

NOTICE OF WORKSHOP AND REGULAR MEETING  
CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors (“Board”) of the Concorde Estates Community Development District (“District”) will hold a budget workshop and regular meeting of the Board on:

DATE: **May 27, 2020**  
TIME: **Workshop 12:30 p.m.**  
**Regular Meeting 1:00 p.m.**

The workshop and regular meeting will be conducted by means of communications media technology pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020 and March 20, 2020 respectively, as extended by Executive Order 20-112 and pursuant to Section 120.54(5)(b)2., Florida Statutes. The workshop and regular meeting are being held for the necessary public purpose of considering the FY 2021 Proposed Budget. At such time the Board is so authorized and may consider any business that may properly come before it.

While it is necessary to hold the above referenced workshop and regular meeting of the District’s Board of Supervisors utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, anyone wishing to participate in the workshop and regular meeting can utilizing communications media technology. WebEx:

<https://meetingsamer14.webex.com/> Meeting #628 134 513 Password: tU2UHptr33

Anyone wishing to listen and participate in the meeting telephonically can do so at **1-408-418-9388 Meeting #628 134 513**, Password: **88284728**. Additionally, participants are encouraged to submit questions and comments to the District Manager at least 24 hours in advance of the workshop/ and regular meeting at [kristen.suit@inframark.com](mailto:kristen.suit@inframark.com) to facilitate the Board’s consideration of such questions and comments during the meeting. Please provide the title, “Written Comments, (insert meeting date here) Meeting” and provide your name (required), address and email address.

If you desire for your written comments to be read into the record during the meeting, please indicate so and limit your written comment to 300 words. Only written comments of 300 or fewer words will be read into the record during the meeting. All other written comments received by the deadline will be entered into the meeting record and distributed to the District governing board and the appropriate staff before the start of the meeting. Members of the public who opt to comment during the meeting – rather than providing written comments before the meeting – may do so provided they register at least 24 hours in advance with the District Manager.

The agenda will be posted on the District’s website, [www.concordeestatescdd.org](http://www.concordeestatescdd.org) and may also be obtained by contacting the District Manager at [kristen.suit@inframark.com](mailto:kristen.suit@inframark.com). The workshop and regular meeting are open to the public and will be conducted in accordance with the provisions Chapters 190 and 286, Florida Statutes. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this workshop/meeting because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the workshop/meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

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

Kristen Suit  
District Manager

# 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

May 20, 2020

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 is **scheduled to be held on Wednesday, May 27, 2020 at 1:00 p.m. via WebEx:** <https://meetingsamer14.webex.com/> Meeting #628 134 513

Password: **tU2UHpctr33**

Anyone wishing to listen and participate in the meeting telephonically can do so at

**1-408-418-9388 Meeting #628 134 513, Password: 88284728**

Following is the advance agenda for the meeting:

1. **Roll Call**
2. **Public Comments on Agenda Items (limited to 3 mins)**
3. **Presentation of Fiscal Year 2020/2021 Proposed Budget**
  - A. Consideration of Resolution 2020-5, Approving the Fiscal Year 2020/2021 Proposed Budget and Setting a Public Hearing for July 29, 2020 at 1:00 p.m.
4. **Staff Report - Site/Field Manager's Report**
  - A. Monthly Field Manager's Report
5. **Engineer's Report**
  - A. South Stewart Street Ditch Outfall Modifications Update
6. **Attorney's Report**
  - A. Update on Duval Offset Matter
  - B. Update on Foreclosure Litigation
  - C. Other
7. **District Manager's Report**
  - A. Consent Agenda
    - i. Minutes of the April 29, 2020 Meeting
    - ii. Financial Statements
    - iii. Number of Registered Voters
  - B. Ratification of Chair Authorized Expenses Between Meetings
8. **Supervisors' Requests and Comments**
9. **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

## **Third Order of Business**

**CONCORDE ESTATES**  
Community Development District

***Annual Operating and Debt Service Budget***  
**Fiscal Year 2021**

Version 1 - Proposed Budget:  
(Printed on 5/15/2020 5pm)

Prepared by:



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**Concorde Estates**  
**Community Development District**

**Operating Budget**  
Fiscal Year 2021

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
			BUDGET	THRU	MAY -	PROJECTED	BUDGET
	FY 2018	FY 2019	FY 2020	APR-20	SEP-2020	FY 2020	FY 2021
REVENUES							
Interest - Investments	\$ 7,285	\$ 16,361	\$ 7,404	\$ 6,521	\$ 4,658	\$ 11,179	\$ 7,404
Interest - Tax Collector	-	406	-	361	-	361	-
Room Rentals	3,204	3,364	3,200	863	2,337	3,200	3,200
Special Assmnts- Tax Collector	647,693	756,646	948,053	854,016	94,037	948,053	948,053
Special Assmnts- CDD Collected	-	6,858	59,078	3,260	55,818	59,078	59,078
Special Assmnts- Developer	93,522	-	-	-	-	-	-
Special Assmnts- Discounts	-	(20,247)	(37,922)	(31,856)	-	(31,856)	(37,922)
Other Miscellaneous Revenues	-	5	-	3	-	3	-
Pool Access Key Fee	-	349	150	-	150	150	150
TOTAL REVENUES	751,704	763,742	979,963	833,168	157,000	990,168	979,963
EXPENDITURES							
Administrative							
P/R-Board of Supervisors	12,200	12,200	13,000	7,000	5,000	12,000	13,000
FICA Taxes	-	872	995	536	383	919	995
ProfServ-Arbitrage Rebate	1,500	1,200	1,200	-	1,200	1,200	1,200
ProfServ-Dissemination Agent	5,000	-	-	-	-	-	-
ProfServ-Engineering	13,738	9,266	8,000	13,146	22,560	35,706	25,000
ProfServ-Legal Services	21,433	67,661	25,000	56,682	11,318	68,000	30,000
ProfServ-Mgmt Consulting Serv	29,065	102,730	110,000	82,471	68,713	151,184	171,162
ProfServ-Special Assessment	5,250	5,250	5,250	5,250	-	5,250	5,250
ProfServ-Trustee Fees	9,999	11,317	10,775	13,003	-	13,003	13,003
ProfServ-E-mail Maintenance	-	-	16,100	3,328	12,772	16,100	1,200
Accounting Services	15,583	-	-	-	-	-	-
Auditing Services	3,800	3,900	4,000	4,000	-	4,000	4,100
Insurance - General Liability	2,750	5,807	6,325	6,593	-	6,593	7,150
Legal Advertising	7,256	2,000	2,600	255	2,345	2,600	2,600
Misc-Assessmnt Collection Cost	(3,521)	9,689	18,961	16,443	2,518	18,961	18,961
General & Administrative	4,583	-	-	-	-	-	1,000
Misc-Contingency	-	-	-	-	-	-	-
Misc-Web Hosting	1,100	-	-	-	-	-	3,000
Annual District Filing Fee	-	-	175	175	-	175	175
Dues, Licenses, Subscriptions	1,097	175	-	-	-	-	-
Total Administrative	130,833	232,067	222,381	208,882	126,809	335,691	297,795
Public Safety							
Security Service - Sheriff	4,631	11,893	-	-	-	-	-
R&M-Gatehouse	132	309	-	-	-	-	-
Pool/Clubhouse Security	-	-	16,000	-	16,000	16,000	-
Total Public Safety	4,763	12,202	16,000		16,000	16,000	-
Electric Utility Services							
Electricity - General	16,058	14,223	16,000	7,288	7,853	15,141	16,000
Electricity - Streetlighting	113,998	118,280	119,000	68,678	47,461	116,139	117,129
Electricity - Rec Center	11,887	11,820	12,000	5,659	6,195	11,854	12,000
Total Electric Utility Services	141,943	144,323	147,000	81,625	61,508	143,133	145,129

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
			BUDGET	THRU	MAY -	PROJECTED	BUDGET
	FY 2018	FY 2019	FY 2020	APR-20	SEP-2020	FY 2020	FY 2021
<b>Water-Sewer Comb Services</b>							
Utility - Water	94,273	103,525	118,000	38,398	60,501	98,899	117,190
Backflow Assembly Testing	720	2,400	750	-	1,560	1,560	1,560
<b>Total Water-Sewer Comb Services</b>	<b>94,993</b>	<b>105,925</b>	<b>118,750</b>	<b>38,398</b>	<b>62,061</b>	<b>100,459</b>	<b>118,750</b>
<b>Flood Control/Stormwater Mgmt</b>							
Contracts-Ponds	-	-	10,380	6,055	4,325	10,380	10,380
R&M-Aquascaping	6,312	9,702	10,000	-	8,007	8,007	10,000
R&M-Fountain	1,285	1,250	1,200	1,465	-	1,465	1,270
R&M Lake & Pond Bank	-	9,401	5,000	1,238	3,762	5,000	4,930
<b>Total Flood Control/Stormwater Mgmt</b>	<b>7,597</b>	<b>20,353</b>	<b>26,580</b>	<b>8,758</b>	<b>16,094</b>	<b>24,852</b>	<b>26,580</b>
<b>Other Physical Environment</b>							
Contracts-Landscape	187,392	126,549	156,000	91,000	65,000	156,000	156,000
Insurance - Property	-	-	9,567	9,193	-	9,193	10,566
Insurance - General Liability	11,053	8,561	-	-	-	-	-
R&M-Entry Feature	375	42	500	-	209	209	500
R&M-Irrigation	2,079	27,149	8,500	10,215	4,399	14,614	15,000
Landscape Replacement	2,187	28,392	15,000	5,313	9,977	15,290	20,000
Annual Mulching & Tree Trimming	19,500	2,475	23,400	20,275	3,125	23,400	23,400
Misc-Decorative Lighting	-	30	1,500	37	1,463	1,500	1,500
<b>Total Other Physical Environment</b>	<b>222,586</b>	<b>193,198</b>	<b>214,467</b>	<b>136,033</b>	<b>84,172</b>	<b>220,205</b>	<b>226,966</b>
<b>Contingency</b>							
Misc-Contingency	33,616	81,786	100,000	17,093	40,608	57,701	38,093
Cap Outlay - Other	258,199	-	-	-	-	-	-
<b>Total Contingency</b>	<b>291,815</b>	<b>81,786</b>	<b>100,000</b>	<b>17,093</b>	<b>40,608</b>	<b>57,701</b>	<b>38,093</b>
<b>Parks and Recreation - General</b>							
Contracts-On-Site Management	56,382	-	-	-	-	-	-
Contracts-Pools	9,590	9,450	8,100	7,950	8,000	15,950	19,200
Contracts-Pest Control	1,355	822	1,500	250	839	1,089	1,500
Telephone/Fax/Internet Services	2,236	1,698	-	-	-	-	-
Cell Phone	500	-	-	-	-	-	-
Telephone, Cable & Internet Service	-	-	2,820	1,478	632	2,110	1,500
R&M-Clubhouse	7,082	6,906	6,500	2,380	4,614	6,994	8,000
R&M-Fence	6,665	4,550	3,500	464	5,144	5,608	-
R&M-Pools	1,029	16,896	8,500	1,643	7,320	8,963	4,000
R&M-Fitness Equipment	1,950	5,414	3,000	360	3,322	3,682	4,000
R&M-Pressure Washing	250	4,100	3,500	-	2,175	2,175	-
R&M-Parks & Facilities	940	33,390	13,300	9,376	7,789	17,165	3,000
Gatehouse Repair & Maintenance	-	132	-	-	-	-	-
TV/Cable or Dish	747	1,279	-	-	-	-	-
Misc-Clubhouse Activities	4,652	-	-	-	-	-	-
Misc-Mileage Reimbursement	576	-	-	-	-	-	-
Office Supplies	226	854	1,500	1,923	1,374	3,297	3,500
Clubhouse Cleaning Service G&A	521	2,758	2,940	980	700	1,680	-
Dues, Licenses, Subscriptions	525	776	525	-	651	651	750
Cap Outlay - Other	-	9,490	-	125,866	-	125,866	-



**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU APR-20	PROJECTED MAY - SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
<i>Total Parks and Recreation - General</i>	95,226	98,515	55,685	152,670	42,558	195,228	45,450
<b>Reserves</b>							
Reserve	-	-	79,100	-	-	-	81,200
<i>Total Reserves</i>	-	-	79,100	-	-	-	81,200
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>989,756</b>	<b>888,369</b>	<b>979,963</b>	<b>643,459</b>	<b>449,810</b>	<b>1,093,269</b>	<b>979,963</b>
Excess (deficiency) of revenues							
Over (under) expenditures	(238,052)	(124,627)	-	189,709	(292,810)	(103,101)	-
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	(238,052)	(124,627)	-	189,709	(292,810)	(103,101)	-
<b>FUND BALANCE, BEGINNING</b>	1,216,558	978,506	929,186	929,186	-	929,186	826,085
<b>FUND BALANCE, ENDING</b>	<b>\$ 978,506</b>	<b>\$ 929,186</b>	<b>\$ 929,186</b>	<b>\$ 1,118,895</b>	<b>\$ (292,810)</b>	<b>\$ 826,085</b>	<b>\$ 826,085</b>

**Budget Narrative**  
Fiscal Year 2021

**REVENUES**

**Interest-Investments**

The District earns interest on the monthly average collected balance for their investment accounts.

**Room Rentals**

Rental fees collected for the use of the district facility.

**Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on property within the District to pay for the operating expenditures during the Fiscal Year.

**Special Assessments-CDD Collected**

The District will directly bill for assessments due on parcels not placed on the tax roll.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments up to a maximum of 4%. The budgeted amount for the fiscal year has been set by the board.

**Pool Access Key Fee**

The District collects a nominal fee for each pool key distributed.

**EXPENDITURES**

**Administrative**

**P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon all supervisors attending 12 meetings and 1 workshop.

**FICA Taxes**

Payroll taxes for supervisor salaries are calculated as 7.65% of payroll.

**Professional Service-Arbitrage**

LLS performs arbitrage calculations for the series 2011 A-1 and A-2 bond.

**Professional Services-Engineering**

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for monthly board meetings when requested, review of invoices, and other specifically requested assignments.

**Professional Services-Legal Services**

The District's Attorney provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.

**Professional Services-Management Consulting Services**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services. Also included are costs for Information Technology charges to process the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., on a main frame computer owned by Inframark Infrastructure Management Services in accordance with the management contract.

**Budget Narrative**  
Fiscal Year 2021

**EXPENDITURES**

**Administrative** (continued)

**Professional Services-Special Assessment**

Inframark provides Assessment Services for all the properties within the CDD for the General Fund and Series 2011 Debt Service Fund. These services include, but are not limited to:

- Working with the Property Appraiser to insure the accuracy of the data they provide each year for levying purposes.
- Preparation, maintenance and certification of the District's annual assessment roll to the County Tax Collector.
- Customer service which includes answering questions regarding annual assessments, what a CDD is, length and terms of the bonds, etc.
- Preparation of estoppel letters for refinancing and property transfers.
- Processing and transmission of pay downs to the Trustee for those property owners wishing to prepay their CDD debt.

Analysis and supplemental schedules requested throughout the fiscal year as well assessment schedules included in the annual budget preparation

**Professional Services-Trustee**

The annual trustee fee is based on standard fees charged to service the series 2011 bond plus any out-of-pocket expenses.

**Professional Services-E-mail Maintenance**

District email addresses with archiving.

**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on an optional renewal within an existing engagement letter.

**Insurance-General Liability**

The District's General Liability and Public Officials Liability policies are with Egis Insurance Advisors, LLC. They specialize in providing insurance coverage to governmental agencies.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

**Miscellaneous-Assessment Collection Fee**

The District reimburses the Osceola County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was set by the board.

**General and Administrative**

Printing and postage costs.

**Miscellaneous-Web Hosting**

ADA website compliance services.

**Annual District Filing Fee**

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity Division of Community Development.

**Budget Narrative**  
Fiscal Year 2021

<b>EXPENDITURES</b>
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**Electric Utility Services**

**Electricity-General**

Electricity usage costs are based on historical expenses incurred with KUA.

**Electricity-Streetlighting**

Street lighting usage for District facilities and assets. Costs are based on historical expenses incurred with KUA.

**Electricity-Rec Center**

Electricity usage for District recreational facilities. Costs are based on historical expenses incurred with KUA.

**Water-Sewer Comb Services**

**Utility-Water**

Water usage costs are based on historical expenses incurred with TOHO Water Authority.

**Backflow Assembly Testing**

Backflow testing as needed.

**Flood Control/Stormwater Mgmt**

**Contracts-Ponds**

Aquatic maintenance services are provided by Sitex Aquatics, LLC.

**R&M-Aquascaping**

Aquatic plant installation and replacement.

**R&M-Fountain**

Fountain repair and maintenance including quarterly maintenance services provided by Lake Fountains and Aeration at a cost of \$250/service.

**R&M-Lake and Pond Bank**

Lake bank and stormwater maintenance services exclusive of monthly aquatic maintenance.

**Other Physical Environment**

**Contracts-Landscape**

This category includes costs associated with landscape maintenance, mowing, edging, and weeding.

**Insurance-Property**

Property insurance coverage provided by Egis Insurance Advisors, Llc.

**R&M-Entry Feature**

Costs to repair and maintain the district's entry features.

**Budget Narrative**  
Fiscal Year 2021

<b>EXPENDITURES</b>
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**Other Physical Environment** (continued)

**R&M-Irrigation**

Costs to repair and maintain the district's irrigation system.

**Landscape Replacement**

Landscape renovations throughout the district including costs to replace flowers, trees, shrubs or grass as needed.

**Annual Mulching & Tree Trimming**

Contracted costs incurred to trim and maintain trees and install mulch within the District.

**Miscellaneous-Decorative Lighting**

Costs associated with outside decorative lighting repairs and replacements within the District.

**Contingency**

**Miscellaneous-Contingency**

Costs that the district may incur but are not budgeted for within another line item.

**Parks and Recreation - General**

**Contracts-Pools**

The District has contracted for services to maintain the community pool.

**Contracts-Pest Control**

Pest control services for the pool house and playground. Termite renewal services are also recorded here.

**Telephone, Cable & Internet Service**

Bright House provides phone, TV and internet services.

**R&M-Clubhouse**

Repair and maintain the district's clubhouse including monthly security monitoring services.

**R&M-Pools**

Chemicals purchased to maintain the district's pools.

**R&M-Fitness Equipment**

Costs to repair and maintain the district's fitness equipment within the clubhouse.

**R&M-Parks and Facilities**

Repair and maintenance costs for district parks and facilities.

**Budget Narrative**  
Fiscal Year 2021

<b>EXPENDITURES</b>
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**Parks and Recreation - General** (continued)

**Office Supplies**

Office supply costs reimbursed to Inframark Infrastructure Management Services.

**Dues, Licenses, Subscriptions**

Pool permits.

**Reserves**

**Reserves**

Funds earmarked for future capital expenditures in accordance with the Capital Reserve Expense and Funding Plan.

**Exhibit "A"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ 826,085
Net Change in Fund Balance - Fiscal Year 2021	-
Reserves - Fiscal Year 2021 Additions	81,200
<b>Total Funds Available (Estimated) - 9/30/2021</b>	<b>907,285</b>

**ALLOCATION OF AVAILABLE FUNDS**

***Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital		244,991 <sup>(1)</sup>
Reserves - Other (Prior Year)	75,307	
Reserves - Other (FY 2020)	79,100	
Reserves - Other (FY 2021)	81,200	235,607
<b>Total Allocation of Available Funds</b>		<b>480,598</b>

<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 426,687</b>
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**Notes**

(1) Represents approximately 3 months of operating expenditures.

**Concorde Estates**  
**Community Development District**

**Debt Service Budgets**  
**Fiscal Year 2021**



**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU APR-20	PROJECTED MAY - SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
<b>REVENUES</b>						
Interest - Investments	\$ 13,008	\$ 5,163	\$ 5,857	\$ -	\$ 5,857	\$ 4,740
Special Assmnts- Tax Collector	516,263	516,263	439,693	76,570	516,263	474,008
Special Assmnts- Prepayment	385,903	-	148,165	-	148,165	-
Special Assmnts- CDD Collected	5,363	25,465	1,316	24,149	25,465	25,465
Special Assmnts- Delinquent	776	-	-	-	-	-
Special Assmnts- Discounts	(13,863)	(20,651)	(16,401)	-	(16,401)	(18,960)
<b>TOTAL REVENUES</b>	<b>907,450</b>	<b>526,240</b>	<b>578,630</b>	<b>100,719</b>	<b>679,349</b>	<b>485,252</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	6,611	10,325	8,466	1,859	10,325	9,480
<b>Total Administrative</b>	<b>6,611</b>	<b>10,325</b>	<b>8,466</b>	<b>1,859</b>	<b>10,325</b>	<b>9,480</b>
<i>Debt Service</i>						
Principal Debt Retirement A-1	125,000	130,000	-	130,000	130,000	140,000
Principal Debt Retirement A-2	80,000	75,000	-	65,000	65,000	65,000
Prepayments Series A-2	365,000	-	105,000	150,000	255,000	-
Interest Expense Series A-1	201,825	194,513	97,256	97,256	194,512	186,908
Interest Expense Series A-2	127,091	112,613	51,773	48,701	100,474	84,825
<b>Total Debt Service</b>	<b>898,916</b>	<b>512,126</b>	<b>254,029</b>	<b>490,958</b>	<b>744,987</b>	<b>476,733</b>
<b>TOTAL EXPENDITURES</b>	<b>905,527</b>	<b>522,451</b>	<b>262,495</b>	<b>492,817</b>	<b>755,312</b>	<b>486,213</b>
Excess (deficiency) of revenues						
Over (under) expenditures	1,923	3,789	316,135	(392,098)	(75,963)	(960)
<b>OTHER FINANCING SOURCES (USES)</b>						
Operating Transfers-Out	(1,480)	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	3,789	-	-	-	(960)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>(1,480)</b>	<b>3,789</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(960)</b>
Net change in fund balance	443	3,789	316,135	(392,098)	(75,963)	(960)
<b>FUND BALANCE, BEGINNING</b>	<b>(2,386,461)</b>	<b>(2,386,018)</b>	<b>(2,386,018)</b>	<b>-</b>	<b>(2,386,018)</b>	<b>(2,461,981)</b>
<b>FUND BALANCE, ENDING</b>	<b><u>\$(2,386,018)</u></b>	<b><u>\$(2,382,229)</u></b>	<b><u>\$(2,069,883)</u></b>	<b><u>\$ (392,098)</u></b>	<b><u>\$(2,461,981)</u></b>	<b><u>\$(2,462,941)</u></b>

## Community Development District

**Debt Amortization**  
**Series 2011 A-1 Capital Improvement Revenue Bonds**

Date	Principal	Prepayments	5.85% Interest	Principal Balance
11/1/2020			93,454	3,195,000
5/1/2021	140,000		93,454	3,195,000
11/1/2021			89,359	3,055,000
5/1/2022	145,000		89,359	3,055,000
11/1/2022			85,118	2,910,000
5/1/2023	155,000		85,118	2,910,000
11/1/2023			80,584	2,755,000
5/1/2024	165,000		80,584	2,755,000
11/1/2024			75,758	2,590,000
5/1/2025	175,000		75,758	2,590,000
11/1/2025			70,639	2,415,000
5/1/2026	185,000		70,639	2,415,000
11/1/2026			65,228	2,230,000
5/1/2027	195,000		65,228	2,230,000
11/1/2027			59,524	2,035,000
5/1/2028	205,000		59,524	2,035,000
11/1/2028			53,528	1,830,000
5/1/2029	220,000		53,528	1,830,000
11/1/2029			47,093	1,610,000
5/1/2030	230,000		47,093	1,610,000
11/1/2030			40,365	1,380,000
5/1/2031	245,000		40,365	1,380,000
11/1/2031			33,199	1,135,000
5/1/2032	260,000		33,199	1,135,000
11/1/2032			25,594	875,000
5/1/2033	275,000		25,594	875,000
11/1/2033			17,550	600,000
5/1/2034	290,000		17,550	600,000
11/1/2034			9,068	310,000
5/1/2035	310,000		9,068	310,000
Totals	<b>\$3,195,000</b>		<b>1,692,113</b>	

## Community Development District

**Debt Amortization**  
**Series 2011 A-2 Capital Improvement Revenue Bonds**

Date	Principal	Prepayments	5.85% Interest	Principal Balance
11/1/2020			42,413	1,450,000
5/1/2021	65,000		42,413	1,385,000
11/1/2021			40,511	1,385,000
5/1/2022	65,000		40,511	1,320,000
11/1/2022			38,610	1,320,000
5/1/2023	70,000		38,610	1,250,000
11/1/2023			36,563	1,250,000
5/1/2024	75,000		36,563	1,175,000
11/1/2024			34,369	1,175,000
5/1/2025	80,000		34,369	1,095,000
11/1/2025			32,029	1,095,000
5/1/2026	85,000		32,029	1,010,000
11/1/2026			29,543	1,010,000
5/1/2027	90,000		29,543	920,000
11/1/2027			26,910	920,000
5/1/2028	95,000		26,910	825,000
11/1/2028			24,131	825,000
5/1/2029	100,000		24,131	725,000
11/1/2029			21,206	725,000
5/1/2030	105,000		21,206	620,000
11/1/2030			18,135	620,000
5/1/2031	110,000		18,135	510,000
11/1/2031			14,918	510,000
5/1/2032	120,000		14,918	390,000
11/1/2032			11,408	390,000
5/1/2033	125,000		11,408	265,000
11/1/2033			7,751	265,000
5/1/2034	130,000		7,751	135,000
11/1/2034			3,949	135,000
5/1/2035	135,000		3,949	-
<b>Totals</b>	<b>1,450,000</b>	<b>-</b>	<b>764,888</b>	

**Budget Narrative**  
Fiscal Year 2021

**REVENUES**

**Interest-Investments**

The District earns interest income on their trust accounts with US Bank.

**Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the debt service expenditures during the Fiscal Year.

**Special Assessments-CDD Collected**

The District will directly bill for assessments due on parcels not placed on the tax roll.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES**

**Administrative**

**Miscellaneous-Assessment Collection Cost**

The District reimburses the Osceola County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

**Debt Service**

**Principal Debt Retirement**

Principal payments due on the series 2011 A-1 and A-2 bond paid on May 1.

**Interest Expense**

Interest payments due on the series 2011 A-1 and A-2 bond paid on November 1 and May 1.

**Concorde Estates**  
**Community Development District**

**Supporting Budget Schedules**  
**Fiscal Year 2021**

**Comparison of Non-Ad Valorem Assessment Rates  
Fiscal Year 2021 vs. Fiscal Year 2020**

Product	General Fund			Series 2011 A-1 Debt Service			Series 2011 A-2 Debt Service			Total		
	FY 2021	2020	Percent Change	FY 2021	2020	Percent Change	FY 2021	2020	Percent Change	FY 2021	2020	Percent Change
Townhouse	\$ 1,543.62	\$ 1,543.62	0.00%	\$ 852.45	\$ 852.45	0.0%	\$ -	\$ -	n/a	\$ 2,396.07	\$ 2,396.07	0.0%
Single Family 65'	\$ 1,734.22	\$ 1,734.22	0.00%	\$ 1,136.60	\$ 1,136.60	0.0%	\$ -	\$ -	n/a	\$ 2,870.82	\$ 2,870.82	0.0%
Single Family 75'	\$ 1,758.60	\$ 1,758.60	0.00%	\$ 1,307.09	\$ 1,307.09	0.0%	\$ -	\$ -	n/a	\$ 3,065.69	\$ 3,065.69	0.0%
Single Family 90'	\$ 1,795.55	\$ 1,795.55	0.00%	\$ 1,591.24	\$ 1,591.24	0.0%	\$ -	\$ -	n/a	\$ 3,386.79	\$ 3,386.79	0.0%
Single Family 40'	\$ 1,677.31	\$ 1,677.31	0.00%	\$ -	\$ -	n/a	\$ 600.00	\$ 600.00	0.0%	\$ 2,277.31	\$ 2,277.31	0.0%
Single Family 65'	\$ 1,734.22	\$ 1,734.22	0.00%	\$ -	\$ -	n/a	\$ 700.00	\$ 700.00	0.0%	\$ 2,434.22	\$ 2,434.22	0.0%
Single Family 75'	\$ 1,758.60	\$ 1,758.60	0.00%	\$ -	\$ -	n/a	\$ 805.00	\$ 805.00	0.0%	\$ 2,563.60	\$ 2,563.60	0.0%
Single Family 90'	\$ 1,795.55	\$ 1,795.55	0.00%	\$ -	\$ -	n/a	\$ 980.00	\$ 980.00	0.0%	\$ 2,775.55	\$ 2,775.55	0.0%
Single Family 100'	\$ 1,828.76	\$ 1,828.76	0.00%	\$ -	\$ -	n/a	\$ 1,050.00	\$ 1,050.00	0.0%	\$ 2,878.76	\$ 2,878.76	0.0%

**3A.**

## RESOLUTION 2020-5

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET FOR FISCAL YEAR 2020/2021 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Concorde Estates Community Development District (“**District**”) prior to June 15, 2020, proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”); and

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

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2020/2021 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE:	July 29, 2020
HOUR:	1:00 p.m.
LOCATION:	Concorde Estates Clubhouse 3151 Georgian Bay Lane Kissimmee, FL

At the time of adoption of this Resolution 2020-5, there is currently in place federal, state, and local emergency declarations (“**Declarations**”). In the event the **Declarations** remain in effect or if future orders or declarations authorize, the hearing may be conducted remotely, using communications media technology pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020, and March 20, 2020, as such orders may be extended, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes. Information regarding participation in any remote hearing may be found at the District’s website [www.concordeestatescdd.org](http://www.concordeestatescdd.org).



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

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

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

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

**PASSED AND ADOPTED THIS 27<sup>th</sup> DAY OF MAY, 2020.**

ATTEST:

**CONCORDE ESTATES COMMUNITY  
DEVELOPMENT DISTRICT**

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Kristen Suit  
Secretary

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Victor Cruz  
Chairman

**Exhibit A:** Approved Proposed Budgets for Fiscal Year 2020/2021

## **Fourth Order of Business**

**4A.**

# Concorde Estates CDD Field Management Report

May 2020

Ariel Medina | Field Services Supervisor



313 Campus Street, Celebration, FL 34747  
(O) 407-566-4122 | (M) 281-831-0139 |  
[www.inframarkims.com](http://www.inframarkims.com)

FREDDY BLANCO | Assistant  
Maintenance Manager



313 Campus Street | Celebration, FL 34747  
**Office:** 1.407.566.1935 | **Mobile:**  
1.407.947.2489 | [www.inframarkims.com](http://www.inframarkims.com)



**COMPLETED ITEMS:**

- Meet with Capital Land for Landscaping Review
- Met with Lexington Pools to go over pool leak
- Met with Sitex for lake concerns and follow up
- Reviewed and processed invoices on a weekly basis
- Returned phone calls as necessary
- Respond to emails and communications as needed
- Met with vendors as necessary

**ATTACHMENTS**

- Field Management Update
- Inframark Landscaping Report
- Capital Land Monthly Report
- Sitex Monthly Report

# Work Orders Status Update

Removed dead tree that was presenting a safety issue

Continue with pressure washing program

Repairs were completed throughout the clubhouse

Trash cans throughout the community were pressure washed, repaired, and painted as needed

Repaired entrance sign

Repaired coverboard in gym

Repaired architectural frame on clubhouse



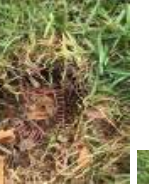







Pick up trash throughout the community

Cut branches encroaching the clubhouse


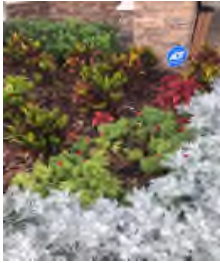




Reinforced dumpster foundation

Repaired signs in island



# Inframark Landscaping Report

Concorde Estates Landscaping Review					
Issue	Location	Date of Drive-thru	Status	Field Manager Comments	Photos
Irrigation boxes condition	Throughout the community	5/6/2020	Pending	Several irrigation boxes are showing poor maintenance service and missing caps. Please address asap	       
Irrigation issue	At Greatbear Way.	5/6/2020	Pending	Lack of irrigation is affecting viburnum plants.	 
Sand Raking service.	At Coastal View Ct.	5/6/2020	Ongoing	The sand raking is weekly as per contract. (52 time for year)	
Weed control.	Behind the Rec. center	5/6/2020	Pending	Weed control inside the playground area and around the tennis court at the rec. center.	  



Dead Flowers beds	Rec. center	5/6/2020	<b>Pending</b>	Dead flowers on the beds.	 
Trimming service	St. Clair St.	5/6/2020	<b>Pending</b>	Trimming service pending	
Edging service	Marshfield Preserve way.	5/6/2020	<b>Pending</b>	The edging service was not completed after mowing service.	
Blowing	Grassmere view Pkwy.	5/6/2020	<b>Not completed</b>	Crew did not clean up (blowing) the sidewalk after mowing service	
Trimming service	Marshfield Preserve way.	5/6/2020	<b>Not completed</b>	The mowing service was completed but not the trimming service.	

Grass cutting.	Grassmere view Pkwy.	5/6/2020	<b>Pending</b>	The grass was cutted between 2 And 2 1/2 inches. As per contract the service will be of 4 to 4 1/2 inches. This type of cut is not healthy for the grass.	 
Palm tree Trimming	Grassmere view Pkwy.	5/6/2020	<b>Pending</b>	Palm tree need trimming service at the community entrance.	 
Palm tree Trimming	At Coastal View Ct.	5/6/2020	<b>Not completed</b>	Palm tree need trimming service around the park area. Just some palm tree was trimming, several is still without the service.	
Remove Pine Nuggets mulch.	At the Recreation Center.	5/6/2020	<b>Not completed</b>	Remove pine nuggets mulch from the playground and install the right playground mulch. This situation have more of three month.	  
Tree removal.	At Harbor View In.	5/6/2020	<b>Not completed</b>	Sycamore tree was removed but stump is still there. Remove stump asap.	 

Viburnum installation	St Clair St. And Greatbear Way.	5/6/2020	<b>Not completed</b>	Provide proposal for installs Viburnum plans at the playground area. This project is pending for more of 60 days.	 
Remove dead pine tree	Grassmere view Pkwy.	5/6/2020	<b>Not completed</b>	The proposal for remove the dead palm tree was approved and the palm is still there	
Trimming service	At Coastal View Ct.	5/6/2020	<b>Not completed</b>	Trimming under benches not completed	 
Sod installation.	Throughout the community	5/6/2020	<b>Not completed</b>	Install new St. Augustine sod at the several brown spot throughout the community.	  

# Capital Land Monthly Report

**Legend:**

VBC-Volley Ball Court

PP-Pocket Park

TC-Trash Can

EM-Easement

DP-Dog Park



# Concorde Estates CDD Monthly Report

## April.2020

		<b><u>Detail Day</u></b>	<b><u>Mow Crews</u></b>
Main Entrances, 1/2 Blvd		2-Apr	Apr 9, 16, 23, 30
Clubhouse, 1/2 Blvd	VBC, TC	2-Apr	Apr 9, 16, 23, 30
3181 Stonington Run	PP,TC	2-Apr	Apr 9, 16, 23, 30
3101 Duxbury Dr	PP,TC	2-Apr	Apr 9, 16, 23, 30
2991 Stonington Run	Pond	2-Apr	Apr 9, 16, 23, 30
3207 Hopewell Dr	PG,DP,TC	9-Apr	Apr 9, 16, 23, 30
3201 Rydal Water Way	PP,TC	9-Apr	Apr 9, 16, 23, 30
2804 Grasmere View Pkwy	cul de sac	9-Apr	Apr 9, 16, 23, 30
2440 Tradewinds Dr	cul de sac	9-Apr	Apr 9, 16, 23, 30
2351 Tradewinds Dr	DP,TC	9-Apr	Apr 9, 16, 23, 30
3209 Jackson Grey Rd	PP	9-Apr	Apr 9, 16, 23, 30
2260 Tradewinds Dr	Pond	16-Apr	Apr 9, 16, 23, 30
3000 Harbor View Ln	2 Ponds	16-Apr	Apr 9, 16, 23, 30
3141 Oyster Bay Ln	Lift Station	16-Apr	Apr 9, 16, 23, 30
3131 Rocky River Rd	PP	16-Apr	Apr 9, 16, 23, 30
3130 Rocky River Rd	PP	16-Apr	Apr 9, 16, 23, 30
2331 Marshfield Preserve Way	Easement	16-Apr	Apr 9, 16, 23, 30
2351 Marshfield Preserve Way	Pond,EM	16-Apr	Apr 9, 16, 23, 30
3150 Seasalt Dr	EM	16-Apr	Apr 9, 16, 23, 30
3208 Olivia Breeze Dr	PP,TC	23-Apr	Apr 9, 16, 23, 30
3220 Jubilee Rd	Pond,EM	23-Apr	Apr 9, 16, 23, 30
2770 Marshfield Preserve Way	Bridge 1	23-Apr	Apr 9, 16, 23, 30
2820 Marshfield Preserve Way	Bridge 2	23-Apr	Apr 9, 16, 23, 30
2890 Marshfield Preserve Way	Pond,EM	23-Apr	Apr 9, 16, 23, 30
2990 Marshfield Preserve Way	Easement	23-Apr	Apr 9, 16, 23, 30
3461 Marshfield Preserve Way	2 Pine Trails	30-Apr	Apr 9, 16, 23, 30
3441 Marshfield Preserve Way	Lift Station	30-Apr	Apr 9, 16, 23, 30
3000 Greatbear Way	PP,TC	30-Apr	Apr 9, 16, 23, 30
3041 Palemero Rose Way	2 Pine Trails	30-Apr	Apr 9, 16, 23, 30
3080 Palemero Rose Way	Pond,EM	30-Apr	Apr 9, 16, 23, 30
3211 Marshfield Preserve Way	Easement	30-Apr	Apr 9, 16, 23, 30

**Pine Bark Mulch**

need to change out playground

**Annuals**

**Proposals**

Tree removals

**Plant Insects**

spot treat

treat ants on scheduled visits

**Turf Weeds**

spot treat

**Turf Insects**

Spot treat

**Turf Disease**

spot treat

**Problem Areas**

**Heavy Leaf Litter**

**Fertilization**

# Sitex Monthly Report

**CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT**

**OPERATIONS & MAINTENANCE HIGHLIGHT**

**SITEX AQUATICS MANAGEMENT REPORT**



April 2020

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

**POND1-** Algae and hydrilla treated.

**POND2-** Algae treated

**POND3-** Algae treated

**POND4-** grasses spot treated

**POND5-** grasses treated

**POND6-** Algae treated

**POND7-** Algae and hydrilla treated

**POND8-** Algae spot treated

**POND9-** hydrilla treated

**POND10-** Algae treated

**ADDITIONAL NOTES:**

The water levels have been very low due to the lack of rainfall. This has allowed us to target a lot of exposed shoreline vegetation All trash in and around ponds have been removed as well. Please don't hesitate to reach out to my staff or myself if you need anything at all.

Regards

Brian Fackler

Sitex Aquatics LLC.



# Lexington Pools Report

*The following is work performed & provided to Concorde Estates:*

**POOL & SPLASH PAD MAINTENANCE SERVICES: Update as of 5-11-2020**

**Splash Pad:**

*Services performed upon arrival, Three (3) days a week are as follows:*

- Removed & clean all filters from the catch basin for the Splash Pad System to remove and build-up of Algae and/or debris.
- Removed debris from the Splash Pad Motor Catch Screen.
- Clean and remove debris from Splash Pad Pool Pak Basin.
- Drain the Splash Pad since it is not in operation due to the COVID-19 Virus.
- Add Chemicals to Catch Basin for the Splash Pad.

**Recommendations:** *The service panel that operates the system is corroded and in need of wiring and power strip replacements. The strips are the tie-ins for the wiring. The electrical wires to the GFCI Outlet is not functioning, this needs to be addressed since it operates the Sump Pump for the Pool Pak. Lexington found the unit off due to this reason. Lexington switched the power leads to a different outlet temporarily.*

**Update:** Lexington install the new Four (4) filter cartridges for the Splash Pad due to the age and not properly filtering anymore. All ok upon departure after installation. The Mushroom Fixture is still broken and removed from its base, however due to the COVID-19 Virus Pandemic, the company which makes this fixture is not open at this time. The most recent update is they will be starting up at the end of May. As soon as they do we can get the Mushroom Lid and install it.

**Main Pool:**

*Services performed as prescribed below, Three (3) days a week:*

**Recommendations:** The pool loses an extreme amount of water daily. A leak detection company has been to the property and a field report was provided to Inframark outlining their findings.

- Drain & Clean all Grid Filters one (1) time a week in the catch basin for the Pool System to remove and build-up of Algae and/or debris.
- Removed debris from the Pool Motor Catch Screen.
- Clean and remove debris from Pool Pak Vacuum Pump.
- Brush, Net and Vacuum Pool as needed three (3) times a week.
- Brush interior of Pool tiles as needed.
- Add Chemicals to Pool and Catch Basin as needed.

**Lexington Representative Signature:**



for LPM, LLC

**Date:** 5/11/2020

## **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, April 29, 2020 at 4:00 p.m. telephonically.

Present and constituting a quorum were:

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

Also present were:

Kristen Suit	District Manager
Tim Qualls	District Counsel
Tristan LaNasa	Young Qualls, P.A
David Hamstra	District Engineer
Ariel Medina	Field Supervisor
Sitex Staff	
Capital Land Staff	

*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.

- Mr. Qualls gave an overview of conducting the virtual meeting noting that any motions made at this meeting via telephone will be ratified by the Board in a physical meeting when held.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

**THIRD ORDER OF BUSINESS**

**Public Comments on Agenda Items  
(limited to 3 minutes)**

- No members of the public were in attendance.

**FOURTH ORDER OF BUSINESS**

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

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

- The monthly Field Management Report was included in the agenda package.

**B. Capital Land Landscape Agreement Renewal**

- This is for renewal of the current contract dated May 21, 2019 in the amount of \$156,000 per year to be paid in 12 payments of \$13,000 per month. Any mulch and tree trimming services are to be billed after services are rendered in the amount of \$23,400 making the grand total of the contract \$179,400. There is no change to the amount of this current contract.

On MOTION by Mr. Barbuck seconded by Mr. Goyetche with all in favor the Capital Land Landscape Agreement Renewal was approved. 5-0

**C. Bright House Increase Notification**

- The Board was notified of the rate increase.

**D. Proposals for Soccer Nets**

- The proposal from Net World Sports for soccer nets in the amount of \$1,928.99 was discussed.

On MOTION by Mr. Goyetche seconded by Mr. Barbuck with all in favor the Soccer Nets Proposal in the amount of \$1,928.99 was approved. 5-0

**E. Proposals from Capital Land to Install Viburnum at Stonington Park**

On MOTION by Ms. Land seconded by Mr. Barbuck with all in favor the Capital Land Proposal to install Viburnum at Stonington Park in the amount of \$252.35 was approved. 5-0

**F. Proposal from Capital Land to Install Viburnum at South East Park**

On MOTION by Mr. Barbuck seconded by Mr. Goyetche with Mr. Barbuck, Mr. Goyetche, Ms. Land and Mr. Cruz in favor and Mr. Alli opposed the Capital Land Proposal to install Viburnum at South East Park in the amount of \$1,090.27 was approved. 4-1 with Mr. Alli Opposed

### **G. Proposal from Capital Land to Replace St. Augustine Sod**

On MOTION by Mr. Alli seconded by Mr. Barbuck with all in favor the Capital Land Proposal to replace St. Augustine Sod in the amount of \$2,000 was approved. 5-0

### **H. Proposal to Replace Gym and Event Room Doors**

On MOTION by Ms. Land seconded by Mr. Cruz with Ms. Land, Mr. Cruz, and Mr. Barbuck in favor and Mr. Alli and Mr. Goyetche opposed the Proposal to replace the gym and event room doors in the amount of \$3,322.00 was approved. 3-2 with Mr. Alli & Mr. Goyetche Opposed

### **I. Proposal from Decorative Fountains**

- Mr. Craig from Sitex reported that of the nine ponds two have electric panels for fountain hook ups with only one of those electric panels functioning.
- This item was tabled indefinitely to a later date.

### **J. Proposal for Aerators**

- This item was tabled indefinitely to a later date.

### **K. Sitex Proposal for Fountain Maintenance**

- This item was tabled indefinitely to a later date.

### **L. Reinstallation of Aquatic Plants Update**

- This is a Capital Land expense.

## **FIFTH ORDER OF BUSINESS**

### **Engineer's Report**

#### **A. Proposals for Shoreline Maintenance**

- Mr. Hamstra reported he inspected the pool deck and observed what was done so far, about 50% has been completed on the shoreline. He will follow up with Robinson Wetlands to verify they photographed the before conditions; and what maintenance will be required once the project is completed.

#### **B. District Engineering Agreement Amendment #1**

On MOTION by Mr. Cruz seconded by Mr. Barbuck with all in favor the District Engineering Agreement Amendment #1 in an amount not to exceed \$25,000 was approved. 5-0

**C. South Stewart Street Ditch Outfall Modifications**

- Conceptual Improvement Plans for the South Stewart Street Ditch Outfall Modifications were reviewed. If the Board agrees, Mr. Hamstra will re-submit to the County. He believes this is a more cost-effective practical solution.

On MOTION by Mr. Goyetche seconded by Mr. Barbuck with all in favor the District Engineer was authorized to re-submit the conceptual improvement plans to the county. 5-0

**SIXTH ORDER OF BUSINESS****Attorney's Report****A. Final Special Assessment Collection Policy**

- Mr. Qualls commented on the final Special Assessment Collection Policy.
- There was no objection from the Board to adopt the Special Assessment Collection Policy.

On MOTION by Mr. Barbuck seconded by Mr. Cruz with Mr. Barbuck, Mr. Cruz, Ms. Land and Mr. Alli in favor and Mr. Goyetche opposed the Special Assessments Collection Policy was adopted. 4-1 with Mr. Goyetche Opposed

**i. Discussion of the Determination of Method of Collection of Assessments**

- The vast majority of District non-ad valorem assessments are collected thru the Uniform Collection Method; however, the 36 lots which are in foreclosure are still collected thru the District Manager.
- It is now too late to change the methodology, but this can be done in 2021. It would be advisable to collect the 2A bonds through the Tax Collector. This will be placed on the November agenda for discussion by the Board.

**B. Update on Duval Offset Matter**

- Duvall and their Attorney have been notified several times as to the deficiencies of the service they provided. This matter will continue to be monitored.

**C. Ratification of Robinson Wetland Agreement**

- The concept of having the shoreline clean up agreement was approved in form. A formal interlocal agreement with the county was not necessary and the agreement was updated.

**D. Update on Foreclosure Litigation**

- Mr. Qualls provided an update reporting the amended complaint has been filed and entered several defaults. One party is in bankruptcy where no action can be taken; and of three parties two have filed a response and one has requested an extension.



- Bond counsel has been advised. The bondholder has agreed to pay all of the attorney fees incurred thus far and an amount going forward.
- Cornerstone is asking about a settlement to pay only the principal amount and none of the accrued interest; and second, whether there was any flexibility on the timing. We have asked the bondholder but ultimately it is the decision of the Board.
- The attorney for the HOA has requested if the Board would accept a deed in lieu of foreclosure on the properties presently owned by the Homeowners' Association. He noted the lien amount may be more than the value of the property. Further research on this will be done and formal documentation provided for consideration by the Board if needed.

**E. Pond/Drainage Easement Maintenance**

- This item was previously discussed.

**F. Other**

- None.

**SEVENTH ORDER OF BUSINESS**

**District Manager's Report**

**A. Consent Agenda**

**i. Minutes of the February 26, 2020 Meeting**

On MOTION by Mr. Barbuck seconded by Ms. Land with all in favor the Minutes of the February 26, 2020 Meeting were approved. 5-0

**ii. Financial Statements**

On MOTION by Ms. Land seconded by Mr. Cruz with all in favor the March 2020 Financials and Check Register were accepted. 5-0

**iii. Resolution 2020-4 General Election**

On MOTION by Mr. Alli seconded by Mr. Barbuck with all in favor Resolution 2020-4 Confirming the District's use of the Osceola County Supervisor of Elections to continue conducting the District's Election of Supervisors in conjunction with the General Election as adopted. 5-0

**iv. Acceptance of FY 2019 Audit**

- District Counsel reported he has replied to the audit deficiency findings regarding default assessments.

On MOTION by Mr. Alli seconded by Ms. Land with all in favor the Fiscal Year 2019 Audit was accepted. 5-0

**B. Ratification of Chair Authorized Expenses Between Meetings**

- A summary of Chair authorized expenses between meetings in the amount of \$923.66 was included in the agenda package.

On MOTION by Mr. Barbuck seconded by Mr. Goyetche with all in favor Chair authorized expenses between meetings in the amount of \$923.66 were ratified. 5-0

**EIGHTH ORDER OF BUSINESS**

**Supervisors' Requests and Comments**

- Mr. Goyetche reported a promotional rate was negotiated with Spectrum Business and the District will be reimbursed \$30. The monthly bill will continue at the current rate of \$123.45 for another one year.

**NINTH ORDER OF BUSINESS**

**Audience Comments**

- None.

**TENTH ORDER OF BUSINESS**

**Adjournment**

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

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Assistant Secretary

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Chairperson/Vice Chairperson

**7Aii.**

**Concord Estates  
Community Development District**

*Financial Report*

*April 30, 2020*

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**Concorde Estates  
Community Development District**

**Financial Statements**

**(Unaudited)**

**April 30, 2020**

**Balance Sheet**  
April 30, 2020

ACCOUNT DESCRIPTION	GENERAL FUND	2004 DEBT SERVICE FUND	2011 DEBT SERVICE FUND	2017B DEBT SERVICE FUND	TOTAL
<b>ASSETS</b>					
Cash - Checking Account	\$ 168,222	\$ -	\$ -	\$ -	\$ 168,222
Assessments Receivable	67,499	-	20,102	-	87,601
Investments:					
Money Market Account	983,920	-	-	-	983,920
Interest Fund (A-1)	-	-	6	-	6
Prepayment Account B	-	-	688	2,500,000	2,500,688
Prepayment Fund (A-2)	-	-	149,068	-	149,068
Reserve Fund (A-1)	-	-	322,813	-	322,813
Revenue Fund (A-1)	-	-	360,632	-	360,632
Revenue Fund (A-2)	-	-	132,767	-	132,767
Revenue Fund B	-	-	39	1,485	1,524
<b>TOTAL ASSETS</b>	<b>\$ 1,219,641</b>	<b>\$ -</b>	<b>\$ 986,115</b>	<b>\$ 2,501,485</b>	<b>\$ 4,707,241</b>
<b>LIABILITIES</b>					
Accounts Payable	\$ 29,083	\$ -	\$ -	\$ -	\$ 29,083
Accrued Expenses	2,000	-	-	-	2,000
Due to Landowners	-	-	22,468	-	22,468
Deferred Revenue	67,499	-	20,102	-	87,601
Other Current Liabilities	2,164	-	-	-	2,164
Revenue Bonds Payable-Current	-	7,903,426	3,013,428	-	10,916,854
<b>TOTAL LIABILITIES</b>	<b>100,746</b>	<b>7,903,426</b>	<b>3,055,998</b>	<b>-</b>	<b>11,060,170</b>
<b>FUND BALANCES</b>					
Restricted for:					
Debt Service	-	-	-	2,501,485	2,501,485
Assigned to:					
Operating Reserves	244,991	-	-	-	244,991
Reserves - Other	75,307	-	-	-	75,307
Unassigned:	798,597	(7,903,426)	(2,069,883)	-	(9,174,712)
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,118,895</b>	<b>\$ (7,903,426)</b>	<b>\$ (2,069,883)</b>	<b>\$ 2,501,485</b>	<b>\$ (6,352,929)</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,219,641</b>	<b>\$ -</b>	<b>\$ 986,115</b>	<b>\$ 2,501,485</b>	<b>\$ 4,707,241</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	APR-20 ACTUAL
<b>REVENUES</b>					
Interest - Investments	\$ 7,404	\$ 4,319	\$ 6,521	\$ 2,202	\$ 213
Interest - Tax Collector	-	-	361	361	39
Rents or Royalties	3,200	1,869	863	(1,006)	-
Special Assmnts- Tax Collector	948,053	948,053	854,016	(94,037)	23,228
Special Assmnts- CDD Collected	59,078	59,078	3,260	(55,818)	-
Special Assmnts- Discounts	(37,922)	(37,922)	(31,856)	6,066	17
Other Miscellaneous Revenues	-	-	3	3	-
Pool Access Key Fee	150	87	-	(87)	-
<b>TOTAL REVENUES</b>	<b>979,963</b>	<b>975,484</b>	<b>833,168</b>	<b>(142,316)</b>	<b>23,497</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
P/R-Board of Supervisors	13,000	7,585	7,000	585	-
FICA Taxes	995	581	536	45	-
ProfServ-Arbitrage Rebate	1,200	1,200	-	1,200	-
ProfServ-Engineering	8,000	4,669	13,146	(8,477)	8,960
ProfServ-Legal Services	25,000	14,581	56,682	(42,101)	5,058
ProfServ-Mgmt Consulting Serv	110,000	64,169	82,471	(18,302)	13,743
ProfServ-Special Assessment	5,250	5,250	5,250	-	-
ProfServ-Trustee Fees	10,775	10,775	13,003	(2,228)	-
ProfServ-E-mail Maintenance	16,100	9,387	3,328	6,059	388
Auditing Services	4,000	4,000	4,000	-	4,000
Insurance - General Liability	6,325	6,325	6,593	(268)	-
Legal Advertising	2,600	1,519	255	1,264	-
Misc-Assessmnt Collection Cost	18,961	18,961	16,443	2,518	465
Annual District Filing Fee	175	175	175	-	-
<b>Total Administration</b>	<b>222,381</b>	<b>149,177</b>	<b>208,882</b>	<b>(59,705)</b>	<b>32,614</b>
<b>Public Safety</b>					
Pool/Clubhouse Security	16,000	9,331	-	9,331	-
<b>Total Public Safety</b>	<b>16,000</b>	<b>9,331</b>	<b>-</b>	<b>9,331</b>	<b>-</b>
<b>Electric Utility Services</b>					
Electricity - General	16,000	9,331	7,288	2,043	1,200
Electricity - Streetlighting	119,000	69,419	68,678	741	9,798
Electricity - Rec Center	12,000	7,000	5,659	1,341	800
<b>Total Electric Utility Services</b>	<b>147,000</b>	<b>85,750</b>	<b>81,625</b>	<b>4,125</b>	<b>11,798</b>



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	APR-20 ACTUAL
<b><u>Water-Sewer Comb Services</u></b>					
Utility - Water	118,000	68,831	38,398	30,433	9,108
Backflow Assembly Testing	750	441	-	441	-
<b>Total Water-Sewer Comb Services</b>	<b>118,750</b>	<b>69,272</b>	<b>38,398</b>	<b>30,874</b>	<b>9,108</b>
<b><u>Flood Control/Stormwater Mgmt</u></b>					
Contracts-Ponds	10,380	6,055	6,055	-	865
R&M-Aquascaping	10,000	5,831	-	5,831	-
R&M-Fountain	1,200	700	1,465	(765)	-
R&M Lake & Pond Bank	5,000	2,919	1,238	1,681	-
<b>Total Flood Control/Stormwater Mgmt</b>	<b>26,580</b>	<b>15,505</b>	<b>8,758</b>	<b>6,747</b>	<b>865</b>
<b><u>Other Physical Environment</u></b>					
Contracts-Landscape	156,000	91,000	91,000	-	13,000
Insurance - Property	9,567	9,567	9,193	374	-
R&M-Entry Feature	500	294	-	294	-
R&M-Irrigation	8,500	4,956	10,215	(5,259)	433
Landscape Replacement	15,000	8,750	5,313	3,437	349
Annual Mulching & Tree Trimming	23,400	23,400	20,275	3,125	-
Misc-Decorative Lighting	1,500	875	37	838	-
<b>Total Other Physical Environment</b>	<b>214,467</b>	<b>138,842</b>	<b>136,033</b>	<b>2,809</b>	<b>13,782</b>
<b><u>Contingency</u></b>					
Misc-Contingency	100,000	58,331	17,093	41,238	1,700
<b>Total Contingency</b>	<b>100,000</b>	<b>58,331</b>	<b>17,093</b>	<b>41,238</b>	<b>1,700</b>
<b><u>Parks and Recreation - General</u></b>					
Contracts-Pools	8,100	4,725	7,950	(3,225)	1,600
Contracts-Pest Control	1,500	875	250	625	-
Telephone, Cable & Internet Service	2,820	1,645	1,478	167	153
R&M-Clubhouse	6,500	3,794	2,380	1,414	647
R&M-Fence	3,500	2,044	464	1,580	-
R&M-Pools	8,500	4,956	1,643	3,313	716
R&M-Fitness Equipment	3,000	1,750	360	1,390	-
R&M-Pressure Washing	3,500	2,044	-	2,044	-
R&M-Parks & Facilities	13,300	7,756	9,376	(1,620)	1,555
Office Supplies	1,500	875	1,923	(1,048)	265
Clubhouse Cleaning Service G&A	2,940	1,715	980	735	245
Dues, Licenses, Subscriptions	525	525	-	525	-
Cap Outlay - Other	-	-	125,866	(125,866)	-
<b>Total Parks and Recreation - General</b>	<b>55,685</b>	<b>32,704</b>	<b>152,670</b>	<b>(119,966)</b>	<b>5,181</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	APR-20 ACTUAL
<b>Reserves</b>					
Reserve	79,100	-	-	-	-
<b>Total Reserves</b>	79,100	-	-	-	-
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>979,963</b>	<b>558,912</b>	<b>643,459</b>	<b>(84,547)</b>	<b>75,048</b>
Excess (deficiency) of revenues					
Over (under) expenditures	-	416,572	189,709	(226,863)	(51,551)
Net change in fund balance	\$ -	\$ 416,572	\$ 189,709	\$ (226,863)	\$ (51,551)
<b>FUND BALANCE, BEGINNING (OCT 1, 2019)</b>	<b>929,186</b>	<b>929,186</b>	<b>929,186</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 929,186</b>	<b>\$ 1,345,758</b>	<b>\$ 1,118,895</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	APR-20 ACTUAL
<b>REVENUES</b>					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL REVENUES</b>	-	-	-	-	-
<b>EXPENDITURES</b>					
<b>TOTAL EXPENDITURES</b>	-	-	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	-	-
Net change in fund balance	\$ -	\$ -	\$ -	\$ -	\$ -
<b>FUND BALANCE, BEGINNING (OCT 1, 2019)</b>	-	-	(7,903,426)		
<b>FUND BALANCE, ENDING</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (7,903,426)</u>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	APR-20 ACTUAL
<b>REVENUES</b>					
Interest - Investments	\$ 5,163	\$ 3,010	\$ 5,857	\$ 2,847	\$ 978
Special Assmnts- Tax Collector	516,263	516,263	439,693	(76,570)	11,959
Special Assmnts- Prepayment	-	-	148,165	148,165	-
Special Assmnts- CDD Collected	25,465	25,465	1,316	(24,149)	-
Special Assmnts- Discounts	(20,651)	(20,651)	(16,401)	4,250	9
<b>TOTAL REVENUES</b>	<b>526,240</b>	<b>524,087</b>	<b>578,630</b>	<b>54,543</b>	<b>12,946</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
Misc-Assessmnt Collection Cost	10,325	10,325	8,466	1,859	239
<b>Total Administration</b>	<b>10,325</b>	<b>10,325</b>	<b>8,466</b>	<b>1,859</b>	<b>239</b>
<b>Debt Service</b>					
Principal Debt Retirement A-1	130,000	-	-	-	-
Principal Debt Retirement A-2	75,000	-	-	-	-
Prepayments Series A-2	-	-	105,000	(105,000)	-
Interest Expense Series A-1	194,513	97,257	97,256	1	-
Interest Expense Series A-2	112,613	56,307	51,773	4,534	-
<b>Total Debt Service</b>	<b>512,126</b>	<b>153,564</b>	<b>254,029</b>	<b>(100,465)</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>522,451</b>	<b>163,889</b>	<b>262,495</b>	<b>(98,606)</b>	<b>239</b>
Excess (deficiency) of revenues					
Over (under) expenditures	3,789	360,198	316,135	(44,063)	12,707
<b>OTHER FINANCING SOURCES (USES)</b>					
Contribution to (Use of) Fund Balance	3,789	-	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>3,789</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 3,789	\$ 360,198	\$ 316,135	\$ (44,063)	\$ 12,707
<b>FUND BALANCE, BEGINNING (OCT 1, 2019)</b>	<b>(2,386,018)</b>	<b>(2,386,018)</b>	<b>(2,386,018)</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ (2,382,229)</b>	<b>\$ (2,025,820)</b>	<b>\$ (2,069,883)</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	APR-20 ACTUAL
<b>REVENUES</b>					
Interest - Investments	\$ -	\$ -	\$ 1	\$ 1	\$ -
Special Assmnts- Prepayment	-	-	2,500,000	2,500,000	2,500,000
<b>TOTAL REVENUES</b>	<b>-</b>	<b>-</b>	<b>2,500,001</b>	<b>2,500,001</b>	<b>2,500,000</b>
<b>EXPENDITURES</b>					
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	2,500,001	2,500,001	2,500,000
Net change in fund balance	\$ -	\$ -	\$ 2,500,001	\$ 2,500,001	\$ 2,500,000
<b>FUND BALANCE, BEGINNING (OCT 1, 2019)</b>	<b>-</b>	<b>-</b>	<b>1,484</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,501,485</b>		

**Concorde Estates  
Community Development District**

**Supporting Schedules**

**April 30, 2020**

**Notes to the Financial Statements**  
**April 30, 2020**

**Financial Overview / Highlights**

- ▶ Assessments receivable includes outstanding assessments due from prior fiscal years.
- ▶ Revenue Bonds Payable-Current represents series 2004 and 2011B matured principal and accrued interest.

**Variance Analysis**

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
<b>Expenditures</b>				
<b><u>Administrative</u></b>				
Payroll-Board of Supervisors	\$13,000	\$7,000	54%	Five member board payroll for meeting attendance.
FICA Taxes	\$995	\$536	54%	Payroll taxes.
ProfServ-Engineering	\$8,000	\$13,146	164%	Pagasus Engineering is providing general matter services including erosion and drainage issues.
ProfServ-Legal Services	\$25,000	\$56,682	227%	Young Qualls provides general, Avex collection and bond matters.
ProfServ-Mgmt Consulting Serv	\$110,000	\$82,471	75%	Inframark provides management services.
ProfServ-Trustee Fees	\$10,775	\$13,003	121%	Series 2011 and 2017 trustee services provided by U.S. Bank.
Insurance-General Liability	\$6,325	\$6,593	104%	EGIS general liability, public officials insurance and auto.
<b><u>Flood Control/Stormwater Mgmt</u></b>				
R&M-Fountain	\$1,200	\$1,465	122%	Quarterly fountain service and replacement of control box.
<b><u>Other Physical Environment</u></b>				
R&M-Irrigation	\$8,500	\$10,215	120%	Irrigation repairs provided by Capital Land Mgmt Corp.
<b><u>Parks and Recreation</u></b>				
Contracts-Pools	\$8,100	\$7,950	98%	The district changed vendors from Churchill Group to Lexington Pool in February.
R&M-Parks and Facilities	\$13,300	\$9,376	70%	Tennis court resurfacing, gate, splash pad contact repair and ancillary services and supplies.
Office Supplies	\$1,500	\$1,923	128%	Various office supply purchases reimbursed to Inframark.
Capital Outlay - Other	\$0	\$125,866		Playground equipment and access control system.

**Non-Ad Valorem Special Assessments**  
Osceola County Tax Collector - Monthly Collection Report  
For the Fiscal Year ending September 2020

					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 2020				\$1,436,160	\$948,053	\$488,108
Allocation %				100.00%	66.01%	33.99%
11/08/19	10,562	511	216	11,288	7,452	3,836
11/21/19	56,988	2,423	1,163	60,574	39,987	20,587
12/06/19	931,116	39,588	19,002	989,706	653,335	336,371
12/09/19	2,292	25	47	2,364	1,561	803
12/23/19	87,250	3,548	1,781	92,578	61,114	31,465
01/10/20	34,101	1,076	696	35,873	23,681	12,192
01/13/20	6,091	192	124	6,408	4,230	2,178
02/12/20	27,976	583	571	29,130	19,230	9,900
02/12/20	682	22	14	718	474	244
03/09/20	28,976	316	591	29,883	19,727	10,156
04/10/20	6,280	-	128	6,408	4,230	2,178
04/10/20	28,228	(26)	576	28,779	18,998	9,781
<b>TOTAL</b>	<b>\$ 1,220,543</b>	<b>\$ 48,257</b>	<b>\$ 24,909</b>	<b>\$ 1,293,708</b>	<b>\$ 854,016</b>	<b>\$ 439,693</b>

% Collected 90% 90% 90%

<b>TOTAL OUTSTANDING</b>	<b>\$ 142,452</b>	<b>\$ 94,037</b>	<b>\$ 48,415</b>
--------------------------	-------------------	------------------	------------------



**Cash and Investment Report**  
April 30, 2020

<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%	\$ 168,222
			<b>Subtotal</b>	<u>\$ 168,222</u>
Money Market		Bank United	0.25%	\$ 983,920
				<u>\$ 983,920</u>
<b>DEBT SERVICE FUNDS</b>				
Series 2011 Interest Fund (A-1)		US Bank	0.02%	\$ 6 (1)
Series 2011 Prepayment Account B		US Bank	0.02%	688 (1)
Series 2011 Prepayment Fund (A-2)		US Bank	0.02%	149,068 (1)
Series 2011 Reserve Fund (A-1)		US Bank	0.02%	322,813 (1)
Series 2011 Revenue Fund (A-1)		US Bank	0.02%	360,632 (1)
Series 2011 Revenue Fund (A-2)		US Bank	0.02%	132,767 (1)
Series 2011 Revenue Fund B		US Bank	0.02%	39 (1)
Series 2017 Prepayment Fund B		US Bank	0.02%	2,500,000 (1)
Series 2017 Revenue Fund B		US Bank	0.02%	1,485 (1)
			<b>Subtotal</b>	<u>\$ 3,467,498</u>
<b>Total</b>				<u><u>\$ 4,619,640</u></u>

NOTE 1 - Invested in Fidelity Govt Portfolio

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

**Payment Register by Bank Account**

For the Period from 4/1/20 to 4/30/20

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice/GL Description	GL Account #	Amount Paid
<b><u>BANK UNITED GF CHECKING (ACCT#XXXXX6364)</u></b>							
<b>CHECK #5401</b>							
04/02/20	Vendor	CAPITAL LAND MANAGEMENT CORP	207716	MAR LANDSCAPE/IRR/PLANTING	Contracts-Landscape	001-534050-53908	\$13,000.00
04/02/20	Vendor	CAPITAL LAND MANAGEMENT CORP	207716	MAR LANDSCAPE/IRR/PLANTING	Landscape Replacement	001-546338-53908	\$349.00
<b>Check Total</b>							<b>\$13,349.00</b>
<b>CHECK #5402</b>							
04/02/20	Vendor	EXERCISE SYSTEMS	24245	QUARTERLY EQUIP MAINT	R&M-Fitness Equipment	001-546115-57201	\$180.00
<b>Check Total</b>							<b>\$180.00</b>
<b>CHECK #5403</b>							
04/02/20	Vendor	KATRINA S SCARBOROUGH	2018355	NON AD VALOREM PROC FEE	Misc-Contingency	001-549900-53985	\$187.13
<b>Check Total</b>							<b>\$187.13</b>
<b>CHECK #5404</b>							
04/02/20	Vendor	LAKE FOUNTAINS AND AERATION INC	14780	QUARTERLY FOUNTAIN SERVICE	R&M-Fountain	001-546032-53801	\$250.00
<b>Check Total</b>							<b>\$250.00</b>
<b>CHECK #5405</b>							
04/02/20	Vendor	PEGASUS ENGINEERING	224900	11/24/19-02/01/20 ENG SRVS	ProfServ-Engineering	001-531013-51501	\$1,480.00
<b>Check Total</b>							<b>\$1,480.00</b>
<b>CHECK #5406</b>							
04/02/20	Vendor	SITEX AQUATICS LLC	3426B	MARCH AQUATIC MAINT	Contracts-Ponds	001-534089-53801	\$865.00
<b>Check Total</b>							<b>\$865.00</b>
<b>CHECK #5407</b>							
04/15/20	Vendor	CONCORDE ESTATES C/O U.S. BANK	041020-1	TRXF ASSESS SERIES 2011 A-1	Due From Other Funds	131000	\$8,202.55
<b>Check Total</b>							<b>\$8,202.55</b>
<b>CHECK #5408</b>							
04/15/20	Vendor	CONCORDE ESTATES C/O U.S. BANK	041020-2	TRXFR ASSESS 2011 A-2	Due From Other Funds	131000	\$3,525.59
<b>Check Total</b>							<b>\$3,525.59</b>
<b>CHECK #5409</b>							
04/16/20	Vendor	CAPITAL LAND MANAGEMENT CORP	207925	APRIL LANDSCAPE/IRR/PLANTING	Contracts-Landscape	001-534050-53908	\$13,000.00
04/16/20	Vendor	CAPITAL LAND MANAGEMENT CORP	207925	APRIL LANDSCAPE/IRR/PLANTING	Landscape Replacement	001-546338-53908	\$349.00
<b>Check Total</b>							<b>\$13,349.00</b>
<b>CHECK #5410</b>							
04/16/20	Vendor	INNERSYNC STUDIO LTD	18392	Apr 2020 Hosting	ProfServ-E-mail maintenance	001-531096-51301	\$388.13
<b>Check Total</b>							<b>\$388.13</b>
<b>CHECK #5411</b>							
04/16/20	Vendor	LEXINGTON POOL & MAINT LLC	6199	APRIL POOL/SPLASH PAD MAINT	Contracts-Pools	001-534078-57201	\$1,600.00
<b>Check Total</b>							<b>\$1,600.00</b>

**CONCORDE ESTATES**

**Community Development District**

**Payment Register by Bank Account**

For the Period from 4/1/20 to 4/30/20

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice/GL Description	GL Account #	Amount Paid
<b>CHECK #5412</b>							
04/16/20	Vendor	SITEX/AQUATICS,LLC	3508B	APRIL/AQUATIC/MAINT	Contracts-Ponds	001-534089-53801	\$865.00
<b>Check Total</b>							<b>\$865.00</b>
<b>CHECK #5413</b>							
04/16/20	Vendor	YOUNG/QUALLS,P.A.	15966	GEN/COUNSEL/THRU/03/31/20	ProfServ-Legal/Services	001-531023-51401	\$7,623.45
<b>Check Total</b>							<b>\$7,623.45</b>
<b>CHECK #5414</b>							
04/22/20	Vendor	INFRAMARK,LLC	50630	APRIL/2020/MNGT/FEES	ADMIN/FEES	001-531027-51201	\$13,742.67
04/22/20	Vendor	INFRAMARK,LLC	50630	APRIL/2020/MNGT/FEES	COPIES	001-549900-53985	\$35.20
04/22/20	Vendor	INFRAMARK,LLC	50630	APRIL/2020/MNGT/FEES	POSTAGE	001-549900-53985	\$3.50
04/22/20	Vendor	INFRAMARK,LLC	50630	APRIL/2020/MNGT/FEES	WO/151067	001-549900-53985	\$1,498.00
04/22/20	Vendor	INFRAMARK,LLC	50630	APRIL/2020/MNGT/FEES	OFFICE/IMAX/HOME/DEPOT	001-549900-53985	\$202.18
04/22/20	Vendor	INFRAMARK,LLC	50630	APRIL/2020/MNGT/FEES	OFFICE/IMAX/HOME/DEPOT/HOME/DEPOT/HOME/DEPOT	001-549900-53985	\$798.17
<b>Check Total</b>							<b>\$16,279.72</b>
<b>CHECK #5415</b>							
04/22/20	Vendor	PEGASUS/ENGINEERING	224949	02/02/20-02/29/20/ENG/SRVCS	ProfServ-Engineering	001-531013-51501	\$6,520.00
<b>Check Total</b>							<b>\$6,520.00</b>
<b>ACH #DD187</b>							
04/17/20	Vendor	KUA/- ACH	032520/ACH	02/24/20-03/25/20/UTILITY/SRVCS	Electricity/- Rec.Center	001-543040-53100	\$791.76
04/17/20	Vendor	KUA/- ACH	032520/ACH	02/24/20-03/25/20/UTILITY/SRVCS	Electricity/- Streetlighting	001-543013-53100	\$5,509.88
04/17/20	Vendor	KUA/- ACH	032520/ACH	02/24/20-03/25/20/UTILITY/SRVCS	Electricity/- General	001-543006-53100	\$1,241.70
<b>ACH Total</b>							<b>\$7,543.34</b>
<b>ACH #DD188</b>							
04/17/20	Vendor	TOHO/WATER/AUTHORITY/- ACH	031420/ACH	02/13/20-03/14/20/UTILITY/SRVCS	Utility-Water	001-543018-53601	\$5,678.60
<b>ACH Total</b>							<b>\$5,678.60</b>
<b>ACH #DD189</b>							
04/25/20	Vendor	KUA/- ACH	040920-6180/ACH	03/09-04/09/20/UTILITY/SRVCS	Electricity/- Streetlighting	001-543013-53100	\$4,291.86
<b>ACH Total</b>							<b>\$4,291.86</b>
<b>ACH #DD190</b>							
04/29/20	Vendor	ADT/SECURITY/CORP/- ACH	757754776/ACH	04/28-05/27/20/SECURITY/MNTR	Misc-Contingency	001-549900-53985	\$51.99
<b>ACH Total</b>							<b>\$51.99</b>
<b>ACH #DD193</b>							
04/28/20	Vendor	BRIGHT/HOUSE/NETWORKS/- ACH	026041204040920/ACH	04/08-05/07/20/0412-04/TV,Int,Phn	Telephone,Cable,&Internet/Service	001-541016-57201	\$183.45
04/28/20	Vendor	BRIGHT/HOUSE/NETWORKS/- ACH	026041204040920/ACH	AUTO/DRAFT/WAS:\$30/LESS/THAN/INVOICED/AMOUNT	Telephone,Cable,&Internet/Service	001-541016-57201	(\$30.00)
<b>ACH Total</b>							<b>\$153.45</b>
<b>Account Total</b>							<b>\$92,383.81</b>
<b>Total Amount Paid</b>							<b>\$92,383.81</b>

**7Aiii.**



**MARY JANE ARRINGTON**  
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

---

April 16, 2020

Ms. Sandra H. Demarco  
Recording Manager  
Inframark Infrastructure Management Services  
210 N. University Drive  
Suite 702  
Coral Springs, FL 33071

RE: Concorde Estates Community Development District – Registered Voters

Dear Ms. Demarco:

Thank you for your letter of April 14, 2020 requesting confirmation of the number of registered voters within the Concorde Estates Community Development District as of April 15, 2020.

The number of registered voters within the Concorde Estates CDD is 908 as of April 15, 2020.

If I can be of further assistance please contact me at 407.742.6000.

Respectfully yours,

A handwritten signature in black ink that reads "M. J. Arrington".

Mary Jane Arrington  
Supervisor of Elections

**7B**

### Summary of Expenses Between Meetings

Description	Amount
Purchase of paper goods and coffee supplies	\$32.46
Purchase of locks for bulletin board	\$29.34
Purchase of padlocks and chain to secure trash can	\$32.83
Purchase of materials for repairs	\$289.54
Disposal of trash at St. Cloud Waste Division	\$15.08
Purchase of janitorial supplies	\$79.91
Purchase of materials to remove tree	\$31.97
Purchase of gas safety cans	\$205.50
Purchase of safety cones	\$75.88
Red Rhino Pool Leak Assessment	\$1,140.00
Removal of Dead tree	\$250.00
<b>TOTAL</b>	<b>\$2,182.51</b>



#11683 3769 PLEASANT HILL RD  
KISSIMMEE, FL 34746  
407-343-0357

278 6395 0021 05/05/2020 12:32 PM

DOMINO PURE CANE SUGAR BAG 4 LB  
04920004550 2.49 SALE  
REGULAR PRICE 3.79  
REWARDS SAVINGS 1.30  
RETURN VALUE 2.49  
NICE! ORIG NON DAIRY CFE CRM 16OZ  
04902280590 3.79  
RETURN VALUE 3.79  
EQUAL LOW CAL PACKETS .035OZ 115S  
30025810931 4.49  
RETURN VALUE 4.49  
NICE! PLST CUTLRY COMBO 48S  
04902283149 A 3.19  
RETURN VALUE 3.19  
NICE! PURIFIED DRINK WTR 16.9Z 24  
04902270626 6.58  
2 @ 3.29  
RETURN VALUE 3.29 ea  
DIXIE ULTRA 10 1/16" PLATES 20CT  
04200015803 A 3.99  
RETURN VALUE 3.99  
DIXIE HOT/CLD CUPS 12OZ 14CT DISP  
04200043295 A 3.99  
RETURN VALUE 3.99  
NICE! PLST CUP HD PARTY 9OZ 40S  
04902283775 A 2.89  
RETURN VALUE 2.89  
  
SUBTOTAL 31.41  
SALES TAX A=7.5% 1.05  
  
TOTAL 32.46  
MASTERCARD ACCT 2204 32.46  
CHANGE .00

AID A0000000041010  
MASTERCARD  
Integrated chip card

BALANCE REWARDS SAVINGS 1.30

THANK YOU FOR SHOPPING AT WALGREENS

REDEEM 1,000 POINTS FOR A REWARD OF \$1  
OFF YOUR NEXT PURCHASE! POINTS CANNOT  
BE REDEEMED ON SOME ITEMS. FOR FULL  
DETAILS SEE WALGREENS.COM/BALANCE

RFN# 1168-3216-3955-2005-0603



\*\*\*\*\*



Mr. Boletín Boars



REL CENTER

More saving.  
More doing.™

1651 S POINCIANA BLVD.  
KISSIMMEE, FL 34758 (407)932-2196

6851 00001 19214 04/28/20 10:48 AM  
SALE CASHIER JOSE

049793245311 MAILBOX LOCK <A>  
MAILBOX LOCK 9 CAMS 5 PIN NATLKEYWAY  
389.78 29.34N

	SUBTOTAL	29.34
	SALES TAX	0.00
TAX EXEMPT		
	TOTAL	\$29.34
XXXXXXXXXXXX0549 MASTERCARD		29.34
AUTH CODE 037270 9010203		TA

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-9201 SUMMARY  
THIS RECEIPT PO/JOB NAME: CONCORDE STATE

PRO XTRA SPEND THIS VISIT: \$29.34

2020 PRO XTRA SPEND 04/27: \$123,101.13  
INCLUDES:  
Pro Xtra Paint 2019 Savings \$72.79

This purchase qualifies for FUEL  
DISCOUNTS and 60 DAYS TO PAY on The Home  
Depot Commercial Credit Card. Ask an  
Associate to learn more or go to  
homedepot.com/financeoptions.



6851 01 19214 04/28/2020 2269

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A	1	180 10/25/2020

Due to COVID-19, we have extended our  
returns policy for most items.  
Please see homedepot.com for details.  
\*\*\*\*\*  
DID WE NAIL IT?

Take a short survey for a chance TO WIN  
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

[www.homedepot.com/survey](http://www.homedepot.com/survey)

User ID: HTJ 45568 38718  
PASSWORD: 20228 38717

Entries must be completed within 14 days  
of purchase. Entrants must be 18 or  
older to enter. See complete rules on  
website. No purchase necessary.



## Customer Receipt

for TRASH CAN

Order #H6851-114040

6851 00097 95352 5/1/2020 11:28:50 AM

## Sold to

Purchaser  
ALFREDO REYES

Phone: (407) 343- 4411

Email:  
ALFREDO.REYES@INFRAMARK.COMALFREDO REYES  
CONCORDE ESTATES CDDBusiness Address  
3151 GEORGIAN BAY LANE  
KISSIMMEE, FL

Phone: (407) 343- 4411

Email: ALFREDO.REYES@INFRAMARK.COM

## Job Details

Job Description  
concorde estates

Runner Name

## Sold by

LIVIA (LSB3970)

Store # 6851  
1651 S POINCIANA BLVD  
KISSIMMEE FL -

Item Description	SKU #	Qty	Unit Price	Subtotal
01 5/16 in. x 1 ft. Grade 30 Galvanized Steel Proof Coil Chain	223568	5	\$2.85 / ft	\$14.25
02 2 in. Zinc-Plated Hitching Ring with Screw Eye	367273	2	\$3.77 / ea	\$7.54
03 174SSD 2-1/4 in. Stainless Steel Set Your Own Combination Padlock with 1-1/16 in. Shackle	1003061102	1	\$11.04 / bx	\$11.04

## Enter for a chance to win a \$5,000 Home Depot Gift Card.

Tell us about your store visit! Complete our short survey and enter for a chance to win at: [www.homedepot.com/survey](http://www.homedepot.com/survey)Participe en una oportunidad de ganar una tarjeta de regalo de THD de \$5,000! Comparta Su Opinion! Complete la breve encuesta sobre su visita a la tienda y tenga la oportunidad de ganar en: [www.homedepot.com/survey](http://www.homedepot.com/survey)

User ID: GVM3 197844 191090 Password: 20251 190993

## 90-Day Return Policy

The Home Depot reserves the right to limit / deny returns. Please see the return policy sign in the stores for details.

MasterCard ending in 0549 charged \$32.83



6851 97 95352 2020-05-01

Subtotal	\$32.83
Discounts	-\$0.00
Sales Tax	\$0.00
Order Total	\$32.83

REPAIR AT  
REC. CENTER  
AND TAKE  
MAIN SIGN  
More saving.  
More doing.™



1651 S POINCIANA BLVD.  
KISSIMMEE, FL 34758 (407)932-2196

6851 00001 18265 04/27/20 02:19 PM  
SALE CASHIER GLADYS

045242569618 45PCSHKWE <A>	24.97N
MKE SHOCKWAVE SET 45PC	
6930372900049 GUN #67D <A>	5.97N
DRIPLESS CAULK GUN 10 OZ	
079340648937 LOCPCGCHD9Z <A>	4.98N
LOCTITE POWER GRAB EXP HVY DUTY 9 OZ	
022078190728 LIO NAIL HD <A>	
LN HEAVY DUTY 10 OZ	
302 57	7.71N
092097244009 25 PK TAPCON <A>	16.98N
TAPCON HEX HEAD 1/4X5-25 PK	
092097113626 TAPCON BIT <A>	5.98N
TAPCON DRILL BIT 3/16X5-1/2, SGL CT	
761475971348 RUG REACHER <A>	29.98N
RUGGED REACHER	
073257014762 33/39G BLK <A>	13.97N
HDX 33-39 GAL 50CT OUTDOOR BLK BAGS	
045242159338 M18 COMBO <A>	179.00N
M18 2 PC 1.5AH BRUSHED DRL/IMP KIT	

SUBTOTAL	289.54
SALES TAX	0.00
TAX EXEMPT	
TOTAL	\$289.54
XXXXXXXXXXXX0549 MASTERCARD	289.54
AUTH CODE 021155/0010173	TA

# PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-9201 SUMMARY  
THIS RECEIPT PO/JOB NAME: CONCORD ESTATES

PRO XTRA SPEND THIS VISIT: \$289.54  
2020 PRO XTRA SPEND 04/26: \$122,039.93  
INCLUDES:  
Pro Xtra Paint 2019 Savings \$72.79

This purchase qualifies for FUEL  
DISCOUNTS and 60 DAYS TO PAY on The Home  
Depot Commercial Credit Card. Ask an  
Associate to learn more or go to  
[homedepot.com/financeoptions](http://homedepot.com/financeoptions).



6851 01 18265 04/27/2020 3291

RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
A 1 180 10/24/2020

Due to COVID-19, we have extended our  
returns policy for most items.  
Please see [homedepot.com](http://homedepot.com) for details.

\*\*\*\*\*

# DID WE NAIL IT?

Take a short survey for a chance TO WIN  
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

City of St. Cloud  
Solid Waste Division  
2705 Peghorn Way  
St. Cloud FL, 347690000

TICKET NO: #: 708,190 ORIGINAL  
SCALE: 3  
OPER. Stephanie  
DATE/TIME IN: 04/20/20 12:46PM  
DATE/TIME OUT: 04/20/20 01:14PM

CUSTOMER: 100 Cash Only  
HAULER: 100 Cash Only  
VEHICLE: 2L Card 2L  
CONTAINER:  
ORIGIN: 1 Residential

	PROD WEIGHT	RATE/UNIT	RATE/TON
MATERIAL: 1 Garbage	520 lbs.		\$ 58.00
Quantity:	GROSS: 3.82 tons		7,640 lbs.
	TARE: 3.56 tons		7,120 lbs.
	ADJ.: 0.00 tons		0 lbs.
	NET: 0.26 tons		520 lbs.
MATERIAL CHARGES:	\$15.08	SUB TOTAL DUE:	\$15.08
OTHER CHARGES:	\$0.00	TAX DUE:	\$0.00
		TOTAL DUE:	\$15.08

COMMENT: 3 tire

DRIVER SIGNATURE: \_\_\_\_\_



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More doing.™

1651 S POINCIANA BLVD.  
KISSIMMEE, FL 34758 (407)932-2196

6851 00001 87955 04/08/20 01:03 PM  
SALE CASHIER BETHSY

073257014090 HDX 150CT <A> 13.97N  
HDX 13G DRAHSTRING KITCHEN 150CT  
073257012140 HDX 50 GAL <A> 15.97N  
HDX 50G XL BLACK BAGS 50CT  
743184016336 EC 2.60Z <A>  
ECHO 2-STRK 2.60Z ENGN OIL W/STBILZR  
502.97 14.85N  
020066186296 AUTOHHFLBK <A>  
AUTO HIGH HEAT FLAT BLACK  
488.78 35.12N

SUBTOTAL 79.91  
SALES TAX 0.00  
TAX EXEMPT  
TOTAL \$79.91  
XXXXXXXXXXXX0549 MASTERCARD 79.91  
AUTH CODE 038237/9013210 TA

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-9201 SUMMARY  
THIS RECEIPT PO/JOB NAME: CONCORE ESTATE

PRO XTRA SPEND THIS VISIT: \$79.91

2020 PRO XTRA SPEND 04/07: \$108,462.37

INCLUDES:  
Pro Xtra Paint 2019 Savings \$72.79

This purchase qualifies for FUEL  
DISCOUNTS and 60 DAYS TO PAY on The Home  
Depot Commercial Credit Card. Ask an  
Associate to learn more or go to  
homedepot.com/financeoptions.



6851 01 87955 04/08/2020 0745

RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
A 1 90 07/07/2020

\*\*\*\*\*

DID WE NAIL IT?

Take a short survey for a chance TO WIN  
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: HXY 183050 176200  
PASSWORD: 20208 176199

Entries must be completed within 14 days  
of purchase. Entrants must be 18 or  
older to enter. See complete rules on  
website. No purchase necessary.

CHAIN TO REMOVE  
DEAD TREE



More saving.  
More doing.™

1651 S POINCIANA BLVD.  
KISSIMMEE, FL 34758 (407)932-2196

6851 00061 04707 05/14/20 11:41 AM  
SALE CASHIER CARMEN

743184001042 ECHO MC CHN <A> 31.97N  
ECHO MICRO CHISEL 20 IN. CHAIN

	SUBTOTAL	31.97
	SALES TAX	0.00
TAX EXEMPT		
	TOTAL	\$31.97
XXXXXXXXXXXX0549	MASTERCARD	31.97
AUTH CODE 053886/3612205		TA

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-9201 SUMMARY  
THIS RECEIPT PO/JOB NAME: CONCORDE ESTATES

PRO XTRA SPEND THIS VISIT: \$31.97

2020 PRO XTRA SPEND 05/13: \$139,103.04

INCLUDES:

Pro Xtra Paint 2019 Savings \$72.79

This purchase qualifies for FUEL  
DISCOUNTS and 60 DAYS TO PAY on The Home  
Depot Commercial Credit Card. Ask an  
Associate to learn more or go to  
homedepot.com/financeoptions.



6851 61 04707 05/14/2020 2739

RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
A 1 180 11/10/2020

Due to COVID-19, we have extended our  
returns policy for most items.  
Please see homedepot.com for details.

\*\*\*\*\*

DID WE NAIL IT?

Take a short survey for a chance TO WIN  
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

[www.homedepot.com/survey](http://www.homedepot.com/survey)

User ID: H89 16554 9764  
PASSWORD: 20264 9703

Entries must be completed within 14 days  
of purchase. Entrants must be 18 or  
older to enter. See complete rules on  
website. No purchase necessary.

(3) Gas can



**NORTHERN  
TOOL + EQUIPMENT**

ORLANDO, FL RETAIL

795 W Sand Lake Rd  
Orlando, FL 328097707  
407-856-5612

Transaction: 260594 Date: 5/13/20  
Store: 615 Time: 9:23 AM  
Register: 1

Associate:

295049

Cashier: 300848

Customer:

Company: CONCORDE STATE COMMUNITY

Thank you for shopping with Northern Tool!  
We appreciate your business!

Item	Qty	Price	Amount
5G/19L TYPE I SAFETY CAN			
430716	1	59.99	59.99
5G/19L TYPE I SAFETY CAN			
430716	1	59.99	59.99
5G/19L TYPE I SAFETY CAN			
430716	1	59.99	59.99
FUNNEL SPOUT			
1791130	1	12.99	12.99

Subtotal 192.96

Tax 12.54

Total 205.50

MasterCard Credit Card 205.50

Sale

\*\*\*\*\*0549

Auth #:000943

Safety CONE'S



**More saving.  
More doing.™**

13121 S. ORANGE BLOSSOM TRAIL  
ORLANDO, FL 32837 (407)240-2491

6328 00002 39954 05/05/20 01:36 PM  
SALE CASHIER ANDRES

662909124661 CONE <A>  
28 IN. ORANGE PVC INJECTION MOLDED  
4018.97 75.88N

	SUBTOTAL	75.88
	SALES TAX	0.00
TAX EXEMPT	TOTAL	\$75.88
XXXXXXXXXXXXX0549 MASTERCARD		75.88
AUTH CODE 006356/2022544		TA

**PRO XTRA MEMBER STATEMENT**

PRO XTRA ###-###-9201 SUMMARY  
THIS RECEIPT PO/JOB NAME: CONCORDE STATE

PRO XTRA SPEND THIS VISIT: \$75.88

2020 PRO XTRA SPEND 05/04: \$130,093.69  
INCLUDES:

Pro Xtra Paint 2019 Savings \$72.79

This purchase qualifies for FUEL  
DISCOUNTS and 60 DAYS TO PAY on The Home  
Depot Commercial Credit Card. Ask an  
Associate to learn more or go to  
homedepot.com/financeoptions.



6328 02 39954 05/05/2020 1189

**RETURN POLICY DEFINITIONS**  
POLICY ID DAYS POLICY EXPIRES ON  
A 1 180 11/01/2020

Due to COVID-19, we have extended our  
returns policy for most items.  
Please see homedepot.com for details.

\*\*\*\*\*  
**DID WE NAIL IT?**

Take a short survey for a chance TO WIN  
A \$5,000 HOME DEPOT GIFT CARD

Online en español

[www.homedepot.com/survey](http://www.homedepot.com/survey)

User ID: HTJ 86525 80199  
PASSWORD: 20255 80197

Entries must be completed within 14 days  
of purchase. Entrants must be 18 or  
older to enter. See complete rules on  
website. No purchase necessary.





# Quote

#161140

Quote Date: 4/21/2020

## Bill To

Concorde Estates  
Inframark LLC  
313 Campus St  
Kissimmee, FL 34747

## Job Site

Concorde Estates  
Inframark LLC  
3151 Georgian Bay Ln  
Kissimmee, FL 34746

Description of Work	Qty	Price	Total
<b>Commercial Pool Leak Detection</b> <ul style="list-style-type: none"> <li>Includes testing of the pool shell, plumbing lines and equipment</li> <li>60 day warranty</li> </ul> <p><b>Note:</b> Bodies of water can lose up to 1/4 inch a day from evaporation under normal operating conditions.</p> <p><i>Disclaimer: Fees for services will apply if water loss is due to evaporation.</i></p> <p><i>Disclaimer: Red Rhino Leak Detection is not responsible for the purchase or replacing of gutter grates that have been Diamond Brited over or that have rusted screws. All gutter grates will have to be removed at the time of inspection in order to pressure test the gutter lines.</i></p>	1.00	\$695.00	\$695.00
Priced per additional gutter over 20	7.00	\$35.00	\$245.00
Price is per 10 or less floor returns	2.00	\$100.00	\$200.00
<b>Subtotal</b>			\$1140.00
<b>Tax</b>			\$0.00
<b>Total</b>			<b>\$1140.00</b>

## Warranties / Disclaimers

Payment is expected within 30 days of invoice. **License CPC1457457**

## Accept Quote

Please sign and date below for approval and return via email or fax. All scheduling is on a first come first serve basis. We will contact you regarding scheduling upon receipt of the signed document.

*x* Victor Cruz *Date* 04/30/2020

*Printed Name* Victor Cruz  
Chairman  
Concorde Estates CDD

**Payment**

CC#:	Check #:	I authorize RED RHINO to charge my credit card for the services rendered
Exp:	SVC:	Amt: <i>x</i> <i>Date</i>

**Have a question?**

5530 PGA Blvd Suite 201 Palm Beach Gardens, FL 33418 | (407) 803-5233 | team407@redrhinoleak.com

May 14, 2020

Concorde Estates CDD	
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Prepared by Inframark, Ariel Medina, Field Manager

Victor Cruz

313 Campus Street, Celebration, FL 407-566-1935 | russ.simmons@inframark.com