

# CONCORDE ESTATES

## PUBLIC ENTITY

### COMMUNITY DEVELOPMENT DISTRICT

Created under Chapter 190 of the Florida Statutes

Governed by a Board of Supervisors

**Responsibilities** include the creation, financing & maintenance of the community infrastructure:

- \* Common grounds and landscaping
- \* Retention Ponds
- \* Clubhouse and recreation facilities
- \* Entry ways and walls

### How are fees paid?

Owners are assessed through their annual property tax bill in the form of a non-ad valorem assessment. This includes a debt service repayment and an operations and maintenance fee.

### Who to contact?

**Rizzetta & Company, Inc.**  
**Eric Dailey, District Manager**

8529 South Park Circle, Suite 330  
Orlando Florida 32819  
(407) 472-2471

## PRIVATE ENTITY

### HOMEOWNER'S ASSOCIATION

Not-for-profit Corporation created under Chapters 617 and 720 of the Florida Statutes

Governed by a Board of Directors

**Responsibilities** include the implementation of the association's governing documents; specifically, individual lot related issues.

- \* Deed restriction enforcement
- \* Architectural control

### How are fees paid?

Owners receive an assessment coupon from the association in December for the following year.

### Who to contact?

**Titan Management**  
**Lynn Orjuela, Property Manager**

1637 E. Vine Street, Suite 200  
Kissimmee, Florida 34744  
(407) 600-1474