



**CONCORDE ESTATES
COMMUNITY DEVELOPMENT
DISTRICT**

2023-24 Budget Public Hearing

PACKAGE

Aug 09, 2023



Concorde Estates Community Development District

Avid Property
Management

2906 Bush Lake Blvd, Tampa, Florida 33614
Phone: 813-868-1104

Aug 09, 2023

Board of Supervisors
Concorde Estates Community

Development District Dear Board Members:

The 2023-24 Budget Public Hearing of the Board of Supervisors of the Concorde Estates Community Development District is scheduled to be held on **Wednesday, Aug 09, 2023, at 1:00 pm in the Concorde Estates Clubhouse, 3151 Georgian Bay Lane, Kissimmee, FL 34746**. Following is the advance agenda for the meeting:

1. **Call to Order/Roll Call**
2. **Confirmation of Public Hearing Notice**
3. **Public Comments on Agenda Items (Limited to 3 Minutes)**
4. **Adjournment**

ATTENDEES:

Please identify yourself each time you to speak to facilitate accurate transcription of meeting minutes.

RESOLUTION 2023-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING BUDGET FOR THE 2023/2024 SPECIAL ASSESSMENTS FOR DEBT SERVICE AND FOR OPERATION AND MAINTANCE COSTS

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

WHEREAS, the Board of Supervisors of the District (the “Board”) is authorized by Section 190.011(5), Florida Statutes, to adopt rules and orders pursuant to Chapter 120, Florida Statutes.

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

SECTION 1. A Public Hearing will be held to adopt the District’s Imposing Special Assessments for Fiscal Year 2023/2024 Operation and Maintenance Costs; Certifying an Assessment Roll For Fiscal Yar 2023/2024 Special Assessments for Debt Service and For Operation and Maintenance Costs; Providing A Severability Clause; and Providing an effective date on August 9th, 2023, at 1:00 p.m., in the Concorde Estates Clubhouse, 3151 Georgian Bay Lane, Kissimmee, Florida.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, Florida Statutes.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 24th day of May 2023.

ATTEST: CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT

Chairperson, Board of Supervisors

Secretary/Assistant Secretary

Concorde Estates

Community Development District

3151 Georgian Bay Lane
Kissimmee, FL 34746

Phone: (407) 449-4687

THIS IS NOT A BILL - DO NOT PAY

July 20, 2023

VIA FIRST CLASS MAIL

Resident Name XXXXXXXX
Address:XXXXXXXXXX
KISSIMMEE, FL 34746

PARCEL ID: 20-26-29-XXXX-XXXX-XXXX

RE: Concorde Estates Community Development District
FY 2023/2024 Budget, Revised O&M Assessment Methodology, FY 2023/2024 O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190 and 197, *Florida Statutes*, the Concorde Estates Community Development District ("**District**") will hold a public hearing and a Board of Supervisors' ("**Board**") meeting for the purpose of adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), approving the District's revised operations and maintenance assessment ("**O&M Assessments**") methodology, and levying and imposing O&M Assessments to fund the Proposed Budget for Fiscal Year 2023/2024. The hearing and meeting will be held on August 9, 2023, at 1:00 p.m., at **Concorde Estates Clubhouse, 3151 Georgian Bay Lane, Kissimmee, Florida 34746**. The District is a single purpose local government created by Chapter 190, *Florida Statutes*, for the purposes of managing infrastructure in your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearing and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, proposed assessment roll, proposed assessment methodology, and the agenda for the hearing and meeting may be obtained by contacting 3151 Georgian Bay Lane, Kissimmee, Florida 34746, Ph: 407-449-4687 ("**District's Office**"). The public hearing and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may "participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District's Office at least forty-eight (48) hours prior to the 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.

Please note that all affected property owners have the right to appear and comment at the public hearing and meeting and may also file written objections with the District's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting 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.

If you have any questions, please do not hesitate to contact the District's Office.

Sincerely,
Avelino Vide III
District Manager

EXHIBIT A
Summary of O&M Assessments

- Proposed Budget/ Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2023/2024, the District expects to collect no more than \$2,239,754.12 in gross revenue.
- Table 1 Schedule of FY2023/2024 O&M Assessments:**

Lot Size	Total Number of Units/Acres	Proposed Annual O&M Assessment per Unit/Acre (including collection costs/ early payment discounts)	Total Amount Proposed to Be Levied Against Each Parcel Unit Type
Townhouse	66	\$3,567.02	\$235,423.32
Single Family 40'	64	\$3,695.82	\$236,534.40
Single Family 65'	210	\$3,812.13	\$810,547.30
Single Family 75'	133	\$3,854.72	\$512,677.76
Single Family 90'	92	\$3,920.08	\$360,647.36
Single Family 100'	21	\$3,996.38	\$83,923.98

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2023/2024. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the assessment amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

- Unit of measurement to be applied against each parcel to determine the assessment.**

Table 2. Concorde Estates CDD Product Type Benefit Measurement Figures

LOT SIZE	AVERAGE IMPERVIOUS DAILY TRIPS				
	UNITS	ERUs	ACRE/UNIT	SURFACE	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

- TOTAL O&M & Debt Service Assessment Schedule**

Product	General Fund		2011 A-1 Debt Service		2011 A-2 Debt Service		Total		Percent Change
	FY2023	FY2024	FY2023	FY2024	FY2022	FY2024	FY2023	FY2024	
Townhouse	\$2,575.99	\$3,567.02	\$711.67	\$711.67	\$ -	\$ -	\$3,287.66	\$ 4,278.69	38.47%
Single Family 65'	\$2,797.64	\$3,812.13	\$948.89	\$948.89	\$ -	\$ -	\$3,746.53	\$ 4,761.02	36.26%
Single Family 75'	\$2,829.13	\$3,854.72	\$1,091.23	\$1,091.23	\$ -	\$ -	\$3,920.36	\$ 4,945.95	36.25%
Single Family 90'	\$2,877.33	\$3,920.08	\$1,328.45	\$1,328.45	\$ -	\$ -	\$4,205.78	\$ 5,248.53	36.24%
Single Family 40'	\$2,714.28	\$3,695.82	\$ -	\$ -	\$ 600.00	\$ 600.00	\$3,314.28	\$ 4,295.82	36.16%
Single Family 65'	\$2,797.64	\$3,812.13	\$ -	\$ -	\$ 700.00	\$ 700.00	\$3,497.64	\$ 4,512.13	36.26%
Single Family 75'	\$2,829.13	\$3,854.72	\$ -	\$ -	\$ 805.00	\$ 805.00	\$3,634.13	\$ 4,659.72	36.25%
Single Family 90'	\$2,877.33	\$3,920.08	\$ -	\$ -	\$ 980.00	\$ 980.00	\$3,857.33	\$ 4,900.08	36.24%
Single Family 100'	\$2,930.88	\$3,996.38	\$ -	\$ -	\$ 1,050.00	\$ 1,050.00	\$3,980.88	\$ 5,046.38	36.35%

5. Collection.

By operation of law, the District's assessments each year constitute a first-lien against benefitted property located within the District. For Fiscal Year 2023/2024, the District intends to utilize the Uniform Collection Method whereby the County Tax Collector collects the assessments levied and imposed on developed lands and platted lots owned by end users within the District. Platted lands owned by entities other than the end users will be collected by the District and the District may initiate a foreclosure action or may place the delinquent assessments on the next year's tax notice. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR ASSESSMENTS NOT COLLECTED BY THE TAX COLLECTOR, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District's decision to collect assessments, whether utilizing the uniform method or not, does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.



Concorde Estates Community Development District

**Avid Property
Management**

2906 Bush Lake Blvd,
Tampa, Florida 33614
Phone: 813-868-1104

August 09, 2023

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, Aug 09, 2023, at 1:00 pm in the Concorde Estates Clubhouse, 3151 Georgian Bay Lane, Kissimmee, FL 34746**. Following is the advance agenda for the meeting:

1. **Call to Order/Roll Call**
2. **Approval of Meeting Agenda**
3. **Public Comments on Agenda Items (Limited to 3 Minutes)**
4. **Budget Approval**
 - A. **Resolution 2023-12**
 - B. **Resolution 2023-13**
5. **Chairman's Report**
 - A. Consideration of Landscaping Termination Effective 10/31/2023 Section XIII
 - B. Discussion Stormwater/Wetlands Maintenance
 - C. Ratification of New Pool Furniture
 - D. Ratification of Foreclosure Sale Documents Stamp
 - E. Ratification of County Tax Deed 20-26-29-3072-0001-2050
 - F. Consideration Payment of County Tax Deed 20-26-29-3072-0001-2080
 - G. Ratification of Office Supply
 - H. Ratification of Fence Accident Repair
 - I. Ratification of Community Signs
6. **District Manager's Report**
 - A. Consideration of Concorde Estates HOA Sunbiz Application
 - B. Consideration of CDD Lots HOA Due Payment of \$35,953.62
7. **Vendor Reports (In-Person or Document)**

ATTENDEES:

Please identify yourself each time you to speak to facilitate accurate transcription of meeting minutes.

- 8. Staff Reports**
 - A. Monthly Field Manager's Report
- 9. District Counsel**
 - A. Discussion Foreclosure
 - B. Consideration of Additional Funding for Foreclosure Legal Fees
 - C. Consideration to collect fence damages from insurance company.
- 10. District Engineer**
- 11. Supervisors' Requests and/or Comments**
 - A. Consideration of Sidewalk Repair
 - B. Consideration of Clubhouse Pavers
 - C. Consideration of Clubhouse Roof
 - D. Consideration of Basketball Court and Volleyball Court
 - E. Consideration of White Fence Repair
 - F. Consideration of Parks Chain Fence
- 12. Public Comments (Limited to 3 Minutes)**
- 13. Adjournment**

Next Meeting, Sep 6, 2023, at 1:00 pm (1st Wednesday)

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, do not hesitate to contact me.

All cellular phones must be placed on mute while in the meeting room. The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 868-1104. 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), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the 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 the appeal is to be based.

Sincerely,

Avelino
Vide III
District
Manager

RESOLUTION 2023-12

THE ANNUAL APPROPRIATION RESOLUTION OF THE CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (“Board”) of the Concorde Estates Community Development District (“District”) proposed budget (“Proposed Budget”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“Fiscal Year 2023/2024”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as Exhibit A, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes (“Adopted Budget”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Concorde Estates Community Development District for the Fiscal Year Ending September 30, 2024.”

d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$ ^{Two} Million Five Hundred Thirty Three Thousand Six Hundred Twenty Two Dollars (\$2,533,622) to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ <u>2,142,222</u>
DEBT SERVICE FUND – SERIES A1 & A2	\$ <u>391,440</u>
TOTAL ALL FUNDS	\$ <u>2,533,622</u>

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, Florida Statutes, the District at any time within Fiscal Year 2023/2024, or within 60 days following the end of the Fiscal Year 2023/2024, may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$25,000 or 25% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 8TH DAY OF AUGUST 2023.

ATTEST:

CONCORDE ESTATES COMMUNITY
DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

RESOLUTION 2023-13

A RESOLUTION APPROVING, ASSESSING, IMPOSING, LEVYING AND CONFIRMING SPECIAL ASSESSMENTS ON AND PECULIAR TO PROPERTY SPECIALLY BENEFITTED BY THE DISTRICT'S INFRASTRUCTURE PROJECT OPERATIONS, MANAGEMENT AND DEBT PAYMENT; MAKING CERTAIN FINDINGS AND DETERMINATIONS; ASSESSING, AND LEVYING NON-AD VALOREM SPECIAL ASSESSMENTS ON AND PECULIAR TO PROPERTY SPECIALLY BENEFITTED BY INFRASTRUCTURE MANAGEMENT TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 190 AND 197, FLORIDA STATUTES; PROVIDING FOR PUBLIC HEARING BY THE BOARD TO HEAR ALL OBJECTIONS TO THE BUDGET PROPOSED; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Concorde Estates Community Development District (hereinafter the "District") is special and single-purpose local government created by Chapter 190, Florida Statutes, and established by County Ordinance being situated within Osceola County, Florida; and

WHEREAS, Chapter 190, Florida Statutes, authorizes the District in conformance with Chapter 120, Florida Statutes, to adopt rules and resolutions as may be necessary for the conduct of District business; and

WHEREAS, certain systems, facilities, services and improvements within the Concorde Estates Community Development District and certain related costs of managing the operation, repairs and maintenance are being incurred; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") of the Concorde Estates Community Development District finds that the District's total General Fund operation assessments, taking into consideration the other revenue sources during Fiscal Year 2023/2024 will be as set forth in attached Exhibit "A" which is hereby incorporated by reference; and

WHEREAS, the Board finds the District's Debt Service Fund Assessment during Fiscal Year 2023/2024 will be as set forth in attached Exhibit "A;" and

WHEREAS, the Board finds that the Debt Service Fund relates to systems and facilities which provide special benefits peculiar to certain property within the District based on the applicable assessment methodology, which is on file with the District Manager; and

WHEREAS, the Board of the District finds that the non-ad valorem special assessments it imposes and levies by this Resolution for operations and maintenance as well as for debt amortization on the parcels of property involved will reimburse the District for certain special and peculiar benefits received by the property flowing from the maintenance of the systems, facilities and services apportioned in a manner that is fair and reasonable, in accordance with the applicable assessment methodology; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the Tax Roll and collected by the Tax Collector ("Uniform Method"); and

WHEREAS, the District has approved an agreement with the County Property appraiser and County Tax Collector to provide for the collection of special assessments under the Uniform Method for developed lands and platted lots owned by end users within the District; and

WHEREAS, the District will collect the special assessments levied on platted lands owned by entities other than the end users and will not utilize the uniform method of collection; and

WHEREAS, notice of this Board meeting and Public Hearing was given at least 20 days prior to the public hearing, the District noticed the hearing by first-class United States mail and by publication in a newspaper generally circulated within Osceola County. The notice by mail was sent to each person owning property subject to the assessment and included the following information: the purpose of the assessment; the total amount to be levied against each parcel; the unit of measurement to be applied against each parcel to determine the assessment; the number of such units contained within each parcel; the total revenue the local government will collect by the assessment; a statement that failure to pay the assessment will cause a tax certificate to be issued against the property which may result in a loss of title; a statement that all affected property owners have a right to appear at the hearing and to file written objections with the local governing board within 20 days of the notice; and the date, time, and place of the hearing pursuant to law; and

WHEREAS, the approved 2024 budget was adopted by the Board on August 8, 2023;

and

WHEREAS, the noticed proposed operations and maintenance assessments and debt assessments are based upon and consistent with that certain Assessment Methodology adopted and used by the Board on August 8, 2023, as confirmed by the Board on August 8, 2023; and

WHEREAS, the Board conducted the noticed Public Hearing to hear all objections to the budget as proposed.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT OF OSCEOLA COUNTY, FLORIDA:

Section 1. The Board affirms that the "whereas" clauses are true, correct and incorporated herein as dispositive.

Section 2. A special assessment for maintenance as provided for in Section 190.021(3), Florida Statutes, (hereinafter referred to as assessment) is hereby imposed and levied on the subdivided lots within the District and on undeveloped land within the District if applicable.

Section 3. That the collection and enforcement of the aforesaid assessments on the platted and developed lands under the supervision of the Florida Department of Revenue on those parcels certified to the Tax Collector for collection shall be at the same time and in like manner as ad valorem taxes and subject to all ad valorem tax collection and enforcement procedures which attend the use of the official annual tax notice using the uniform method pursuant to 197.3632, Florida Statutes.

Section 4. The collection and enforcement of certain maintenance and debt service non-ad valorem assessments on a portion of the platted lands owned by entities other than the end user may be collected by the District in accordance with Florida law.

Section 5. The maintenance special assessments on parcels in the District will be combined with the debt service non-ad valorem assessments which were imposed, levied and certified as a total amount on the Non-Ad Valorem Assessment Roll to the Osceola County Tax Collector by the designee of the Chair of the Board on compatible medium no later than August 21, 2023, which shall then be collected by the Tax Collector on the tax notice along with other non-ad valorem assessments from other local governments and will include all applicable property taxes to each parcel of property.

Section 6. The proceeds therefrom shall be distributed to the Concorde Estates Community Development District.

Section 7. The Chair of the Board of the Concorde Estates Community Development District designates the District Manager to perform the certification duties of the assessment roll to be collected by the Tax Collector.

Section 8. Be it further resolved that a copy of this Resolution be transmitted to the proper public officials so that its purpose and effect may be carried out in accordance with law.

Section 9. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 10. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 8th day of August, 2023, by the Board of Supervisors of the Concorde Estates Community Development District, Osceola County, Florida.

**CONCORDE ESTATES COMMUNITY
DEVELOPMENT DISTRICT**

Board of Supervisor, Chairman

Attest:

Secretary

SALE DATE: June 23, 2023				
Case #:	Sold To:			
2019 CA 0001728 MF #2040	CONCORDE EST.COMMUNITY			
Sale Price / Bid amount	5% Deposit	Required deposited amount	Actual amount deposited	Remaining Balance owed
\$140,660.07	5%	\$7,033.00		\$140,660.07
FINAL JUDGMENT				
\$140,660.07				\$140,660.07
Registry Fees				
Registry Fees: 1st \$500.00 @ 3 %		\$500.00	3%	
Balance over \$500.00 @ 1.5%		\$0.00	1.5%	\$ -
		Total Registry fees owed		\$0.00
Remaining Sale Balance owed	\$140,660.07			
Registry fees owed	\$0.00			
Total	\$140,660.07			
This total, and the Certificate of Sale, are due by 4:00pm today.				
Doc Stamps				
Bid amount	\$.70 for every \$100.00	Total Doc Stamps Owed		
\$140,660.07	0.7%	\$ 984.62		
Total Doc Stamps Owed	\$984.62			
TELEPHONE NUMBER NEEDS TO BE WRITTEN ON CHECK				
This total, and the Certificate of Title, are due within 10 days.				
	*Title is due to be issued on:	5TH JULY 2023		
Copies of documents can be purchased for \$1.00 per page.				

SALE DATE: June 23, 2023				
Case #:	Sold To:			
2019 CA 0001728 MF #2070	CONCORDE EST.COMMUNITY			
Sale Price / Bid amount	5% Deposit	Required deposited amount	Actual amount deposited	Remaining Balance owed
\$143,676.13	5%	\$7,183.81		\$143,676.13
FINAL JUDGMENT				
\$143,676.13				\$143,676.13
Registry Fees				
Registry Fees: 1st \$500.00 @ 3 %		\$500.00	3%	
Balance over \$500.00 @ 1.5%		\$0.00	1.5%	\$ -
Total Registry fees owed				\$0.00
Remaining Sale Balance owed	\$143,676.13			
Registry fees owed	\$0.00			
Total	\$143,676.13			
This total, and the Certificate of Sale, are due by 4:00pm today.				
Doc Stamps				
Bid amount	\$.70 for every \$100.00	Total Doc Stamps Owed		
\$143,676.13	0.7%	\$	1,005.73	
Total Doc Stamps Owed	\$1,005.73			
TELEPHONE NUMBER NEEDS TO BE WRITTEN ON CHECK				
This total, and the Certificate of Title, are due within 10 days.				
	*Title is due to be issued on:	5TH JULY 2023		
Copies of documents can be purchased for \$1.00 per page.				

SALE DATE: June 23, 2023				
Case #:	Sold To:			
2019 CA 0001728 MF #2170	CONCORDE EST.COMMUNITY			
Sale Price / Bid amount	5% Deposit	Required deposited amount	Actual amount deposited	Remaining Balance owed
\$153,631.74	5%	\$7,681.59		\$153,631.74
FINAL JUDGMENT				
\$153,631.74				\$153,631.74
Registry Fees				
Registry Fees: 1st \$500.00 @ 3 %		\$500.00	3%	
Balance over \$500.00 @ 1.5%		\$0.00	1.5%	\$ -
		Total Registry fees owed		\$0.00
Remaining Sale Balance owed	\$153,631.74			
Registry fees owed	\$0.00			
Total	\$153,631.74			
This total, and the Certificate of Sale, are due by 4:00pm today.				
Doc Stamps				
Bid amount	\$.70 for every \$100.00	Total Doc Stamps Owed		
\$153,631.74	0.7%	\$ 1,075.42		
Total Doc Stamps Owed	\$1,075.42			
TELEPHONE NUMBER NEEDS TO BE WRITTEN ON CHECK				
This total, and the Certificate of Title, are due within 10 days.				
	*Title is due to be issued on:	5TH JULY 2023		
Copies of documents can be purchased for \$1.00 per page.				

SALE DATE: June 23, 2023				
Case #:	Sold To:			
2019 CA 0001728 MF #2180	CONCORDE EST.COMMUNITY			
Sale Price / Bid amount	5% Deposit	Required deposited amount	Actual amount deposited	Remaining Balance owed
\$152,366.85	5%	\$7,618.34		\$152,366.85
FINAL JUDGMENT				
\$152,366.85				\$152,366.85
Registry Fees				
Registry Fees: 1st \$500.00 @ 3 %		\$500.00	3%	
Balance over \$500.00 @ 1.5%		\$0.00	1.5%	\$ -
		Total Registry fees owed		\$0.00
Remaining Sale Balance owed	\$152,366.85			
Registry fees owed	\$0.00			
Total	\$152,366.85			
This total, and the Certificate of Sale, are due by 4:00pm today.				
Doc Stamps				
Bid amount	\$.70 for every \$100.00	Total Doc Stamps Owed		
\$152,366.85	0.7%	\$ 1,066.57		
Total Doc Stamps Owed	\$1,066.57			
TELEPHONE NUMBER NEEDS TO BE WRITTEN ON CHECK				
This total, and the Certificate of Title, are due within 10 days.				
	*Title is due to be issued on:	5TH JULY 2023		

Copies of documents can be purchased for \$1.00 per page.

SALE DATE: June 23, 2023				
Case #:	Sold To:			
2019 CA 0001728 MF #2130	CONCORDE EST.COMMUNITY			
Sale Price / Bid amount	5% Deposit	Required deposited amount	Actual amount deposited	Remaining Balance owed
\$146,256.50	5%	\$7,312.83		\$146,256.50
FINAL JUDGMENT				
\$146,256.50				\$146,256.50
Registry Fees				
Registry Fees: 1st \$500.00 @ 3%		\$500.00	3%	
Balance over \$500.00 @ 1.5%		\$0.00	1.5%	\$ -
		Total Registry fees owed		\$0.00
Remaining Sale Balance owed	\$146,256.50			
Registry fees owed	\$0.00			
Total	\$146,256.50			
This total, and the Certificate of Sale, are due by 4:00pm today.				
Doc Stamps				
Bid amount	\$.70 for every \$100.00	Total Doc Stamps Owed		
\$146,256.50	0.7%	\$ 1,023.80		
Total Doc Stamps Owed	\$1,023.80			
TELEPHONE NUMBER NEEDS TO BE WRITTEN ON CHECK				
This total, and the Certificate of Title, are due within 10 days.				
	*Title is due to be issued on:	5TH JULY 2023		
Copies of documents can be purchased for \$1.00 per page.				

SALE DATE: June 23, 2023				
Case #:	Sold To:			
2019 CA 0001728 MF #2140	CONCORDE EST.COMMUNITY			
Sale Price / Bid amount	5% Deposit	Required deposited amount	Actual amount deposited	Remaining Balance owed
\$146,893.44	5%	\$7,344.67		\$146,893.44
FINAL JUDGMENT				
\$146,893.44				\$146,893.44
Registry Fees				
Registry Fees: 1st \$500.00 @ 3 %		\$500.00	3%	
Balance over \$500.00 @ 1.5%		\$0.00	1.5%	\$ -
			Total Registry fees owed	\$0.00
Remaining Sale Balance owed	\$146,893.44			
Registry fees owed	\$0.00			
Total	\$146,893.44			
This total, and the Certificate of Sale, are due by 4:00pm today.				
Doc Stamps				
Bid amount	\$.70 for every \$100.00	Total Doc Stamps Owed		
\$146,893.44	0.7%	\$	1,028.25	
Total Doc Stamps Owed	\$1,028.25			
TELEPHONE NUMBER NEEDS TO BE WRITTEN ON CHECK				
This total, and the Certificate of Title, are due within 10 days.				
	*Title is due to be issued on:	5TH JULY 2023		
Copies of documents can be purchased for \$1.00 per page.				

SALE DATE: June 23, 2023				
Case #:	Sold To:			
2019 CA 0001728 MF #2150	CONCORDE EST.COMMUNITY			
Sale Price / Bid amount	5% Deposit	Required deposited amount	Actual amount deposited	Remaining Balance owed
\$146,256.23	5%	\$7,312.81		\$146,256.23
FINAL JUDGMENT				
\$146,256.23				\$146,256.23
Registry Fees				
Registry Fees: 1st \$500.00 @ 3 %		\$500.00	3%	
Balance over \$500.00 @ 1.5%		\$0.00	1.5%	\$ -
Total Registry fees owed				\$0.00
Remaining Sale Balance owed	\$146,256.23			
Registry fees owed	\$0.00			
Total	\$146,256.23			
This total, and the Certificate of Sale, are due by 4:00pm today.				
Doc Stamps				
Bid amount	\$.70 for every \$100.00	Total Doc Stamps Owed		
\$146,256.23	0.7%	\$	1,023.79	
Total Doc Stamps Owed	\$1,023.79			
TELEPHONE NUMBER NEEDS TO BE WRITTEN ON CHECK				
This total, and the Certificate of Title, are due within 10 days.				
	*Title is due to be issued on:	5TH JULY 2023		
Copies of documents can be purchased for \$1.00 per page.				

SALE DATE: June 23, 2023				
Case #:	Sold To:			
2019 CA 0001728 MF #2160	CONCORDE EST.COMMUNITY			
Sale Price / Bid amount	5% Deposit	Required deposited amount	Actual amount deposited	Remaining Balance owed
\$146,256.23	5%	\$7,312.81		\$146,256.23
FINAL JUDGMENT				
\$146,256.23				\$146,256.23
Registry Fees				
Registry Fees: 1st \$500.00 @ 3 %		\$500.00	3%	
Balance over \$500.00 @ 1.5%		\$0.00	1.5%	\$ -
Total Registry fees owed				\$0.00
Remaining Sale Balance owed	\$146,256.23			
Registry fees owed	\$0.00			
Total	\$146,256.23			
This total, and the Certificate of Sale, are due by 4:00pm today.				
Doc Stamps				
Bid amount	\$.70 for every \$100.00	Total Doc Stamps Owed		
\$146,256.23	0.7%	\$	1,023.79	
Total Doc Stamps Owed	\$1,023.79			
TELEPHONE NUMBER NEEDS TO BE WRITTEN ON CHECK				
This total, and the Certificate of Title, are due within 10 days.				
	*Title is due to be issued on:	5TH JULY 2023		

Copies of documents can be purchased for \$1.00 per page.

SALE DATE: June 23, 2023				
Case #:	Sold To:			
2019 CA 0001728 MF #1270	CONCORDE EST.COMMUNITY			
Sale Price / Bid amount	5% Deposit	Required deposited amount	Actual amount deposited	Remaining Balance owed
\$177,432.36	5%	\$8,871.62		\$177,432.36
FINAL JUDGMENT				
\$177,432.36				\$177,432.36
Registry Fees				
Registry Fees: 1st \$500.00 @ 3%		\$500.00	3%	
Balance over \$500.00 @ 1.5%		\$0.00	1.5%	\$ -
		Total Registry fees owed		\$0.00
Remaining Sale Balance owed	\$177,432.36			
Registry fees owed	\$0.00			
Total	\$177,432.36			
This total, and the Certificate of Sale, are due by 4:00pm today.				
Doc Stamps				
Bid amount	\$.70 for every \$100.00	Total Doc Stamps Owed		
\$177,432.36	0.7%	\$ 1,242.03		
Total Doc Stamps Owed	\$1,242.03			
TELEPHONE NUMBER NEEDS TO BE WRITTEN ON CHECK				
This total, and the Certificate of Title, are due within 10 days.				
	*Title is due to be issued on:	5TH JULY 2023		

Copies of documents can be purchased for \$1.00 per page.

SALE DATE: June 23, 2023				
Case #:	Sold To:			
2019 CA 0001728 MF #1300	CONCORDE EST.COMMUNITY			
Sale Price / Bid amount	5% Deposit	Required deposited amount	Actual amount deposited	Remaining Balance owed
\$225,606.36	5%	\$11,280.32		\$225,606.36
FINAL JUDGMENT				
\$225,606.36				\$225,606.36
Registry Fees				
Registry Fees: 1st \$500.00 @ 3 %		\$500.00	3%	
Balance over \$500.00 @ 1.5%		\$0.00	1.5%	\$ -
		Total Registry fees owed		\$0.00
Remaining Sale Balance owed	\$225,606.36			
Registry fees owed	\$0.00			
Total	\$225,606.36			
This total, and the Certificate of Sale, are due by 4:00pm today.				
Doc Stamps				
Bid amount	\$.70 for every \$100.00	Total Doc Stamps Owed		
\$225,606.36	0.7%	\$ 1,579.24		
Total Doc Stamps Owed	\$1,579.24			
TELEPHONE NUMBER NEEDS TO BE WRITTEN ON CHECK				
This total, and the Certificate of Title, are due within 10 days.				
	*Title is due to be issued on:	5TH JULY 2023		
Copies of documents can be purchased for \$1.00 per page.				

SALE DATE: June 23, 2023				
Case #:	Sold To:			
2019 CA 0001728 MF #1310	CONCORDE EST.COMMUNITY			
Sale Price / Bid amount	5% Deposit	Required deposited amount	Actual amount deposited	Remaining Balance owed
\$226,236.13	5%	\$11,311.81		\$226,236.13
FINAL JUDGMENT				
\$226,236.13				\$226,236.13
Registry Fees				
Registry Fees: 1st \$500.00 @ 3 %		\$500.00	3%	
Balance over \$500.00 @ 1.5%		\$0.00	1.5%	\$ -
		Total Registry fees owed		\$0.00
Remaining Sale Balance owed	\$226,236.13			
Registry fees owed	\$0.00			
Total	\$226,236.13			
This total, and the Certificate of Sale, are due by 4:00pm today.				
Doc Stamps				
Bid amount	\$.70 for every \$100.00	Total Doc Stamps Owed		
\$226,236.13	0.7%	\$ 1,583.65		
Total Doc Stamps Owed	\$1,583.65			
TELEPHONE NUMBER NEEDS TO BE WRITTEN ON CHECK				
This total, and the Certificate of Title, are due within 10 days.				
	*Title is due to be issued on:	5TH JULY 2023		
Copies of documents can be purchased for \$1.00 per page.				

SALE DATE: June 23, 2023				
Case #:	Sold To:			
2019 CA 0001728 MF #1580	CONCORDE EST.COMMUNITY			
Sale Price / Bid amount	5% Deposit	Required deposited amount	Actual amount deposited	Remaining Balance owed
\$180,564.51	5%	\$9,028.23		\$180,564.51
FINAL JUDGMENT				
\$180,564.51				\$180,564.51
Registry Fees				
Registry Fees: 1st \$500.00 @ 3 %		\$500.00	3%	
Balance over \$500.00 @ 1.5%		\$0.00	1.5%	\$ -
		Total Registry fees owed		\$0.00
Remaining Sale Balance owed	\$180,564.51			
Registry fees owed	\$0.00			
Total	\$180,564.51			
This total, and the Certificate of Sale, are due by 4:00pm today.				
Doc Stamps				
Bid amount	\$.70 for every \$100.00	Total Doc Stamps Owed		
\$180,564.51	0.7%	\$ 1,263.95		
Total Doc Stamps Owed	\$1,263.95			
TELEPHONE NUMBER NEEDS TO BE WRITTEN ON CHECK				
This total, and the Certificate of Title, are due within 10 days.				
	*Title is due to be issued on:	5TH JULY 2023		
Copies of documents can be purchased for \$1.00 per page.				

SALE DATE: June 23, 2023				
Case #:	Sold To:			
2019 CA 0001728 MF #2050	CONCORDE EST.COMMUNITY			
Sale Price / Bid amount	5% Deposit	Required deposited amount	Actual amount deposited	Remaining Balance owed
\$160,800.00	5%	\$8,040.00		\$160,800.00
FINAL JUDGMENT				
\$160,800.00				\$160,800.00
Registry Fees				
Registry Fees: 1st \$500.00 @ 3%		\$500.00	3%	
Balance over \$500.00 @ 1.5%		\$0.00	1.5%	\$ -
		Total Registry fees owed		\$0.00
Remaining Sale Balance owed	\$160,800.00			
Registry fees owed	\$0.00			
Total	\$160,800.00			
This total, and the Certificate of Sale, are due by 4:00pm today.				
Doc Stamps				
Bid amount	\$.70 for every \$100.00	Total Doc Stamps Owed		
\$160,800.00	0.7%	\$ 1,125.60		
Total Doc Stamps Owed	\$1,125.60			
TELEPHONE NUMBER NEEDS TO BE WRITTEN ON CHECK				
This total, and the Certificate of Title, are due within 10 days.				
	*Title is due to be issued on:	5TH JULY 2023		
Copies of documents can be purchased for \$1.00 per page.				

SALE DATE: June 23, 2023				
Case #:	Sold To:			
2019 CA 0001728 MF #2080	CONCORDE EST.COMMUNITY			
Sale Price / Bid amount	5% Deposit	Required deposited amount	Actual amount deposited	Remaining Balance owed
\$149,277.94	5%	\$7,463.90		\$149,277.94
FINAL JUDGMENT				
\$149,277.94				\$149,277.94
Registry Fees				
Registry Fees: 1st \$500.00 @ 3 %		\$500.00	3%	
Balance over \$500.00 @ 1.5%		\$0.00	1.5%	\$ -
		Total Registry fees owed		\$0.00
Remaining Sale Balance owed	\$149,277.94			
Registry fees owed	\$0.00			
Total	\$149,277.94			
This total, and the Certificate of Sale, are due by 4:00pm today.				
Doc Stamps				
Bid amount	\$.70 for every \$100.00	Total Doc Stamps Owed		
\$149,277.94	0.7%	\$ 1,044.95		
Total Doc Stamps Owed	\$1,044.95			
TELEPHONE NUMBER NEEDS TO BE WRITTEN ON CHECK				
This total, and the Certificate of Title, are due within 10 days.				
	*Title is due to be issued on:	5TH JULY 2023		
Copies of documents can be purchased for \$1.00 per page.				

SALE DATE: June 23, 2023				
Case #:	Sold To:			
2019 CA 0001728 MF #2120	CONCORDE EST.COMMUNITY			
Sale Price / Bid amount	5% Deposit	Required deposited amount	Actual amount deposited	Remaining Balance owed
\$142,114.87	5%	\$7,105.74		\$142,114.87
FINAL JUDGMENT				
\$142,114.87				\$142,114.87
Registry Fees				
Registry Fees: 1st \$500.00 @ 3 %		\$500.00	3%	
Balance over \$500.00 @ 1.5%		\$0.00	1.5%	\$ -
		Total Registry fees owed		\$0.00
Remaining Sale Balance owed	\$142,114.87			
Registry fees owed	\$0.00			
Total	\$142,114.87			
This total, and the Certificate of Sale, are due by 4:00pm today.				
Doc Stamps				
Bid amount	\$.70 for every \$100.00	Total Doc Stamps Owed		
\$142,114.87	0.7%	\$ 994.80		
Total Doc Stamps Owed	\$994.80			
TELEPHONE NUMBER NEEDS TO BE WRITTEN ON CHECK				
This total, and the Certificate of Title, are due within 10 days.				
	*Title is due to be issued on:	5TH JULY 2023		

Copies of documents can be purchased for \$1.00 per page.

SALE DATE: June 23, 2023				
Case #:	Sold To:			
2019 CA 0001728 MF #2200	CONCORDE EST.COMMUNITY			
Sale Price / Bid amount	5% Deposit	Required deposited amount	Actual amount deposited	Remaining Balance owed
\$155,993.28	5%	\$7,799.66		\$155,993.28
FINAL JUDGMENT				
\$155,993.28				\$155,993.28
Registry Fees				
Registry Fees: 1st \$500.00 @ 3 %		\$500.00	3%	
Balance over \$500.00 @ 1.5%		\$0.00	1.5%	\$ -
Total Registry fees owed				\$0.00
Remaining Sale Balance owed	\$155,993.28			
Registry fees owed	\$0.00			
Total	\$155,993.28			
This total, and the Certificate of Sale, are due by 4:00pm today.				
Doc Stamps				
Bid amount	\$.70 for every \$100.00	Total Doc Stamps Owed		
\$155,993.28	0.7%	\$	1,091.95	
Total Doc Stamps Owed	\$1,091.95			
TELEPHONE NUMBER NEEDS TO BE WRITTEN ON CHECK				
This total, and the Certificate of Title, are due within 10 days.				
	*Title is due to be issued on:	5TH JULY 2023		

Copies of documents can be purchased for \$1.00 per page.

SALE DATE: June 23, 2023				
Case #:	Sold To:			
2019 CA 0001728 MF #2210	CONCORDE EST.COMMUNITY			
		Required deposited amount	Actual amount deposited	Remaining Balance owed
Sale Price / Bid amount	5% Deposit			
\$156,632.68	5%	\$7,831.63		\$156,632.68
FINAL JUDGMENT				
\$156,632.68				\$156,632.68
Registry Fees				
Registry Fees: 1st \$500.00 @ 3 %		\$500.00	3%	
Balance over \$500.00 @ 1.5%		\$0.00	1.5%	\$ -
		Total Registry fees owed		\$0.00
Remaining Sale Balance owed	\$156,632.68			
Registry fees owed	\$0.00			
Total	\$156,632.68			
This total, and the Certificate of Sale, are due by 4:00pm today.				
Doc Stamps				
Bid amount	\$.70 for every \$100.00	Total Doc Stamps Owed		
\$156,632.68	0.7%	\$ 1,096.43		
Total Doc Stamps Owed	\$1,096.43			
TELEPHONE NUMBER NEEDS TO BE WRITTEN ON CHECK				
This total, and the Certificate of Title, are due within 10 days.				
	*Title is due to be issued on:	5TH JULY 2023		

Copies of documents can be purchased for \$1.00 per page.

SALE DATE: June 23, 2023				
Case #:	Sold To:			
2019 CA 0001728 MF #2220	CONCORDE EST.COMMUNITY			
Sale Price / Bid amount	5% Deposit	Required deposited amount	Actual amount deposited	Remaining Balance owed
\$154,394.23	5%	\$7,719.71		\$154,394.23
FINAL JUDGMENT				
\$154,394.23				\$154,394.23
Registry Fees				
Registry Fees: 1st \$500.00 @ 3 %		\$500.00	3%	
Balance over \$500.00 @ 1.5%		\$0.00	1.5%	\$ -
		Total Registry fees owed		\$0.00
Remaining Sale Balance owed	\$154,394.23			
Registry fees owed	\$0.00			
Total	\$154,394.23			
This total, and the Certificate of Sale, are due by 4:00pm today.				
Doc Stamps				
Bid amount	\$.70 for every \$100.00	Total Doc Stamps Owed		
\$154,394.23	0.7%	\$ 1,080.76		
Total Doc Stamps Owed	\$1,080.76			
TELEPHONE NUMBER NEEDS TO BE WRITTEN ON CHECK				
This total, and the Certificate of Title, are due within 10 days.				
	*Title is due to be issued on:	5TH JULY 2023		

Copies of documents can be purchased for \$1.00 per page.

SALE DATE: June 23, 2023				
Case #:	Sold To:			
2019 CA 0001728 MF #2100	CONCORDE EST.COMMUNITY			
Sale Price / Bid amount	5% Deposit	Required deposited amount	Actual amount deposited	Remaining Balance owed
\$147,039.50	5%	\$7,351.98		\$147,039.50
FINAL JUDGMENT				
\$147,039.50				\$147,039.50
Registry Fees				
Registry Fees: 1st \$500.00 @ 3%		\$500.00	3%	
Balance over \$500.00 @ 1.5%		\$0.00	1.5%	\$ -
		Total Registry fees owed		\$0.00
Remaining Sale Balance owed	\$147,039.50			
Registry fees owed	\$0.00			
Total	\$147,039.50			
This total, and the Certificate of Sale, are due by 4:00pm today.				
Doc Stamps				
Bid amount	\$.70 for every \$100.00	Total Doc Stamps Owed		
\$147,039.50	0.7%	\$ 1,029.28		
Total Doc Stamps Owed	\$1,029.28			
TELEPHONE NUMBER NEEDS TO BE WRITTEN ON CHECK				
This total, and the Certificate of Title, are due within 10 days.				
	*Title is due to be issued on:	5TH JULY 2023		

Copies of documents can be purchased for \$1.00 per page.

SALE DATE: June 23, 2023				
Case #:	Sold To:			
2019 CA 0001728 MF #2280	CONCORDE EST.COMMUNITY			
Sale Price / Bid amount	5% Deposit	Required deposited amount	Actual amount deposited	Remaining Balance owed
\$163,582.45	5%	\$8,179.12		\$163,582.45
FINAL JUDGMENT				
\$163,582.45				\$163,582.45
Registry Fees				
Registry Fees: 1st \$500.00 @ 3 %		\$500.00	3%	
Balance over \$500.00 @ 1.5%		\$0.00	1.5%	\$ -
Total Registry fees owed				\$0.00
Remaining Sale Balance owed	\$163,582.45			
Registry fees owed	\$0.00			
Total	\$163,582.45			
This total, and the Certificate of Sale, are due by 4:00pm today.				
Doc Stamps				
Bid amount	\$.70 for every \$100.00	Total Doc Stamps Owed		
\$163,582.45	0.7%	\$ 1,145.08		
Total Doc Stamps Owed	\$1,145.08			
TELEPHONE NUMBER NEEDS TO BE WRITTEN ON CHECK				
This total, and the Certificate of Title, are due within 10 days.				
	*Title is due to be issued on:	5TH JULY 2023		

Copies of documents can be purchased for \$1.00 per page.

SALE DATE: June 23, 2023				
Case #:	Sold To:			
2019 CA 0001728 MF #2230	CONCORDE.EST.COMMUNITY			
Sale Price / Bid amount	5% Deposit	Required deposited amount	Actual amount deposited	Remaining Balance owed
\$163,582.45	5%	\$8,179.12		\$163,582.45
FINAL JUDGMENT				
\$163,582.45				\$163,582.45
Registry Fees				
Registry Fees: 1st \$500.00 @ 3 %		\$500.00	3%	
Balance over \$500.00 @ 1.5%		\$0.00	1.5%	\$ -
			Total Registry fees owed	\$0.00
Remaining Sale Balance owed	\$163,582.45			
Registry fees owed	\$0.00			
Total	\$163,582.45			
This total, and the Certificate of Sale, are due by 4:00pm today.				
Doc Stamps				
Bid amount	\$.70 for every \$100.00	Total Doc Stamps Owed		
\$163,582.45	0.7%	\$	1,145.08	
Total Doc Stamps Owed	\$1,145.08			
TELEPHONE NUMBER NEEDS TO BE WRITTEN ON CHECK				
This total, and the Certificate of Title, are due within 10 days.				
	*Title is due to be issued on:	5TH JULY 2023		
Copies of documents can be purchased for \$1.00 per page.				

SALE DATE: June 23, 2023				
Case #:	Sold To:			
2019 CA 0001728 MF #2240	CONCORDE EST.COMMUNITY			
Sale Price / Bid amount	5% Deposit	Required deposited amount	Actual amount deposited	Remaining Balance owed
\$163,582.45	5%	\$8,179.12		\$163,582.45
FINAL JUDGMENT				
\$163,582.45				\$163,582.45
Registry Fees				
Registry Fees: 1st \$500.00 @ 3 %		\$500.00	3%	
Balance over \$500.00 @ 1.5%		\$0.00	1.5%	\$ -
			Total Registry fees owed	\$0.00
Remaining Sale Balance owed	\$163,582.45			
Registry fees owed	\$0.00			
Total	\$163,582.45			
This total, and the Certificate of Sale, are due by 4:00pm today.				
Doc Stamps				
Bid amount	\$.70 for every \$100.00	Total Doc Stamps Owed		
\$163,582.45	0.7%	\$	1,145.08	
Total Doc Stamps Owed	\$1,145.08			
TELEPHONE NUMBER NEEDS TO BE WRITTEN ON CHECK				
This total, and the Certificate of Title, are due within 10 days.				
	*Title is due to be issued on:	5TH JULY 2023		
Copies of documents can be purchased for \$1.00 per page.				

SALE DATE: June 23, 2023				
Case #:	Sold To:			
2019 CA 0001728 MF #2250	CONCORDE EST.COMMUNITY			
		Required deposited amount	Actual amount deposited	Remaining Balance owed
Sale Price / Bid amount	5% Deposit			
\$163,582.45	5%	\$8,179.12		\$163,582.45
FINAL JUDGMENT				
\$163,582.45				\$163,582.45
Registry Fees				
Registry Fees: 1st \$500.00 @ 3 %		\$500.00	3%	
Balance over \$500.00 @ 1.5%		\$0.00	1.5%	\$ -
		Total Registry fees owed		\$0.00
Remaining Sale Balance owed	\$163,582.45			
Registry fees owed	\$0.00			
Total	\$163,582.45			
This total, and the Certificate of Sale, are due by 4:00pm today.				
Doc Stamps				
Bid amount	\$.70 for every \$100.00	Total Doc Stamps Owed		
\$163,582.45	0.7%	\$ 1,145.08		
Total Doc Stamps Owed	\$1,145.08			
TELEPHONE NUMBER NEEDS TO BE WRITTEN ON CHECK				
This total, and the Certificate of Title, are due within 10 days.				
	*Title is due to be issued on:	5TH JULY 2023		

Copies of documents can be purchased for \$1.00 per page.

SALE DATE: June 23, 2023				
Case #:	Sold To:			
2019 CA 0001728 MF #2260	CONCORDE EST.COMMUNITY			
Sale Price / Bid amount	5% Deposit	Required deposited amount	Actual amount deposited	Remaining Balance owed
\$163,582.45	5%	\$8,179.12		\$163,582.45
FINAL JUDGMENT				
\$163,582.45				\$163,582.45
Registry Fees				
Registry Fees: 1st \$500.00 @ 3%		\$500.00	3%	
Balance over \$500.00 @ 1.5%		\$0.00	1.5%	\$ -
		Total Registry fees owed		\$0.00
Remaining Sale Balance owed	\$163,582.45			
Registry fees owed	\$0.00			
Total	\$163,582.45			
This total, and the Certificate of Sale, are due by 4:00pm today.				
Doc Stamps				
Bid amount	\$.70 for every \$100.00	Total Doc Stamps Owed		
\$163,582.45	0.7%	\$	1,145.08	
Total Doc Stamps Owed	\$1,145.08			
TELEPHONE NUMBER NEEDS TO BE WRITTEN ON CHECK				
This total, and the Certificate of Title, are due within 10 days.				
	*Title is due to be issued on:	5TH JULY 2023		
Copies of documents can be purchased for \$1.00 per page.				

SALE DATE: June 23, 2023				
Case #:	Sold To:			
2019 CA 0001728 MF #2270	CONCORDE EST.COMMUNITY			
Sale Price / Bid amount	5% Deposit	Required deposited amount	Actual amount deposited	Remaining Balance owed
\$163,582.45	5%	\$8,179.12		\$163,582.45
FINAL JUDGMENT				
\$163,582.45				\$163,582.45
Registry Fees				
Registry Fees: 1st \$500.00 @ 3 %		\$500.00	3%	
Balance over \$500.00 @ 1.5%		\$0.00	1.5%	\$ -
Total Registry fees owed				\$0.00
Remaining Sale Balance owed	\$163,582.45			
Registry fees owed	\$0.00			
Total	\$163,582.45			
This total, and the Certificate of Sale, are due by 4:00pm today.				
Doc Stamps				
Bid amount	\$.70 for every \$100.00	Total Doc Stamps Owed		
\$163,582.45	0.7%	\$	1,145.08	
Total Doc Stamps Owed	\$1,145.08			
TELEPHONE NUMBER NEEDS TO BE WRITTEN ON CHECK				
This total, and the Certificate of Title, are due within 10 days.				
	*Title is due to be issued on:	5TH JULY 2023		
Copies of documents can be purchased for \$1.00 per page.				

SALE DATE: June 23, 2023				
Case #:	Sold To:			
2019 CA 0001728 MF #2290	CONCORDE EST.COMMUNITY			
Sale Price / Bid amount	5% Deposit	Required deposited amount	Actual amount deposited	Remaining Balance owed
\$185,948.13	5%	\$9,297.41		\$185,948.13
FINAL JUDGMENT				
\$185,948.13				\$185,948.13
Registry Fees				
Registry Fees: 1st \$500.00 @ 3 %		\$500.00	3%	
Balance over \$500.00 @ 1.5%		\$0.00	1.5%	\$ -
Total Registry fees owed				\$0.00
Remaining Sale Balance owed	\$185,948.13			
Registry fees owed	\$0.00			
Total	\$185,948.13			
This total, and the Certificate of Sale, are due by 4:00pm today.				
Doc Stamps				
Bid amount	\$.70 for every \$100.00	Total Doc Stamps Owed		
\$185,948.13	0.7%	\$	1,301.64	
Total Doc Stamps Owed	\$1,301.64			
TELEPHONE NUMBER NEEDS TO BE WRITTEN ON CHECK				
This total, and the Certificate of Title, are due within 10 days.				
	*Title is due to be issued on:	5TH JULY 2023		

Copies of documents can be purchased for \$1.00 per page.

SALE DATE: June 23, 2023				
Case #:	Sold To:			
2019 CA 0001728 MF #2300	CONCORDE EST.COMMUNITY			
Sale Price / Bid amount	5% Deposit	Required deposited amount	Actual amount deposited	Remaining Balance owed
\$160,227.30	5%	\$8,011.37		\$160,227.30
FINAL JUDGMENT				
\$160,227.30				\$160,227.30
Registry Fees				
Registry Fees: 1st \$500.00 @ 3 %		\$500.00	3%	
Balance over \$500.00 @ 1.5%		\$0.00	1.5%	\$ -
		Total Registry fees owed		\$0.00
Remaining Sale Balance owed	\$160,227.30			
Registry fees owed	\$0.00			
Total	\$160,227.30			
This total, and the Certificate of Sale, are due by 4:00pm today.				
Doc Stamps				
Bid amount	\$.70 for every \$100.00	Total Doc Stamps Owed		
\$160,227.30	0.7%	\$ 1,121.59		
Total Doc Stamps Owed	\$1,121.59			
TELEPHONE NUMBER NEEDS TO BE WRITTEN ON CHECK				
This total, and the Certificate of Title, are due within 10 days.				
	*Title is due to be issued on:	5TH JULY 2023		
Copies of documents can be purchased for \$1.00 per page.				

20-26-29-3072-0001-2040	\$1,209.29	2321 Marshfiled Preserve Way Kissimmee FL 34746
20-26-29-3072-0001-2070	\$1,209.29	2291 Marshfiled Preserve Way Kissimmee FL 34746
20-26-29-3072-0001-2170	\$652.67	2360 Marshfiled Preserve Way Kissimmee FL 34746
20-26-29-3072-0001-2180	\$652.68	2350 Marshfiled Preserve Way Kissimmee FL 34746
20-26-29-3072-0001-2130	\$652.68	2231 Marshfiled Preserve Way Kissimmee FL 34746
20-26-29-3072-0001-2140	\$149.05	2390 Marshfiled Preserve Way Kissimmee FL 34746
20-26-29-3072-0001-2150	\$652.67	2380 Marshfiled Preserve Way Kissimmee FL 34746
20-26-29-3072-0001-2160	\$652.67	2370 Marshfiled Preserve Way Kissimmee FL 34746
20-26-29-3072-001-2090	\$652.69	2271 Marshfiled Preserve Way Kissimmee FL 34746
20-26-29-3072-0001-1270	\$652.69	2751 Grasmere View Pkwy N Kissimmee FL 34746
20-26-29-3072-0001-1300	\$1,854.72	2541 Grasmere View Pkwy N Kissimmee FL 34746
20-26-29-3072-0001-1310	\$2,043.83	2531 Grasmere View Pkwy N Kissimmee FL 34746
20-26-29-3072-0001-1580	\$1,941.09	3227 Olivia Breeze Dr Kissimmee FL 34746
20-26-29-3072-0001-2050	\$16,364.11 Due July 17th	2311 Marshfiled Preserve Way Kissimmee FL 34746
20-26-29-3072-0001-2080	\$17,967.05 Due Aug 14th	2281 Marshfiled Preserve Way Kissimmee FL 34746
20-26-29-3072-0001-2120	\$18,215.71 Due Sep 11th	2241 Marshfiled Preserve Way Kissimmee FL 34746
20-26-29-3072-0001-2200	\$18,184.82 Due Sep 11th	2330 Marshfiled Preserve Way Kissimmee FL 34746
20-26-29-3072-0001-2210	\$2,188.99	2320 Marshfiled Preserve Way Kissimmee FL 34746
20-26-29-3072-0001-2220	Paid	2300 Marshfiled Preserve Way Kissimmee FL 34746
20-26-29-3072-0001-2100	\$16,935.74	2261 Marshfiled Preserve Way Kissimmee FL 34746
20-26-29-3072-0001-2280	\$1,250.85	2240 Marshfiled Preserve Way Kissimmee FL 34746
20-26-29-3072-0001-2230	\$1,250.85	2290 Marshfiled Preserve Way Kissimmee FL 34746
20-26-29-3072-0001-2240	\$1,250.85	2280 Marshfiled Preserve Way Kissimmee FL 34746
20-26-29-3072-0001-2250	\$1,250.85	2270 Marshfiled Preserve Way Kissimmee FL 34746
20-26-29-3072-0001-2260	\$1,250.85	2260 Marshfiled Preserve Way Kissimmee FL 34746
20-26-29-3072-0001-2270	\$1,250.85	2250 Marshfiled Preserve Way Kissimmee FL 34746
20-26-29-3072-0001-2290	\$670.66	3121 Oyster Bay Ln Kissimmee FL 34746
20-26-29-3072-0001-2300	Paid	3131 Oyster Bay Ln Kissimmee FL 34746

Total Property Tax: \$109,757.35



CONCORDE ESTATES
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2024

Proposed Budget:

(Printed on 8/9/23)



Prepared by:

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**Concorde Estates
Community Development District**

**Operating Budget
Fiscal Year 2024**

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ANNUAL		
	ACTUAL FY 2024	BUDGET FY 2023	
REVENUES			
Interest - Investments	\$ 2,206	\$ 1,611	
Interest - Tax Collector	-	-	
Rents or Royalties	1,600	1,600	
Special Assmnts- Tax Collector	2,122,494	1,532,515	
Special Assmnts- CDD Collected	100,821	95,181	
Special Assmnts- Discounts	(84,900)	(61,301)	
Other Miscellaneous Revenues	-	-	
Pool Access Key Fee	-	100	
TOTAL REVENUES	2,142,222	1,569,706	
EXPENDITURES			
<i>Administrative</i>			
P/R-Board of Supervisors	20,000	13,000	
FICA Taxes	1,530	995	
ProfServ-Arbitrage Rebate	1,200	1,200	
ProfServ-Engineering	50,000	66,000	
ProfServ-Legal Services	150,000	80,000	
ProfServ-Mgmt Consulting Services	350,000	83,181	
ProfServ-Special Assessment	5,250	5,250	
ProfServ-Trustee Fees	13,003	13,003	
ProfServ-E-mail Maintenance	2,000	2,000	
Auditing Services	4,000	4,000	
Insurance - General Liability	10,000	7,812	
Legal Advertising	2,600	2,600	
Misc-Assessmnt Collection Cost	42,450	30,650	
General & Administrative	1,500	1,500	
Misc-Web Hosting	3,000		3,000
Annual District Filing Fee	175	175	
Total Administrative	656,708	314,366	
<i>Electric Utility Services</i>			
Electricity - General	22,000	22,000	
Electricity - Streetlighting	123,664	118,000	
Electricity - Rec Center	10,000	10,000	
Total Electric Utility Services	155,664	150,000	
<i>Water-Sewer Comb Services</i>			
Utility - Water	168,000	130,000	
Backflow Assembly Testing	2,000	1,560	
Total Water-Sewer Comb Services	170,000	131,560	
<i>Flood Control/Stormwater Mgmt</i>			
Contracts-Ponds	-	15,000	
R&M-Aquascaping	100,000	45,000	
R&M-Fountain	1,500	1,500	
R&M Lake & Pond Bank	-	4,930	
Total Flood Control/Stormwater Mgmt	101,500	66,430	

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	BUDGET	AMMENDED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	FY 2023					
Other Physical Environment							
Contracts-Landscape	-	166,000					
Insurance - Property	8,000	17,500					
R&M-Entry Feature	-	500					
R&M-Irrigation	30,000	30,000					
Landscape Replacement	10,000	20,000					
Annual Mulching & Tree Trimming	40,000	23,400					
Wetlands	50,000	1,500					
Total Other Physical Environment	138,000	258,900					
Contingency							
Misc-Contingency	95,000	95,000					
Total Contingency	95,000	95,000					
Parks and Recreation - General							
ProfServ-Field Management	400,000	130,000					
Contracts-Pools	27,600	17,200					
Telephone, Cable & Internet Service	3,500	2,000					
R&M-Clubhouse	-	8,000					
R&M-Pools	-	25,000					
R&M-Fitness Equipment	-	4,000					
R&M-Parks & Facilities	-	3,000					
Office Supplies	3,500	3,500					
Dues, Licenses, Subscriptions	750	750					
Cap Outlay - Other	250,000	220,000					
Total Parks and Recreation - General	685,350	413,450					
Reserves							
Reserve	140,000	140,000					
Total Reserves	140,000	140,000					
TOTAL EXPENDITURES & RESERVES	2,142,222	1,569,706					

Budget Narrative
Fiscal Year 2024

REVENUES

Interest-Investments

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

Rents or Royalties

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 Avid 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 Avid Infrastructure Management Services in accordance with the management contract.

Budget Narrative
Fiscal Year 2024

EXPENDITURES

Administrative (continued)

Professional Services-Special Assessment

Avid 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 2024

EXPENDITURES

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 The Lake Doctors.

R&M-Aquascaping

Aquatic plant installation and replacement by Aquatic Weeds.

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 2024

EXPENDITURES

Other Physical Environment (cont.)

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

Professional Services-Field Management

Budget for Field Management as approved by the district board.

Contracts-Pools

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

Telephone, Cable & Internet Service

Charter Communications 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.

Office Supplies

Office supply costs reimbursed to Avid Infrastructure Management Services.

Dues, Licenses, Subscriptions

Pool permits.

Budget Narrative
Fiscal Year 2024

EXPENDITURES

Parks and Recreation - General (cont.)

Capital Outlay - Other

Funds set aside for capital purchases during the year as directed by the district's board.

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 2024	\$ 304,184
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	85,000
Total Funds Available (Estimated) - 9/30/2023	389,884

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital		0.00 ⁽¹⁾
Reserves - Other (FY 2022)	137,000 (2)	
Reserves - Other (FY 2023)	<u>140,000 (3)</u>	0.00
Total Allocation of Available Funds		0.00

Total Unassigned (undesignated) Cash	\$ 0
---	-------------

Notes

- (1) Represents approximately 3 months of operating expenditures.
 - (2) Reserves budgeted in FY 2024.
 - (3) Proposed reserves budgeted in FY 2024.
- Prior year estimated reserves have been reduced.



**Concorde Estates
Community Development District**

**Debt Service Budgets
Fiscal Year 2024**

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	AMMENDED	ACTUAL	PROJECTED	TOTAL	ANNUAL BUDGET FY 2024
REVENUES						
Interest - Investments	\$ 6,430					\$ 11
Special Assmnts- Tax Collector	488,108					106,440
Special Assmnts- Prepayment	230,714					-
Special Assmnts- CDD Collected	2,073					19,674
Special Assmnts- Discounts	(14,951)					(4,258)
TOTAL REVENUES	712,374					121,867
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	6,253					2,129
Total Administrative	6,253					2,129
<i>Debt Service</i>						
Principal Debt Retirement A-1	130,000					180,000
Principal Debt Retirement A-2	65,000					60,000
Prepayments Series A-2	255,000					-
Interest Expense Series A-1	194,513					90,826
Interest Expense Series A-2	100,474					58,500
Total Debt Service	744,987					389,326
TOTAL EXPENDITURES	751,240					391,455
Excess (deficiency) of revenues Over (under) expenditures	-					(269,588)
OTHER FINANCING SOURCES (USES)						
Operating Transfers-Out	-					-
Contribution to (Use of) Fund Balance	-					(269,588)
TOTAL OTHER SOURCES (USES)	-					(269,588)
Net change in fund balance	-					(269,588)
FUND BALANCE, BEGINNING	(2,424,885)					(2,576,041)
FUND BALANCE, ENDING	\$ (2,424,885)					\$ (2,845,629)

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

Date	Principal	Prepayments	5.85% Interest	Pricipal Balance
11/1/2022			30,859	1,055,000
5/1/2023	55,000		30,859	1,000,000
11/1/2023			29,250	1,000,000
5/1/2024	60,000		29,250	940,000
11/1/2024			27,495	940,000
5/1/2025	65,000		27,495	875,000
11/1/2025			25,594	875,000
5/1/2026	65,000		25,594	810,000
11/1/2026			23,693	810,000
5/1/2027	70,000		23,693	740,000
11/1/2027			21,645	740,000
5/1/2028	75,000		21,645	665,000
11/1/2028			19,451	665,000
5/1/2029	80,000		19,451	585,000
11/1/2029			17,111	585,000
5/1/2030	85,000		17,111	500,000
11/1/2030			14,625	500,000
5/1/2031	90,000		14,625	410,000
11/1/2031			11,993	410,000
5/1/2032	95,000		11,993	315,000
11/1/2032			9,214	315,000
5/1/2033	100,000		9,214	215,000
11/1/2033			6,289	215,000
5/1/2034	105,000		6,289	110,000
11/1/2034			3,218	110,000
5/1/2035	110,000		3,218	-
Totals	\$ 1,055,000		\$ 480,870	\$ 15,385,000

CONCORDE ESTATES
Community Development District

Debt Amortization
Series 2022-1 Capital Improvement Revenue Refunding Note

Period Ending	Outstanding Balance	Annual Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2022	2,765,000			52,957	52,957	52,957
5/1/2023	2,765,000	170,000	3.50%	48,388	218,388	
11/1/2023	2,595,000			45,413	45,413	263,800
5/1/2024	2,595,000	180,000	3.50%	45,413	225,413	
11/1/2024	2,415,000			42,263	42,263	267,675
5/1/2025	2,415,000	185,000	3.50%	42,263	227,263	
11/1/2025	2,230,000			39,025	39,025	266,288
5/1/2026	2,230,000	190,000	3.50%	39,025	229,025	
11/1/2026	2,040,000			35,700	35,700	264,725
5/1/2027	2,040,000	200,000	3.50%	35,700	235,700	
11/1/2027	1,840,000			32,200	32,200	267,900
5/1/2028	1,840,000	205,000	3.50%	32,200	237,200	
11/1/2028	1,635,000			28,613	28,613	265,813
5/1/2029	1,635,000	210,000	3.50%	28,613	238,613	
11/1/2029	1,425,000			24,938	24,938	263,550
5/1/2030	1,425,000	215,000	3.50%	24,938	239,938	
11/1/2030	1,210,000			21,175	21,175	261,113
5/1/2031	1,210,000	225,000	3.50%	21,175	246,175	
11/1/2031	985,000			17,238	17,238	263,413
5/1/2032	985,000	235,000	3.50%	17,238	252,238	
11/1/2032	750,000			13,125	13,125	265,363
5/1/2033	750,000	240,000	3.50%	13,125	253,125	
11/1/2033	510,000			8,925	8,925	262,050
5/1/2034	510,000	250,000	3.50%	8,925	258,925	
11/1/2034	260,000			4,550	4,550	263,475
5/1/2035	260,000	260,000	3.50%	4,550	264,550	
Total		2,765,000		727,670	3,492,670	3,228,120

Budget Narrative
Fiscal Year 2024

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 2024**

Comparison of Non-Ad Valorem Assessment Rates
Fiscal Year 2024 vs. Fiscal Year 2023

Product	General Fund			Series 2022-1 Debt Service			Series 2011 A-2 Debt Service			Total		
	FY 2023	FY 2024	Percent Change	FY 2023	FY 2024	Percent Change	FY 2023	FY 2024	Percent Change	FY 2023	FY 2024	Percent Change
Townhouse	\$ 2,575.99	\$ 3,567.02	38.47%	\$ 711.67	\$ 711.67	0.0%	\$ -	\$ -	n/a	\$ 3,287.66	\$ 4,278.69	3010%
Single Family 65'	\$ 2,797.64	\$ 3,812.13	36.26%	\$ 948.89	\$ 948.89	0.0%	\$ -	\$ -	n/a	\$ 3,746.53	\$ 4,761.02	27.1%
Single Family 75'	\$ 2,829.13	\$ 3,854.72	36.25%	\$ 1,091.23	\$ 1,091.23	0.0%	\$ -	\$ -	n/a	\$ 3,920.36	\$ 4,945.95	26.2%
Single Family 90'	\$ 2,877.33	\$ 3,920.08	36.24%	\$ 1,328.45	\$ 1,328.45	0.0%	\$ -	\$ -	n/a	\$ 4,205.78	\$ 5,248.53	24.8%
Single Family 40'	\$ 2,714.28	\$ 3,695.82	36.16%	\$ -	\$ -	n/a	\$ 600.00	\$ 600.00	0.0%	\$ 3,314.28	\$ 4,295.82	29.6%
Single Family 65'	\$ 2,797.64	\$ 3,812.13	36.26%	\$ -	\$ -	n/a	\$ 700.00	\$ 700.00	0.0%	\$ 3,497.64	\$ 4,512.13	29.0%
Single Family 75'	\$ 2,829.13	\$ 3,854.72	36.25%	\$ -	\$ -	n/a	\$ 805.00	\$ 805.00	0.0%	\$ 3,634.13	\$ 4,659.72	28.2%
Single Family 90'	\$ 2,877.33	\$ 3,920.08	36.24%	\$ -	\$ -	n/a	\$ 980.00	\$ 980.00	0.0%	\$ 3,857.33	\$ 4,900.08	27.0%
Single Family 100'	\$ 2,930.88	\$ 3,996.38	36.35%	\$ -	\$ -	n/a	\$ 1,050.00	\$ 1,050.00	0.0%	\$ 3,980.88	\$ 5,046.38	26.8%