

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

November 21, 2022

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

AGENDA

Dear Board Members:

The special meeting of the Board of Supervisors of Concord Station Community Development District will be held on **Monday, November 28, 2022 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. ADMINISTER OATH OF OFFICE TO NEWLY ELECTED SUPERVISORS**
- 2. CALL TO ORDER/ROLL CALL**
- 3. AUDIENCE COMMENTS**
- 4. STAFF REPORTS**
 - A. District Financial Services Manager
 - i. Discussion of Series 2016 Revenue Account Balance
 - B. Deputy Update
 - C. District Engineer
 - D. District Counsel
 - E. Field Operations Manager
 - i. Aquatics Report Tab 1
 - ii. Landscape Inspection Services Report Tab 2
 - iii. Greenview Weekly Reports..... Tab 3
 - iv. Consideration of Landscape Proposals
 - Monument Plants..... Tab 4
 - Quarterly Annual Flowers Tab 5
 - Follow-Up from 10/13/2022 Meeting Tab 6
 - F. Clubhouse Manager
 - i. Review Monthly Clubhouse Report..... Tab 7
 - ii. Consideration of Soft Wash Proposal for
Roof and Pavers Tab 8
 - iii. Consideration of Welcome Signs Proposal Tab 9
 - iv. Consideration of Marquis Proposal Tab 10
 - v. Consideration of Options for Outdoor
Fitness Equipment..... Tab 11
 - G. District Manager Tab 12
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors'
Meeting held on October 13, 2022 Tab 13
 - B. Consideration of Operation and Maintenance Expenditures
for September 2022..... Tab 14

6. BUSINESS ITEMS

- A. Consideration of Resolution 2023-01; Amending
Fiscal Year 2021/2022 Final Budget..... Tab 15
- B. Ratification of Revised Game Time Agreement for Playground ... Tab 16
- C. Ratification of Game Time Custom Merry Musical
Instruments Proposal Tab 17
- D. Consideration of Resolution 2023-02; Redesignating Officers..... Tab 18

7. SUPERVISOR REQUESTS

8. 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

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CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
October 13, 2022 Minutes of Meeting
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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, October 13, 2022 at 10:01 a.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
Karen Hillis	Board Supervisor, Assistant Secretary (via conference call)
Donna Matthias-Gorman	Board Supervisor, Assistant Secretary
Jerica Ramirez	Board Supervisor, Assistant Secretary (via conference call)

Also present were:

Debby Wallace	District Manager, Rizzetta & Co., Inc.
John Vericker	District Counsel, Straley Robin Vericker
Michael Speidel	Clubhouse Mgr., Rizzetta Amenity Services
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

There were no audience comments.

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THIRD ORDER OF BUSINESS

Staff Reports

A. Deputy Phillips

Deputy Phillips has been promoted and today will be his last meeting. A new Deputy will transition into the position.

B District Engineer

Not present. Ms. Wallace presented his report under separate cover. Ms. Wallace discussed a recent complaint about 2 storm drains on Mount Bandon Drive, north of Taviston Drive. Mr. Brletic inspected the drains and discovered that the recovery is in the acceptable range.

C. District Counsel

No report. District Counsel had a call with Keith, Counsel for the HOA. Mr. Christie stated he feels CDD property should not be for sale.

E. Aquatics Report

Ms. Wallace presented the aquatics report to the Board.

F. Field Inspection Report

The Board reviewed the field inspection report. Ms. Wallace will follow up with Greenview on item #5 and Pool 911 on item #8.

i. Consideration of Landscape Proposals

On a Motion by Mr. Christie, seconded by Mr. Berdeguez, with all in favor, the Board of Supervisors approved the Greenview proposal for Podocarpus plants around the solar structure for \$560.00, for the Concord Station Community Development District.

The Board did not approve the new permanent plants proposal. Ms. Wallace will collect a proposal from Greenview for annuals at all entryways and review invoices so far to the District for permanent plants to compare at the next meeting.

The Board reviewed the 10% increase proposal and directed the District Manager to go back to Greenview and ask for a lower increase.

G. Clubhouse Manager

i. Review of Monthly Clubhouse Report

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

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
October 13, 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 the Yoga Class Tuesday 7:30 a.m. to 8:30 a.m., subject to District Counsel drafting agreement and collection of the Certificate of Insurance, for the Concord Station Community Development District.

Mr. Speidel will collect a revised proposal for cleaning the pavers and roof.

ii. Consideration of Outdoor Fitness Equipment Proposals

Mr. Speidel will research lower cost alternatives that were discussed at the meeting.

iii. Consideration of Soccer Goals Proposal

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 \$1,100.00 for two (2) 10 ½" x 6 ½" soccer goals, for the Concord Station Community Development District.

iv. Consideration of Marquee Proposals

This item was tabled.

v. Consideration of Welcome Signs Proposal

This item was tabled.

H. District Manager

Ms. Wallace reminded the Board that the next meeting is scheduled for November 10, 2022 at 6:30 p.m. Ms. Wallace stated that an amended budget will need to be done for Fiscal Year 2021-2022.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
September 8, 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 September 8, 2022, as presented, for the Concord Station Community Development District.

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
October 13, 2022 Minutes of Meeting
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FIFTH ORDER OF BUSINESS

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

The Board asked Ms. Wallace to check on the Waste Management invoice that had a \$5.00 late fee.

On a Motion by Mr. Berdeguez, seconded by Ms. Hillis, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for August 2022 (\$91,229.32), for the Concord Station Community Development District.

SIXTH ORDER OF BUSINESS

**Discussion Regarding Clubhouse
Improvements**

The Board requested to add to budget items to discuss at the February meeting.

SEVENTH ORDER OF BUSINESS

Ratification of Pool Pergola Contract

On a Motion by Ms. Matthias-Gorman, seconded by Mr. Berdeguez, with all in favor, the Board of Supervisors ratified the Pool Pergola Contract with Tampa Bay Contracting, Co., LLC, for the Concord Station Community Development District.

EIGHTH ORDER OF BUSINESS

Discussion Regarding Policy Rates

Mr. Christie suggesting a change to page 16 (should state "to be dedicated from deposit"), and Ms. Wallace suggested we revisit the Non-Resident User Fee amount. No change to rates.

NINTH ORDER OF BUSINESS

**Ratification of Performance and
Payment Bond**

On a Motion by Mr. Berdeguez, seconded by Ms. Matthias-Gorman, with all in favor, the Board of Supervisors ratified the Game Time Performance and Payment Bond for the Playground, for the Concord Station Community Development District.

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
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TENTH ORDER OF BUSINESS

Supervisor Requests

On a Motion by Mr. Christie, seconded by Mr. Berdeguez, with all in favor, the Board of Supervisors authorized Jerica Ramirez to work with Staff on two (2) volleyball tournaments between November and May, for the Concord Station Community Development District.

Ms. Matthias-Gorman asked the Board to purchase a clock for the Clubhouse room.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Berdeguez, seconded by Ms. Matthias-Gorman, the Board of Supervisors adjourned the meeting at 12:13 p.m., for the Concord Station Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 14

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

Operations and Maintenance Expenditures September 2022 For Board Approval

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

The total items being presented: **\$128,251.19**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2022 Through September 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADT Security Services, Inc.	100024	940660207	Clubhouse Security Service 08/22	\$ 51.99
City Wide Facility Solutions	100048	32019012284	Janitorial Services 09/22	\$ 800.00
Clean Sweep Supply Co., Inc.	100025	4589	Janitorial Supplies 08/22	\$ 136.50
Donna Matthias-Gorman	100035	DM090822	Board Of Supervisors Meeting 09/08/22	\$ 200.00
Duke Energy	100044	22-Aug	0000 Trinity Cottage Drive Light 08/22	\$ 1,165.23
Duke Energy	100036	Summary Bill 08/22	Summary Bill 08/22	\$ 11,197.42
Egis Insurance Advisors, LLC	100031	16554	Policy#100122607 Renew	\$ 23,526.00
Florida Department of Revenue	100037		Sales & Use Tax 08/22	\$ 123.65
Fred Berdeguez	100038	FB090822	Board Of Supervisors Meeting 09/08/22	\$ 200.00
Frontier Florida, LLC			22-Sep	\$ 617.56
GameTime	100049	090822-Performance Bond	Performance & Payment Bond 09/22	\$ 7,404.00
Greenview Landscaping, Inc.	100050	9CCSCHOU22	Monthly Maintenance for Clubhouse 09/22	\$ 1,100.00

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2022 Through September 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Greenview Landscaping, Inc.	100050	9CCSMO22	Monthly Landscape Maintenance 09/22	\$ 19,000.00
Greenview Landscaping, Inc.	100050	CCSVIBSL22	Irrigation Installation 09/22	\$ 3,100.00
Hughes Exterminators	100026	48293456	Pest Control Service INT/EXT 08/22	\$ 50.00
Jerica Ramirez	100039	JR090822	Board Of Supervisors Meeting 09/08/22	\$ 200.00
Johnson Mirmiran & Thompson, Ir	100027	36-197385	Engineer Services 08/22	\$ 3,995.00
Karen Hillis	100040	KH090822	Board Of Supervisors Meeting 09/08/22	\$ 200.00
LLS Tax Solutions, Inc.	100051	2788	Arbitrage Rebate 09/22	\$ 500.00
Pasco County Sheriff's Office	100045	AR001583	Law Enforcement Services #11 08/22	\$ 9,077.42
Pasco County Sheriff's Office	100045	AR001616	Law Enforcement Services #12 09/22	\$ 9,077.42
Pasco County Utilities	100032	17162624	18636 Mentmore Blvd 08/22	\$ 400.89
Pasco County Utilities	100032	17166315	19322 UMBERLAND PLACE 08/22	\$ 10.14

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2022 Through September 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Piper Fire Protection, Inc.	100043	115987	Alarm Inspection 09/22	\$ 165.00
Piper Fire Protection, Inc.	100043	115988	Backflow Annual Inspection 09/22	\$ 200.00
Rizzetta & Company, Inc.	100028	INV0000071169	Management Fees 09/22	\$ 6,301.34
Rizzetta & Company, Inc.	100033	INV0000071209	Amenity Management & Oversight/Personnel Re	\$ 9,284.01
Rizzetta & Company, Inc.	100041	INV0000071231	Out of Pocket Expenses 08/22	\$ 154.50
Rizzetta & Company, Inc.	100046	INV0000071528	Personnel Reimbursement 09/16/22	\$ 8,546.46
Steven A. Christie	100042	SC090822	Board Of Supervisors Meeting 09/08/22	\$ 200.00
Straley Robin Vericker	100029	21908	Legal Services 08/22	\$ 3,723.50
Straley Robin Vericker	100029	21909	Legal Services - Easement Encroachment 08/22	\$ 663.00
Suncoast Pool Service, Inc.	100052	8584	Monthly Pool & Splash Pad Service 09/22	\$ 2,000.00
Suncoast Rust Control, Inc.	100034	4870	Rust Control 08/22	\$ 1,085.00

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2022 Through September 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Tampa Bay Contracting Co., LLC	100053	082522-Tampa Bay Contr	Repair / Restoration of Poolside Pergola 09/22	\$ 3,500.00
Times Publishing Company	100047	0000244313 09/14/22	Legal Advertising Acct# 121715 09/22	\$ 131.20
Waste Management Inc. of Florid	100030	0781301-1568-2	Waste Disposal Services 09/22	<u>\$ 163.96</u>
Total				<u>\$ 128,251.19</u>

Tab 15

RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT AMENDING THE FISCAL YEAR 2021/2022 GENERAL FUND BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District (hereinafter the “Board”), previously adopted a General Fund Budget for Fiscal Year 2021/2022, and

WHEREAS, the Board desires to reallocate funds budgeted to reflect reappropriated revenues and expenses approved during the fiscal year.

WHEREAS, the District Manager has submitted a proposed amended budget to reflect reappropriated revenues and expenses approved during the fiscal year 2021/2022 (the “Amended Budget”), attached hereto as **Exhibit A** and incorporated as a material part of this Resolution by this reference.

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

1. **Recitals.** The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. **Amended Budget.** The Board hereby finds and determines as follows:
 - a. That the Board has reviewed the Amended Budget, a copy of which is on the District’s website, on file with the office of the District Manager, and at the District’s Records Office.
 - b. The Amended Budget is hereby adopted and shall accordingly amend the previously adopted budget for fiscal year 2021/2022.
 - c. That the Amended Budget shall be maintained in the office of the District Manager and at the District’s Records Office and identified as the “Amended Budget for the Concord Station Community Development District for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022”.
 - d. The Amended Budget shall be posted by the District Manager on the District’s official website within five (5) days after adoption and remain on the website for at least two (2) years.

3. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
4. **Conflicts.** This Resolution is intended to supplement the original resolution adopting the budget for fiscal year 2021/2022, which remain in full force and effect. This Resolution and the original resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
5. **Effective Date.** This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED THIS 10th DAY OF NOVEMBER, 2022.

ATTEST:

**CONCORD STATION COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Secretary/Assistant Secretary

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

Exhibit A

Amended Fiscal Year 2021/2022 General Fund Budget



Rizzetta & Company

Concord Station Community Development District

www.concordstationcdd.com

Amended 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

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

Chart of Accounts Classification	Budget for 2021/2022	Amended Budget for 2021/2022
REVENUES		
Special Assessments		
Tax Roll*	\$ 1,347,371	\$ 1,347,371
Other Miscellaneous Revenues		
Clubhouse Revenues	\$ -	\$ -
Fees for Fence Project	\$ -	\$ -
Access Revenue	\$ -	\$ -
Interest Earnings		
Interest Earnings	\$ -	\$ -
TOTAL REVENUES	\$ 1,347,371	\$ 1,347,371
Balance Forward from Prior Year	\$ 70,655	\$ 440,655
TOTAL REVENUES AND BALANCE FORWARD	\$ 1,418,026	\$ 1,788,026
EXPENDITURES - ADMINISTRATIVE		
Legislative		
Supervisor Fees	\$ 13,000	\$ 13,000
Financial & Administrative		
Administrative Services	\$ 6,560	\$ 6,560
District Management	\$ 31,148	\$ 31,148
District Engineer	\$ 20,000	\$ 20,000
Disclosure Report	\$ 5,000	\$ 5,000
Trustees Fees	\$ 8,000	\$ 8,000
Assessment Roll	\$ 5,408	\$ 5,408
Financial & Revenue Collections	\$ 5,408	\$ 5,408
Accounting Services	\$ 22,000	\$ 22,000
Auditing Services	\$ 4,000	\$ 4,000
Arbitrage Rebate Calculation	\$ 500	\$ 500
Miscellaneous Mailings	\$ 500	\$ 500
Public Officials Liability Insurance	\$ 2,752	\$ 2,752
Bank Fees	\$ 550	\$ 550
Dues, Licenses & Fees	\$ 850	\$ 850
Legal Advertising	\$ 800	\$ 800
Tax Collector /Property Appraiser Fees	\$ 150	\$ 150
ADA Website Compliance	\$ 3,500	\$ 3,500
Website Fees & Maintenance	\$ 2,100	\$ 2,100
Legal Counsel		
District Counsel	\$ 22,500	\$ 22,500
Administrative Subtotal	\$ 154,726	\$ 154,726
EXPENDITURES - FIELD OPERATIONS		
Law Enforcement		
Deputy	\$ 108,929	\$ 108,929
Electric Utility Services		
Utility Services	\$ 10,000	\$ 10,000

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

Chart of Accounts Classification	Budget for 2021/2022	Amended Budget for 2021/2022
Street Lights	\$ 86,300	\$ 86,300
Utility - Recreation Facilities	\$ 27,000	\$ 27,000
Garbage/Solid Waste Control Services		
Garbage - Recreation Facility	\$ 650	\$ 650
Solid Waste Assessment	\$ 800	\$ 800
Water-Sewer Combination Services		
Utility Services- Recreation Facilities	\$ 15,000	\$ 15,000
Stormwater Control		
Stormwater Assessment	\$ 2,207	\$ 2,207
Aquatic Maintenance	\$ 75,464	\$ 75,464
Fountain Service Repairs & Maintenance	\$ 2,500	\$ 2,500
Lake/Pond Bank Maintenance	\$ 15,000	\$ 15,000
Wetland Monitoring & Maintenance	\$ 40,775	\$ 40,775
Aquatic Plant Replacement	\$ 10,000	\$ 10,000
Stormwater System Maintenance	\$ 5,000	\$ 5,000
Aquatic Pest Control	\$ 12,000	\$ 12,000
Wetland Buffer Maintenance	\$ 5,000	\$ 5,000
Other Physical Environment		
General Liability Insurance	\$ 3,078	\$ 3,078
Property Insurance	\$ 14,587	\$ 14,587
Rust Prevention	\$ 12,420	\$ 12,420
Entry & Walls Maintenance	\$ 3,000	\$ 3,000
Landscape- General Maintenance	\$ 252,000	\$ 252,000
Landscape- Fertilization	\$ 31,900	\$ 31,900
Landscape- Pest Control	\$ 40,000	\$ 40,000
Landscape- OTC Injections	\$ 29,760	\$ 29,760
Landscape- Mulch	\$ 32,000	\$ 32,000
Holiday Decorations	\$ 18,000	\$ 18,000
Irrigation Repairs	\$ 5,000	\$ 5,000
Well Maintenance	\$ 500	\$ 500
Landscape Replacement Plants, Shrubs, Trees	\$ 15,000	\$ 15,000
Field Services Management	\$ 8,400	\$ 8,400
Fire Ant Treatment	\$ 6,000	\$ 6,000
Road & Street Facilities		
Roadway Repair & Maintenance	\$ 1,000	\$ 1,000
Parks & Recreation		
Employee Salaries	\$ 199,855	\$ 199,855
Management Contract	\$ 13,200	\$ 13,200
Operations Maintenance & Repair	\$ 15,000	\$ 15,000
Gate Maintenance & Repairs	\$ 1,000	\$ 1,000
Computer Support, Maintenance & Repair	\$ 2,000	\$ 2,000
Fitness Equipment Maintenance & Repairs	\$ 2,000	\$ 2,000
Clubhouse - Facility Janitorial Service	\$ 3,000	\$ 3,000
Clubhouse - Facility Janitorial Supplies	\$ 15,000	\$ 15,000
Pool Service Contract	\$ 24,000	\$ 24,000
Security System Monitoring & Maintenance	\$ 6,000	\$ 6,000
Facility A/C & Heating Maintenance & Repair	\$ 5,000	\$ 5,000
Clubhouse Landscape Maintenance	\$ 13,200	\$ 13,200
Furniture Repair/Replacement	\$ 10,000	\$ 10,000
Pool Permits	\$ 425	\$ 425
Playground Equipment and Maintenance	\$ 2,500	\$ 2,500

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

Chart of Accounts Classification	Budget for 2021/2022	Amended Budget for 2021/2022
Vehicle Maintenance	\$ 750	\$ 750
Telephone, Fax, Internet	\$ 7,300	\$ 7,300
Athletic/Park Court/Field Repairs	\$ 6,500	\$ 6,500
Pool/Water Park/Fountain Maintenance	\$ 3,000	\$ 3,000
Pest Control & Termite Bond	\$ 1,300	\$ 1,300
Office Supplies	\$ 3,500	\$ 3,500
Wildlife Management Services	\$ 2,500	\$ 2,500
Dog Waste Station Supplies	\$ 6,000	\$ 6,000
Special Events		
Clubhouse- Special Events	\$ 11,000	\$ 11,000
Contingency		
Miscellaneous Contingency	\$ 10,000	\$ 380,000
Capital Outlay	\$ 10,000	\$ 10,000
Field Operations Subtotal	\$ 1,263,300	\$ 1,633,300
TOTAL EXPENDITURES	\$ 1,418,026	\$ 1,788,026
EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -

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

	Chart of Accounts Classification	Budget for 2021/2022
1	REVENUES	
2		
3	Special Assessments	
4	Tax Roll*	\$ 20,000
5		
6	TOTAL REVENUES	\$ 20,000
7		
8	TOTAL REVENUES AND BALANCE FORWARD	\$ 20,000
9		
10		
11	EXPENDITURES	
12		
13	Contingency	
14	Capital Reserves	\$ 20,000
15		
16	TOTAL EXPENDITURES	\$ 20,000
17		
18	EXCESS OF REVENUES OVER EXPENDITURES	\$ -

* Please note that the Reserve Fund Budget amount has not changed from the FY21/22 Adopted Reserve Fund budget.

Tab 18

RESOLUTION 2023-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CONCORD
STATION COMMUNITY DEVELOPMENT DISTRICT DESIGNATING
THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN
EFFECTIVE DATE**

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

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

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

Section 1. _____ is appointed Chairman.

Section 2. _____ is appointed Vice Chairman.

Section 3. _____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
Debby Wallace is appointed Assistant Secretary.
Jayna Cooper is appointed Assistant Secretary.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 28th DAY OF NOVEMBER, 2022.

**CONCORD STATION COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASST. SECRETARY