer for any additional costs that were not previously included.

### SHADE TERMS :

- Winds greater than 90 mph, require the removal of the shade fabric to prevent damage.
- Quote does not include any provisions for lighting protection.
- Lead time for Shade is about 6 weeks AFTER approval of permits (if required).
- Installer not responsible for site conditions. For Large Shades holes may be upwards of 8' deep or wide, if additional drilling or digging is needed due to rock, coral, utilities, or other unknown items; additional charges may be applied to order.
- Standard installation requires access for large machinery, possibly including a crane, and a staging area. Installer not responsible for sod damage or sidewalk repair on access path and staging area, unless otherwise noted.
- Standard installation is for earth formed footers. Soil testing is not included.

### Acceptance of quotation:

Accepted By (printed): \_\_\_\_\_

P.O. No: \_\_\_\_\_

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

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

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

Phone: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Purchase Amount: \$308,948.94

# ABOUT GAMETIME

GameTime creates fun, healthy and active places where all children and families become physically, emotionally and socially strong.



GameTime is a leading designer of commercial playground equipment, outdoor fitness products, custom recreation spaces, and site furnishings. We strive to create the kinds of places people love and where people love to play.

Play and recreation is a fundamental human right, and we take our role in helping communities create active, healthy places seriously. We focus on inclusion, diversity and equity in our playground designs, align our products with the research of leading play, health, and wellness experts, and advocate tirelessly for the advancement of safer, more accessible and fun places that bring people together.

This is our mission since 1929: to build the highest quality products, design the most memorable play and recreation experiences, and to lead the industry with innovative solutions that help people of all ages, all abilities, and all backgrounds realize the transforming power of play.



# COMPLIANCE

Industry standards set a minimum level that playground manufacturers must meet. We meet or exceed those standards, because we understand that the ultimate playground offers peace of mind, as well as playful experiences.

## AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)

Several key people at GameTime, including our Manager of Compliance and Standards, serve on the ASTM committee that sets the standards for the entire playground industry. GameTime products conform to that standard, ASTM F1487-07, the Standard Consumer Safety Performance Specification for Playground Equipment for Public Use.

## CPSC

The Consumer Product Safety Commission is an independent agency within the United States Federal Government with the authority to inform the public of current product safety performance information and recommended practices. The CPSC first published their guidelines for public playgrounds in 1981 and have updated their publication since then. The current CPSC Handbook for Public Playground Safety, publication #325, is an excellent guide for owners and operators of public play environments.

## IPEMA EQUIPMENT CERTIFICATION

GameTime is one of the founding members of IPEMA, and several of our people serve as board members, committee members and chairpersons of the association. In the interest of public playground safety, IPEMA provides a 3rd party certification, to validate conformance to established standards. Our use of the IPEMA seal is your assurance that GameTime has received written validation from an independent lab that the products associated with the seal conform with the ASTM standard, as well as the Canadian CSA standard CAN Z-614. A list of our validated products may be found on the IPEMA website, [www.ipema.org](http://www.ipema.org).

## IPEMA SURFACING CERTIFICATION

GameTime's GT Impax product provides you with the assurance that our surfacing has been certified as compliant to the appropriate ASTM standard. In the interest of public playground safety, IPEMA provides a third party certification to validate a manufacturer's conformance to the ASTM F-1292-99 Standard Specification for Impact Attenuation of Surface Systems Under And Around Playground Equipment. The use of the IPEMA Certification Seal displayed above signifies that the manufacturer has received written validation from the independent laboratory that the product associated with the use of the seal conforms with the requirements of ASTM F1292-99. A complete list of our validated products may be found on the IPEMA website at [www.ipema.com](http://www.ipema.com).

## ADA

GameTime is the only manufacturer to have a lab partnership with an Institute for children with special needs, so that we can develop and test our accessible products for superiority before bringing them to market. GameTime is also the only manufacturer to meet accessibility guidelines on all of its pre-designed PowerScape Plus and PrimeTime playground plans. We also recommend accessible surfacing options. For more information, log on to [www.access-board.gov](http://www.access-board.gov)

## ISO 9001:2000

GameTime is the first playground manufacturer to obtain the ISO9001:2000 standard. In order to obtain this certification, the company's manuals, policies, objectives and quality procedures are closely examined during a surveillance audit by ISO representatives. Strict attention is paid to policies and procedures in manufacturing, communication channels, system monitoring, customer relations and order processing, which are reviewed for consistency and standards. Companies who meet the standard are awarded the ISO designation.

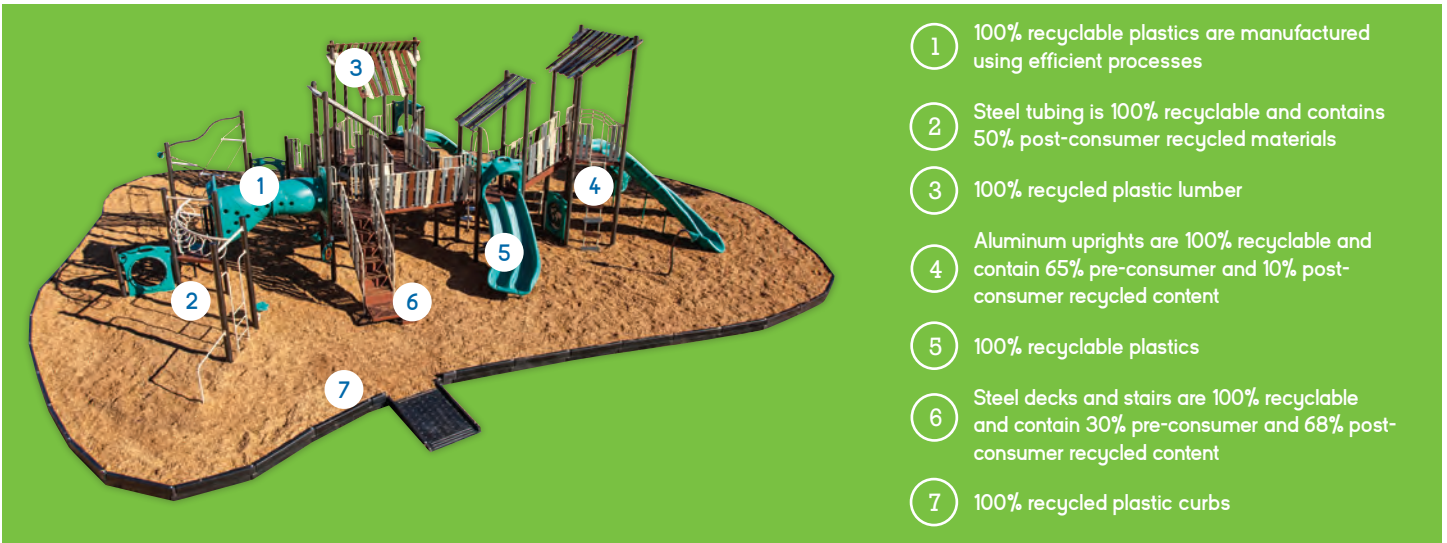
## TUV

An international organization that is a European Union Notified and Competent Body, providing testing and certification. Use of the TUV seal demonstrates that products have passed a comprehensive testing procedure based upon the European Harmonized Standard for Commercial Playground Equipment, and that the GameTime plant is regularly monitored by TUV.



# ENVIRONMENTAL RESPONSIBILITY

Environmentally responsible play systems that last for decades, not years.



## OUR PLAYGROUNDS ARE DESIGNED FOR FAMILIES AND TO MINIMIZE THE IMPACT ON THE PLANET WHERE WE PLAY.

It's our responsibility to act as stewards of our planet and its natural resources. It's also our mission to create fun, active, and innovative places for families to gather and play. Our environmental sustainability efforts are intended to help ensure children of today can take their grandchildren to playgrounds in the future. Our approach to stewardship and sustainability encompasses every aspect of our company - from the way we manufacture our products to how we do business. Children learn many valuable life skills on playgrounds. We've learned some important lessons, too. We continuously strive to be environmentally responsible and to make sure future generations benefit from our efforts.

## RECYCLING (ANNUAL)

<b>Cardboard:</b> 28.55 tons	<b>Fork lift batteries:</b> 48 lbs.
<b>Paper:</b> 12.25 tons	<b>PVC trimmings:</b> 1,681 lbs.
<b>Scrap plastics:</b> 37,586 lbs.	<b>Steel:</b> 2,791,275 lbs.
<b>Computer equipment:</b> 5,526 lbs.	<b>Aluminum:</b> 27,965 lbs.
<b>Plastic bottles:</b> 23,850	<b>Cartridges:</b> 260
<b>Fluorescent bulbs:</b> (4') 428	<b>Trash can lids:</b> 220 lbs.
<b>Ballasts:</b> 83 lbs.	<b>Polyurea (liquid):</b> 100 gallons

## 125,000 INDIVIDUAL PARTS 400,000 SQUARE FEET ONE ENVIRONMENTAL COMMITMENT

- We work with our suppliers to source the most environmentally preferable materials for our products.
- We include as much pre-consumer and post-consumer recycled content in our products as possible - without compromising the quality, durability, and performance.
- We're updating light fixtures, upgrading air compressors, and conducting energy audits because every small improvement leads to significant reductions in our overall environmental impact.
- We've implemented a variety of initiatives to reduce water consumption in our facilities, including the use of high-efficiency technology for product painting and washing.
- We recycle the vast majority of waste at our manufacturing facility, including 100% of manufacturing process waste like scrap metal, rotationally molded plastic and paper. We recycle the majority of our administrative waste, too.

# INSURANCE

GameTime has \$51 Million in product liability insurance.



## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
08/02/2019

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

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

<b>PRODUCER</b> Marsh USA, Inc. Two Alliance Center 3560 Lenox Road, Suite 2400 Atlanta, GA 30326 Attn: Atlanta.CertRequest@marsh.com / Fax: 212-948-4321 CN102326389-CAS-GAUWX-19-20	<b>CONTACT</b> NAME: PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL: ADDRESS:														
	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : Evanston Insurance Company</td> <td>35378</td> </tr> <tr> <td>INSURER B : Travelers Property Casualty Company Of America</td> <td>25674</td> </tr> <tr> <td>INSURER C : ACE Property And Casualty Ins Co</td> <td>20699</td> </tr> <tr> <td>INSURER D : The Travelers Indemnity Company of America</td> <td>25666</td> </tr> <tr> <td>INSURER E : National Union Fire Ins Co. of Pittsburgh PA</td> <td>19445</td> </tr> <tr> <td>INSURER F : The Charter Oak Fire Insurance Co.</td> <td>25615</td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Evanston Insurance Company	35378	INSURER B : Travelers Property Casualty Company Of America	25674	INSURER C : ACE Property And Casualty Ins Co	20699	INSURER D : The Travelers Indemnity Company of America	25666	INSURER E : National Union Fire Ins Co. of Pittsburgh PA	19445	INSURER F : The Charter Oak Fire Insurance Co.
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<b>COVERAGES</b>	<b>CERTIFICATE NUMBER:</b> ATL-004720415-32	<b>REVISION NUMBER:</b> 12
<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 SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<b>COMMERCIAL GENERAL LIABILITY</b> <input checked="" type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> SIR \$250,000 Per Occ.  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		MKLVPBC000367	08/01/2019	08/01/2020	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ EXCLUDED PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 POLICY AGGREGATE \$ 10,000,000
B	<b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY		TJ-CAP-9D897065TIL-19	08/01/2019	08/01/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Comp./Coll. Ded.: \$1,000 \$ EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000
C	<b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$25,000		XOOG71549501 001	08/01/2019	08/01/2020	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000
F	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/ MEMBER EXCLUDED? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	UB-2N106953-19-51-R UB-2N159031-19-51-K UB-7J602089-19-14-G (See Additional Page.)	08/01/2019 08/01/2019 08/01/2019	08/01/2020 08/01/2020 08/01/2020	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
E	Excess Umbrella		BE 015899319	08/01/2019	08/01/2020	Each Occurrence 15,000,000 Aggregate 15,000,000

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

### CERTIFICATE HOLDER

GameTime  
A Division of PlayCore Wisconsin, Inc.  
150 PlayCore Drive SE  
Fort Payne, AL 35967

### 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  
of Marsh USA Inc.

Manashi Mukherjee

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ACORD 25 (2016/03)

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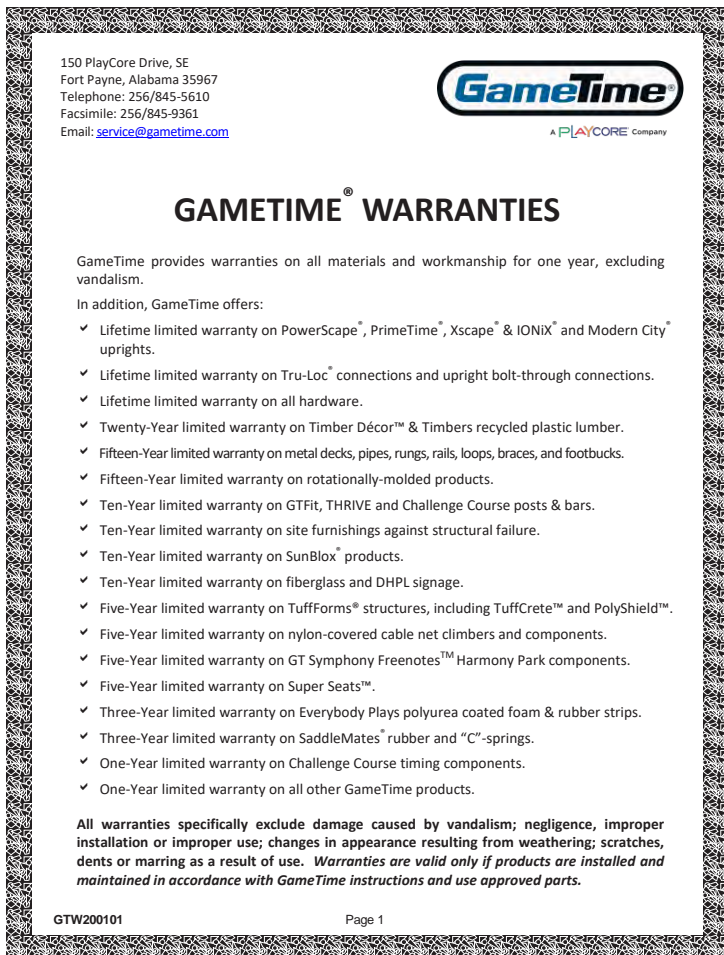


gametime.com | 800.235.2440

GameTime's per occurrence insurance policy is one of the strongest in the industry. By definition, a Per Occurrence policy provides coverage for an accident that occurred during the term of the policy, even if the policy is subsequently changed or terminated. This is superior to a Claims Made policy, which does not provide such coverage. The certificate pictured is for informational purposes only, and may not be current. A copy of the current certificate is available on request.

# WARRANTY

GameTime offers a comprehensive warranty on all of our products.



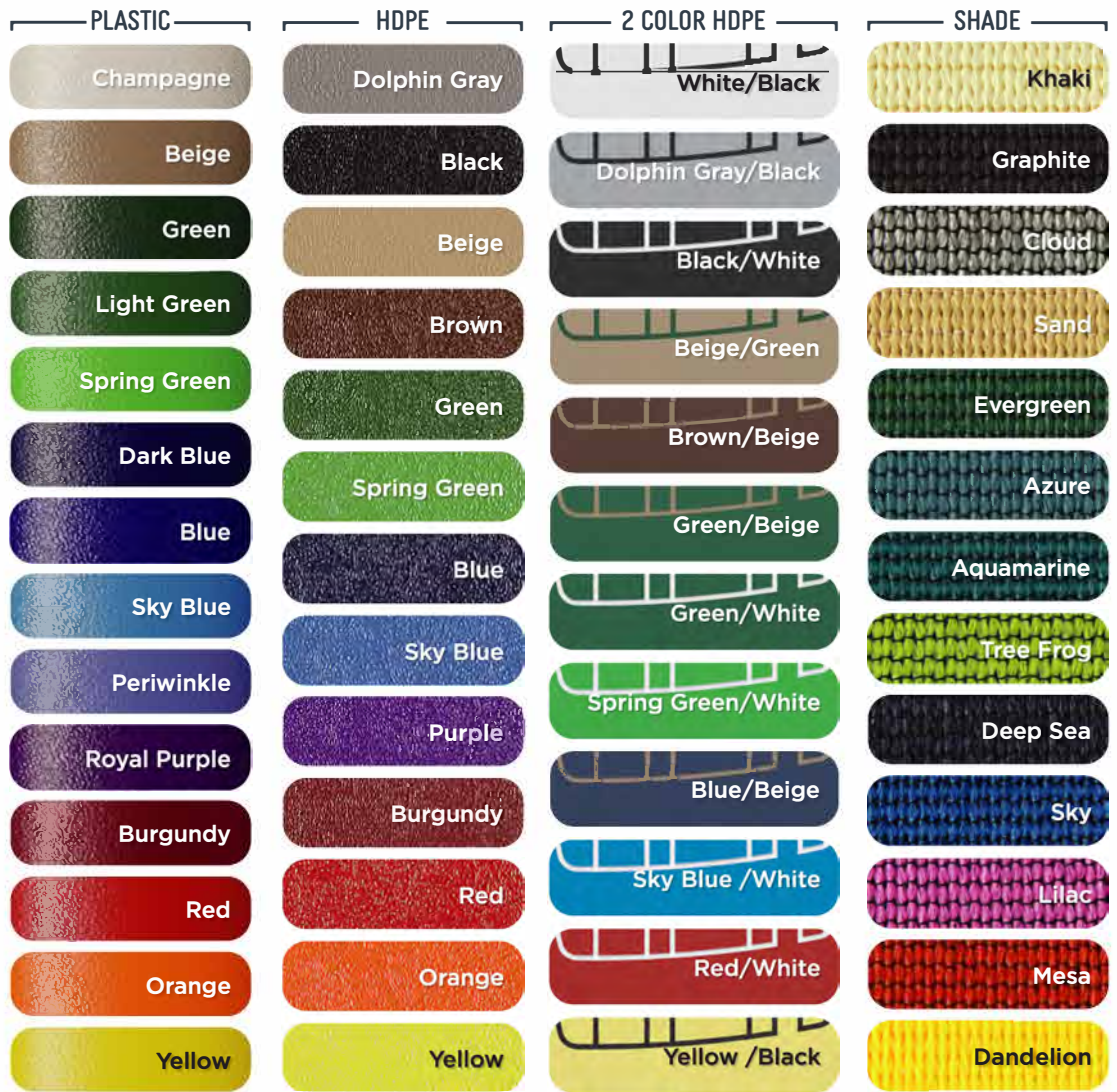
- Lifetime limited warranty on PowerScape®, PrimeTime®, Xscape® & IONiX® and Modern City® uprishts.
- Lifetime limited warranty on Tru-Loc® connections and upright bolt-through connections.
- Lifetime limited warranty on all hardware.
- Twenty-Year limited warranty on Timber Décor™ & Timbers recycled plastic lumber.
- Fifteen-Year limited warranty on metal decks, pipes, rungs, rails, loops, braces, and footbucks.
- Fifteen-Year limited warranty on rotationally-molded products.
- Ten-Year limited warranty on GTFit, THRIVE and Challenge Course posts & bars.
- Ten-Year limited warranty on site furnishings against structural failure.
- Ten-Year limited warranty on SunBlox® products.
- Ten-Year limited warranty on fiberglass and DHPL signage.
- Five-Year limited warranty on TuffForms® structures, including TuffCrete™ and PolyShield™.
- Five-Year limited warranty on nylon-covered cable net climbers and components.
- Five-Year limited warranty on GT Symphony Freenotes™ Harmony Park components.
- Five-Year limited warranty on Super Seats™.
- Three-Year limited warranty on Everybody Plays polyurea coated foam & rubber strips.
- Three-Year limited warranty on SaddleMates® rubber and “C”-springs.
- One-Year limited warranty on Challenge Course timing components.
- One-Year limited warranty on all other GameTime products.a

For the purpose of this warranty, “lifetime” encompasses no specific term of years, but rather that seller warrants to its original customer for as long as the original customer owns the product and uses the product for its intended purpose that the product and all its parts will be free from defects in material and manufacturing workmanship.





# COLOR OPTIONS



\*Colors for VistaRope products only. All standard GameTime ropes are black



All colors are approximate. Contact your GameTime representative for color samples.

# NATURAL PALETTES



## ARCTIC

Uprights

White

Metal

Champagne

HDPE

Sky Blue

Roto Plastic

Periwinkle

Decks

Gray



## BAYOU

Uprights

Spring Green

Metal

Bronze

HDPE

Green

Roto Plastic

Champagne

Decks

Brown



## SPRING BLOOM

Uprights

Champagne

Metal

Spring Green

HDPE

Sky Blue

Roto Plastic

Sky Blue

Decks

Brown



## JUNGLE

Uprights

Brown

Metal

Spring Green

HDPE

Orange

Roto Plastic

Light Green

Decks

Brown



## MALIBU

Uprights

Bronze

Metal

Beige

HDPE

Spring Green

Roto Plastic

Spring Green

Decks

Brown



## SANTA ELANA

Uprights

Bronze

Metal

Butterscotch

HDPE

Dolphin Gray

Roto Plastic

Light Green

Decks

Brown

# CONTEMPORARY PALETTES



## AVALON

Uprights

Bronze

Metal

White

HDPE

Dolphin Gray

Roto Plastic

Periwinkle

Decks

Gray



## DEEP SPACE

Uprights

Starlight Black

Metal

Yellow

HDPE

Red

Roto Plastic

Sky Blue

Decks

Blue



## EMERALD

Uprights

Metallic

Metal

White

HDPE

Yellow

Roto Plastic

Spring Green

Decks

Blue



## PASSION FRUIT

Uprights

Orange

Metal

Spring Green

HDPE

Sky Blue

Roto Plastic

Yellow

Decks

Brown



## WHIMSY

Uprights

White

Metal

Blue

HDPE

Orange

Roto Plastic

Periwinkle

Decks

Gray



## HONEYSUCKLE

Uprights

Spring Green

Metal

Champagne

HDPE

Blue

Roto Plastic

Periwinkle

Decks

Gray

# PRIMARY PALETTES



## ALLEGIANCE

Uprights

Sky Blue

Metal

White

HDPE

Red

Roto Plastic

Dark Blue

Decks

Blue



## GUM DROP

Uprights

Burgundy

Metal

Butterscotch

HDPE

Blue

Roto Plastic

Blue

Decks

Blue



## JOVIAL

Uprights

Burgundy

Metal

Butterscotch

HDPE

Dolphin Gray

Roto Plastic

Spring Green

Decks

Blue



## PATRIOT

Uprights

Burgundy

Metal

White

HDPE

Blue

Roto Plastic

Champagne

Decks

Blue



## SHINE

Uprights

Sky Blue

Metal

Spring Green

HDPE

Orange

Roto Plastic

Orange

Decks

Gray



## SUNRISE

Uprights

Orange

Metal

White

HDPE

Dolphin Gray

Roto Plastic

Poyal Purple

Decks

Gray

# INSTALLATION EXCELLENCE

Our manufacturer-specific training course is unique and is acknowledged in the industry as a program that should be a model for all.



## INSTALLERS WHO SHARE OUR VISION

We want to make sure our installers know safety regulations, industry standards, and how they apply when installing equipment. It is important to us that your installation process goes smoothly, and that everything is done to our exacting specifications. It isn't enough to send our installers to a third party certification program. We want to meet them, teach them, and make sure they know how to install products. All playground equipment is different, and we want to ensure that when they learn how to put a play structure together, they are training on one of ours.

## CERTIFICATION MATTERS

GameTime's exclusive Certified Installer Training course has a two-part curriculum. First attendees learn about installation in a hands-on lab where they assemble play structures under the watchful eyes of our on-staff professionals. They learn about new products, modifications, and now industry information. They are also instructed on CPSC, ASTM, and industry regulations in relation to our products and proper installation. They learn how to properly locate and drill ground hole,

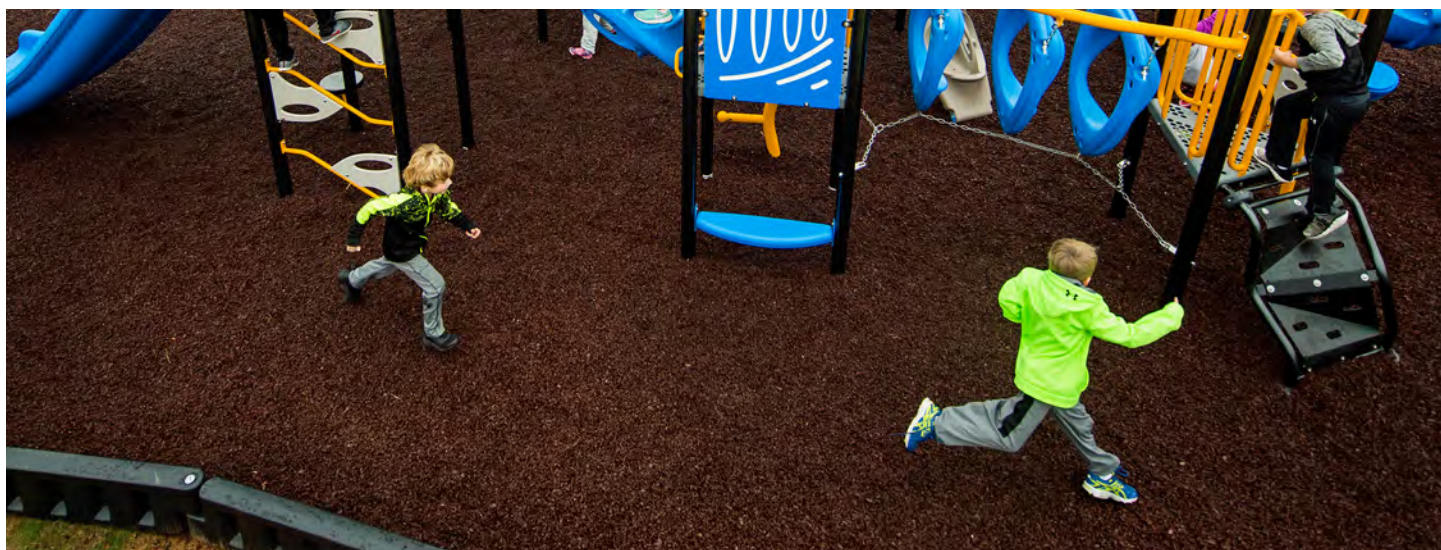
recognize and avoid underground utilities, and use the tools needed to ensure an accurate.

The course also includes a lecture series, with focuses on risk management, insurance and many other topics that will give installers the knowledge and skills to make your playground everything you expect it to be. By completing our training, we can have the confidence that no matter where they are in the US, all of our playgrounds are being installed correctly, expertly, and to the exacting standards we maintain throughout the process.

Upon completion of the course our installers sign a contract that we share with our sales force, so that when scheduling an installation our representatives know who to choose to get the job done right. This manufacturer specific training course is unique to GameTime alone, and is acknowledged in the industry as a program that should be a model for all. It's just one more thing that sets GameTime apart, and one more reason you should trust us to be your playground company.

# LOOSE FILL RUBBER

The softest surface for playground activity.



## AT A GLANCE

**Maintenance:** Low

**Access:** High

**Color Options:** Many

**Warranty:** 12 years

## DESCRIPTION

Loose fill rubber from GT Impax is a superior surface made from clean, recycled tires. A unique rubber granule, it offers the best impact absorbing properties of all the loose fill surfaces.

Available in several colors, it provides an aesthetically pleasing, functional surface for your play area. It is unique among loose fill surfaces, because of the color choices that are available.

GT Impax Loose Fill Rubber drains well after a rain and will not attract insects or animals. It also helps eliminate the growing waste pile of used tires in the world, by recycling them into a useful, long lasting, beneficial product!

## BENEFITS

- One of the highest impact attenuation ratings
- Soft-touch, splinter free
- 100% recycled, environmentally friendly
- Installed with proper drainage, does not freeze in cold climatic conditions

## BASIC SPECIFICATIONS

GT Impax Loose Fill Rubber is comprised of 100% recycled rubber chunks. Our product is clean, non-toxic, and will not leach into ground water. Most playground install options installations utilize 6" of loose fill rubber and this system can be installed over natural earth.

## TIPS

- Use GT Impax wear mats to reduce displacement under swings and slide endings
- Raking is recommended to maintain compliance
- Consider rubber curbs to reduce displacement

## **Tab 10**

**Concord Station  
Law Enforcement Budget  
Fiscal Year 2022-2023**

**Personal Services:**

<i>Salary:</i>	<i>Rates</i>	<i># Hours</i>	<i>Line Item Total</i>	<i>Category Total</i>
Base Salary (Grade C01)	28.75	2,210.00	63,546	
Stipend	0.00		0	
OT as a % of Base Salary	0%		0	
<b>Total Salary:</b>			<b>63,546</b>	
 <i>Benefits:</i>	 <i>Rates</i>	 <i># Hours</i>		
Holiday Pay	28.75	110.50	3,177	
FICA	7.65%		5,104	
Retirement	27.67%		18,462	
Group Health/Life Insurance	9,500.00		9,500	
<b>Total Benefits:</b>			<b>36,244</b>	

<b>Total Personal Services:</b>	<b>99,790</b>
---------------------------------	---------------

**Operating Expenses:**

Office Supply/furniture Estimate	0
Communication (cell/air card)	1,040
Software Procurement/Licenses (BWC)	1,000
Software Maintenance	330
Vehicle Equipment incl. extra keys/remotes	0
Vehicle printer/inverter	0
Vehicle Expenses Estimate (gas/repairs/maint)	3,210
Radio Maintenance Estimate	180
Hiring Costs - Psyc/Poly/Drug/Credit	500
Vehicle Insurance	775
Professional Liability Insurance	1,165
Uniform and Equip replacement	500
Ammo Estimate	947
Sig/Shotgun/Carbine w/accessories	443
Taser w/battery pack	235
Taser Warranty	0
Laptop	325
Mobile Radio for Vehicle	741
Hand Held Radio/Enhanced Charger/Battery	673

<b>Total Operating Expenses:</b>	<b>12,064</b>
----------------------------------	---------------

**Capital:**

Patrol vehicle (\$32,801 less residual value of \$2,000/5 years) Year 3	6,160
-------------------------------------------------------------------------	-------

<b>Total Capital:</b>	<b>6,160</b>
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<b>Total Estimate Sheriff's Office Costs - CONTRACT TOTAL</b>	<b>118,015</b>
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## **Tab 11**

## RESOLUTION 2022-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2022/2023; 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, 2022 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**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 11, 2022

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 9, 2022.**

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 2022/2023**



Rizzetta & Company

# **Concord Station Community Development District**

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

## **Proposed Budget for Fiscal Year 2022-2023**

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Rizzetta & Company

**Proposed Budget**  
**Concord Station Community Development District**  
**General Fund**  
**Fiscal Year 2022/2023**

	Chart of Accounts Classification	Actual YTD through 03/31/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
1								
2	<b>REVENUES</b>							
3	Special Assessments							
4	Tax Roll*	\$ 1,351,939	\$ 1,351,939	\$ 1,347,371	\$ 4,568	\$ 1,547,240	\$ 199,869	
5	Other Miscellaneous Revenues							
6	Clubhouse Revenues	\$ 5,330	\$ 10,660	\$ -	\$ 10,660	\$ -	\$ -	
7	Fees for Fence Project	\$ 500	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	
8	Access Revenue	\$ 2,523	\$ 5,046	\$ -	\$ 5,046	\$ -	\$ -	
9	Interest Earnings		\$ -	\$ -	\$ -		\$ -	
10	Interest Earnings	\$ 406	\$ 812	\$ -	\$ 812	\$ -	\$ -	
11								
12	<b>TOTAL REVENUES</b>	<b>\$ 1,360,698</b>	<b>\$ 1,369,457</b>	<b>\$ 1,347,371</b>	<b>\$ 22,086</b>	<b>\$ 1,547,240</b>	<b>\$ 199,869</b>	
13								
14	Balance Forward from Prior Year	\$ 33,517	\$ 33,517	\$ 70,655	\$ (37,138)	\$ -	\$ (70,655)	Used to offset an increase in assessments
15								
16	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 1,394,215</b>	<b>\$ 1,402,974</b>	<b>\$ 1,418,026</b>	<b>\$ (15,052)</b>	<b>\$ 1,547,240</b>	<b>\$ 129,214</b>	
17								
18	<b>EXPENDITURES - ADMINISTRATIVE</b>							
19								
20	Legislative							
21	Supervisor Fees	\$ 5,800	\$ 13,000	\$ 13,000	\$ -	\$ 13,000	\$ -	
22	Financial & Administrative							
23	Administrative Services	\$ 3,200	\$ 6,560	\$ 6,560	\$ -	\$ 6,822	\$ 262	
24	District Management	\$ 15,574	\$ 31,148	\$ 31,148	\$ -	\$ 32,394	\$ 1,246	
25	District Engineer	\$ 32,050	\$ 50,000	\$ 20,000	\$ (30,000)	\$ 30,000	\$ 10,000	Projected based on current f/y capital improvements.
26	Disclosure Report	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	Actual YTD - s/b \$5000 - will re-code \$100
27	Trustees Fees	\$ 4,939	\$ 8,000	\$ 8,000	\$ -	\$ 8,000	\$ -	
28	Assessment Roll	\$ 5,408	\$ 5,408	\$ 5,408	\$ -	\$ 5,624	\$ 216	
29	Financial & Revenue Collections	\$ 2,704	\$ 5,408	\$ 5,408	\$ -	\$ 5,624	\$ 216	
30	Accounting Services	\$ 11,000	\$ 22,000	\$ 22,000	\$ -	\$ 22,880	\$ 880	
31	Auditing Services	\$ -	\$ 4,000	\$ 4,000	\$ -	\$ 4,000	\$ -	Contract with McDermit Davis
32	Arbitrage Rebate Calculation	\$ -	\$ 500	\$ 500	\$ -	\$ 500	\$ -	
33	Miscellaneous Mailings	\$ -	\$ 500	\$ 500	\$ -	\$ 500	\$ -	
34	Public Officials Liability Insurance	\$ 2,627	\$ 2,627	\$ 2,752	\$ 125	\$ 3,152	\$ 400	Egis estimate
35	Bank Fees	\$ 267	\$ 534	\$ 550	\$ 16	\$ 550	\$ -	
36	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 850	\$ 675	\$ 175	\$ (675)	
37	Legal Advertising	\$ -	\$ 800	\$ 800	\$ -	\$ 800	\$ -	
38	Tax Collector /Property Appraiser Fees	\$ -	\$ 150	\$ 150	\$ -	\$ 150	\$ -	
39	ADA Website Compliance	\$ 1,538	\$ 3,500	\$ 3,500	\$ -	\$ 3,500	\$ -	
40	Website Fees & Maintenance	\$ 1,050	\$ 2,100	\$ 2,100	\$ -	\$ 2,600	\$ 500	
41	Legal Counsel							
42	District Counsel	\$ 15,871	\$ 22,500	\$ 22,500	\$ -	\$ 22,500	\$ -	
43								
44	<b>Administrative Subtotal</b>	<b>\$ 107,203</b>	<b>\$ 183,910</b>	<b>\$ 154,726</b>	<b>\$ (29,184)</b>	<b>\$ 167,771</b>	<b>\$ 13,045</b>	
45								
46	<b>EXPENDITURES - FIELD OPERATIONS</b>							

**Proposed Budget**  
**Concord Station Community Development District**  
**General Fund**  
**Fiscal Year 2022/2023**

	Chart of Accounts Classification	Actual YTD through 03/31/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
47								
48	Law Enforcement							
49	Deputy	\$ 54,465	\$ 108,929	\$ 108,929	\$ -	\$ 118,015	\$ 9,086	As per FY22/23 proposal
50	Electric Utility Services							
51	Utility Services	\$ 5,767	\$ 11,534	\$ 10,000	\$ (1,534)	\$ 12,000	\$ 2,000	
52	Street Lights	\$ 43,320	\$ 85,000	\$ 86,300	\$ 1,300	\$ 86,300	\$ -	Est. rental and utility for new s/l at Clubhouse and Buck.
53	Utility - Recreation Facilities	\$ 12,069	\$ 24,138	\$ 27,000	\$ 2,862	\$ 27,000	\$ -	
54	Garbage/Solid Waste Control Services							
55	Garbage - Recreation Facility	\$ 289	\$ 578	\$ 650	\$ 72	\$ 650	\$ -	
56	Solid Waste Assessment	\$ 824	\$ 824	\$ 800	\$ (24)	\$ 850	\$ 50	
57	Water-Sewer Combination Services							
58	Utility Services- Recreation Facilities	\$ 3,126	\$ 6,252	\$ 15,000	\$ 8,748	\$ 15,000	\$ -	
59	Stormwater Control							
60	Stormwater Assessment	\$ 1,851	\$ 1,851	\$ 2,207	\$ 356	\$ 2,207	\$ -	
61	Aquatic Maintenance	\$ 37,482	\$ 74,464	\$ 75,464	\$ 1,000	\$ 80,212	\$ 4,748	Solitude \$6247/mos = \$74,964 + 7%
62	Fountain Service Repairs & Maintenance	\$ 7,981	\$ 7,981	\$ 2,500	\$ (5,481)	\$ 2,500	\$ -	No cap improvements anticipated, just maintenance.
63	Lake/Pond Bank Maintenance	\$ 1,100	\$ 2,200	\$ 15,000	\$ 12,800	\$ 15,000	\$ -	Pond bank repairs
64	Wetland Monitoring & Maintenance	\$ 30,995	\$ 40,775	\$ 40,775	\$ -	\$ 43,630	\$ 2,855	Solitude \$2595/mos + \$3479 ann + \$513/mos + 7%
65	Aquatic Plant Replacement	\$ -	\$ 5,000	\$ 10,000	\$ 5,000	\$ 10,000	\$ -	
66	Stormwater System Maintenance	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
67	Aquatic Pest Control	\$ -	\$ 12,000	\$ 12,000	\$ -	\$ 12,000	\$ -	Midge Fly - \$5890 3 treatments 2x per year est.
68	Wetland Buffer Maintenance	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
69	Other Physical Environment							
70	General Liability Insurance	\$ 2,938	\$ 2,938	\$ 3,078	\$ 140	\$ 3,526	\$ 448	Per EGIS estimate
71	Property Insurance	\$ 15,704	\$ 15,704	\$ 14,587	\$ (1,117)	\$ 19,326	\$ 4,739	Per EGIS estimate
72	Rust Prevention	\$ 6,310	\$ 13,020	\$ 12,420	\$ (600)	\$ 15,000	\$ 2,580	Suncoast Rust Control \$1085/monthly + add'l areas
73	Entry & Walls Maintenance	\$ 8,200	\$ 10,000	\$ 3,000	\$ (7,000)	\$ 10,000	\$ 7,000	
74	Landscape- General Maintenance	\$ 114,000	\$ 228,000	\$ 252,000	\$ 24,000	\$ 252,000	\$ -	Greenview \$19k + anticipated add'l \$2k/mos
75	Landscape- Fertilization	\$ 10,300	\$ 31,900	\$ 31,900	\$ -	\$ 31,900	\$ -	
76	Landscape- Pest Control	\$ 900	\$ 5,000	\$ 40,000	\$ 35,000	\$ 40,000	\$ -	
77	Landscape- OTC Injections	\$ -	\$ 5,000	\$ 29,760	\$ 24,760	\$ 29,760	\$ -	
78	Landscape- Mulch	\$ -	\$ 32,000	\$ 32,000	\$ -	\$ 32,000	\$ -	
79	Holiday Decorations	\$ 17,800	\$ 12,875	\$ 18,000	\$ 5,125	\$ 18,000	\$ -	
80	Irrigation Repairs	\$ 500	\$ 1,000	\$ 5,000	\$ 4,000	\$ 5,000	\$ -	
81	Well Maintenance	\$ -	\$ 500	\$ 500	\$ -	\$ 500	\$ -	
82	Landscape Replacement Plants, Shrubs, Trees	\$ 1,200	\$ 7,000	\$ 15,000	\$ 8,000	\$ 15,000	\$ -	
83	Field Services Management	\$ 4,200	\$ 8,400	\$ 8,400	\$ -	\$ 8,400	\$ -	
84	Fire Ant Treatment	\$ -	\$ 2,000	\$ 6,000	\$ 4,000	\$ 6,000	\$ -	
85	Road & Street Facilities							
86	Roadway Repair & Maintenance	\$ -	\$ 3,200	\$ 1,000	\$ (2,200)	\$ 1,000	\$ -	Vehicle Use Areas - clubhouse and common areas
87	Parks & Recreation							
88	Employee Salaries	\$ 92,482	\$ 184,964	\$ 199,855	\$ 14,891	\$ 248,818	\$ 48,963	Adding 32 hrs/wk to make one attendant full-time
89	Management Contract	\$ 6,589	\$ -	\$ 13,200	\$ -	\$ 13,200	\$ -	No increase in fees.
90	Operations Maintenance & Repair	\$ 18,571	\$ 20,000	\$ 15,000	\$ (5,000)	\$ 15,000	\$ -	
91	Gate Maintenance & Repairs	\$ 240	\$ 480	\$ 1,000	\$ 520	\$ 1,000	\$ -	Pool/Amenity Gates
92	Computer Support, Maintenance & Repair	\$ 90	\$ 1,000	\$ 2,000	\$ 1,000	\$ 2,000	\$ -	

**Proposed Budget**  
**Concord Station Community Development District**  
**General Fund**  
**Fiscal Year 2022/2023**

	Chart of Accounts Classification	Actual YTD through 03/31/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
93	Fitness Equipment Maintenance & Repairs	\$ 1,893	\$ 2,000	\$ 2,000	\$ -	\$ 2,000	\$ -	Qtly Fitness Maintenance \$165x4 = \$660 + repairs
94	Clubhouse - Facility Janitorial Service	\$ 1,550	\$ 7,900	\$ 3,000	\$ (4,900)	\$ 9,600	\$ 6,600	City Wide \$800/month
95	Clubhouse - Facility Janitorial Supplies	\$ 4,448	\$ 8,896	\$ 15,000	\$ 6,104	\$ 10,000	\$ (5,000)	Clean Sweep Supply Co.
96	Pool Service Contract	\$ 12,000	\$ 24,000	\$ 24,000	\$ -	\$ 24,000	\$ -	\$350/month (splashpad) + \$1650/month (pool)
97	Security System Monitoring & Maintenance	\$ 1,084	\$ 6,000	\$ 6,000	\$ -	\$ 6,000	\$ -	Based on projection
98	Facility A/C & Heating Maintenance & Repair	\$ 2,335	\$ 4,670	\$ 5,000	\$ 330	\$ 5,000	\$ -	
99	Clubhouse Landscape Maintenance	\$ 6,600	\$ 13,200	\$ 13,200	\$ -	\$ 13,200	\$ -	Greenview - \$1100/month
100	Furniture Repair/Replacement	\$ 2,350	\$ 10,000	\$ 10,000	\$ -	\$ 10,000	\$ -	Indoor and Outdoor Furniture
101	Pool Permits	\$ -	\$ 425	\$ 425	\$ -	\$ 425	\$ -	Pool \$280 + Splash Pad \$145
102	Playground Equipment and Maintenance	\$ 1,081	\$ 2,162	\$ 2,500	\$ 338	\$ 2,500	\$ -	
103	Vehicle Maintenance	\$ 662	\$ 1,324	\$ 750	\$ (574)	\$ 750	\$ -	
104	Telephone, Fax, Internet	\$ 3,593	\$ 7,380	\$ 7,300	\$ (80)	\$ 7,400	\$ 100	Frontier aver \$615/month
105	Athletic/Park Court/Field Repairs	\$ 10,038	\$ 12,000	\$ 6,500	\$ (5,500)	\$ 6,500	\$ -	YTD high based on capital improvements
106	Pool/Water Park/Fountain Maintenance	\$ 250	\$ 7,500	\$ 3,000	\$ (4,500)	\$ 3,000	\$ -	Pool and Splash Pad
107	Pest Control & Termite Bond	\$ 100	\$ 200	\$ 1,300	\$ 1,100	\$ 1,300	\$ -	
108	Office Supplies	\$ 1,155	\$ 2,310	\$ 3,500	\$ 1,190	\$ 3,500	\$ -	
109	Wildlife Management Services	\$ 1,650	\$ 1,650	\$ 2,500	\$ 850	\$ 2,500	\$ -	Swine Solutions - may need periodically
110	Vending Machine Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
111	Dog Waste Station Supplies	\$ 5,447	\$ 6,000	\$ 6,000	\$ -	\$ 6,000	\$ -	Contract \$5150.16 + add'l bags
112	Special Events							
113	Clubhouse- Special Events	\$ 9,304	\$ 18,000	\$ 11,000	\$ (7,000)	\$ 18,000	\$ 7,000	
114	Contingency							
115	Miscellaneous Contingency	\$ 11,850	\$ 10,000	\$ 10,000	\$ -	\$ 25,000	\$ 15,000	Unanticipated increases/incidentals.
116	Capital Outlay	\$ 140,380	\$ 500,000	\$ 10,000	\$ (490,000)	\$ 20,000	\$ 10,000	Outdoor equipment, entryway lighting, other.
117								
118	<b>Field Operations Subtotal</b>	<b>\$ 717,063</b>	<b>\$ 1,622,124</b>	<b>\$ 1,263,300</b>	<b>\$ (372,024)</b>	<b>\$ 1,379,469</b>	<b>\$ 116,169</b>	
119								
120								
121	<b>TOTAL EXPENDITURES</b>	<b>\$ 824,266</b>	<b>\$ 1,806,034</b>	<b>\$ 1,418,026</b>	<b>\$ (401,208)</b>	<b>\$ 1,547,240</b>	<b>\$ 129,214</b>	
122								
123	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ 569,949</b>	<b>\$ (403,060)</b>	<b>\$ -</b>	<b>\$ (416,260)</b>	<b>\$ -</b>	<b>\$ -</b>	
124								

**Proposed Budget**  
**Concord Station Community Development District**  
**Reserve Fund**  
**Fiscal Year 2022/2023**

	Chart of Accounts Classification	Budget for 2022/2023
1	<b>REVENUES</b>	
2		
3	Special Assessments	
4	Tax Roll*	\$ 20,000
5		
6	<b>TOTAL REVENUES</b>	<b>\$ 20,000</b>
7		
8	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 20,000</b>
9		
10		
11	<b>EXPENDITURES</b>	
12		
13	Contingency	
14	Capital Reserves	\$ 20,000
15		
16	<b>TOTAL EXPENDITURES</b>	<b>\$ 20,000</b>
17		
18	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>

## Debt Service

Fiscal Year 2022/2023

Chart of Accounts Classification	Series 2016	Budget for 2022/2023
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments <sup>(1)</sup>	\$1,834,649.50	\$1,834,649.50
<b>TOTAL REVENUES</b>	<b>\$1,834,649.50</b>	<b>\$1,834,649.50</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Financial & Administrative		
Debt Service Obligation	\$1,834,649.50	\$1,834,649.50
<b>Administrative Subtotal</b>	<b>\$1,834,649.50</b>	<b>\$1,834,649.50</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,834,649.50</b>	<b>\$1,834,649.50</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>

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.

<sup>(1)</sup> Maximum Annual Debt Service less Prepaid Assessments received.

**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2022/2023 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE**

2022/2023 O&M Budget		\$1,567,240.00
Pasco County Collection Costs @	2%	\$33,345.53
Early Payment Discount @	4%	\$66,691.06
2022/2023 Total		<u>\$1,667,276.60</u>

2021/2022 O&M Budget	\$1,367,371.00
2022/2023 O&M Budget	\$1,567,240.00

Total Difference	<u>\$199,869.00</u>
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	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2021/2022	2022/2023	\$	%
Debt Service - Single Family 40'	\$1,129.65	\$1,129.65	\$0.00	0.00%
Operations/Maintenance - Single Family 40'	\$959.53	\$1,099.79	\$140.26	14.62%
<b>Total</b>	<b>\$2,089.18</b>	<b>\$2,229.44</b>	<b>\$140.26</b>	<b>6.71%</b>
Debt Service - Single Family 50'	\$1,286.97	\$1,286.97	\$0.00	0.00%
Operations/Maintenance - Single Family 50'	\$959.53	\$1,099.79	\$140.26	14.62%
<b>Total</b>	<b>\$2,246.50</b>	<b>\$2,386.76</b>	<b>\$140.26</b>	<b>6.24%</b>
Debt Service - Single Family 50' Prepaid	\$501.23	\$501.23	\$0.00	0.00%
Operations/Maintenance - Single Family 50' Prepaid	\$959.53	\$1,099.79	\$140.26	14.62%
<b>Total</b>	<b>\$1,460.76</b>	<b>\$1,601.02</b>	<b>\$140.26</b>	<b>9.60%</b>
Debt Service - Single Family 65'	\$1,402.57	\$1,402.57	\$0.00	0.00%
Operations/Maintenance - Single Family 65'	\$959.53	\$1,099.79	\$140.26	14.62%
<b>Total</b>	<b>\$2,362.10</b>	<b>\$2,502.36</b>	<b>\$140.26</b>	<b>5.94%</b>

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICTFISCAL YEAR 2022/2023 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$1,567,240.00
COLLECTION COSTS @	2.0%	\$33,345.53
EARLY PAYMENT DISCOUNT @	4.0%	\$66,691.06
TOTAL O&M ASSESSMENT		<u>\$1,667,276.60</u>

LOT SIZE	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT		
	O&M	SERIES 2016 DEBT SERVICE <sup>(1) (2)</sup>	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	SERIES 2016 DEBT SERVICE <sup>(3)</sup>	TOTAL <sup>(4)</sup>
<b>Platted Parcels</b>									
Single Family 40'	289	289	1.00	289.00	19.06%	\$317,838.35	\$1,099.79	\$1,129.65	\$2,229.44
Single Family 50'	822	822	1.00	822.00	54.22%	\$904,024.64	\$1,099.79	\$1,286.97	\$2,386.76
Single Family 50' Prepaid	1	1	1.00	1.00	0.07%	\$1,099.79	\$1,099.79	\$501.23	\$1,601.02
Single Family 65'	404	403	1.00	404.00	26.65%	\$444,313.82	\$1,099.79	\$1,402.57	\$2,502.36
<b>Total Community</b>	<b>1516</b>	<b>1515</b>		<b>1516.00</b>	<b>100.00%</b>	<b>\$1,667,276.60</b>			

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

(\$100,036.60)

Net Revenue to be Collected:

\$1,567,240.00<sup>(1)</sup> Reflects the number of total lots with Series 2016 debt outstanding.<sup>(2)</sup> Reflects one Series 2016 prepayment and one lot that prepaid the previous Series 2005 bond debt and therefore has a reduced Series 2016 assessment.<sup>(3)</sup> 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.<sup>(4)</sup> Annual assessment that will appear on November 2022 Pasco County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

## 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:

**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.

**Clubhouse Revenue:** The District may receive monies for event rentals and other clubhouse revenue.

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### 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.

**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 the management and administration of the District's day-to-day needs. These services include the conducting of board meetings, workshops, the overall administration of District functions, all required state, and local filings, preparation of the 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.



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**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 prepare, maintain and certify the assessment roll(s) and annually levy a non-ad Valorem assessment for operating and debt service expenses.

**Financial & Revenue Collections:** Services of the Collection Agent 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. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on the 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.

**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.

**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.



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**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:**

**Law Enforcement:** The District may wish to contract to provide security for the District.

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

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

**Street Lights:** The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

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

**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.

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

**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.

**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



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**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.

**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.

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

**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.

**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.

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

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



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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.

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### 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.



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## 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.

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### 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.



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