

**CONCORDE ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA PACKAGE**

**MARCH 27, 2019**

# Concorde Estates Community Development District

**Inframark, Infrastructure Management Services**

210 North University Drive Suite 702, Coral Springs, Florida 33071 Phone: 954-603-0033 Fax: 954-345-1292

March 20, 2019

Board of Supervisors  
Concorde Estates Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Concorde Estates Community Development District will be held on **Wednesday, March 27, 2019 at 6:00 p.m.** in the Concorde Estates Clubhouse, 3151 Georgian Bay Lane, Kissimmee, Florida. Following is the advance agenda for the meeting:

1. **Roll Call**
2. **Pledge of Allegiance**
3. **Public Comments on Agenda Items (limited to 3 mins)**
4. **Staff Report - Site/Clubhouse Manager's Report**
  - A. Weekly Clubhouse Reports
  - B. Work Orders Status Report
  - C. Monthly Field Manager's Report
  - D. Proposals to Remove and Replace Playground Equipment
  - E. Proposals for ADA Compliant Mulch in Playgrounds
  - F. Inframark Work Order Authorizations
  - G. Proposals for Clubhouse Flag
  - H. Review of Duval Landscape Agreement and Termination Clause Information
5. **Engineers' Report**
  - A. Follow Up
  - B. Landscape Map with CDD Tree Trimming Responsibility
  - C. Land Survey Proposals
6. **Attorney's Report**
  - A. Status Update on Pending Items
7. **Manager's Report**
  - A. Consent Agenda
    - i. Minutes of the February 27, 2019 Meeting
    - ii. Financial Statements
  - B. Ratification of Chair Authorized Expenditures
  - C. Benefit Unit Analysis Report
8. **Supervisors' Requests and Comments**
  - A. Consideration of District CDD Email Addresses for Each Board Member
9. **Audience Comments**
10. **Adjournment**

Enclosed are attachments available for the above agenda. Additional items may be provided under separate cover when they become available or they will be distributed at the meeting.

The balance of the agenda is routine in nature and staff will present and discuss their reports at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,  
*Kristen Suit*  
Kristen Suit  
District Manager

## **Fourth Order of Business**

**4A.**



Concorde Estates CDD - Community Service Attendant Report			
Description of Duty	Date Performed	Findings	Comments/Updates
Provide access cards to residents, monitor and maintain entry access database, equipment and gate cards.	2/5/2019	3110 Harbor View Lane	Provided Access Cards.
Monitor and maintain security equipment. Work with selected vendors to ensure that security equipment is properly functioning.		Security Camera System	Proposals will be provided at Board of Supervisors Meeting.
Exercise Room		Preventative Maintenance	Scheduled for the week of February 22nd
Pool and Patio Area		Womans bathroom sink slight leak. Work order was created to address this matter.	Scheduled for 2/12/19
		Clean and Mop bathrooms as needed ( Maintained)	
		Gutters need to be cleaned, A work order was generated to address this matter.	Scheduled for 2/12/19
Tennis Court	Daily	Maintain tennis court area clean	Leaves blown as needed.
Volley Ball Net	Daily	Inspect make sure net is in place	Net is in place
Soccer Net	Daily	Inspect make sure net is in place	Net is in place.

Concorde Estates CDD - Community Service Attendant Report			
Description of Duty	Date Performed	Findings	Comments/Updates
Provide access cards to residents, monitor and maintain entry access database, equipment and gate cards.	2/12/2019	3101 Rocky River Rd.	Provided Access Cards.
Monitor and maintain security equipment. Work with selected vendors to ensure that security equipment is properly functioning.		Security Camera Systems	Proposals will be presented at the next Board of Supervisors Meeting
Clubhouse Bathrooms/Clubhouse		Leak in women's bathroom	Leak was fixed by Inframark staff
		Clean and Mop bathrooms as needed ( Maintained)	
Exercise Room		Preventative Maintenance	Quarterly preventative maintenance was completed on 2/18/19
Pool ant Patio Area		Clean and Mop bathrooms as needed ( Maintained)	
		Gutters need to be cleaned, A work order was generated to address this matter	Gutters were cleaned by Inframark staff.
Tennis Court	Daily	Maintain tennis court area clean	Leaves blown as needed
Volley Ball Net	Daily	Inspect make sure net is in place	Net is in place
Soccer Net	Daily	Inspect make sure net is in place	Net is in place.

Concorde Estates CDD - Community Service Attendant Report			
Description of Duty	Date Performed	Findings	Comments/Updates
Resident questions and inquiries	3/7/2019	3151 Rocky River Rd.	Not able to provide access card as we need to have some ordered. Cards were ordered by Ariel and will be arriving by the end of this week. Resident will be called to pick up cards upon arrival
Monitor and maintain security equipment. Work with selected vendors to ensure that security equipment is properly functioning.		Security Camera System	Contract was generated by District Counsel and was submitted for execution. Once received will coordinate installation.
		Alarm Monitoring System	Contract was received and executed. Installation will be scheduled for the week of 3/18/19
Community Inspections	3/6/2019	Community Review performed with Inframark Staff and Chair	See attached community review. An action plan and work order authorization will be presented at the next Board of Supervisors meeting for approval.
	3/5/2019	Landscape Review performed with Duval	See attached landscape review.
Exercise Room		Preventative Maintenance	Quarterly preventative maintenance was completed and repair to exercise machine was also completed.
Pool and Patio Area		Clean and Mop bathrooms as needed ( Maintained)	
		Gutter covers	Measurements were taken and a WOA will be presented at next meeting
Tennis Court	Daily	Maintain tennis court area clean	Leaves blown as needed
Volley Ball Net	Daily	Work is needed in this area	A WOA will be generated to make improvements on volleyball court
Soccer Net	Daily	Inspect make sure net is in place	Net is in place.

**4B**

**CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT**  
**FIELD MAINTENANCE WORK ORDER STATUS REPORT**  
**MARCH 2019**

**COMPLETED ITEMS & WORK ORDER STATUS:**

- Meet with contractors to request proposals
- Followed up with vendors on pending items
- Performed landscaping review
- Performed community review
- Reviewed and processed invoices on a weekly basis
- Returned phone calls as necessary
- Respond to emails and communications as needed
- Performed community light review
- Locked playground entrances for the 2 playgrounds
- Obtained proposals as per Board's request
- Removed 2 trash cans from St. Clair and replace the broken ones
- Performed sidewalk review for proposal

**4C.**

# **CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT FIELD MANAGEMENT REPORT**

**CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT**  
**FIELD MAINTENANCE WORK ORDER STATUS REPORT**  
**MARCH 2019**

**COMPLETED ITEMS & WORK ORDER STATUS:**

- Meet with contractors to request proposals
- Followed up with vendors on pending items
- Performed landscaping review
- Performed community review
- Reviewed and processed invoices on a weekly basis
- Returned phone calls as necessary
- Respond to emails and communications as needed
- Performed community light review
- Locked playground entrances for the 2 playgrounds
- Obtained proposals as per Board's request
- Removed 2 trash cans from St. Clair and replace the broken ones
- Performed sidewalk review for proposal

**ATTACHED:**

- Field Management Update
- Landscape Review
- Community Review
- Sitex
- Duval Landscaping



# **CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT LANDSCAPE REVIEW**

## Concorde Estates Landscaping Review

Issue	Location	thru	Status	Field Manager Comments	Duval Landscaping Plan of Action
Irrigation	Throughout the community	3/5/2019	Not completed	As per the contract : Duval shall inspect and test the irrigation system component one time per month, we only received one report from February 20, 2019. please provide the reports by 3/12/19	Irrigation Technician is working on Monthly inspection Week of 3.11
Beds in median Island	Grasmere View	3/5/2019	Not completed	Several beds have many dead plants. Provide schedule to address this matter by 3/12/19.	Removing several each visit to avoid sending over removal proposal. Can send proposal if you would like them removed all at once.
Insects and Disease in turf	Throughout the community	3/5/2019	Not completed	As per the contract the pest control in turf shall be provided by the contractor every month. Please provide all the reports for the pest control by 3/12/19. We never received any report of service.	Attached with this email
Fertilizer	Throughout the community	3/5/2019	Not completed	As per the contract all the irrigated turf shall be fertilized according the following specifications: All Bahia areas on March, April, June and August. All St. Augustine sod on February, April, May and July. Please provide February report and schedule by 3/12/19	Attached with this email
Edging	Throughout the community	3/5/2019	Not completed	Several sidewalks need the edging. Provide schedule to address this matter by 3/12/19.	Getting done this week 3/11/19
Mowing (turf)	Throughout the community	3/5/2019	Not completed	Several areas need mowing service. Provide schedule to address this matter by 3/12/19.	Getting done this week 3/11/19

**CONCORDE ESTATES  
COMMUNITY  
DEVELOPMENT DISTRICT  
COMMUNITY REVIEW**



## *Concorde State Community*

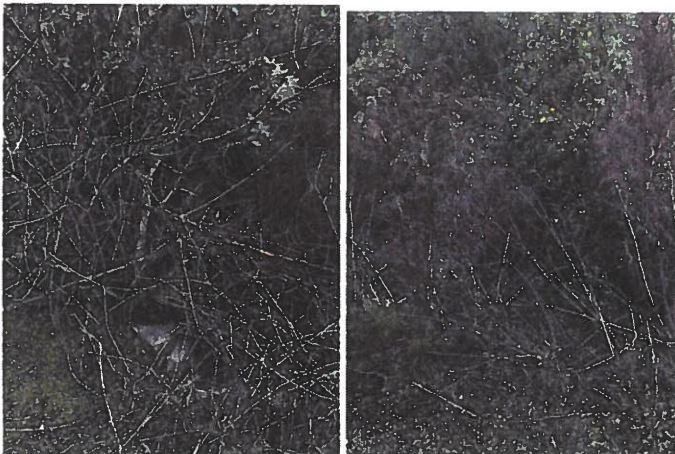
1. The gutters' drains need cleaning at the recreation center.



2. Storms drains need cleaning around the community before the hurricane season.



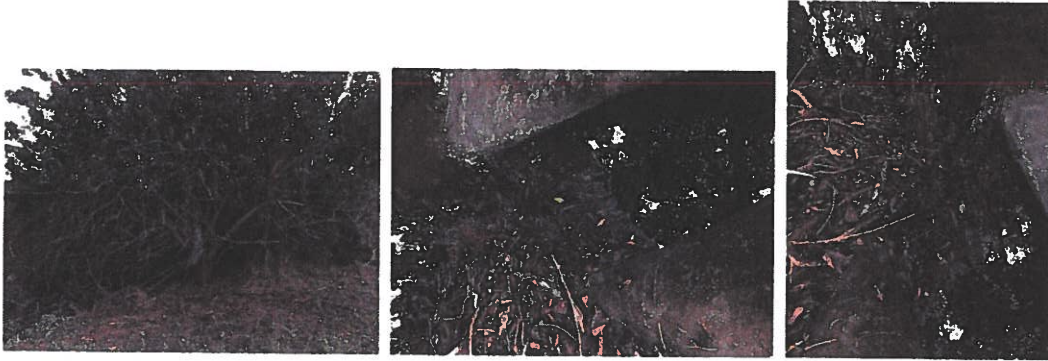
3. Storms drain in wet land area at Marshfield Preserve Way need cleaning service.



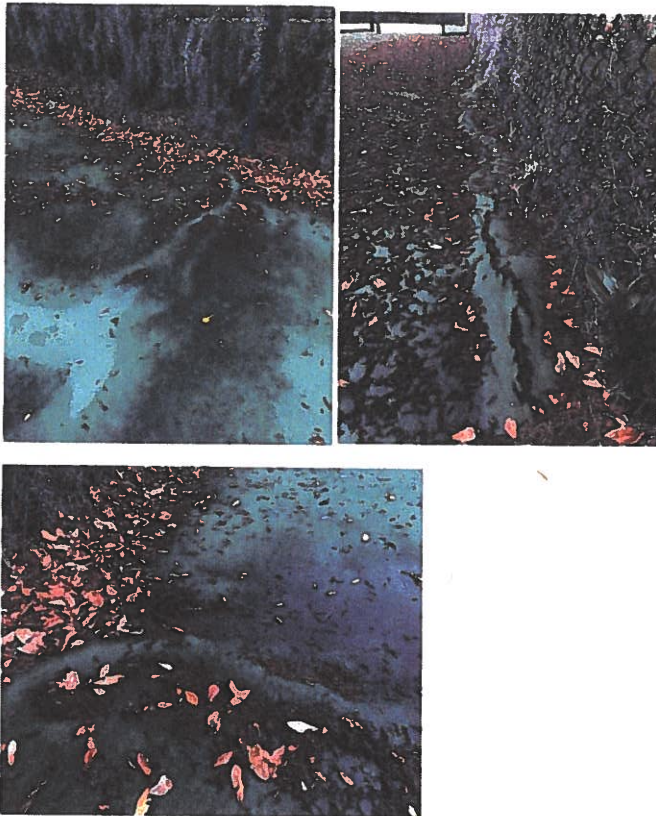


## *Concorde State Community*

4. Storms drain in wet land area at Harbor View Line need cleaning service.



5. The roots of the trees around the tennis court are causing damage.







## *Concorde State Community*

6. Metal fence need pressure washer and paint at Marshfield Preserve Way and the fence at Grasmere View Pkwy too.



7. Remove Football soccer arches ( One at Marshfield Preserve way and the other one at Harbor View.)





## *Concorde State Community*

8. Volleyball court need improvement.



**CONCORDE ESTATES  
COMMUNITY  
DEVELOPMENT DISTRICT  
SITEX**



**CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT**

**OPERATIONS & MAINTENANCE HIGHLIGHT**

**SITEX AQUATICS MANAGEMENT REPORT**

March 2019

**All ponds were treated for shoreline vegetation as needed with a custom grass mix targeted for specific species present.**

**POND1-** Algae spot treated

**POND2-** Algae & Hydrilla Spot treated

**POND3-** No additional treatment

**POND4-** Algae & Hydrilla Spot treated

**POND5-** No additional treatment

**POND6-** No additional treatment

**POND7-** Algae spot treated

**POND8-** Algae & Hydrilla spot treated

**POND9-** No additional treatment needed

**POND10-** Algae spot treated

**ADDITIONAL NOTES:**

February was an active growing month, we had a little hydrilla pop up on a few ponds. Also, with the warm up in weather towards the end of the month we saw algae starting to pop, seems a little earlier than usual but that's crazy Florida weather patterns.

Please don't hesitate to reach out to my staff or myself if you need anything at all.

Regards

Joe Craig

Sitex Aquatics LLC.

**CONCORDE ESTATES  
COMMUNITY  
DEVELOPMENT DISTRICT  
DUVAL**



**Maintenance Schedule Completed in February**

***Week of 2/4***

Mow, Detail (Trim hedges, spray weeds, treat for ants), Empty Trash  
Spray Technican Sprayed and Fertilized Turf on 2/5 and 2/6 as well as treated for Ants  
Bush Hogging for approved proposal was completed

***2/11/2019***

Dead Slash Pine removed on 3451 Marshfield Preserve Way

***Week of 2/18***

Mow, Detail (Trim hedges, spray weeds, treat for ants), Empty Trash  
Monthly Irrigation Inspection completed on 2/20

**Maintenance Schedule for March**

***Week of 3/4***

Mow, Detail (Trim hedges, spray weeds, treat for ants), Empty Trash  
Spray Technican Sprayed and Fertilized Turf on 3/5, 3/6, and 3/8 as well as treated for Ants

***Week of 3/11***

Mow, Detail (Trim hedges, spray weeds, treat for ants), Empty Trash  
Monthly Irrigation Inspection being performed

***Week of 3/18***

Mow, Detail (Trim hedges, spray weeds, treat for ants), Empty Trash

***Week of 3/25***

Mow, Detail (Trim hedges, spray weeds, treat for ants), Empty Trash



306 Northstar Ct  
Sanford, FL 32771  
(904) 487-7275

## Fertilizer & Pest Service Report

Property: Concord  
Date: 2/5/14

Spray Technician: Will

Actions					
	Fertilize	Insect	Disease	Weed	Other
Turf					
Annuals					
Trees					
Palms					
Shrubs				X	

Description (ie: Location, notes on issue, etc)  
Roundup 182  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Weather Conditions: Partly / overcast

Soil Conditions: Wet / oversaturated

Comments: Applied Roundup to shrubs and creek weeds.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



306 Northstar Ct  
Sanford, FL 32771  
(904) 487-7275

## Fertilizer & Pest Service Report

Property: Parkview/Concorde  
Date: 2/6/19

Spray Technician: Will

Actions					
	Fertilize	Insect	Disease	Weed	Other
Turf					
Annuals					
Trees					
Palms					
Shrubs				X	

Description (ie: Location, notes on issue, etc)  
Roundup — 24oz  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Weather Conditions: Clear/Windy

Soil Conditions: Good/Fert

Comments: Applied Roundup to shrub beds, and each weeds  
throughout.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



306 Northstar Ct  
Sanford, FL 32771  
(904) 487-7275

# Fertilizer & Pest Service Report

Property: Concord  
Date: 3/8/19

Spray Technician: Will

## Actions

	Fertilize	Insect	Disease	Weed	Other
Turf	X	X		X	
Annuals					
Trees					
Palms					
Shrubs					

## Description (ie: Location, notes on issue, etc)

Bifen — 4oz  
Micros — 42oz  
MSM — 10ml

Weather Conditions: Clear

Soil Conditions: Good

Comments: Applied turf with liquid fert, insecticide, and weed control.

# Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name: <u>ParkView at Lakeside</u>		
Location	<u>At the lake</u>		Location	<u>W by the road</u>		Location: <u>Kissimmee</u>		
Type/Size	<u>ESP/1XME</u>		Size	<u>2"</u>		Technician: <u>Heather Connolly</u>		
Rain Gauge	<u>Y</u>	<u>N</u>	Source	<u>Meter</u>	Well	Pump	Date of Inspection: <u>03/13/19</u>	
Power On	<u>Y</u>	<u>N</u>				Inspection #: <u>    </u> of <u>    </u> in contract		
General Information			Backflow	<u>Y</u>	<u>N</u>	Inspection Start Time: <u>    </u>		
Valve Type	<u>Electric</u>		PRV	<u>Y</u>	<u>N</u>	Inspection End Time: <u>    </u>		
Adequate Coverage	<u>Y</u>	<u>N</u>	Master Valve	<u>Y</u>	<u>N</u>	Set to Run: <u>    </u> Odd <u>    </u> Even <u>    </u> Every <u>    </u> Days		
						or Days of the Week: <u>S M T W T F S</u>		

					Repairs Proposed (P) or Completed (C)																
Controller		Plant Type			Pipes		Valves		Broken Heads			Adjustments									
Zone	Head Type (Rotor, Spray, Drip, etc.)	Turf	Shrub	Annual	Mainline Break	Lateral Line Break	Zone Not Responding	Valve Leaking	Zone Not Shutting Down	Turf Spray (4")	Shrub Spray (12")	Fixed Riser	Gear Driven Rotor	Impact Rotor	Cleaned/Replaced Nozzle	Adjust Spray Pattern	Straightened	Capped	Raised/Lowered	Comments and Recommendations	
1	R																				inspection and Adjustment
2	R																				
3	R																				
4	R																				
5	R																				
6	R																				
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24																					

Comments

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# Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name: <u>Park View at Lakeshore</u>		
Location	<u>At the center</u>		Location	<u>WP by the road</u>		Location: <u>Hissimmer</u>		
Type/Size	<u>ESPLXME</u>		Size	<u>2"</u>		Technician: <u>Rever Cannatus</u>		
Rain Gauge	<u>Y</u>	<u>N</u>	Source	<u>Meter</u>	Well	Pump	Date of Inspection: <u>03/13/19</u>	
Power On	<u>N</u>	<u>N</u>				Inspection #: <u>03/13/19</u> of in contract		
General Information			Backflow	<u>N</u>	<u>N</u>	Inspection Start Time:		
Valve Type	<u>Electric</u>		PRV	<u>Y</u>	<u>N</u>	Inspection End Time:		
Adequate Coverage	<u>Y</u>	<u>N</u>	Master Valve	<u>Y</u>	<u>N</u>	Set to Run: <u>Odd Even Every Days</u> or Days of the Week: <u>S M T W T F S</u>		

		Repairs Proposed (P) or Completed (C)													inspection And Adjustment					
Controller		Plant Type			Pipes		Valves		Broken Heads			Adjustments								
Zone	Head Type (Rotor, Spray, Drip, etc.)	Turf	Shrub	Annual	Mainline Break	Lateral Line Break	Zone Not Responding	Valve Leaking	Zone Not Shutting Down	Turf Spray (4")	Shrub Spray (12")	Fixed Riser	Gear Driven Rotor	Impact Rotor		Cleaned/Replaced Nozzle	Adjust Spray Pattern	Straightened	Capped	Raised/Lowered
1	P	/																		Comments and Recommendations
2	P	/																		
3	P	/																		
4	P	/																		
5	P	/	/													/				
6	P	/	/														/			
7	P	/	/																	
8	P	/	/																	
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24																				

Comments



Pool

# Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name: <u>Park View at Mike's</u>		
Location	<u>Back</u>		Location	<u>up by the road</u>		Location: <u>Hissimme</u>		
Type/Size	<u>ESPLINE</u>		Size	<u>2"</u>		Technician: <u>Kenner connects</u>		
Rain Gauge	<input checked="" type="checkbox"/>	N	Source	<input checked="" type="checkbox"/> Meter	Well	Pump	Date of Inspection: <u>10/31/19</u>	
Power On	<input checked="" type="checkbox"/>	N				Inspection #: of in contract		
General Information			Backflow	<input checked="" type="checkbox"/>	N	Inspection Start Time:		
Valve Type	<u>ELECTRIC</u>		PRV	Y	<input checked="" type="checkbox"/>	Inspection End Time:		
Adequate Coverage	<input checked="" type="checkbox"/>	N	Master Valve	Y	<input checked="" type="checkbox"/>	Set to Run: Odd Even Every Days		
						or Days of the Week: <u>S M T W T F S</u>		

		Repairs Proposed (P) or Completed (C)																			
Controller	Plant Type	Pipes		Valves		Broken Heads			Adjustments												
Zone	Head Type (Rotor, Spray, Drip, etc.)	Turf	Shrub	Annual	Mainline Break	Lateral Line Break	Zone Not Responding	Valve Leaking	Zone Not Shutting Down	Turf Spray (4")	Shrub Spray (12")	Fixed Riser	Gear Driven Rotor	Impact Rotor	Cleaned/Replaced Nozzle	Adjust Spray Pattern	Straightened	Capped	Raised/Lowered	inspection and adjustment  Comments and Recommendations	
1	P	/																			
2	P	/	/																		
3	P	/	/																		
4	P	/	/																		
5	P	/	/																		
6	U	/	/																		
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8	U	/	/																		
9	P	/	/																		
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24																					

Comments

# Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name: <u>Parkview at Lakeshore</u>		
Location	<u>Center Island</u>		Location	<u>up by the road</u>		Location: <u>Mississauga</u>		
Type/Size	<u>1 Core</u>		Size	<u>2"</u>		Technician: <u>Werner Connatus</u>		
Rain Gauge	<u>Y</u>	<u>N</u>	Source	<u>Meter</u>	Well	Pump	Date of Inspection: <u>03/02/19</u>	
Power On	<u>Y</u>	<u>N</u>				Inspection #: <u>of</u> in contract		
General Information			Backflow	<u>Y</u>	<u>N</u>	Inspection Start Time:		
Valve Type	<u>Electric</u>		PRV	<u>Y</u>	<u>N</u>	Inspection End Time:		
Adequate Coverage	<u>Y</u>	<u>N</u>	Master Valve	<u>Y</u>	<u>N</u>	Set to Run: <u>Odd</u> <u>Even</u> <u>Every</u> Days		
						or Days of the Week: <u>S</u> <u>M</u> <u>T</u> <u>W</u> <u>T</u> <u>F</u> <u>S</u>		

					Repairs Proposed (P) or Completed (C)										Inspection And Adjustment				
Controller		Plant Type			Pipes		Valves	Broken Heads			Adjustments								
Zone	Head Type (Rotor, Spray, Drip, etc.)	Turf	Shrub	Annual	Mainline Break	Lateral Line Break	Zone Not Responding	Valve Leaking	Zone Not Shutting Down	Turf Spray (4")	Shrub Spray (12")	Fixed Riser	Gear Driven Rotor	Impact Rotor		Cleaned/Replaced Nozzle	Adjust Spray Pattern	Straightened	Capped
1	W	1	1																
2	W	1	1																
3	W	1	1							1									
4	W	1	1																
5	W	1	1																
6	W	1	1																
7	X	2	2	2															
8	W	1	1												4				
9	W	1								1									
10	W	1																	
11	W									1									
12	W																		
13	W									1					12				
14	W									1									
15	W	2	2	2			1												
16	W	1													1				
17	W	1													5				
18	W	1								1					10				
19	W	1								1					4	-	-		
20	W	1																	
21	W	1																	
22	W	1											1						
23	W	1																	
24	W	1																	

Comments

# Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name:	
Location	by the road		Location	up by the road		Parkview at Lake Shore	
Type/Size	ESP LIME		Size	2"		Kissimmee FL	
Rain Gauge	Y	<del>N</del>	Source	<del>Meter</del>	Well	Technician: Kedner Cennatus	
Power On	<del>Y</del>	N				Date of Inspection: 03/12/19	
General Information			Backflow			Inspection # : of in contract	
Valve Type			PRV	Y	<del>N</del>	Inspection Start Time:	
Adequate Coverage	Y	N	Master Valve	Y	<del>N</del>	Inspection End Time:	
						Set to Run: Odd Even Every Days	
						or Days of the Week: S M T W T F S	

					Repairs Proposed (P) or Completed (C)										Comments and Recommendations					
Controller		Plant Type			Pipes		Valves	Broken Heads			Adjustments									
Zone	Head Type (Rotor, Spray, Drip, etc.)	Turf	Shrub	Annual	Mainline Break	Lateral Line Break	Zone Not Responding	Valve Leaking	Zone Not Shutting Down	Turf Spray (4")	Shrub Spray (12")	Fixed Riser	Gear Driven Rotor	Impact Rotor		Cleaned/Replaced Nozzle	Adjust Spray Pattern	Straightened	Capped	Raised/Lowered
1	W	/													2					inspection and adjustment
2	W	/													5	-				
3	W	/													3					
4	W	/								2					W					
5	W	/													4	-	-			
6	W	/													1					
7	W	/								1					5					
8	W	/													2	-	-			
9	W	/													1					
10	W	/								<del>2</del>					3	-		-		
11	W	/								1					3					
12	W	/													1					
13	W	/								1					2					
14	R	/											2							
15	R	/																		
16	S	/													1	-				
17	S	/								1					1					
18	S	/																		
19	S	/								2					2					
20	S	/																		
21	S	/													7					
22	S	/								1										
23	S	/																		
24	R	/																		

Comments

# Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name:	
Location	Centre Island		Location	UP by the road		Park View At Lake Shore	
Type/Size	1 Core		Size	2"		Location: Kissimmee	
Rain Gauge	Y	<input checked="" type="checkbox"/>	Source	Meter	Well	Technician:	Walter Lennatus
Power On	<input checked="" type="checkbox"/>	N				Date of Inspection:	05/10/19
General Information			Backflow	<input checked="" type="checkbox"/>	N	Inspection # :	of in contract
Valve Type	Electric		PRV	Y	<input checked="" type="checkbox"/>	Inspection Start Time:	
Adequate Coverage	<input checked="" type="checkbox"/>	N	Master Valve	Y	<input checked="" type="checkbox"/>	Inspection End Time:	
						Set to Run:	Odd Even Every Days
						or Days of the Week:	S M <input checked="" type="checkbox"/> W T <input checked="" type="checkbox"/> S

				Repairs Proposed (P) or Completed (C)																		
Controller		Plant Type		Pipes		Valves			Broken Heads			Adjustments										
Zone	Head Type (Rotor, Spray, Drip, etc.)	Turf	Shrub	Annual	Mainline Break	Lateral Line Break	Zone Not Responding	Valve Leaking	Zone Not Shutting Down	Turf Spray (4")	Shrub Spray (12")	Fixed Riser	Gear Driven Rotor	Impact Rotor	Cleaned/Replaced Nozzle	Adjust Spray Pattern	Straightened	Capped	Raised/Lowered	inspection had adjustment  Comments and Recommendations		
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2																						
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25	R	-	-																			
26	R	-	-																			
27	R	-	-										W		-	-						
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Comments

# Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name: <u>ParkView at Lakeside</u>		
Location	<u>Behind Wall</u>		Location	<u>Up by the road</u>		Location: <u>Kissimmee</u>		
Type/Size	<u>ESPLXITE</u>		Size	<u>2"</u>		Technician: <u>Nedner Connors</u>		
Rain Gauge	<u>Y</u>	<u>N</u>	Source	<u>Meter</u>	Well	Pump	Date of Inspection: <u>03/11/19</u>	
Power On	<u>Y</u>	<u>N</u>				Inspection #: <u>    </u> of <u>    </u> in contract		
General Information			Backflow	<u>Y</u>	<u>N</u>	Inspection Start Time: <u>    </u>		
Valve Type			PRV	<u>Y</u>	<u>N</u>	Inspection End Time: <u>    </u>		
Adequate Coverage	<u>Y</u>	<u>N</u>	Master Valve	<u>Y</u>	<u>N</u>	Set to Run: <u>    </u> Odd <u>    </u> Even <u>    </u> Every <u>    </u> Days		
						or Days of the Week: <u>S M T W T F S</u>		

		Repairs Proposed (P) or Completed (C)																			
Controller	Plant Type	Pipes	Valves	Broken Heads			Adjustments														
Zone	Head Type (Rotor, Spray, Drip, etc.)	Turf	Shrub	Annual	Mainline Break	Lateral Line Break	Zone Not Responding	Valve Leaking	Zone Not Shutting Down	Turf Spray (4")	Shrub Spray (12")	Fixed Riser	Gear Driven Rotor	Impact Rotor	Cleaned/Replaced Nozzle	Adjust Spray Pattern	Straightened	Capped	Raised/Lowered	inspection and Adjustment  Comments and Recommendations	
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2	D	(	(							2					-	(	(				
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Comments 8 loose wire / Not connected  
and 3 duplicated wire.



# Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name: <u>Park View at Lakeshore</u>	
Location			Location			Location: <u>Kissimmee</u>	
Type/Size <u>XC Hybrid</u>			Size			Technician: <u>Kedner Connatus</u>	
Rain Gauge	Y	<u>AP</u>	Source	<u>Meter</u>	Well	Pump	Date of Inspection: <u>03/11/19</u>
Power On	<u>0</u>	N				Inspection #: of in contract	
General Information			Backflow	<u>0</u>	N	Inspection Start Time:	
Valve Type	<u>Electric</u>		PRV	Y	<u>0</u>	Inspection End Time:	
Adequate Coverage	<u>0</u>	N	Master Valve	Y	<u>0</u>	Set to Run: Odd Even Every Days	
						or Days of the Week: <u>S M T W T F S</u>	

Repairs Proposed (P) or Completed (C)																				inspection And Adjustment  Comments and Recommendations
Controller		Plant Type			Pipes		Valves			Broken Heads					Adjustments					
Zone	Head Type (Rotor, Spray, Drip, etc.)	Turf	Shrub	Annual	Mainline Break	Lateral Line Break	Zone Not Responding	Valve Leaking	Zone Not Shutting Down	Turf Spray (4")	Shrub Spray (12")	Fixed Riser	Gear Driven Rotor	Impact Rotor	Cleaned/Replaced Nozzle	Adjust Spray Pattern	Straightened	Capped	Raised/Lowered	
1	P	/	/													/	/			
2	P	/	/													/	/		/	
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Comments

# Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name:	
Location	by the road		Location	up by the road		Location:	
Type/Size	Hunter 1CL		Size	2"		Technician:	
Rain Gauge	Y	<input checked="" type="checkbox"/>	Source	Meter	Well	Pump	Date of Inspection:
Power On	<input checked="" type="checkbox"/>	N				Inspection # : of in contract	
General Information			Backflow	<input checked="" type="checkbox"/>	N	Inspection Start Time:	
Valve Type	Electric		PRV	Y	<input checked="" type="checkbox"/>	Inspection End Time:	
Adequate Coverage	<input checked="" type="checkbox"/>	N	Master Valve	Y	<input checked="" type="checkbox"/>	Set to Run: Odd Even Every Days	
						or Days of the Week: S M <input checked="" type="checkbox"/> W T <input checked="" type="checkbox"/> S	

		Repairs Proposed (P) or Completed (C)																		
Controller		Plant Type			Pipes		Valves			Broken Heads			Adjustments							
Zone	Head Type (Rotor, Spray, Drip, etc.)	Turf	Shrub	Annual	Mainline Break	Lateral Line Break	Zone Not Responding	Valve Leaking	Zone Not Shutting Down	Turf Spray (4")	Shrub Spray (12")	Fixed Riser	Gear Driven Rotor	Impact Rotor	Cleaned/Replaced Nozzle	Adjust Spray Pattern	Straightened	Capped	Raised/Lowered	Comments and Recommendations
1																				
22																				
23																				
24																				
25																				
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27	W	-													1	-	-			
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23																				
24																				

Comments

# Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name: <i>Partview at Lake Shore</i>		
Location	<i>By the road</i>		Location	<i>by the road</i>		Location: <i>Kissimmee</i>		
Type/Size	<i>Hunter 1CL</i>		Size	<i>2"</i>		Technician: <i>Heiner Gennatus</i>		
Rain Gauge	<i>Y</i>	<i>N</i>	Source	<i>Meter</i>	<i>Well</i>	<i>Pump</i>	Date of Inspection: <i>03/11/19</i>	
Power On	<i>Y</i>	<i>N</i>				Inspection #: <i>of in contract</i>		
General Information			Backflow	<i>Y</i>	<i>N</i>	Inspection Start Time:		
Valve Type	<i>Electric</i>		PRV	<i>Y</i>	<i>N</i>	Inspection End Time:		
Adequate Coverage	<i>Y</i>	<i>N</i>	Master Valve	<i>Y</i>	<i>N</i>	Set to Run: <i>Odd Even Every Days</i>		
						or Days of the Week: <i>S M W T S</i>		

					Repairs Proposed (P) or Completed (C)																
Controller		Plant Type			Pipes		Valves		Broken Heads			Adjustments									
Zone	Head Type (Rotor, Spray, Drip, etc.)	Turf	Shrub	Annual	Mainline Break	Lateral Line Break	Zone Not Responding	Valve Leaking	Zone Not Shutting Down	Turf Spray (4")	Shrub Spray (12")	Fixed Riser	Gear Driven Rotor	Impact Rotor	Cleaned/Replaced Nozzle	Adjust Spray Pattern	Straightened	Capped	Raised/Lowered	inspection And Adjustments  Comments and Recommendations	
1	P	(											1								
2	P	(	(																		
3	P	(											2								
4	P	(											1								
5	P	(											1								
6	P	(																			
7	P	(																			
8	P	(											2								
9	P	(																			
10	3	(													-	-	-				
11	X	X	X	X			/														
12	P	(																			
13	P	(																			
14	P	(																			
15	P	(																			
16	P	(																			
17	X	X	X	X																	
18	X	X	X	X																	
19	X	X	X	X																	
20	X	X	X	X																	
21	X	X	X	X																	
22	X	X	X	X																	
23	X	X	X	X																	
24	X	X	X	X																	

Comments



**4D.**



Pro Playgrounds  
8490 Cabin Hill Road  
Tallahassee, FL 32311

## Quote

<b>Project Name</b>



Date	Estimate #
3/18/2019	5354

<b>Customer / Bill To</b>
Attn: Ariel Medina Inframark Infrastructures Mgmt Services 313 Campus St Celebration FL 34747

<b>Ship To</b>
3000 Stonington Run Kissimmee, FL 34746



WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
	~STONINGTON EQUIPMENT~ Furnish labor & materials to complete the following: 1. Installation of new playsystem (Nottingham)			
	***PLAYGROUND EQUIPMENT***			
MP117-Nottingh...	Nottingham Playground	1	14,779.00	14,779.00
Shipping	Combined Shipping and Freight Charges	1	2,259.90	2,259.90
	***RAW MATERIALS***			
CC80	Concrete for Anchoring	58	4.30	249.40
FBLOCK	Footer Blocks	40	2.00	80.00
	***LABOR, INSTALLATION & MISC***			
MINEXDAY	Mini Excavator Daily Rental	2	577.85	1,155.70
Dumpster Rental	Dumpster Rental	1	650.00	650.00
LBRPG	Labor and Installation - Playground Equipment	1	9,776.00	9,776.00
	Note: If customer elects for Pro Playgrounds to remove the existing play equipmet and surfacing, the additional cost will be \$2,950 (which includes 2 additional dumpsters)			

### AGREED AND ACCEPTED:

If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature

Name / Title

Date

**Subtotal:** \$28,950.00

**Sales Tax: (7.5%)** \$0.00

**Total:** \$28,950.00

Terms and Conditions - By signing this document, client agrees to the following terms and conditions: 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect or damage at time of delivery and inventory parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs in relationship to any cancelled or missed delivery appointment. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness.









Pro Playgrounds  
8490 Cabin Hill Road  
Tallahassee, FL 32311

## Quote

<b>Project Name</b>



Date	Estimate #
3/18/2019	5356

<b>Customer / Bill To</b>
Attn: Ariel Medina Inframark Infrastructures Mgmt Services 313 Campus St Celebration FL 34747

<b>Ship To</b>
3000 Stonington Run Kissimmee, FL 34746



WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
	~STONINGTON EQUIPMENT~ Furnish labor & materials to complete the following: 1. Installation of new playsystem (Lost Monarch)			
	***PLAYGROUND EQUIPMENT***			
PNT004	Lost Monarch Playground System	1	23,080.00	23,080.00
Shipping	Combined Shipping and Freight Charges	1	2,906.70	2,906.70
	***RAW MATERIALS***			
CC80	Concrete for Anchoring	72	4.30	309.60
FBLOCK	Footer Blocks	48	2.00	96.00
	***LABOR, INSTALLATION & MISC***			
MINEXDAY	Mini Excavator Daily Rental	2	577.85	1,155.70
Dumpster Rental	Dumpster Rental	1	650.00	650.00
LBRPG	Labor and Installation - Playground Equipment	1	11,997.00	11,997.00
	Note: If customer elects for Pro Playgrounds to remove the existing play equipment and surfacing, the additional cost will be \$2,950 (which includes 2 additional dumpsters)			

### AGREED AND ACCEPTED:

If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature

Name / Title

Date

**Subtotal:** \$40,195.00

**Sales Tax: (7.5%)** \$0.00

**Total:** \$40,195.00

Terms and Conditions - By signing this document, client agrees to the following terms and conditions: 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect or damage at time of delivery and inventory parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs in relationship to any cancelled or missed delivery appointment. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness.









Pro Playgrounds  
8490 Cabin Hill Road  
Tallahassee, FL 32311

## Quote

<b>Project Name</b>



Date	Estimate #
3/18/2019	5351

<b>Customer / Bill To</b>
Attn: Ariel Medina Inframark Infrastructures Mgmt Services 313 Campus St Celebration FL 34747

<b>Ship To</b>
3000 Stonington Run Kissimmee, FL 34746



WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
	<b>~STONINGTON EQUIPMENT~</b> Furnish labor & materials to complete the following: 1. Installation of new playsystem (CANYON CREEK)			
	<b>***PLAYGROUND EQUIPMENT***</b> Canyon Creek Playsystem	1	32,215.00	32,215.00
NT300-Canyon ... Shipping	Combined Shipping and Freight Charges	1	2,924.70	2,924.70
	<b>***RAW MATERIALS***</b> Concrete for Anchoring	62	4.30	266.60
CC80 FBLOCK	Footer Blocks	44	2.00	88.00
	<b>***LABOR, INSTALLATION &amp; MISC***</b> Mini Excavator Daily Rental	2	577.85	1,155.70
MINEXDAY Dumpster Rental	Dumpster Rental	1	650.00	650.00
LBRPG	Labor and Installation - Playground Equipment	1	14,880.00	14,880.00
	Note: If customer elects for Pro Playgrounds to remove the existing play equipmet and surfacing, the additional cost will be \$2,950 (which includes 2 additional dumpsters)			

### AGREED AND ACCEPTED:

If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature

Name / Title

Date

**Subtotal:** \$52,180.00

**Sales Tax: (7.5%)** \$0.00

**Total:** \$52,180.00

Terms and Conditions - By signing this document, client agrees to the following terms and conditions: 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect or damage at time of delivery and inventory parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs in relationship to any cancelled or missed delivery appointment. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness.











Pro Playgrounds  
8490 Cabin Hill Road  
Tallahassee, FL 32311

## Quote

<b>Project Name</b>



Date	Estimate #
3/18/2019	5357

<b>Customer / Bill To</b>
Attn: Ariel Medina Inframark Infrastructures Mgmt Services 313 Campus St Celebration FL 34747

<b>Ship To</b>
3051 Greatbear Way Kissimmee FL 34746



WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
	~ <b>GREATBEAR EQUIPMENT</b> ~ Furnish labor & materials to complete the following: 1. Installation of new playsystem (Grand Venetian)			
	*** <b>PLAYGROUND EQUIPMENT</b> ***			
PKP029	Grand Venetian playsystem	1	13,592.00	13,592.00
Shipping	Combined Shipping and Freight Charges	1	2,444.75	2,444.75
	*** <b>RAW MATERIALS</b> ***			
CC80	Concrete for Anchoring	48	4.30	206.40
FBLOCK	Footer Blocks	32	2.00	64.00
	*** <b>LABOR, INSTALLATION &amp; MISC</b> ***			
MINEXDAY	Mini Excavator Daily Rental	1	577.85	577.85
Dumpster Rental	Dumpster Rental	1	650.00	650.00
LBRPG	Labor and Installation - Playground Equipment	1	8,725.00	8,725.00
	Note: If customer elects for Pro Playgrounds to remove the existing play equipment and surfacing, the additional cost will be \$2,450 (which includes 2 additional dumpsters)			

### AGREED AND ACCEPTED:

If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature

Name / Title

Date

**Subtotal:** \$26,260.00

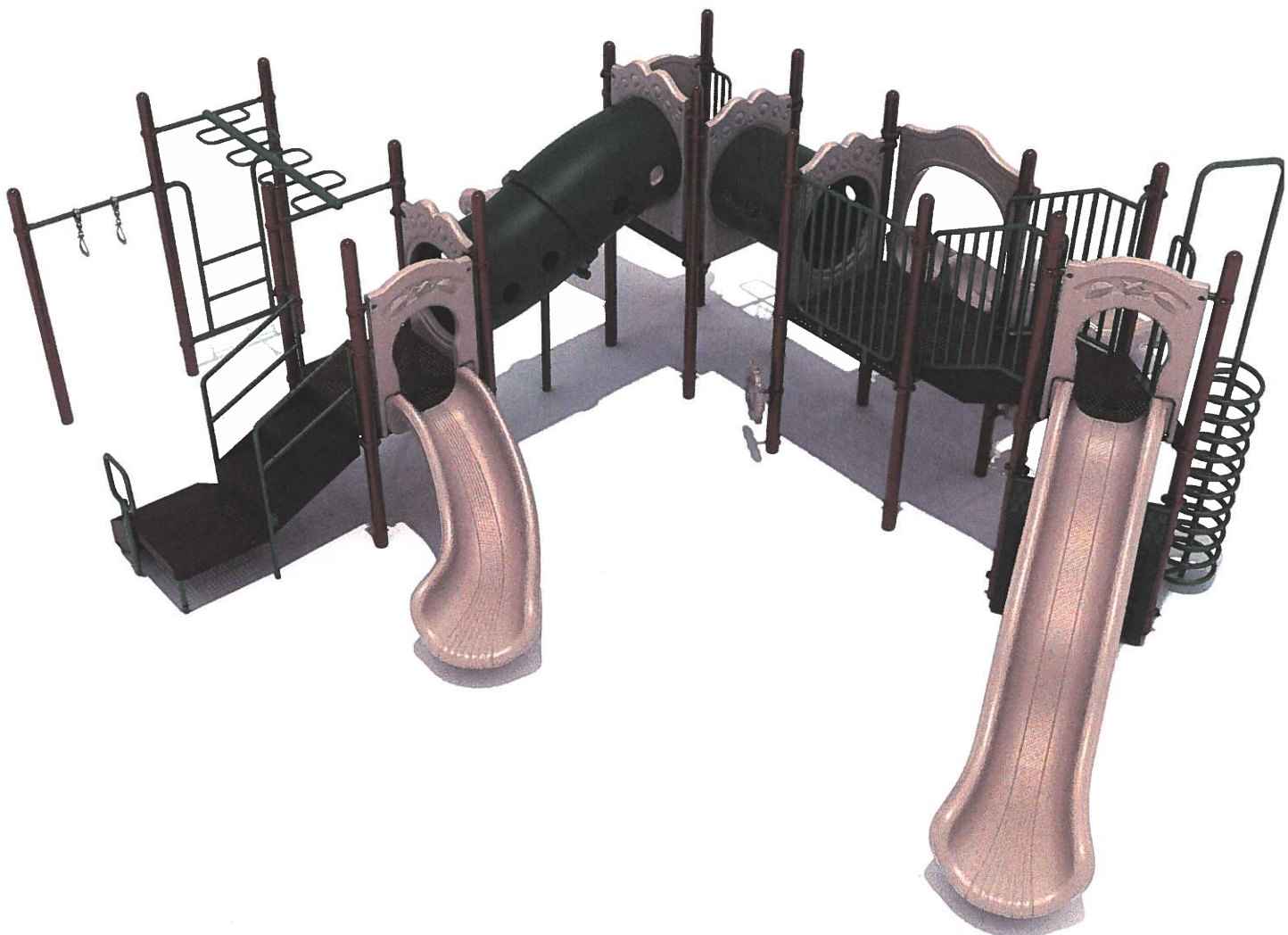
**Sales Tax: (7.5%)** \$0.00

**Total:** \$26,260.00

Terms and Conditions - By signing this document, client agrees to the following terms and conditions: 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect or damage at time of delivery and inventory parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs in relationship to any cancelled or missed delivery appointment. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness.

1-800-573-7529 | [www.proplaygrounds.com](http://www.proplaygrounds.com)







## Grand Venetian - Primary





Pro Playgrounds  
8490 Cabin Hill Road  
Tallahassee, FL 32311

## Quote

<b>Project Name</b>



Date	Estimate #
3/18/2019	5361

<b>Customer / Bill To</b>
Attn: Ariel Medina Inframark Infrastructures Mgmt Services 313 Campus St Celebration FL 34747

<b>Ship To</b>
3051 Greatbear Way Kissimmee FL 34746



WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
	<b>~GREATBEAR EQUIPMENT~</b> Furnish labor & materials to complete the following: 1. Installation of new playsystem (Marina Bay)			
	<b>***PLAYGROUND EQUIPMENT***</b>			
KS144	Marina Bay Play System	1	16,675.00	16,675.00
Shipping	Combined Shipping and Freight Charges	1	2,555.65	2,555.65
	<b>***RAW MATERIALS***</b>			
CC80	Concrete for Anchoring	55	4.30	236.50
FBLOCK	Footer Blocks	40	2.00	80.00
	<b>***LABOR, INSTALLATION &amp; MISC***</b>			
MINEXDAY	Mini Excavator Daily Rental	1	577.85	577.85
Dumpster Rental	Dumpster Rental	1	650.00	650.00
LBRPG	Labor and Installation - Playground Equipment	1	10,625.00	10,625.00
	Note: If customer elects for Pro Playgrounds to remove the existing play equipment and surfacing, the additional cost will be \$2,450 (which includes 2 additional dumpsters)			

### AGREED AND ACCEPTED:

If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature

Name / Title

Date

**Subtotal:** \$31,400.00

**Sales Tax: (7.5%)** \$0.00

**Total:** \$31,400.00

Terms and Conditions - By signing this document, client agrees to the following terms and conditions: 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect or damage at time of delivery and inventory parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs in relationship to any cancelled or missed delivery appointment. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness.







Pro Playgrounds  
8490 Cabin Hill Road  
Tallahassee, FL 32311

## Quote

<b>Project Name</b>



Date	Estimate #
3/18/2019	5360

<b>Customer / Bill To</b>
Attn: Ariel Medina Inframark Infrastructures Mgmt Services 313 Campus St Celebration FL 34747

<b>Ship To</b>
3051 Greatbear Way Kissimmee FL 34746



WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
	<b>~GREATBEAR EQUIPMENT~</b> Furnish labor & materials to complete the following: 1. Installation of new playsystem (Cloud Catcher)			
	<b>***PLAYGROUND EQUIPMENT***</b>			
MP300-Cloud C...	Cloud Catcher Playsystem	1	20,515.00	20,515.00
Shipping	Combined Shipping and Freight Charges	1	3,162.55	3,162.55
	<b>***RAW MATERIALS***</b>			
CC80	Concrete for Anchoring	62	4.30	266.60
FBLOCK	Footer Blocks	44	2.00	88.00
	<b>***LABOR, INSTALLATION &amp; MISC***</b>			
MINEXDAY	Mini Excavator Daily Rental	1	577.85	577.85
Dumpster Rental	Dumpster Rental	1	650.00	650.00
LBRPG	Labor and Installation - Playground Equipment	1	13,070.00	13,070.00
	Note: If customer elects for Pro Playgrounds to remove the existing play equipmet and surfacing, the additional cost will be \$2,450 (which includes 2 additional dumpsters)			

### AGREED AND ACCEPTED:

If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature

Name / Title

Date

**Subtotal:** \$38,330.00

**Sales Tax: (7.5%)** \$0.00

**Total:** \$38,330.00

Terms and Conditions - By signing this document, client agrees to the following terms and conditions: 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect or damage at time of delivery and inventory parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs in relationship to any cancelled or missed delivery appointment. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness.







**4E.**



Pro Playgrounds  
8490 Cabin Hill Road  
Tallahassee, FL 32311

## Quote

<b>Project Name</b>



Date	Estimate #
3/18/2019	5347

<b>Customer / Bill To</b>
Attn: Ariel Medina Inframark Infrastructures Mgmt Services 313 Campus St Celebration FL 34747

<b>Ship To</b>
3000 Stonington Run Kissimmee, FL 34746



WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
	<b>~STONINGTON RUBBER MULCH~</b>			
	Furnish labor & materials to complete the following:			
	1. Installation of x20 super sacks of colored rubber mulch, weed barrier for 3,050 sq ft and x56 border at 8" height			
	<b>***RUBBER MULCH SAFETY SURFACING***</b>			
RMSK-BLUE	Colored Playground Mulch - 2000lb Super Sack	20	499.00	9,980.00
APS-Border 8	8' Border Timber With Spike - Black	56	24.00	1,344.00
GFAB	Weed Barrier	3,050	0.20	610.00
LPIN	Landscape pins for securing underlayment	3	55.00	165.00
Shipping	Combined Shipping and Freight Charges	1	1,867.90	1,867.90
	<b>***LABOR, INSTALLATION &amp; MISC***</b>			
FLIFTDAY	Telescopic Fork Lift Daily Rental	1	1,308.10	1,308.10
Dumpster Rental	Dumpster Rental	1	650.00	650.00
LBRMU	Labor and Installation of Mulch Products	1	3,205.00	3,205.00

### AGREED AND ACCEPTED:

If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature

Name / Title

Date

**Subtotal:** \$19,130.00

**Sales Tax: (7.5%)** \$0.00

**Total:** \$19,130.00

Terms and Conditions - By signing this document, client agrees to the following terms and conditions: 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect or damage at time of delivery and inventory parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs in relationship to any cancelled or missed delivery appointment. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness.



Blue Rubber Mulch is the top color choice with kids for use in playgrounds and play areas. This color is frequently used to create the illusion of water and helps expand imaginary play.

Available Sizes: 0.8 cu ft bags, 38.5 cu ft super sack, 76.9 cu ft super sack

**Cedar Red Rubber Mulch**

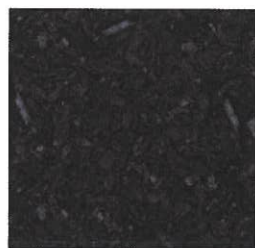
Cedar Red is our most popular selling playground rubber mulch color. The natural look and color blends well with almost all playground equipment colors and designs.

Available Sizes: 0.8 cu ft bags, 38.5 cu ft super sack, 76.9 cu ft super sack

**Mocha Brown Rubber Mulch**

Mocha Brown is a very popular and versatile color. This warm, natural tone allows the colors and design of most playground equipment to stand out.

Available Sizes: 0.8 cu ft bags, 38.5 cu ft super sack, 76.9 cu ft super sack

**Espresso Black Rubber Mulch**

Espresso Black is ideal for those looking for a rich, sophisticated look. This deep, rich color helps showcase the colors and design features of any playground or play area.

Available Sizes: 0.8 cu ft bags, 38.5 cu ft super sack, 76.9 cu ft super sack

**Green Rubber Mulch**

Green Rubber Mulch is a great color for those who desire fun and creativity throughout the playground and play areas. This color resembles the look of natural grass.

Available Sizes: 0.8 cu ft bags, 38.5 cu ft super sack, 76.9 cu ft super sack

**Uncoated Rubber Mulch**

Raw, uncoated rubber mulch. Traditionally used in playgrounds under tiles or other types of safety surfaces and not as the main safety surface.

Available Sizes: 76.9 cu ft super sack



Pro Playgrounds  
8490 Cabin Hill Road  
Tallahassee, FL 32311

## Quote

<b>Project Name</b>



Date	Estimate #
3/18/2019	5345

<b>Customer / Bill To</b>
Attn: Ariel Medina Inframark Infrastructures Mgmt Services 313 Campus St Celebration FL 34747

<b>Ship To</b>
3000 Stonington Run Kissimmee, FL 34746



WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
	<b>~STONINGTON TURF~</b> Furnish labor & materials to complete the following: 1. Installation of x30 tons aggregate base at 3" depth and nailer edge for 3,050 sq ft 2. Installation of Artificial turf, padding & infill for 3,050 sq ft			
	<b>***ARTIFICIAL TURF PRODUCTS***</b>			
SB-66	S Blade 66 (66oz, 1-3/4' PH - 15' x 75' Roll)	3,300	2.99	9,867.00
TPAD2	Lawn Pad 2-1/8'	118	52.00	6,136.00
PU2K	Mapei Ultrabond Turf PU 2k - 2 Gal	4	90.00	360.00
SANDBG	Play Sand, 50lb Bag	122	4.85	591.70
STAPE	Seam Tape	407	0.76413	311.00
CUTFEE	Turf Cut Fee Per Roll	4	35.00	140.00
Shipping	Combined Shipping and Freight Charges	1	954.80	954.80
	<b>***RAW MATERIALS***</b>			
AGG	Locally sourced crushed aggregate base materials	30	42.00	1,260.00
PTBDR	Pressure Treated Border and Hardware	230	1.75	402.50
	<b>***LABOR, INSTALLATION &amp; MISC***</b>			
Dumpster Rental	Dumpster Rental	1	650.00	650.00
LBRT	Labor and Installation - Aggregate base & nailer edge	1	2,002.00	2,002.00
LBRT	Labor and Installation - Artificial turf, padding & infill	1	12,650.00	12,650.00

### AGREED AND ACCEPTED:

If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature

Name / Title

Date

**Subtotal:** \$35,325.00

**Sales Tax: (7.5%)** \$0.00

**Total:** \$35,325.00

Terms and Conditions - By signing this document, client agrees to the following terms and conditions: 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect or damage at time of delivery and inventory parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs in relationship to any cancelled or missed delivery appointment. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness.



## Artificial Turf - S BLADE 66

Agenda Page 57





# PRO PLAYGROUNDS

The Play & Recreation Experts

Pro Playgrounds  
8490 Cabin Hill Road  
Tallahassee, FL 32311

## Quote

<b>Project Name</b>



Date	Estimate #
3/18/2019	5343

<b>Customer / Bill To</b>
Attn: Ariel Medina Inframark Infrastructures Mgmt Services 313 Campus St Celebration FL 34747

<b>Ship To</b>
3000 Stonington Run Kissimmee, FL 34746



WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
	<b>~STONINGTON PIP~</b> Furnish labor & materials to complete the following: 1. Installation of x55 tons aggregate base at 4" depth 2. Installation of SBR at 2" thickness for 3,050 sq ft and EPDM granules at 50/50 or 50/25/25			
	<b>***PIP PRODUCTS***</b>			
EPDM-B	55lb Premium EPDM Black Granule 1-4mm	64	28.00	1,792.00
EPDM-C	55lb Premium EPDM Colored Granule 1-4mm	64	73.16297	4,682.43
SBR	Shredded Rubber Buffings	275	24.00	6,600.00
ARBINDER	5 Gallon Aromatic Binder	87	104.00	9,048.00
Shipping	Combined Shipping and Freight Charges	1	2,090.00	2,090.00
	<b>***RAW MATERIALS***</b>			
AGG	Locally sourced crushed aggregate base materials (ABC Crush and Run Typical)	55	42.00	2,310.00
	<b>***LABOR, INSTALLATION &amp; MISC***</b>			
Dumpster Rental	Dumpster Rental	1	650.00	650.00
LBRPIP	Labor and Installation - Aggregate base	1	3,131.33	3,131.33
LBRPIP	Labor and Installation - SBR & EPDM granules	1	11,686.24	11,686.24

### AGREED AND ACCEPTED:

If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature

Name / Title

Date

**Subtotal:** \$41,990.00

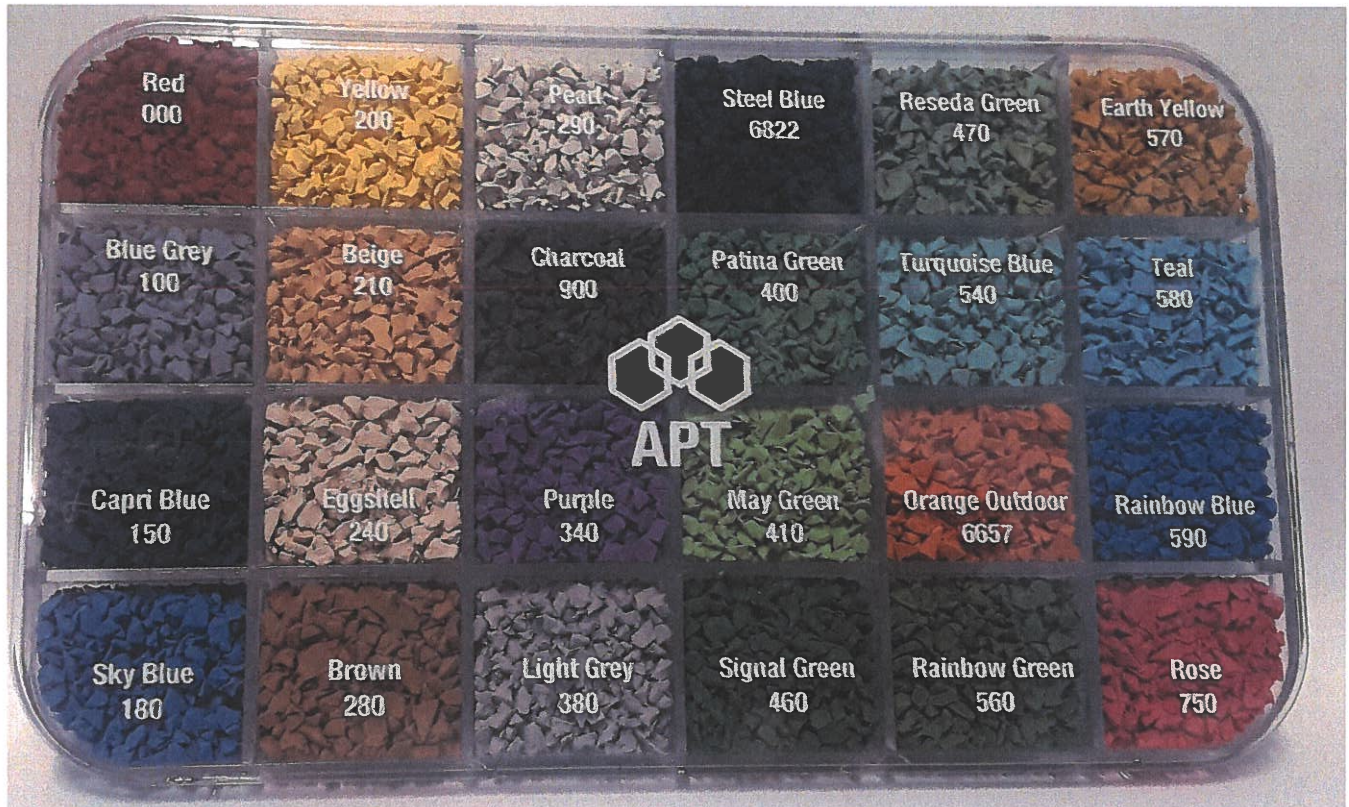
**Sales Tax: (7.5%)** \$0.00

**Total:** \$41,990.00

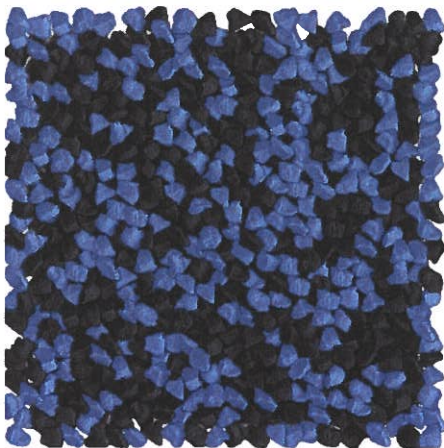
Terms and Conditions - By signing this document, client agrees to the following terms and conditions: 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect or damage at time of delivery and inventory parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs in relationship to any cancelled or missed delivery appointment. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness.



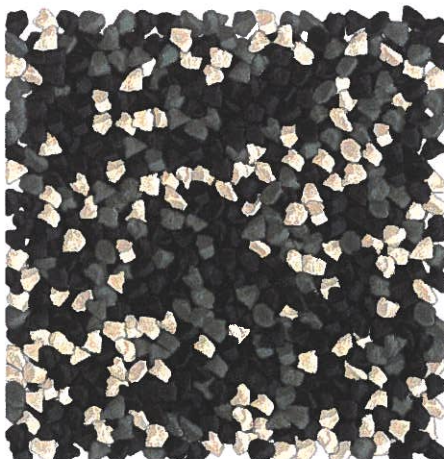
## Poured In Place Color Granule Options



50/50 Granules



50/25/25 Granules



PIP with 50/50 granules







Pro Playgrounds  
8490 Cabin Hill Road  
Tallahassee, FL 32311

## Quote

<b>Project Name</b>



Date	Estimate #
3/18/2019	5348

<b>Customer / Bill To</b>
Attn: Ariel Medina Inframark Infrastructures Mgmt Services 313 Campus St Celebration FL 34747

<b>Ship To</b>
3051 Greatbear Way Kissimmee FL 34746



WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
	<b>~GREATBEAR RUBBER MULCH~</b>			
	Furnish labor & materials to complete the following: 1. Installation of x17 super sacks of colored rubber mulch, weed barrier for 2,500 sq ft and x56 border at 8" height			
	<b>***RUBBER MULCH SAFETY SURFACING***</b>			
RMSK-BLUE	Colored Playground Mulch - 2000lb Super Sack	17	499.00	8,483.00
APS-Border 8	8' Border Timber With Spike - Black	56	24.00	1,344.00
GFAB	Weed Barrier	2,500	0.20	500.00
LPIN	Landscape pins for securing underlayment	3	55.00	165.00
Shipping	Combined Shipping and Freight Charges	1	1,734.90	1,734.90
	<b>***LABOR, INSTALLATION &amp; MISC***</b>			
FLIFTDAY	Telescopic Fork Lift Daily Rental	1	1,308.10	1,308.10
Dumpster Rental	Dumpster Rental	1	650.00	650.00
LBRMU	Labor and Installation of Mulch Products	1	2,815.00	2,815.00

### AGREED AND ACCEPTED:

If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature

Name / Title

Date

**Subtotal:** \$17,000.00

**Sales Tax: (7.5%)** \$0.00

**Total:** \$17,000.00

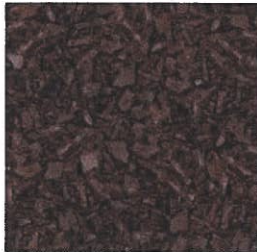
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Blue Rubber Mulch is the top color choice with kids for use in playgrounds and play areas. This color is frequently used to create the illusion of water and helps expand imaginary play.

Available Sizes: 0.8 cu ft bags, 38.5 cu ft super sack, 76.9 cu ft super sack

**Cedar Red Rubber Mulch**

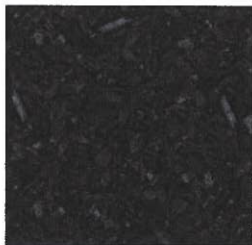
Cedar Red is our most popular selling playground rubber mulch color. The natural look and color blends well with almost all playground equipment colors and designs.

Available Sizes: 0.8 cu ft bags, 38.5 cu ft super sack, 76.9 cu ft super sack

**Mocha Brown Rubber Mulch**

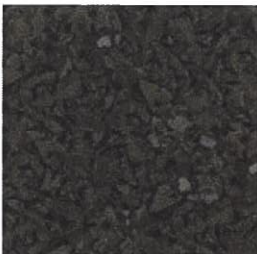
Mocha Brown is a very popular and versatile color. This warm, natural tone allows the colors and design of most playground equipment to stand out.

Available Sizes: 0.8 cu ft bags, 38.5 cu ft super sack, 76.9 cu ft super sack

**Espresso Black Rubber Mulch**

Espresso Black is ideal for those looking for a rich, sophisticated look. This deep, rich color helps showcase the colors and design features of any playground or play area.

Available Sizes: 0.8 cu ft bags, 38.5 cu ft super sack, 76.9 cu ft super sack

**Green Rubber Mulch**

Green Rubber Mulch is a great color for those who desire fun and creativity throughout the playground and play areas. This color resembles the look of natural grass.

Available Sizes: 0.8 cu ft bags, 38.5 cu ft super sack, 76.9 cu ft super sack

**Uncoated Rubber Mulch**

Raw, uncoated rubber mulch. Traditionally used in playgrounds under tiles or other types of safety surfaces and not as the main safety surface.

Available Sizes: 76.9 cu ft super sack



Pro Playgrounds  
8490 Cabin Hill Road  
Tallahassee, FL 32311

## Quote

<b>Project Name</b>



Date	Estimate #
3/18/2019	5346

<b>Customer / Bill To</b>
Attn: Ariel Medina Inframark Infrastructures Mgmt Services 313 Campus St Celebration FL 34747

<b>Ship To</b>
3051 Greatbear Way Kissimmee FL 34746



WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
	<b>~GREATBEAR TURF~</b> Furnish labor & materials to complete the following: 1. Installation of x25 tons aggregate base at 3" depth and nailer edge for 2,500 sq ft 2. Installation of Artificial turf, padding & infill for 2,500 sq ft			
	<b>***ARTIFICIAL TURF PRODUCTS***</b>			
SB-66	S Blade 66 (66oz, 1-3/4' PH - 15' x 75' Roll)	2,700	2.99	8,073.00
TPAD2	Lawn Pad 2-1/8'	97	52.00	5,044.00
PU2K	Mapei Ultrabond Turf PU 2k - 2 Gal	4	90.00	360.00
SANDBG	Play Sand, 50lb Bag	100	4.85	485.00
STAPE	Seam Tape	334	0.76416	255.23
CUTFEE	Turf Cut Fee Per Roll	3	35.00	105.00
Shipping	Combined Shipping and Freight Charges	1	868.27	868.27
	<b>***RAW MATERIALS***</b>			
AGG	Locally sourced crushed aggregate base materials	25	42.00	1,050.00
PTBDR	Pressure Treated Border and Hardware	230	1.75	402.50
	<b>***LABOR, INSTALLATION &amp; MISC***</b>			
Dumpster Rental	Dumpster Rental	1	650.00	650.00
LBRT	Labor and Installation - Aggregate base & nailer edge	1	1,638.00	1,638.00
LBRT	Labor and Installation - Artificial turf, padding & infill	1	10,369.00	10,369.00

### AGREED AND ACCEPTED:

If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature

Name / Title

Date

**Subtotal:** \$29,300.00

**Sales Tax: (7.5%)** \$0.00

**Total:** \$29,300.00

Terms and Conditions - By signing this document, client agrees to the following terms and conditions: 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect or damage at time of delivery and inventory parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs in relationship to any cancelled or missed delivery appointment. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness.



## Artificial Turf - S BLADE 66







Pro Playgrounds  
8490 Cabin Hill Road  
Tallahassee, FL 32311

## Quote

<b>Project Name</b>



Date	Estimate #
3/18/2019	5344

<b>Customer / Bill To</b>
Attn: Ariel Medina Inframark Infrastructures Mgmt Services 313 Campus St Celebration FL 34747

<b>Ship To</b>
3051 Greatbear Way Kissimmee FL 34746



WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
	<b>~GREATBEAR PIP~</b> Furnish labor & materials to complete the following: 1. Installation of x45 tons aggregate base at 4" depth 2. Installation of SBR at 2" thickness for 2,500 sq ft and EPDM granules at 50/50 or 50/25/25			
	<b>***PIP PRODUCTS***</b>			
EPDM-B	55lb Premium EPDM Black Granule 1-4mm	53	28.00	1,484.00
EPDM-C	55lb Premium EPDM Colored Granule 1-4mm	53	73.16302	3,877.64
SBR	Shredded Rubber Buffings	225	24.00	5,400.00
ARBINDER	5 Gallon Aromatic Binder	72	104.00	7,488.00
Shipping	Combined Shipping and Freight Charges	1	1,705.36	1,705.36
	<b>***RAW MATERIALS***</b>			
AGG	Locally sourced crushed aggregate base materials (ABC Crush and Run Typical)	45	42.00	1,890.00
	<b>***LABOR, INSTALLATION &amp; MISC***</b>			
Dumpster Rental	Dumpster Rental	1	650.00	650.00
LBRPIP	Labor and Installation - Aggregate base	1	2,570.00	2,570.00
LBRPIP	Labor and Installation - SBR & EPDM granules	1	10,395.00	10,395.00

### AGREED AND ACCEPTED:

If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature

Name / Title

Date

**Subtotal:** \$35,460.00

**Sales Tax: (7.5%)** \$0.00

**Total:** \$35,460.00

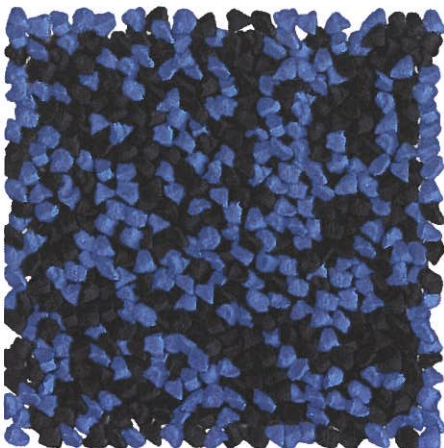
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## Poured In Place Color Granule Options



50/50 Granules



PIP with 50/50 granules



50/25/25 Granules



**4F.**

Concorde Estates CDD

29  
29

Thank you for your business!

March 16, 2019

Concorde Estates CDD	
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Thank you for your business!





Work Order Authorization 0151026

March 16, 2019

To: Concorde Estates CDD  
 313 Campus Street  
 Celebration, FL. 34747  
 407-566-1935

Concorde Estates CDD	
----------------------	--

Description		Hours	Total
	\$ 29.00	3	\$ 87.00
Clean gutter drains around recreational center			
Clean storm drain structures around the community	\$29.00	3	\$ 87.00
Clean/remove vegetation from storm drain at Marshfield Preserve Way	\$29.00	6	\$ 174.00
Clean/remove vegetation from storm drain at Harbor view	\$29.00	6	\$ 174.00
Pressure Wash fence at Marshfield Preserve Way and Grassmere View Pkwy.	\$29.00	32	\$ 928.00
Removal and disposal of soccer arches at Marshfield Preserve Way and Harbor View	\$29.00	8	\$ 232.00
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
Prepared by Inframark, Ariel Medina, Field Services Supervisor			
			<b>\$ 1,682.00</b>

Thank you for your business!

**4G.**

WORLD FLAGS, INTERNATIONAL FLAGS, CITY FLAGS

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SHOPPING BAG

Best Sellers

New Arrivals

Limited Time Offer

\$149.99 / 1 item(s)

SHOPPING BAG

BILLING & SHIPPING

ORDER REVIEW


ORDER CONFIRMATION

**SHOPPING BAG:** No 3231568974

< CONTINUE SHOPPING

CONTINUE CHECKOUT >

Item selected is saved in your bag, but inventory is only reserved for you for 10 minutes and then will made available to other shoppers.

Item	Description	Quantity	Price	Total Price
	OSCEOLA35 - Osceola County Florida Flags 3x5 feet <a href="#">Remove Item</a>	1 ▼	\$149.99	\$149.99

HAVE A PROMO CODE?

Only one Promo Code can be used per order

APPLY

Shipping: \$15.99

Pay Securely With:     

**TOTAL: \$165.98**

< CONTINUE SHOPPING

CONTINUE CHECKOUT >



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**CHECKOUT**

Please fill in the fields below and click Place order to complete your purchase!

Please fill in the fields below and click Place order to complete your purchase!

Already have an account? Click here to login

BILLING ADDRESS		SHIPPING METHOD	
First Name *	Last Name *	<input checked="" type="radio"/> <b>Economy \$6.03</b> Estimated Delivery Tuesday Mar 26th	
Ariel	Medina	<input type="radio"/> <b>Ground \$10.75</b> Estimated Delivery Friday Mar 22nd	
Email Address *	Telephone *	<input type="radio"/> <b>Three Day \$19.18</b> Estimated Delivery Thursday Mar 21st	
ariel.medina@inframrk.com	281-831-0139	<input type="radio"/> <b>Two Day \$24.91</b> Estimated Delivery Wednesday Mar 20th	
Address *		<input type="radio"/> <b>Next Day \$50.67</b> Estimated Delivery Tuesday Mar 19th	
313 Campus Street		<div><b>! IMPORTANT!</b></div> <p>Please review your shipping and billing information before you place your order to make sure everything is correct</p> <p>Once your order has been placed, it cannot be changed or canceled</p> <p><b>Tax Exempt:</b></p> <p>If you are a tax-exempt organization, place your order then email your exemption certificate to <a href="mailto:tax@onlinestores.com">tax@onlinestores.com</a> along with your order number and we will remove the tax from your order</p> <p>We collect sales tax for the following states: AL, AR, CO, CT, GA, HI, IL, IN, IA, KA, KY, ME, MD, MA, MI, MN, MS, NE, NV, NJ, NC, ND, OH, OK, PA, RI, SC, SD, TN, UT, VT, WA, WV, WI &amp; WY</p>	
Country *	City *		
United States	Celebration		
Zip/Postal Code *	State/Province *		
34747	Florida		
Company			
Concorde Estates CDD			
<input type="checkbox"/> Create an account for later use			
<input type="checkbox"/> Ship to different address			
View Shipping Info ▼			

ORDER REVIEW		
Product Name	Qty	Subtotal
Florida Flag 3x5ft Nylon Additions Outdoor No Addition	1	\$21.50
American Tough Tex Flag 3ft x 5ft Polyester By Annin Estimated Delivery Tuesday Mar 26th	1	\$30.80
		<b>Subtotal \$52.30</b>
		<b>Shipping &amp; Handling (Best Way - Economy) \$6.03</b>
		<b>Grand Total \$58.33</b>
<input type="checkbox"/> Add a gift message to my order		
<input type="checkbox"/> Sign Up for Our Newsletter		
<input type="checkbox"/> Email me a copy of my invoice on shipment		
Place order now		



## **Fifth Order of Business**

**5C**

**JOHNSTON'S**  
**SURVEYING INC.**  
900 Shady Lane • Kissimmee, FL 34744  
Phone: (407) 847-2179  
Fax: (407) 847-6140

**EMAIL**

**To:** Mr. Steve N. Boyd, P.E.

---

**From:** Richard D. Brown

---

**Email:** steve@boydcivil.com

**Pages:**

3

**Phone** 407-494-2693

**DATE:** March 19, 2019

---

**Re** PROPOSAL FOR SURVEYING – Survey support services for Tract 9,  
Concorde Estates, Phase IIA, PB 19, Pgs 55-64

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☐ **Urgent**   ☐ **For Review**   ☐ **Please Comment**   ☐ **Please Reply**   ☐ **Please Recycle**  
● **Comments:**

Please find attached our proposal for surveying services for the above referenced project.

If you have any questions or comments, please let me know. You can reach me at:  
Ofc: 407-847-2179 x-229 or Email: rick@jsurveying.com.



March 19, 2019

Concorde Estates CDD  
Board of Supervisors  
c/o Boyd Civil Engineering, District Engineer  
6816 Hanging Moss Rd.  
Orlando, FL 32807

**RE: PROPOSAL FOR SURVEYING SERVICES**  
**Survey support services for Tract 9, Concorde Estates, Phase IIA, PB**  
**19, Pgs 55-64, being PID #20-26-29-2934-TRAC-0090**

Dear Sir/Madam:

Pursuant to your request for surveying services on the above referenced site, the following is an outline of the scope of services.

TASK I: Field stake boundary lines for the above referenced property for client to determine check maximum landscape maintenance and mowing limits.

We propose a lump sum fee of: \$2,500.00

All work will be completed under the direct supervision of a professional surveyor and mapper licensed to practice in the State of Florida and work will be in accordance with the Standards of Practice set forth by the Florida Administrative Code 5J-17.051 for Surveyors & Mappers, pursuant to Section 472.027 Florida Statutes.

We appreciate the opportunity to present this proposal and look forward to working with you on this project. If you have any questions, please let me know.

Respectfully,

Richard D. Brown  
FL, PSM #5700

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District Chairman



# JOHNSTON'S SURVEYING INC.

900 Shady Lane • Kissimmee, FL 34744

Phone: (407) 847-2179

Fax: (407) 847-6140

## CONDITIONS OF PROPOSAL ACCEPTANCE

### **CONCORDE ESTATES CDD – TR. 9, CONCORDE ESTATES PH IIA – STAKE PROP LINES**

Services and fees outlined in this proposal dated 3-19-19 are subject to the following conditions:

1. This fee does not include any services for outside consultants.
2. All reimbursable expenses, including but not limited to, blueprinting, photographic work, photocopies and express charges will be billed separately and independently of the contract amount.
3. All services are based on a "one-time" performance only. Any additional services not outlined will be performed at our normal hourly rates, after client authorization.
4. The client is responsible for any application or review fees required by governmental or regulatory agencies for plan submittals.
5. All application or review fees and reimbursable expenses, except blueprints, paid directly by consultant will be subject to a 15% surcharge.
6. We cannot guarantee governmental or regulatory agency approvals, nor is our fee dependent on such.
7. Invoices will be considered due and payable within 10 days of the date of the invoice. All "past due" invoices are subject to interest attached at 1.5% per month, 18% per annum.
8. The client has the right to terminate this agreement with a 10 working day advance written notice. If such termination takes place, the consultant will present a final invoice based on the percentage of the completed project.
9. Should it become necessary for the consultant to utilize its attorney to collect fees due the consultant, the client agrees to bear the cost of collection, including reasonable attorney's fees.
10. Retainer of \$1000 will be required upon execution of this contract.

If this proposal meets with your approval, please return one copy (executed with the original signature of the party responsible for payment) to this office. Upon receipt, it shall be deemed a mutually binding contractual agreement between the signing parties. If this proposal is not executed and returned to this office within 90 days, it shall be null and void. Any fees associated with this proposal are subject to increase if this contract is still in force at the end of one year.

CONSULTANT: Richard D. Brown DATE: 3/19/19  
Richard D. Brown – FL, PSM #5700

ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

COMPANY: \_\_\_\_\_ POSITION: \_\_\_\_\_



Katrina S. Scarborough, CFA, CCF, MCF  
Osceola County Property Appraiser

Search: ☒ Address

Clear Results

Agenda Page 78

Home

Base Maps

Layers

Sales

Identify

Tools

Print

Identify



2018 Trim Property Record Card Tax Collector

Info Values Building Land XFOB Sales

Parcel [20-26-29-2934-TRAC-0090](#)

Owner Name CONCORDE ESTATES HOA

Mailing Address C/O TITAN HOA MANAGEMENT  
KISSIMMEE, FL 34744

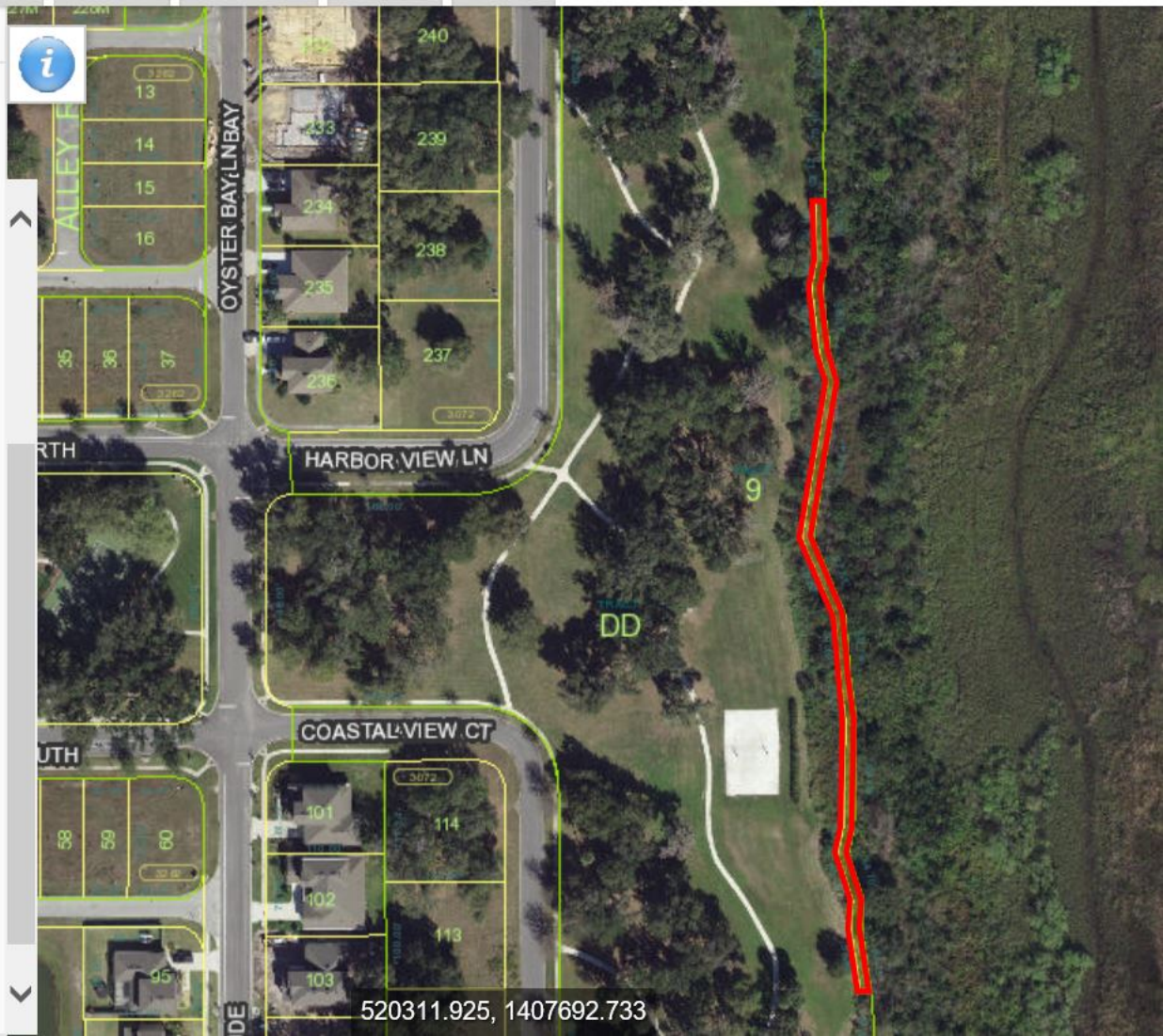
Physical Address HARBOR VIEW LN, KISSIMMEE FL  
34746

Property Type RESIDENTIAL COMMON  
ELEMENTS/AREA VAC

Tax District 300 - OSCEOLA COUNTY

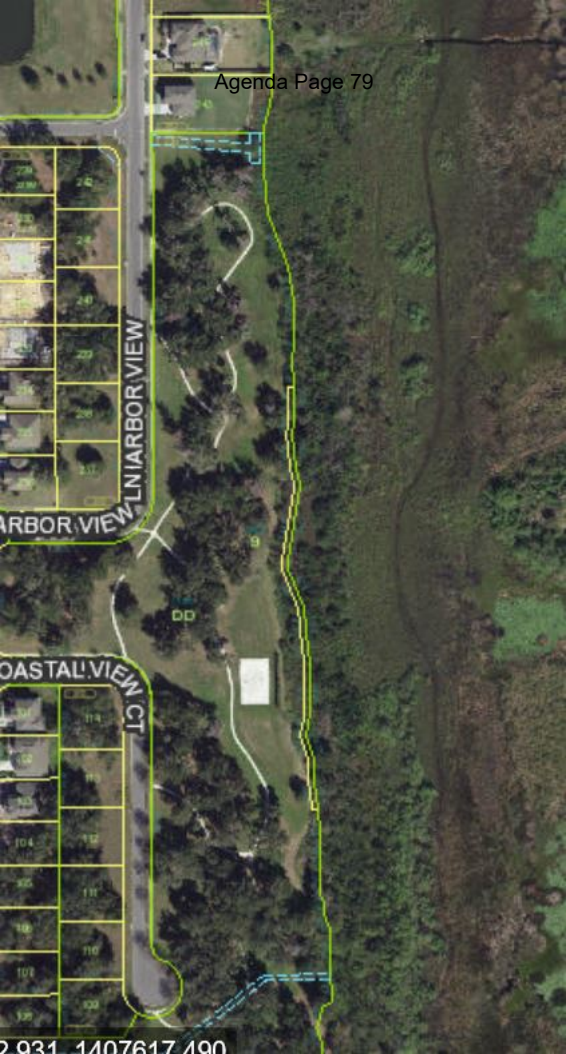
Acres 0.171

Desc. CONCORDE ESTATES PHASE IIA PB



520311.925, 1407692.733





## **Seventh Order of Business**



**7Ai.**

**MINUTES OF MEETING  
CONCORDE ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Concorde Estates Community Development District was held on Wednesday, February 27, 2019 at 6:00 p.m. at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, Florida.

Present and constituting a quorum were:

Victor Cruz	Chairperson
Michael Barbuck	Vice Chairman
Cesar Goyetche	Assistant Secretary
Basam Alli	Assistant Secretary
Martha Land	Assistant Secretary

Also present were:

Kristen Suit	District Manager
Tristan LaNasa	District Counsel
Ariel Medina	Project Coordinator
Alfredo Reyes	Clubhouse Manager
Steven N. Boyd, P.E.	District Engineer

Resident(s)

*The following is a summary of the minutes and actions taken.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Suit called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS**

**Public Comments on Agenda Items**

None.

**FOURTH ORDER OF BUSINESS**

**Staff Report- Site/Clubhouse Manager's Report**

**A. Weekly Clubhouse Reports**

Mr. Reyes reported the following:

- There were two reserved parties in the month of January.
- Four key cards were given out to residents since the last meeting.
- Admiral Furniture re-slang chairs.
- Clubhouse is being maintained. Trash was picked up near pools, tennis courts and parking areas.
- Mr. Goyetche inquired about securing touch-up paint. Mr. Reyes informed him it is available for \$15.

**B. Work Orders Status Report**

Mr. Medina reported the following:

- Completed items are located on Agenda Page 10.
- Signs were put on the playground.
- A leak in the women's bathroom was reported.

**C. Monthly Field Manager's Report**

- Discussion ensued regarding RFP for landscape.

**D. Revised Proposals for Clubhouse Surveillance Cameras**

- Proposals were reviewed.

On MOTION by Mr. Goyetche seconded by Mr. Cruz with all in favor, the Servus Proposal for Clubhouse Surveillance Cameras in the amount of \$9,691 and ADT Alarm Monitoring System in the amount of \$256.28 Installation Cost and \$55.89 Monthly Monitoring were approved. 5-0

**E. Spectrum Proposal**

- Discussion of the Spectrum proposal ensued.

On MOTION by Mr. Cruz seconded by Mr. Barbuck with all in favor, the Spectrum Proposal in the amount of \$99 (one time install fee) and \$122.41 estimated monthly for the next three years was approved. 5-0

**F. Proposal for Storm Pipe Repair**

- The storm pipe is eroding and needs repair. A proposal was received.

On MOTION by Mr. Cruz seconded by Mr. Goyetche with all in favor, the Proposal for Storm Pipe Repair under Alley Road in the amount of \$5,300 was approved. 5-0

**G. Duval Landscaping Detailed Monthly Schedule**

- Discussion ensued regarding landscaping monthly schedule.

**FIFTH ORDER OF BUSINESS****Engineer's Report****A. Follow up**

A copy of the Engineering Inspection Report was provided.

**B. Scope of Services and Cost for Annual Stormwater Inspection**

- The Board requested a specific maintenance map.
- Discussion ensued regarding repair of sidewalks.

On MOTION by Mr. Alli Seconded by Mr. Cruz with all in favor The Board authorized District Engineer to obtain detailed landscape maintenance map that includes trees the District is responsible for trimming. 5-0

**SIXTH ORDER OF BUSINESS****Attorney's Report****A. Status Update and Pending Items**

- Mr. Cruz commented on Resolution 2018-12 regarding foreclosure process.
- Mr. LaNasa informed the Board that letters will be sent out to property owners regarding foreclosure process.

*Let the record reflect Mr. Boyd left the meeting.*

**B. Discussion Regarding Board's Expenditures of District O&M Funds****SEVENTH ORDER OF BUSINESS****Manager's Report**

Ms. Suit discussed options for pool attendant hours. The Board decided 12:30-9 pm on Saturdays, Sundays and Mondays. Further discussion ensued.

On MOTION by Mr. Alli Seconded by Mr. Goyetche with all in favor the Pool Monitor/Security Personnel Hours of 12:30pm to 9pm with a half-hour lunch break on Saturday, Sunday and Monday from April 20, 2019 to September 30,2019 was approved. 5-0

Discussion of ADA Compliance ensued.

On MOTION by Mr. Goyetche Seconded by Mr. Alli with all in favor the Proposal for ADA Compliance Shield to be added to District's Website and initial Website Review was approved. 5-0

**A. Consent Agenda****i. Minutes of the January 23, 2019 Meeting**



On MOTION by Ms. Land Seconded by Mr. Goyetche with all in favor the Minutes of the January 23, 2019 Meeting were approved. 5-0

**ii. Financial Statements**

Ms. Suit informed the Board they were under budget by \$40,780.

On MOTION by Ms. Land Seconded by Mr. Barbuck with all in favor the Financial Statements and Check Register were accepted. 5-0

**B. Ratification of Chair Authorized Expenditures**

On MOTION by Ms. Land Seconded by Mr. Barbuck with all in favor the Chair-Authorized Expenditures between meetings in the amount of \$754 for work orders and \$1,945 for irrigation repairs were ratified. 5-0

**C. Egis Insurance Recommendations**

- Egis Insurance conducted an inspection of the property.
- Mulch in playground needs to be ADA compliant.
- District Engineer will investigate the playground grading.

On MOTION by Mr. Cruz seconded by Mr. Barbuck with all in favor Authorization for District Engineer to obtain proposals for regrading of playgrounds to be provided at the March 27, 2019 Meeting was approved. 5-0

- Proposals for regrading will be obtained by District Engineer.
- District Staff will provide proposals for ADA compliant playground equipment.
- Slip and fall litigation has not yet been resolved.

On MOTION by Mr. Cruz Seconded by Ms. Land with all in favor Field Services Work Order to inspect CDD sidewalks and grind sidewalks where needed was approved. 5-0

**D. Procedure and Process for Considering a New FY20 O&M Assessment Methodology**

- Discussion ensued.

**E. Benefit Unit Analysis Proposal**

- A Benefit Analysis proposal for \$5,000 was received.

On MOTION by Mr. Goyetche Seconded by Mr. Barbuck with all in favor the Benefit Unit Analysis Proposal from Real Estate Econometrics, Inc. in the amount of \$5,000 with an additional (\$200 per hour to attend meetings if needed, \$.0555 per mile for mileage reimbursement, if needed) was approved. 5-0

**EIGHTH ORDER OF BUSINESS****Supervisors' Requests and Comments****A. Consideration of District CDD Email Addresses for Each Board Member**

- Ms. Suit discussed the advantages of CDD email addresses. Further discussion ensued. Cost will be investigated.

**B. Consideration of Removal of Trash Cans in Parks**

- Trash is overfilling cans in parks.
- Discussion of doggie stations ensued.
- Three trash cans on CDD property by St. Clair Park will be removed.

On MOTION by Mr. Cruz Seconded by Mr. Barbuck with all in favor Removal of three trash cans on CDD property (St. Clair by lake) was approved. 5-0

**C. Consideration of Field Management Services Spending Authorization for Maintenance & Repairs Between Meetings**

- Board discussion ensued.
- Ms. Suit commented that all items will be documented.
- Further discussion ensued.

**NINTH ORDER OF BUSINESS****Audience Comments**

- A resident commented on the potholes at the entrance of the community. Ms. Suit informed resident that the District does not own nor maintain the roads.
- Donations of Christmas decorations for the community were discussed.
- A resident commented on sidewalks, trashcans and CDD responsibility.

On MOTION by Mr. Cruz Seconded by Mr. Goyetche with all in favor the removal of playground equipment on Greatbear and on St. Clair in an amount not to exceed \$5,000 was approved. 5-0

- Pool maintenance discussion ensued.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Land seconded by Mr. Barbuck with all in favor the meeting  
was adjourned. 5-0

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

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

**7Aii.**



**Concord Estates  
Community Development District**

*Financial Report*

*February 28, 2019*

**CONCORDE ESTATES**  
Community Development District

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**Concorde Estates  
Community Development District**

**Financial Statements**

**(Unaudited)**

**February 28, 2019**

**Balance Sheet**  
February 28, 2019

ACCOUNT DESCRIPTION	GENERAL FUND	2004 DEBT SERVICE FUND	2011 DEBT SERVICE FUND	2017B DEBT SERVICE FUND	TOTAL
<b><u>ASSETS</u></b>					
Cash - Checking Account	\$ 176,923	\$ -	\$ -	\$ -	\$ 176,923
Assessments Receivable	27,834	-	-	-	27,834
Due From Other Funds	-	-	12,017	-	12,017
Investments:					
Money Market Account	1,222,432	-	-	-	1,222,432
Interest Fund (A-1)	-	-	1	-	1
Prepayment Account B	-	-	688	-	688
Prepayment Fund (A-2)	-	-	140,178	-	140,178
Reserve Fund (A-1)	-	-	83,129	-	83,129
Revenue Fund (A-1)	-	-	546,180	-	546,180
Revenue Fund (A-2)	-	-	151,552	-	151,552
Revenue Fund B	-	-	24	1,482	1,506
<b>TOTAL ASSETS</b>	<b>\$ 1,427,189</b>	<b>\$ -</b>	<b>\$ 933,769</b>	<b>\$ 1,482</b>	<b>\$ 2,362,440</b>
<b><u>LIABILITIES</u></b>					
Accounts Payable	\$ 37,937	\$ -	\$ -	\$ -	\$ 37,937
Accrued Expenses	34,760	-	-	-	34,760
Due to Landowners	-	-	22,468	-	22,468
Accrued Taxes Payable	176	-	-	-	176
Revenue Bonds Payable-Current	-	7,511,083	3,013,428	-	10,524,511
Due To Other Funds	12,017	-	-	-	12,017
<b>TOTAL LIABILITIES</b>	<b>84,890</b>	<b>7,511,083</b>	<b>3,035,896</b>	<b>-</b>	<b>10,631,869</b>
<b><u>FUND BALANCES</u></b>					
<b>Restricted for:</b>					
Debt Service	-	-	-	1,482	1,482
<b>Assigned to:</b>					
Reserves - Other	75,307	-	-	-	75,307
<b>Unassigned:</b>	1,266,992	(7,511,083)	(2,102,127)	-	(8,346,218)
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,342,299</b>	<b>\$ (7,511,083)</b>	<b>\$ (2,102,127)</b>	<b>\$ 1,482</b>	<b>\$ (8,269,429)</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,427,189</b>	<b>\$ -</b>	<b>\$ 933,769</b>	<b>\$ 1,482</b>	<b>\$ 2,362,440</b>



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	FEB-19 ACTUAL
<b><u>REVENUES</u></b>					
Interest - Investments	\$ -	\$ -	\$ 6,394	\$ 6,394	\$ 1,626
Room Rentals	-	-	2,302	2,302	-
Interest - Tax Collector	-	-	297	297	-
Special Assmnts- Tax Collector	711,247	640,121	608,143	(31,978)	16,345
Special Assmnts- CDD Collected	46,523	46,523	2,404	(44,119)	-
Special Assmnts- Discounts	-	-	(23,685)	(23,685)	(341)
Other Miscellaneous Revenues	-	-	4	4	-
Pool Access Key Fee	-	-	116	116	-
<b>TOTAL REVENUES</b>	<b>757,770</b>	<b>686,644</b>	<b>595,975</b>	<b>(90,669)</b>	<b>17,630</b>
<b><u>EXPENDITURES</u></b>					
<b><u>Administration</u></b>					
P/R-Board of Supervisors	14,000	5,835	3,600	2,235	1,200
FICA Taxes	-	-	214	(214)	92
ProfServ-Arbitrage Rebate	1,000	-	-	-	-
ProfServ-Engineering	15,000	6,250	2,062	4,188	748
ProfServ-Legal Services	13,000	5,415	14,609	(9,194)	7,771
ProfServ-Mgmt Consulting Serv	102,730	42,805	42,804	1	8,561
ProfServ-Special Assessment	-	-	5,250	(5,250)	-
ProfServ-Trustee Fees	10,000	10,000	11,317	(1,317)	-
Auditing Services	3,900	1,950	-	1,950	-
Insurance - General Liability	3,025	3,025	5,750	(2,725)	-
Legal Advertising	1,800	750	1,074	(324)	276
Misc-Assessmnt Collection Cost	-	-	11,689	(11,689)	320
Dues, Licenses, Subscriptions	425	425	175	250	-
<b>Total Administration</b>	<b>164,880</b>	<b>76,455</b>	<b>98,544</b>	<b>(22,089)</b>	<b>18,968</b>
<b><u>Public Safety</u></b>					
Security Service - Sheriff	46,850	19,520	6,279	13,241	950
R&M-Gatehouse	492	205	132	73	-
<b>Total Public Safety</b>	<b>47,342</b>	<b>19,725</b>	<b>6,411</b>	<b>13,314</b>	<b>950</b>
<b><u>Electric Utility Services</u></b>					
Electricity - General	16,000	6,665	6,575	90	1,159
Electricity - Streetlighting	125,000	52,085	49,325	2,760	9,804
Electricity - Rec Center	12,250	5,105	4,845	260	867
<b>Total Electric Utility Services</b>	<b>153,250</b>	<b>63,855</b>	<b>60,745</b>	<b>3,110</b>	<b>11,830</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending February 28, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	FEB-19 ACTUAL
<b><u>Water-Sewer Comb Services</u></b>					
Utility - Water	110,000	45,835	48,015	(2,180)	21,458
Backflow Assembly Testing	750	315	-	315	-
<b>Total Water-Sewer Comb Services</b>	<b>110,750</b>	<b>46,150</b>	<b>48,015</b>	<b>(1,865)</b>	<b>21,458</b>
<b><u>Flood Control/Stormwater Mgmt</u></b>					
R&M-Aquascaping	6,312	2,630	3,647	(1,017)	865
R&M-Fountain	2,500	1,040	500	540	250
R&M Lake & Pond Bank	5,000	2,085	7,495	(5,410)	-
<b>Total Flood Control/Stormwater Mgmt</b>	<b>13,812</b>	<b>5,755</b>	<b>11,642</b>	<b>(5,887)</b>	<b>1,115</b>
<b><u>Other Physical Environment</u></b>					
Contracts-Landscape	151,497	63,125	50,499	12,626	12,626
Insurance - General Liability	12,158	12,158	8,697	3,461	-
R&M-Entry Feature	4,000	1,665	42	1,623	-
R&M-Irrigation	3,500	1,460	8,622	(7,162)	-
Landscape Replacement	10,000	4,165	-	4,165	-
Annual Mulching & Tree Trimming	17,000	17,000	1,975	15,025	1,975
Misc-Decorative Lighting	500	210	30	180	-
Misc-Holiday Decor	1,500	625	-	625	-
<b>Total Other Physical Environment</b>	<b>200,155</b>	<b>100,408</b>	<b>69,865</b>	<b>30,543</b>	<b>14,601</b>
<b><u>Contingency</u></b>					
Misc-Contingency	63,895	26,625	22,826	3,799	8,767
<b>Total Contingency</b>	<b>63,895</b>	<b>26,625</b>	<b>22,826</b>	<b>3,799</b>	<b>8,767</b>
<b><u>Parks and Recreation - General</u></b>					
Contracts-Pools	9,000	3,750	3,375	375	675
Contracts-Pest Control	2,500	1,040	272	768	125
Telephone/Fax/Internet Services	2,500	1,040	1,076	(36)	20
R&M-Clubhouse	7,500	3,125	2,576	549	2,175
R&M-Fence	7,500	3,125	-	3,125	-
R&M-Pools	5,000	2,085	2,716	(631)	304
R&M-Fitness Equipment	3,000	1,250	1,083	167	-
R&M-Pressure Washing	500	210	4,100	(3,890)	-
R&M-Parks & Facilities	2,500	1,040	-	1,040	-
Gatehouse Repair & Maintenance	1,250	520	-	520	-
TV/Cable or Dish	852	355	385	(30)	60
Office Supplies	350	145	757	(612)	-

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending February 28, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	FEB-19 ACTUAL
Clubhouse Cleaning Service G&A	750	315	936	(621)	-
Dues, Licenses, Subscriptions	675	675	-	675	-
<b>Total Parks and Recreation - General</b>	<b>43,877</b>	<b>18,675</b>	<b>17,276</b>	<b>1,399</b>	<b>3,359</b>
<b><u>Special Events</u></b>					
Misc-Special Events	5,000	2,085	-	2,085	-
<b>Total Special Events</b>	<b>5,000</b>	<b>2,085</b>	<b>-</b>	<b>2,085</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>802,961</b>	<b>359,733</b>	<b>335,324</b>	<b>24,409</b>	<b>81,048</b>
Excess (deficiency) of revenues					
Over (under) expenditures	(45,191)	326,911	260,651	(66,260)	(63,418)
<b><u>OTHER FINANCING SOURCES (USES)</u></b>					
Contribution to (Use of) Fund Balance	(45,191)	-	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(45,191)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (45,191)	\$ 326,911	\$ 260,651	\$ (66,260)	\$ (63,418)
<b>FUND BALANCE, BEGINNING (OCT 1, 2018)</b>	<b>1,081,648</b>	<b>1,081,648</b>	<b>1,081,648</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,036,457</b>	<b>\$ 1,408,559</b>	<b>\$ 1,342,299</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending February 28, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	FEB-19 ACTUAL
<b><u>REVENUES</u></b>					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL REVENUES</b>	-	-	-	-	-
<b><u>EXPENDITURES</u></b>					
<b>TOTAL EXPENDITURES</b>	-	-	-	-	-
Excess (deficiency) of revenues					
Over (under) expenditures	-	-	-	-	-
Net change in fund balance	\$ -	\$ -	\$ -	\$ -	\$ -
<b>FUND BALANCE, BEGINNING (OCT 1, 2018)</b>	-	-	(7,511,083)		
<b>FUND BALANCE, ENDING</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (7,511,083)</u>		



**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending February 28, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	FEB-19 ACTUAL
<b>REVENUES</b>					
Interest - Investments	\$ -	\$ -	\$ 4,217	\$ 4,217	\$ 946
Special Assmnts- Tax Collector	512,659	461,393	414,939	(46,454)	11,152
Special Assmnts- Prepayment	-	-	140,178	140,178	-
Special Assmnts- CDD Collected	-	-	1,316	1,316	-
Special Assmnts- Discounts	-	-	(16,161)	(16,161)	(233)
<b>TOTAL REVENUES</b>	<b>512,659</b>	<b>461,393</b>	<b>544,489</b>	<b>83,096</b>	<b>11,865</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
Misc-Assessmnt Collection Cost	-	-	7,975	(7,975)	218
<b>Total Administration</b>	<b>-</b>	<b>-</b>	<b>7,975</b>	<b>(7,975)</b>	<b>218</b>
<b>Debt Service</b>					
Prepayments Series A-2	-	-	85,000	(85,000)	-
Interest Expense Series A-1	-	-	100,913	(100,913)	-
Interest Expense Series A-2	-	-	64,789	(64,789)	-
DS Costs-Miscellaneous	512,659	512,659	-	512,659	-
<b>Total Debt Service</b>	<b>512,659</b>	<b>512,659</b>	<b>250,702</b>	<b>261,957</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>512,659</b>	<b>512,659</b>	<b>258,677</b>	<b>253,982</b>	<b>218</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(51,266)	285,812	337,078	11,647
<b>OTHER FINANCING SOURCES (USES)</b>					
Operating Transfers-Out	-	-	(1,480)	(1,480)	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>(1,480)</b>	<b>(1,480)</b>	<b>-</b>
Net change in fund balance	\$ -	\$ (51,266)	\$ 284,332	\$ 335,598	\$ 11,647
<b>FUND BALANCE, BEGINNING (OCT 1, 2018)</b>	<b>(2,386,459)</b>	<b>(2,386,459)</b>	<b>(2,386,459)</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ (2,386,459)</b>	<b>\$ (2,437,725)</b>	<b>\$ (2,102,127)</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending February 28, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	FEB-19 ACTUAL
<b><u>REVENUES</u></b>					
Interest - Investments	\$ -	\$ -	\$ 2	\$ 2	\$ -
<b>TOTAL REVENUES</b>	-	-	2	2	-
<b><u>EXPENDITURES</u></b>					
<b>TOTAL EXPENDITURES</b>	-	-	-	-	-
Excess (deficiency) of revenues					
Over (under) expenditures	-	-	2	2	-
<b><u>OTHER FINANCING SOURCES (USES)</u></b>					
Interfund Transfer - In	-	-	1,480	1,480	-
<b>TOTAL FINANCING SOURCES (USES)</b>	-	-	1,480	1,480	-
Net change in fund balance	\$ -	\$ -	\$ 1,482	\$ 1,482	\$ -
<b>FUND BALANCE, BEGINNING (OCT 1, 2018)</b>	-	-	-		
<b>FUND BALANCE, ENDING</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,482</u>		

**Concorde Estates  
Community Development District**

**Supporting Schedules**

**February 28, 2019**

**Non-Ad Valorem Special Assessments**  
Osceola County Tax Collector - Monthly Collection Report  
For the Fiscal Year ending September 2019

					ALLOCATION BY FUND	
DATE	NET AMOUNT	DISCOUNT/ (PENALTIES)	TAX	GROSS	GENERAL	SERIES 2011
RECEIVED	RECEIVED	AMOUNT	COLLECTOR	AMOUNT RECEIVED	FUND 001	GROSS ASSESSMENTS
Assessments Levied FY 2019				\$1,272,909	\$756,646	\$516,263
Allocation %				100.00%	59.44%	40.56%
11/09/18	8,848	505	180	9,533	5,666	3,866
11/21/18	158,420	6,736	3,233	168,389	100,094	68,295
12/07/18	694,766	29,540	14,179	738,485	438,972	299,513
12/21/18	28,540	1,038	582	30,161	17,928	12,232
01/11/19	4,287	118	87	4,492	2,670	1,822
01/11/19	42,326	1,336	864	44,526	26,467	18,059
02/13/19	25,725	554	525	26,804	15,933	10,871
02/13/19	659	21	13	693	412	281
<b>TOTAL</b>	<b>\$ 963,571</b>	<b>\$ 39,846</b>	<b>\$ 19,664</b>	<b>\$ 1,023,082</b>	<b>\$ 608,143</b>	<b>\$ 414,939</b>

% Collected 80% 80% 80%

<b>TOTAL OUTSTANDING</b>	<b>\$ 249,827</b>	<b>\$ 148,503</b>	<b>\$ 101,324</b>
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**Cash and Investment Report**  
February 28, 2019

<u>ACCOUNT NAME</u>	<u>MATURITY</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
<b>GENERAL FUND</b>				
Checking Account - Operating		Bank United	0.00%	\$ 176,923
			<b>Subtotal</b>	<u>\$ 176,923</u>
Money Market		Bank United	1.75%	\$ 1,222,432
				<u>\$ 1,222,432</u>
<b>DEBT SERVICE AND CAPITAL PROJECT FUNDS</b>				
Series 2011 Interest Account		US Bank		\$ 1 (1)
Series 2011 Prepayment Account B		US Bank		\$ 688 (1)
Series 2011 Prepayment Fund (A-2)		US Bank		\$ 140,178 (1)
Series 2011 Reserve Fund (A-1)		US Bank		\$ 83,129 (1)
Series 2011 Revenue Fund (A-1)		US Bank		\$ 546,180 (1)
Series 2011 Revenue Fund (A-2)		US Bank		\$ 151,552 (1)
Series 2011 Revenue Fund B		US Bank		\$ 24 (1)
Series 2017 Revenue Fund B		US Bank		\$ 1,482 (1)
			<b>Subtotal</b>	<u>\$ 923,234</u>
			<b>Total</b>	<u><u>\$ 2,322,589</u></u>

NOTE 1 - Invested in Fidelity Govt Portfolio

**CONCORDE ESTATES**  
**Community Development District**

**Payment Register by Bank Account**

For the Period from 2/1/19 to 2/28/19

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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**BANK UNITED - GF CHECKING - (ACCT#XXXXX6364)**

**CHECK # 5094**

02/01/19	Employee	MARTHA MENDEZ-LAND	PAYROLL	February 01, 2019 Payroll Posting			\$184.70
<b>Check Total</b>							<b>\$184.70</b>

**CHECK # 5095**

02/06/19	Vendor	CHURCHILL GROUP HOLDINGS	9983	JAN CHEMICALS	R&M-Pools	001-546074-57201	\$331.10
02/06/19	Vendor	CHURCHILL GROUP HOLDINGS	10030	FEB POOL MAINT	Contracts-Pools	001-534078-57201	\$675.00
<b>Check Total</b>							<b>\$1,006.10</b>

**CHECK # 5096**

02/07/19	Vendor	BRIGHTVIEW LANDSCAPE SVC	5950456	LANDSCAPING SER SEPT 2018	Contracts-Landscape	001-534050-57201	\$15,616.00
<b>Check Total</b>							<b>\$15,616.00</b>

**CHECK # 5097**

02/07/19	Vendor	DUVAL LANDSCAPE MAINTENANCE, LLC.	183963	1/19 IRRIGATION SERVICE	R&M-Irrigation	001-546041-53908	\$1,945.00
<b>Check Total</b>							<b>\$1,945.00</b>

**CHECK # 5098**

02/08/19	Vendor	THE DIRECTV GROUP, INC.	35799550086	SERVICE FOR 1/22-2/21/19	TV/Cable or Dish	001-549112-57201	\$60.08
<b>Check Total</b>							<b>\$60.08</b>

**CHECK # 5099**

02/08/19	Vendor	OSCEOLA COUNTY SHERIFF'S OFFICE	49262	SECURITY FOR 1/21-1/26/19	Security Service- Sheriff	001-534365-52001	\$362.00
<b>Check Total</b>							<b>\$362.00</b>

**CHECK # 5100**

02/14/19	Vendor	LAKE FOUNTAINS AND AERATION, INC	14251	12/13/18 QTRLY FOUNTAIN SERVIC	R&M-Fountain	001-546032-57201	\$250.00
<b>Check Total</b>							<b>\$250.00</b>

**CONCORDE ESTATES**  
**Community Development District**

**Payment Register by Bank Account**

For the Period from 2/1/19 to 2/28/19

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # 5101</b>							
02/22/19	Vendor	CENTURY LINK	012819-1839	1/26-2/27/19 SERVICE	311381839	001-541009-57201	\$192.68
<b>Check Total</b>							<b>\$192.68</b>
<b>CHECK # 5102</b>							
02/22/19	Vendor	YOUNG QUALLS, P.A.	15687	JAN GEN COUNSEL	ProfServ-Legal Services	001-531023-51401	\$3,445.00
<b>Check Total</b>							<b>\$3,445.00</b>
<b>CHECK # 5103</b>							
02/22/19	Vendor	VICTOR CRUZ	020719	REIMB OFFICE FURNITURE	Misc-Contingency	001-549900-53985	\$1,367.99
<b>Check Total</b>							<b>\$1,367.99</b>
<b>CHECK # 5104</b>							
02/26/19	Vendor	SITEX AQUATICS, LLC	2802A	2/19 LAKE MAINT	R&M-Aquascaping	001-546006-53801	\$865.00
<b>Check Total</b>							<b>\$865.00</b>
<b>CHECK # 5105</b>							
02/27/19	Vendor	BOYD CIVIL ENGINEERING, INC.	02166	12/31/18-2/3/19 GEN ENGINEERIN	ProfServ-Engineering	001-531013-51501	\$748.37
<b>Check Total</b>							<b>\$748.37</b>
<b>CHECK # 5106</b>							
02/27/19	Vendor	ORLANDO SENTINEL	001487018000	AD FOR SEPT 14 2018	Legal Advertising	001-548002-51301	\$275.67
<b>Check Total</b>							<b>\$275.67</b>
<b>CHECK # 5107</b>							
02/28/19	Employee	BASAM M. ALLI	PAYROLL	February 28, 2019 Payroll Posting			\$184.70
<b>Check Total</b>							<b>\$184.70</b>
<b>CHECK # 5108</b>							
02/28/19	Employee	VICTOR CRUZ	PAYROLL	February 28, 2019 Payroll Posting			\$164.70
<b>Check Total</b>							<b>\$164.70</b>

**CONCORDE ESTATES**  
**Community Development District**

**Payment Register by Bank Account**

For the Period from 2/1/19 to 2/28/19

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # 5109</b>							
02/28/19	Employee	MICHAEL A. BARBUCK	PAYROLL	February 28, 2019 Payroll Posting			\$184.70
<b>Check Total</b>							<u>\$184.70</u>
<b>CHECK # 5110</b>							
02/28/19	Employee	CESAR A. GOYETCHE	PAYROLL	February 28, 2019 Payroll Posting			\$184.70
<b>Check Total</b>							<u>\$184.70</u>
<b>CHECK # 5111</b>							
02/28/19	Employee	MARTHA MENDEZ-LAND	PAYROLL	February 28, 2019 Payroll Posting			\$184.70
<b>Check Total</b>							<u>\$184.70</u>
<b>ACH #DD124</b>							
02/10/19	Vendor	KUA	012319 ACH-1	LIGHTS ELEC	Electricity - Streetlighting	001-543013-53100	\$5,558.86
<b>ACH Total</b>							<u>\$5,558.86</u>
<b>ACH #DD126</b>							
02/26/19	Vendor	KUA	26180-020819	STREET LIGHTS ELEC ACH	Electricity - Streetlighting	001-543013-53100	\$4,294.07
<b>ACH Total</b>							<u>\$4,294.07</u>
<b>ACH #DD127</b>							
02/11/19	Vendor	KUA	021119 ACH	12/17-1/17/19 ELEC ACH	Electricity - Rec Center	001-543040-53100	\$929.09
02/11/19	Vendor	KUA	021119 ACH	12/17-1/17/19 ELEC ACH	Electricity - General	001-543006-53100	\$1,515.91
<b>ACH Total</b>							<u>\$2,445.00</u>
<b>ACH #DD130</b>							
02/15/19	Vendor	TOHO WATER AUTHORITY	021319-ACH	SERVICE FOR 12/15-1/15/19	Utility-Water	001-543018-53601	\$7,780.69
<b>ACH Total</b>							<u>\$7,780.69</u>
<b>Account Total</b>							<u><b>\$47,300.71</b></u>
<b>Total Amount Paid</b>							<b>\$47,300.71</b>

**Notes to the Financial Statements**  
**February 28, 2019**

**Financial Overview / Highlights**

- ▶ Assessments receivable includes assessments due from Avex Homes.
- ▶ Revenue Bonds Payable-Current represents series 2004 and 2011B matured principal and accrued interest.

**Variance Analysis**

Account Name	YTD Budget	YTD Actual	% of Budget	Explanation
<b>Expenditures</b>				
<b><u>Administrative</u></b>				
FICA Taxes	\$0	\$214		Payroll taxes
ProfServ-Legal Services	\$13,000	\$14,609	112%	Young Qualls provides general matter services including assessment collection matters from Avex Homes.
ProfServ-Special Assessment	\$0	\$5,250		Special assessment roll services for FY 2019 provided by Rizzetta.
ProfServ-Trustee Fees	\$10,000	\$11,317	113%	Series 2011 and 2017 trustee services provided by U.S. Bank.
Insurance-General Liability	\$3,025	\$5,750	190%	EGIS general liability and public officials insurance.
Miscellaneous-Assessment Collection Cost	\$0	\$11,689		Tax collector commission withheld from assessment distributions.
<b><u>Flood Control/Stormwater Mgmt</u></b>				
R&M-Aquascaping	\$6,312	\$3,647	58%	Includes monthly aquatic maintenance by Sitex Aquatics.
R&M-Lake and Pond Bank	\$5,000	\$7,495	150%	Includes stormwater maintenance.
<b><u>Other Physical Environment</u></b>				
R&M-Irrigation	\$3,500	\$8,622	246%	Various irrigation repairs by Duval Landscape
<b><u>Parks and Recreation</u></b>				
Telephone/Fax/Internet Services	\$2,500	\$1,076	43%	CenturyLink
R&M-Pools	\$5,000	\$2,716	54%	Pool chemicals and repairs.
R&M-Pressure Washing	\$500	\$4,100	820%	Pressure washing services provided by Inframark.
TV-Cable or Dish	\$852	\$385	45%	Direct TV group, Inc.
Office Supplies	\$350	\$757	216%	Inframark reimbursement
Clubhouse Cleaning Service G&A	\$750	\$936	216%	Amenity cleaning services provided by Cleanwel, Inc. and cleaning supplies.



**7B**

Access Control Technologies, Inc.

P. O. Box 550190  
 Orlando, FL 32855-0190  
 Phone: 407-422-8850  
 Fax: 407-649-8352

**Invoice**

Date	Invoice #
3/15/2019	S107703

**Bill To****Ship To**

Concorde Estates CDD  
 C/O Inframark  
 210 N. University Drive, Suite 702  
 Coral Springs, FL 33071

P.O. No.	Terms	Due Date	Rep	Ship Date	Ship Via	S/A Plan	Job Number
	Net 30	4/14/2019	HS	3/15/2019			107703
Qty	Description						Amount
	Job Completed: 3/8/2019      Called in by: Alfredo Reyes						
	Problem Reported:						
	*APPT FRIDAY 3/8/19 @ 11am Per customer's request to meet with the new internet provider to reprogram cameras and controller with new IP at the clubhouse.						
	Resolution:						
	Customer had a Spectrum installation onsite. Tech noticed that the customer had a router included in the new installation from Spectrum. Once Spectrum tech finished his installation, ACT tech went into the customer's PC and programmed the serial port for the SPSWin soft app. Connection with the Access Control System was successful. Access control system is working properly now. Spoke to Alfredo in person.						
1.5	Labor						135.00
1	Travel						42.00
We appreciate your business, Thank You.						<b>Total</b>	\$177.00

Payment in full is due in accordance with the terms stated. If not so paid, then Buyer is liable for Seller's attorney fees, discovery expenses, court costs, and interest from the date of the statement is 18% annual interest. Seller retains a security interest in the above goods.

**ADA Site Compliance**

6400 Boynton Beach Blvd 742721

Boynton Beach, FL 33474

accounting@adasitecompliance.com

**Invoice****BILL TO**

Concorde Estates CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
602	02/28/2019	\$199.00	03/14/2019	Net 14	

DESCRIPTION	AMOUNT
	199.00

BALANCE DUE

**\$199.00**

**7C.**

# **2019 OPERATIONS AND MAINTENANCE ASSESSMENT METHODOLOGY REPORT**

## **CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT**

**March 18, 2019**

**Prepared for**

**Board of Supervisors  
Concorde Estates Community Development District**

**Prepared by**

**Real Estate Econometrics, Inc.  
707 Orchid Drive, Suite 100  
Naples, FL 34102  
REE-I.com**





## **1.0 Introduction**

### **1.1 Purpose**

This 2019 Operations and Maintenance Assessment Methodology Report (the “2019 O&M Assessment Methodology Report”) supplements the Series 2011S Assessment Allocation Report (the “Debt Service Assessment Methodology Reports”) dated July 8, 2011 and revised October 28, 2015 that were used to calculate the operations & maintenance assessments for the Concorde Estates Community Development District (“District”). The 2019 O&M Assessment Methodology Report allocates the Fiscal Year 2018-2019 Operations and Maintenance Budget (“2018 Budget”) into benefit measurement categories to allow for the determination of special and peculiar benefits to each property within District boundaries. The 2019 O&M Assessment Report allocates the 2018 Budget and future budgets as prescribed unless changes are made to the various product types or budget line items by the District.

The Methodology described herein has two goals: (1) determining the special and peculiar benefits that flow to the properties in the District as a logical connection from the operations and maintenance of the infrastructure systems and facilities constituting enhanced use and increased enjoyment of the property; and (2) apportion the special benefits on a basis that is fair and reasonable.

The Methodology herein sets forth a framework to allocate the budget and apportion the special and peculiar benefits from the 2018 Budget and future budgets funded from and secured by non-ad valorem special assessments (the “Assessments”) imposed and levied on the residential properties within the District. Any non-ad valorem special assessments imposed on the residential properties within the District will constitute liens, co-equal with the liens of State, County, municipal and school board taxes, against properties within the boundary of the District that receive special benefits from the District’s budget.

Real Estate Econometrics, Inc. (“Methodology Consultant”), was selected to develop this methodology and has prepared this report, which is designed to conform to the requirements of the Florida Constitution, Chapters 170, 190 and 197, F.S. with respect to the Assessments and is consistent with our understanding of the case law on this subject.

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## 1.2 Background

The District encompasses +/- 370.44-acres with frontage on Pleasant Hill Road in Osceola County, Florida. The District has 586 residential units within its boundary and is responsible for the operations and maintenance of the District's infrastructure including but not limited to storm water management system, lakes, irrigation distribution system, right of way maintenance, clubhouse and recreation, landscaping, wetlands maintenance and reserves.

Table 1 below outlines the Concorde Estates residential development program ("Residential Development Program") within the District.

**Table 1. Concorde Estates Land Development Program**

<b>LOT SIZE</b>	<b>UNITS</b>
Townhouse	66
Single Family 40'	64
Single Family 65'	210
Single Family 75'	133
Single Family 90'	92
Single Family 100'	21
	586

Source: District Lien Roll

## 1.3 Use of Specific Numbers within the Tables of the Supplemental Methodology

Great diligence has been used to define the components of the Land Development Program defined in Table 1, the FY 2018-2019 Budget shown in Appendix A and the assessment allocation shown in Tables 2 and 3 through 9. The Land Development Program, the FY 2018-2019 Budget and the resulting assessment calculation method are finalized in this report.

## 2.0 Operations and Maintenance Assessment Requirements

### 2.1 Requirements of a Valid Assessment Methodology

Valid special assessments under Florida law have two requirements. First, the properties assessed must receive a special and peculiar benefit as a logical connection from the systems and services constituting improvements. The courts recognize the special benefits which flow as a logical connection peculiar to the property as enhanced enjoyment and increased use of the property which in turn may result in decreased insurance premiums, increased value and marketability. Second, the assessments must be fairly and reasonably apportioned in relation to the benefit received by the various properties being assessed.

If these two tests for lienability are determined in a manner that is informed and non-arbitrary by the Board of Supervisors of the District, as a legislative determination, then the special assessments may be levied, imposed and collected as co-equal first liens on the property. Florida courts have found that it is not necessary to calculate benefit with mathematical precision at the time of imposition and levy so long as the levying and imposition process is not arbitrary, capricious, or unfair.

## 2.2 Special and Peculiar Benefit to the Property

The operations and maintenance of District improvements undertaken by the District create both special benefits and general benefits. However, the general benefits to the public at large are incidental in nature and are readily distinguishable from the special and peculiar benefits which flow as a logical connection from the systems, facilities and services to property within the District in order to develop such property and use it for residential and other purposes. Absent the construction or provision of the District's infrastructure, there would be no infrastructure to support development of land within the District and such development would be prohibited by law.

While the general public and property owners outside the District will benefit from the operations and maintenance and provision of District infrastructure, these benefits are incidental to the benefits derived from property within the District which is dependent upon the District's infrastructure to develop the property within such boundaries. This fact alone clearly distinguishes the special and peculiar benefits which District properties receive compared to those properties lying outside of the District's boundaries and establishes that the infrastructure has a nexus to the value and the use and enjoyment of the lands within the District along with the need to operate and maintain the District's infrastructure.

## 2.3 Reasonable and Fair Apportionment of the Duty to Pay

The special and peculiar benefits from the operations and maintenance of the District's infrastructure have been determined and apportioned to each developable unit as provided in this 2019 O&M Assessment Methodology Report.

The duty to pay the non-ad valorem special assessments is fairly and reasonably allocated because the special and peculiar benefits to the property flowing from the operations and maintenance of the District's infrastructure (and the concomitant responsibility for the funding of the resultant and apportioned District budget) have been allocated to the property according to the reasonable estimates of the special and peculiar benefits including enhanced enjoyment and increased use, which may result in such positive consequences as increased value and marketability and decreased insurance premiums and conferred on the land as provided by the operations and maintenance of the District's infrastructure for the reasons set forth above.

Accordingly, no property within the District will be assessed for the payment of any non-ad valorem special assessment pursuant to this 2019 O&M Assessment Methodology Report in an amount greater than the determined special benefit peculiar to that property and having a nexus to the value of the property or the use and enjoyment thereof.

### **3.0 Concorde Estates CDD Assessment Determination**

#### **3.1 The Assessment Determination Process**

Determining the assessments per product type begins by identifying all of the product types within the District Boundaries that are receiving benefit from the operations and maintenance of the District's capital improvements. The product types receiving benefit were previously identified in Table 1.

The second element in the assessment determination process is allocating the operations and maintenance budget into benefit determination categories and that will be assessed to the benefitting properties.

The Consultant reviewed the Operations & Maintenance budget to ascertain the benefit determination categories. The budget was reviewed line item by line item. There were four (4) categories of benefit measurement used to determine the amount of the line item expense to be used in the assessment calculations. Just over 65% of the budget was determined to be shared equally among all product types, 14% apportioned by Equivalent Residential Unit ("ERU"), 2% based on impervious surface flow off a property and 19% on trip generation by product type.

Some of the budget line items such as landscape maintenance, irrigation repair, landscape replacement plus annual mulching and tree trimming were allocated between benefit categories based on the percentage of acreage in the road right of ways and in common areas. The Consultant used Osceola County Property Appraiser ("Property Appraiser") data to determine that the District owned right of way land is comprised of 16.27 percent of the acreage in right of ways and 83.73 percent in common areas.

The line item expense determination can be found in Appendix A.

With the product types identified and the budget allocation defined, the Methodology Consultant next determined the measurement figure by product type for each benefit measurement category.

The total number of units in the District divided into the shared equally benefit category was used for the equal apportionment category. Budget line items included in this category were legislative, financial & administrative, legal counsel, security operations, a portion of the other physical environment category, parks & recreation, special events and contingency categories. The Consultant's experience with many CDD budgets has shown that these categories are available for use for all residents on an equal basis.

The water-sewer combination services category is generally tied to the size of the residential unit. The Consultant used an ERU measurement for this category where by the middle size lot was given an ERU of 1.0 as the base then larger units were given a slightly larger ERU factor and smaller units were given a slightly smaller ERU factor.

The water management line items are tied to the impervious (non-penetrating) surface of each product type. The Consultant again used Property Appraiser data to determine the impervious surface of each product type by taking representative samples of each homesite size and their gross building category in the data to calculate the percentage of surface area that is impervious for each product type.

Finally, for budget line items related to the District road rights of way as calculated from the property appraiser data such as landscape medians, streetlighting, etc., trip generation measurements from the Institute of Traffic Engineers (“ITE”) studies as used by the Florida Department of Transportation (“FDOT”) were used to calculate the benefit measurement of each product type.

The benefit measurement figures used for each District product type is shown in Table 2 below.

**Table 2. Concorde Estates CDD Product Type Benefit Measurement Figures**

LOT SIZE	UNITS	ERUs	AVERAGE ACRE/UNIT	IMPERVIOUS SURFACE	DAILY TRIPS PER UNIT
Townhouse	66	0.70	0.068	78.1%	5.81
Single Family 40'	64	0.80	0.102	50.7%	9.57
Single Family 65'	210	1.00	0.190	38.9%	9.57
Single Family 75'	133	1.10	0.185	42.6%	9.57
Single Family 90'	92	1.25	0.237	36.6%	9.57
Single Family 100'	21	1.35	0.449	23.4%	9.57
586					

Source: Methodology Consultant and Osceola County Property Appraiser

The allocated budget categories and their benefit measurement are shown in Appendix A. To simplify the calculation, the Consultant has consolidated the budget into the four benefit measurement categories in the following Table 3:

**Table 3. Concorde Estates CDD Budget Allocation by Benefit Measurement**

MEASUREMENT	BUDGET
Shared Equally	\$523,782
ERU	110,750
Impervious Surface	13,812
Trip Generation	154,617
	<b>\$802,961</b>

Source: Methodology Consultant



With the property type benefit measure figures calculated and the budget allocated by benefit measure categories, the next step is to determine the assessment apportionment for each product type by the budget's allocated benefit measurement category. The first category to be apportioned to product type is the equal benefit category. The shared equally budget allocation is divided by the total number of residential units to obtain the equal benefit apportionment. Table 4 below shows the product type and per unit apportionment calculations.

**Table 4. Concorde Estates CDD Equal Benefit Assessment Calculation**

<b>EQUAL BENEFIT</b>		<b>\$523,782.05</b>	
	<b>UNITS</b>	<b>APPORTIONMENT</b>	<b>APPORTIONMENT PER UNIT</b>
Townhouse	66	\$58,992.52	\$893.83
Single Family 40'	64	\$57,204.87	\$893.83
Single Family 65'	210	\$187,703.47	\$893.83
Single Family 75'	133	\$118,878.86	\$893.83
Single Family 90'	92	\$82,231.99	\$893.83
Single Family 100'	21	\$18,770.35	\$893.83
	<b>586</b>	<b>\$523,782.05</b>	

Source: Methodology Consultant

The next benefit category is the ERU benefit measurement budget category. The Consultant used the ERU multipliers in Table 2 and multiplied them by the number of units in each product category to obtain a total number of ERUs in the District. The Consultant then took each of the product type ERU totals and divided them by the total number of District ERUs to calculate the percentage of each product type ERUs to the total District ERUs. The total budget for that benefit measurement was multiplied by the percentage of product type ERUs and then divided by the number of units per product type to calculate the assessment for each unit as shown in Table 5 below.

**Table 5. Concorde Estates CDD ERU Assessment Calculation**

<b>EQUALIVANT RESIDENTIAL UNIT</b>		<b>\$110,750.00</b>				
	<b>UNITS</b>	<b>ERU/UNIT</b>	<b>TOTAL ERUs</b>	<b>PERCENT ERUs</b>	<b>BUDGET APPORTIONMENT</b>	<b>APPORTIONMENT PER UNIT</b>
Townhouse	66	0.70	46.20	7.7%	\$8,569.89	\$129.85
Single Family 40'	64	0.80	51.20	8.6%	\$9,497.36	\$148.40
Single Family 65'	210	1.00	210.00	35.2%	\$38,954.02	\$185.50
Single Family 75'	133	1.10	146.30	24.5%	\$27,137.97	\$204.04
Single Family 90'	92	1.25	115.00	19.3%	\$21,331.97	\$231.87
Single Family 100'	21	1.35	28.35	4.7%	\$5,258.79	\$250.42
	<b>586</b>		<b>597.05</b>	<b>100.0%</b>	<b>\$110,750.00</b>	

Source: Methodology Consultant

Water management benefit assessment is calculated by taking the percentage of impervious surface from a property appraiser data representative sample for each product type and the representative property type size from the property appraiser data to calculate the number of acres and the percentage of impervious surface for those representative samples. The Consultant then added up all the total product type acreage and divided the individual product type acreage to determine each product type's percentage of the total acreage. The total water management budget category amount was multiplied by each individual product type percentages and then divided by the number of units in each product type category to determine the apportioned assessment for each residential unit as shown in Table 6 below.

**Table 6. Concorde Estates CDD Water Management Assessment Calculation**

<b>WATER MANAGEMENT</b>		<b>\$13,812.00</b>						
	<b>UNITS</b>	<b>AVERAGE ACRE/UNIT</b>	<b>TOTAL ACRES</b>	<b>IMPERVIOUS %</b>	<b>IMPERVIOUS ACRES</b>	<b>PERCENT ACRES</b>	<b>BUDGET APPORTION</b>	<b>APPORTION PER UNIT</b>
Townhouse	66	0.068	4.49	78.1%	3.51	8.15%	\$1,125.77	\$17.06
Single Family 40'	64	0.102	6.53	50.7%	3.31	7.70%	\$1,063.00	\$16.61
Single Family 65'	210	0.190	39.90	38.9%	15.52	36.09%	\$4,985.02	\$23.74
Single Family 75'	133	0.185	24.61	42.6%	10.48	24.37%	\$3,366.49	\$25.31
Single Family 90'	92	0.237	21.80	36.6%	7.98	18.56%	\$2,563.08	\$27.86
Single Family 100'	21	0.449	9.43	23.4%	2.21	5.13%	\$708.64	\$33.74
	<b>586</b>		<b>106.75</b>		<b>43.00</b>	<b>100.00%</b>	<b>\$13,812.00</b>	

Source: Methodology Consultant

The final benefit measurement category to be apportioned is the trip generation category. As noted earlier in this report, trip generation measurements from the Institute of Traffic Engineers ("ITE") studies as used by the Florida Department of Transportation ("FDOT") were used to calculate the benefit assessment of each product type budget line items such as landscape medians, streetlighting, etc., related to the District road rights of way as calculated from the property appraiser data.

Much like the ERU and water management categories, the ITE trip per day figure was multiplied by the number of units in each product category to determine the total number of daily trips by product category. Next all of the trips were totaled then divided into the number of trips in each product category to calculate the percentage of total trips by each product category. Those percentages are used to determine the amount of the total trip generation budget goes to each product category. Those amounts are then divided by the number of units in each product type to determine the apportioned assessment for each residential unit as shown in Table 7 on the next page.

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**Table 7. Concorde Estates CDD Trip Generation Assessment Calculation**

<b>RIGHT-OF-WAY MAINTENANCE     \$154,616.95</b>						
	<b>UNITS</b>	<b>DAILY TRIPS PER UNIT</b>	<b>TOTAL DAILY TRIPS</b>	<b>PERCENT OF TOTAL TRIPS</b>	<b>BUDGET APPORTION</b>	<b>APPORTION PER UNIT</b>
Townhouse	66	5.81	383.46	7.15%	\$11,061.75	\$167.60
Single Family 40'	64	9.57	612.48	11.43%	\$17,668.33	\$276.07
Single Family 65'	210	9.57	2,009.70	37.50%	\$57,974.22	\$276.07
Single Family 75'	133	9.57	1,272.81	23.75%	\$36,717.00	\$276.07
Single Family 90'	92	9.57	880.44	16.43%	\$25,398.23	\$276.07
Single Family 100'	21	9.57	200.97	3.75%	\$5,797.42	\$276.07
	<b>586</b>		<b>5,359.86</b>	<b>100.00%</b>	<b>\$154,616.95</b>	

Source: Methodology Consultant

Table 8 below shows the total assessment apportionment by product type.

**Table 8. Concorde Estates CDD Trip Total Assessment Calculation**

<b>LOT SIZE</b>	<b>UNITS</b>	<b>EQUAL BENEFIT APPORTION</b>	<b>ERU APPORTION</b>	<b>WATER MANAGEMENT APPORTION</b>	<b>RIGHT OF WAY APPORTION</b>	<b>TOTAL ASSESSMENT PER UNIT</b>	<b>TOTAL PRODUCT TYPE ASSESSMENT</b>
Townhouse	66	\$893.83	\$129.85	\$17.06	\$167.60	\$1,208.33	\$79,749.92
Single Family 40'	64	\$893.83	\$148.40	\$16.61	\$276.07	\$1,334.90	\$85,433.56
Single Family 65'	210	\$893.83	\$185.50	\$23.74	\$276.07	\$1,379.13	\$289,616.73
Single Family 75'	133	\$893.83	\$204.04	\$25.31	\$276.07	\$1,399.25	\$186,100.33
Single Family 90'	92	\$893.83	\$231.87	\$27.86	\$276.07	\$1,429.62	\$131,525.27
Single Family 100'	21	\$893.83	\$250.42	\$33.74	\$276.07	\$1,454.06	\$30,535.20
	<b>586</b>						<b>\$802,961.00</b>

Source: Methodology Consultant

The Consultant has prepared Table 9 below to compare this methodology to the current master O&M methodology assessments and to a proposed equal assessment methodology for reference.

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**Table 9. Concorde Estates CDD Assessment Comparison**

LOT SIZE	UNITS	TOTAL ASSESSMENT PER UNIT	CURRENT ASSESSMENT PER UNIT	VARIANCE FROM CURRENT ASSESSMENT	EQUAL ASSESSMENT PER UNIT	VARIANCE FROM EQUAL ASSESSMENT
Townhouse	66	\$1,208.33	\$955.38	\$252.95	\$1,370.24	(\$161.91)
Single Family 40'	64	\$1,334.90	\$1,146.45	\$188.45	\$1,370.24	(\$35.34)
Single Family 65'	210	\$1,379.13	\$1,273.83	\$105.30	\$1,370.24	\$8.89
Single Family 75'	133	\$1,399.25	\$1,464.91	(\$65.66)	\$1,370.24	\$29.01
Single Family 90'	92	\$1,429.62	\$1,783.36	(\$353.74)	\$1,370.24	\$59.38
Single Family 100'	21	\$1,454.06	\$1,910.75	(\$456.69)	\$1,370.24	\$83.82
	586					

Source: Methodology Consultant

**4.0 Covenant to Pay**

All assessments levied run with the land. The owner of record at the time the annual assessment roll is developed will have the responsibility to make the annual operations and maintenance assessment payments.

**5.0 Methodology Use**

This Methodology Report provides the mathematical calculation to determine the assessment allocation by product type in order to fund the Concorde Estates Community Development District's Operations and Maintenance budget each fiscal year. The District's Fiscal Year 2017-2018 Budget was used as an example to show how the budget is apportioned and the assessments allocated by product type. The assessments will change from fiscal year to fiscal year depending on changes to the budget line items.

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## APPENDIX A

## CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT FY 2018-19 OPERATIONS & MAINTENANCE BUDGET

CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT		BENEFIT MEASUREMENT			
Chart of Accounts Classification	Budget for 2018/2019	SHARED	ERU	FLOW	TRIP
<b>EXPENDITURES - ADMINISTRATIVE</b>					
<b>Legislative</b>					
Supervisor Fees	\$ 14,000	\$ 14,000			
<b>Financial &amp; Administrative</b>					
District Management	\$ 102,730	\$ 102,730			
District Engineer	\$ 15,000	\$ 15,000			
Trustees Fees	\$ 10,000	\$ 10,000			
Auditing Services	\$ 3,900	\$ 3,900			
Arbitrage Rebate Calculation	\$ 1,000	\$ 1,000			
Public Officials Liability Insurance	\$ 3,025	\$ 3,025			
Legal Advertising	\$ 1,800	\$ 1,800			
Dues, Licenses & Fees	\$ 425	\$ 425			
<b>Legal Counsel</b>					
District Counsel	\$ 13,000	\$ 13,000			
<b>Administrative Subtotal</b>	<b>\$ 164,880</b>				
<b>EXPENDITURES - FIELD OPERATIONS</b>					
<b>Security Operations</b>					
Security Services and Patrols	\$ 46,850	\$ 46,850			
Guard & Gate Facility Maintenance	\$ 492	\$ 492			
<b>Electric Utility Services</b>					
Utility Services	\$ 16,000	\$ 16,000			
Street Lights	\$ 125,000				
Utility - Recreation Facilities	\$ 12,250	\$ 12,250			
<b>Water-Sewer Combination Services</b>					
Utility Services	\$ 110,000		\$ 110,000		
Utility - Irrigation - Backflow Testing/Repairs	\$ 750		\$ 750		
<b>Stormwater Control</b>					
Aquatic Maintenance	\$ 6,312			\$ 6,312	
Fountain Service Repairs & Maintenance	\$ 2,500			\$ 2,500	
Lake/Pond Bank Maintenance	\$ 5,000			\$ 5,000	
<b>Other Physical Environment</b>					
Property Insurance/General Liability Insurance	\$ 12,158	\$ 12,158			
Entry & Walls Maintenance	\$ 4,000	\$ 4,000			
Landscape Maintenance					\$ 24,654
Ornamental Lighting & Maintenance	\$ 500	\$ 500			
Holiday Decorations	\$ 1,500	\$ 1,500			
Irrigation Repairs					\$ 570
Landscape Replacement Plants, Shrubs, Trees	\$ 10,000	\$ 8,373			\$ 1,627
Annual Mulching & Tree Trimming	\$ 17,000	\$ 14,234			\$ 2,766
<b>Parks &amp; Recreation</b>					
Pressure Clean Pool Deck	\$ 500	\$ 500			
Pool Permits	\$ 675	\$ 675			
Maintenance & Repair - Park Fencing	\$ 7,500	\$ 7500			
Gate Maintenance & Repairs	\$ 1,250	\$ 1250			
Fitness Equipment Maintenance & Repairs	\$ 3,000	\$ 3000			
Clubhouse - Facility Janitorial Supply	\$ 750	\$ 750			
Pool Service Contract	\$ 9,000	\$ 9000			
Pool Repairs	\$ 5,000	\$ 5000			
Maintenance & Repairs - Clubhouse	\$ 7,500	\$ 7500			
Telephone Fax, Internet	\$ 2,500	\$ 2500			
Office Supplies	\$ 350	\$ 350			
Pest Control & Termite Bond	\$ 2,500	\$ 2500			
Athletic/Park Court/Field Repairs	\$ 2,500	\$ 2500			
Cable Television	\$ 852	\$ 852			
<b>Special Events</b>					
Special Events	\$ 5,000	\$ 5,000			
<b>Contingency</b>					
Miscellaneous Contingency	\$ 63,895	\$ 63,895			
<b>Field Operations Subtotal</b>	<b>\$ 638,081</b>				
<b>TOTAL EXPENDITURES</b>	<b>\$ 802,961</b>	<b>\$ 523,782</b>	<b>\$ 110,750</b>	<b>\$ 13,812</b>	<b>\$ 154,617</b>
<b>Percent of Budget by Benefit Measurement Category</b>		<b>65.23%</b>	<b>13.79%</b>	<b>1.72%</b>	<b>19.26%</b>