**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**
**REGULAR MEETING**

Thursday, June 11, 2026 at 6:30 P.M.
Concord Station Clubhouse 18636 Mentmore Blvd. Land O'Lakes, FL 34638

**ZOOM LINK**

**Call In: +1 305 224 1968**
**Meeting ID: 965 7735 0400**
**Pass Code: 524986**
**Mute/Unmute: *6**

# AGENDA

*For the full agenda packet, please contact* ***Patricia@havenmgtsol.com***

**I. Call to Order / Roll Call**

**II. Audience Comments**

**III. Professional Vendor Presentations**

A. Solitude Lake Management

1. Waterway Inspection Report **EXHIBIT 1**

B. Steadfast Environmental Services

1. Irrigation Maintenance Report **EXHIBIT 2**
2. Landscape Daily Logs **EXHIBIT 3**

C. Presentation of Team Deliverables **EXHIBIT 4**

D. District Engineering Report – Stantec - Greg Woodcock

E. District Counsel – Kutak Rock

1. Discussion of Fishing Signage Draft Language **EXHIBIT 5**

F. Clubhouse and Amenity Manager

1. Presentation of Amenity Center Report **EXHIBIT 6**
2. Consideration to Approve Pollywood Furniture Proposal - $44,770 **EXHIBIT 7**
3. Consideration to Approve the Home Depot Pollywood Pool Furniture Proposal - $38,470 **EXHIBIT 8**
4. Consideration to Approve the Webstaurant Store Pollywood Pool Furniture Proposal - $39,270 **EXHIBIT 9**

5. Hybrid Position Presentation **EXHIBIT 10**
6. Discussion of the Updated Concord Station CDD Employee Handbook **EXHIBIT 11**
   - Personnel – Option A – Status Quo **EXHIBIT 12**
   - Personnel – Option B – Consideration of Hybrid Positions **EXHIBIT 13**
   - Personnel – Option C – Consideration of Additional Concierge Position **EXHIBIT 14**

G. District Manager

1. Presentation of the FY 2026-2027 Proposed Budget **EXHIBIT 15**
2. Consideration to Adopt Resolution 2026-11 Adopting the Preliminary Budget and Setting a Public Hearing **EXHIBIT 16**
3. Consideration to Approve LLS Tax Solutions Proposal for Arbitrage Services **EXHIBIT 17**
4. Reminder: Form 1 - Due July 1

**IV. Administrative Items**

A. Consideration for Acceptance – April, 2026 Unaudited Financial Statements **EXHIBIT 18**

B. Consideration for Approval - The Minutes of the Board of Supervisors of Concord Station CDD Held on May 14, 2026 **EXHIBIT 19**

**V. Other Items to be Introduced**

A. Consideration to Approve Duke's Outdoor Lighting Agreement **EXHIBIT 20**

B. Consideration to Approve Proposal for Staff Uniforms **EXHIBIT 21**

**VI. Audience Comments – New Business -** *(limited to 3 minutes per individual)*

**VII. Supervisor's Request**

A. Discussion of Clubhouse Hours of Operation

B. Discussion of Early Closures

**VIII. Adjournment**

EXHIBIT 1

RETURN TO AGENDA

# Concord Station CDD
# Waterway Inspection Report

**Reason for Inspection:** Monthly required

**Inspection Date:** 2026-05-27

**Prepared for:**

Concord Station CDD

**Prepared by:**

Wesley Chapel Field Office
SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

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## Site: W21

**Comments:**

Site looks good

Site is in good condition. Flow structure looks good and site has many beneficials within it.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

## Site: W22

**Comments:**

Site looks good

Overall no concerns for this site.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

## Site: W23

**Comments:**

Site looks good

Site and open water looks well.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

## Site: W24

**Comments:**

Normal growth observed

Site has filled with water quickly. Minor submersed vegetation present.

**Action Required:**

Routine maintenance next visit

**Target:**

Submersed vegetation

## Site: W25

**Comments:**

Normal growth observed

Flow structure has no obstructions. Submersed grasses now that site has filled with rain water.

**Action Required:**

Routine maintenance next visit

**Target:**

Submersed vegetation

## Site: W26

**Comments:**

Normal growth observed

Growth around flow structure and shorelines that will need to be addressed.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds

## Site: W27

**Comments:**

Normal growth observed

Shoreline weeds present within site. Minor submersed vegetation. Site has a nice perimeter of GSR.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds

## Site: W28

**Comments:**

Normal growth observed

Flow structure is free of obstruction. Mild Growth within site.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds

## Site: W29

**Comments:**

Normal growth observed

Trash within site, most likely had been pushed out from flow structure. Submersed vegetation present.

**Action Required:**

Routine maintenance next visit

**Target:**

Submersed vegetation

## Site: W30

**Comments:**

Site looks good

Site is looking well with a perimeter of native GSR and some spatterdock. Flow structure has many big sized rocks blocking the throughway.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

## Site: W31

**Comments:**

Normal growth observed

This site is very low on water. Trash within site and small rocks within flow structure throughway. GSR present.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

## Site: W32

**Comments:**

Normal growth observed

Site is looking very well with some native GSR and also spatterdock. Minor shoreline growth but overall site is in good condition.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds

## Site: W33

**Comments:**

Site looks good

Trash in corner of site that will need to be picked up. Overall everything is looking well.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

## Site: T1

**Comments:**

Site looks good

Site is still pretty dry. Beneficials present are looking well.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

## Site: T2

**Comments:**

Normal growth observed

Low water levels. Flow structure looks well and there is minor growth present.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

## Site: T3

**Comments:**

Normal growth observed

Last treatment took care of most submersed vegetation. Minor shoreline growth but sites doing well. Water level is still low.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds

## Site: T4

**Comments:**

Site looks good

This site is looking well. No notable concerns.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

## Site: T6

**Comments:**

Normal growth observed

Shoreline growth within site. Big population of spatterdock.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds

## Site: T7

### Comments:

Normal growth observed

Site has growth throughout it. Site is still very dry. Flow structure looks to be in good condition.

### Action Required:

Routine maintenance next visit

### Target:

Shoreline weeds

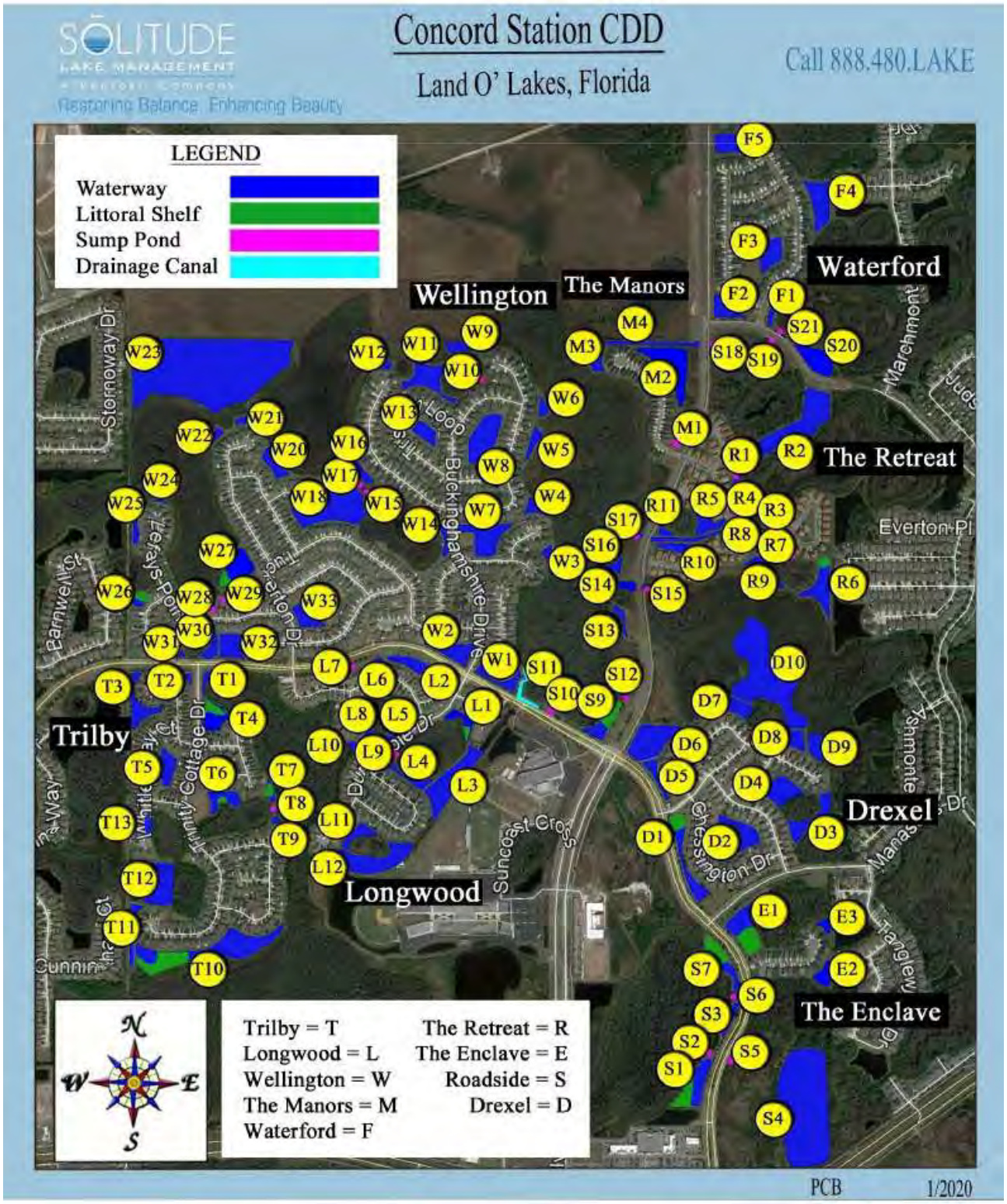
## Management Summary

This May we started to get some rain. The native plants within the sites are looking great and the ponds are starting to fill back up. Trash has been more present in ponds recently due to the storm water systems pushing trash out. We are monitoring the condition of the flow structures monthly during inspections as well as erosion on pond banks. Two sites that need attention are in W30 and W31, which big rocks have fallen on the structure and could be blocking the water flow. On our next scheduled visit we will clear them out from the flow paths. Overall, sites are looking well with little to no algae within them and as water levels rise we are focusing on keeping shorelines clear of nuisance growth.

As always, please reach out to me with any questions or concerns you may have- emalina.robinson@solitudelake.com

Thank you for choosing SOLitude Lake Management!

| Site | Comments | Target | Action Required |
|---|---|---|---|
| W21 | Site looks good | Species non-specific | Routine maintenance next visit |
| W22 | Site looks good | Species non-specific | Routine maintenance next visit |
| W23 | Site looks good | Species non-specific | Routine maintenance next visit |
| W24 | Normal growth observed | Submersed vegetation | Routine maintenance next visit |
| W25 | Normal growth observed | Submersed vegetation | Routine maintenance next visit |
| W26 | Normal growth observed | Shoreline weeds | Routine maintenance next visit |
| W27 | Normal growth observed | Shoreline weeds | Routine maintenance next visit |
| W28 | Normal growth observed | Shoreline weeds | Routine maintenance next visit |
| W29 | Normal growth observed | Submersed vegetation | Routine maintenance next visit |
| W30 | Site looks good | Species non-specific | Routine maintenance next visit |
| W31 | Normal growth observed | Species non-specific | Routine maintenance next visit |
| W32 | Normal growth observed | Shoreline weeds | Routine maintenance next visit |
| W33 | Site looks good | Species non-specific | Routine maintenance next visit |
| T1 | Site looks good | Species non-specific | Routine maintenance next visit |
| T2 | Normal growth observed | Species non-specific | Routine maintenance next visit |
| T3 | Normal growth observed | Shoreline weeds | Routine maintenance next visit |
| T4 | Site looks good | Species non-specific | Routine maintenance next visit |
| T5 | Normal growth observed | Shoreline weeds | Routine maintenance next visit |
| T6 | Normal growth observed | Shoreline weeds | Routine maintenance next visit |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LEGEND
Waterway
Littoral Shelf
Sump Pond
Drainage Canal
Wellington
The Manors
Waterford
The Retreat
Trilby
Longwood
Drexel
The Enclave
Stornoway Dr
Buckinghamshire Drive
Everton Pl
Marchmont
Shmonte
Trinity Cottage Dr
Suncoast Cross
Chessington Dr
Trilby = T
Longwood = L
Wellington = W
The Manors = M
Waterford = F
The Retreat = R
The Enclave = E
Roadside = S
Drexel = D
N
W
E
S
PCB
1/2020

EXHIBIT 2

RETURN TO AGENDA

Printed: Jun 4, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

# Daily Logs List

## May 18, 2026

**Job:** SM1348 Concord Station CDD
**Title:** Approved Work Controller #6
**Added By:** Jeanette Cordero
**Log Notes:**
Returned on site to complete previously approved irrigation repairs.

Station 1:
Valve was found with missing bonnet assembly. Original plan was to replace the bonnet; however, replacement bonnet hardware was not compatible with the existing valve base. I removed existing valve, installed complete new valve assembly and rebuilt piping as required. Installed new valve box since original box was broken.

Station 6:
Valve would produce an audible solenoid click when activated, but irrigation would not operate.
Opened valve and found white sediment buildup beneath the diaphragm, preventing proper operation. I flushed valve body, replaced internal valve components, including the bonnet and solenoid. Retested valve; issue remained unchanged. Further troubleshooting suggested possible downstream blockage. I cut the downstream piping after valve outlet, manually activated valve and confirmed normal water flow through valve. Valve is functioning properly; downstream piping is likely capped, blocked, or otherwise restricted.

Station 7:
Valve had no decoder installed. Installed new decoder (#14) and the station still failed to activate from controller. I replaced jumper wires and opened valve for inspection. Found diaphragm sticking to bonnet and not opening properly. I cleaned valve internals and reassembled valve.

Station 13 (Suspected)
Found valve stuck open. Valve required bonnet replacement. Attempted cleaning of internal components; issue remained unresolved. Replaced internal valve components, including the bonnet and solenoid. Connected solenoid wiring to Station 11 output, allowing shared operation due to adequate water pressure.

While walking the property, located approximately 12 additional valves not included in approved scope. Observed 2 wire conductors disconnected, brand new solenoids installed but not connected to decoders, wires with severely deteriorated insulation (Insulation brittle enough to crack when bent). Wire left on top of the ground and a battery timer. Unable to confirm whether these valves belong to current controller being serviced or another irrigation controller. Further investigation was not completed due to time limitations and work falling outside approved scope.

Additional valves showed signs of previous incomplete modifications, mixed repairs and temporary workarounds, deteriorated field wiring and unknown/unmapped valve infrastructure.

Parts used (station 1)
1- 2” Hunter ICV- ICV200G
1- 1 1/2” male adapter- 436-015

2- 2″ male adapter- 236-020
1- 2″ elbow- 406-020
1- 2″ x 1 1/2″ reducer- 437-251
1- 1 1/2″ x 1″ reducer- 437-130
1- 1″ slipfix- NDS118-10
2- wire nuts- PT-WC1-BKWH-150
1 square shallow box

Parts used (station 6)
1- 1 1/2″ Rainbird Valve- 150PGA
1- 1 1/2″ coupling- 429-115
4ft red 14 gage wire
1- ICD Decoder- ICD100
1- Hunter Solenoid- 606-800
4- wire nuts- PT-WC1-BKWH-150
1- 1 1/2″ slipfix- NDS118-15

Parts used (13 Suspected)
1- 1 1/2″ Hunter  ICV- ICV151G
**Tags:**
Approved Work
**Weather Conditions:**
Hazy  Mon, May 18, 2026, 9:46 PM

**93°F**
**70°F**

Wind: 9 mph
Humidity: 93%
Total Precip: 0"

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# Daily Logs List

## May 19, 2026

**Job:** SM1348 Concord Station CDD
**Title:** Approved Work Controller #4
**Added By:** Jeanette Cordero
**Log Notes:**
On site to complete approved irrigation work and troubleshoot non-operational Zones 1, 2 4 & 5.

Investigated non operational Zones 1 and 2. Located valve boxes in the suspected service area which contained cut red and blue decoder wires. Only 2 decoders were present in the affected boxes containing 4 valves. This suggests prior troubleshooting or repair attempts where decoders may have been intentionally removed due to unresolved issues.

Checked voltage on the 2 wire path at the affected valve boxes. Voltage readings fluctuated between approximately 5V–8V, which is insufficient for normal decoder operation. This indicates severe voltage loss, damaged wiring or an open/compromised path between controller and field devices. Attempted to track the 2 wire path to locate the damaged section but was significantly impacted by interference from nearby utilities, including communication/fiber optic infrastructure, utility boxes located near controller and field valve locations. Signal interference made accurate tracing unreliable.

At one point partial signal was detected and excavation was performed at that location and mainline was located with no irrigation wiring present in that excavation area. Due to severe interference, continued wire tracing was determined to be inefficient and unlikely to produce reliable results.

System shows signs of prior incomplete troubleshooting/repairs, removed decoder infrastructure, severe voltage loss in field wiring and inaccessible or difficult to track underground wire path. It is currently unclear whether Zones 1 and 2 are still active/functional zones or if they were abandoned during previous repair attempts.

Recommended installing a temporary above ground wire path across the roadway to test communication directly to the affected valve locations. This would allow confirmation of whether the valves are still functional and whether the issue is isolated to the underground wire path. If successful, a proposal should be submitted for directional jack and bore installation to permanently replace the damaged underground wiring.

Troubleshooted zone 4 & 5 and found that the solenoid for station 4 had damaged conductors, I replaced the solenoid and zone 4 is now operational. Zone 5 is working properly but the drip is compromised by roots from oak trees and the water is barely flowing through the drip.

Parts Used: (Controller #4)

1- Hunter AC Solenoid 606800
2- Wire Nuts PT-WC1-BKWH-150
**Weather Conditions:**
Partly cloudy with chance of storms  Tue, May 19, 2026, 4:46 PM

**95°F**
**73°F**

Wind: 7 mph

Humidity: 92%

Total Precip: 0.03"

**Attachments:** 6

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# Daily Logs List

## May 20, 2026

**Job:** SM1348 Concord Station CDD
**Title:** Approved work Controller At Umberland
**Added By:** Jeanette Cordero
**Log Notes:**
On site with Brian to complete approved irrigation repairs identified during prior system inspection.

Zone 2:
Replaced failed/stuck open valve.
Zone restored to operation.
Zone 3:
Replaced failed solenoid.
Repaired leak on downstream piping.
Zone restored to normal operation.
Zone 5:
Replaced failed/stuck open valve.
Replaced faulty decoder.
Replaced Zone restored to operation and communication with controller.
Zone 6:
Replaced failed/stuck open valve.
Zone restored to operation.
Zone 7:
Replaced failed/stuck open valve.
Zone restored to operation.
Zone 8:
Replaced failed/stuck open valve.
Zone restored to operation.
Zone 9:
Replaced failed/stuck open valve.
Zone restored to operation.
Zone 10:
Replaced faulty decoder.
Communication restored and zone operational.
Zones 12 & 13:
Attempted to locate valves as part of approved troubleshooting scope. Based on field investigation, no valves could be identified for these station assignments. Zones may have been abandoned, removed, or are no longer active within the current irrigation layout.
Zone 15:
Replaced failed/stuck open valve.
Zone restored to operation.
Zone 24:
Replaced valve due to failure.

After replacement, no water flow was present through the valve. Lack of water flow suggests downstream piping may be capped, blocked, or otherwise restricted.
Zone 25:
Removed valve filter for inspection. Filter mesh showed significant calcified/mineral buildup.
Existing filter requires replacement. After filter removal the valve became stuck open. Valve was replaced to restore proper operation.
Zone 31:
Replaced faulty decoder associated with controller “ERR” condition.

Approved repair work was substantially completed. Multiple mechanical valve failures and decoder communication issues were corrected.

Parts used:
6- Rainbird 150-PGA
2- Rainbird 150PESB
3- Hunter EZ
1- Rainbird ROKSLOLENO
1- 1 1/2" male adapter / 436-015
2- 1 1/2" elbow / 406-015
1- 1 1/2" slipfix / NDS118-15
1ft 1 1/2" pipe
**Weather Conditions:**
Partly cloudy with showers Wed, May 20, 2026, 12:00 AM

**95°F**
**71°F**

Wind: 8 mph
Humidity: 97%
Total Precip: 0.01"

**Attachments:** 38

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# Daily Logs List

## May 20, 2026

**Job:** SM1348 Concord Station CDD
**Title:** Timer 4: Wire Path Verification Report
**Added By:** Jeanette Cordero
**Log Notes:**
On site with Brian to test irrigation system operation by temporarily running wire from the controller to valve locations previously affected by low voltage.

Installed temporary above ground wire from controller to affected valve locations. Connected temporary wire path to existing field wiring for testing purposes. Tested voltage after temporary wire installation and confirmed proper voltage readings at affected valve location.

Testing confirms that the original underground wire path is the source of the low voltage issue. Temporary wire installation verified that controller output is functioning properly, field devices and valve locations are capable of operating normally with proper voltage supplied. This confirms that permanent replacement of the underground wire crossing will restore proper system operation.

Temporary testing completed successfully. The above ground wire removed after verification. System awaiting permanent underground wire installation.
**Tags:**
Proposal Request
**Weather Conditions:**
Partly cloudy with showers Wed, May 20, 2026, 12:00 AM

**94°F**
**71°F**
Wind: 8 mph
Humidity: 97%
Total Precip: 0.01"

**Attachments:** 3

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# Daily Logs List

## May 21, 2026

**Job:** SM1348 Concord Station CDD
**Title:** Repair leak at manifold- controller #2
**Added By:** Jeanette Cordero
**Log Notes:**
On site with Brian to repair mainline leak at valve manifold for controller #2.

We dug and found that the seam at the tee failed and it was leaking. We cut the tee off and rebuilt part of the manifold.

Well 1 is currently off due to the repair. Will return to restore water and backfill.

Parts used:

1- 2" tee / 401-020
1- 2" slipfix / NDS118-20
1- 2" x 1 1/2" male adapter / ?
1- 1 1/2" male adapter / 436-015
2- 2" 45 / 417-020
2- 2" x 1 1/2" reducer / 437-251
**Weather Conditions:**
Partly cloudy with showers Thu, May 21, 2026, 12:00 AM

**96°F**
**72°F**

Wind: 7 mph
Humidity: 94%
Total Precip: 0.05"

**Attachments:** 2

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# Daily Logs List

## May 21, 2026

**Job:** SM1348 Concord Station CDD
**Title:** Approved work controller #3
**Added By:** Jeanette Cordero
**Log Notes:**
On site with Brian to continue irrigation wire replacement and system restoration.

Installed new 2 wire path beginning from Station 20 and extending to downstream valve locations on Dunstable Dr. Completed all necessary splice connections along the wire path. Installed a temporary above ground 2 wire crossing across the roadway for test purposes and removed once done. Verified voltage after installation and measured approximately 36.46V, indicating proper voltage at the repaired section. We also Installed and connected 2 decoders for station 21 and station 22. Communication is restored to this section of the system.

Mentmore Blvd.
Installed new wire from the controller to valve locations serving Mentmore Blvd. Will need to return with 3 additional decoders for installation, program newly installed decoders and re-program remaining downstream decoders as needed.

New wire installation completed for both affected sections. There is remaining work which would be to complete jack and bore installation for permanent wire crossing beneath roadway, Install remaining decoders, program all new and downstream decoders and verify full system operation upon completion. System restoration is progressing as planned. Permanent completion remains dependent on roadway boring work and final decoder installation/programming.
**Weather Conditions:**
Partly cloudy with isolated storms Thu, May 21, 2026, 4:20 PM

**93°F**
**69°F**
Wind: 7 mph
Humidity: 97%
Total Precip: 0.24"

**Attachments:** 7

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# Daily Logs List

## May 21, 2026

**Job:** SM1348 Concord Station CDD
**Title:** Zone 3 Repair Umberland Follow Up
**Added By:** Jeanette Cordero
**Log Notes:**
On site with Brian to restore the water, check repair at valve for zone 3 and backfill.

Water is restored and repair is backfilled.
**Weather Conditions:**
Partly cloudy with showers Thu, May 21, 2026, 12:00 AM

**96°F**
**72°F**
Wind: 7 mph
Humidity: 94%
Total Precip: 0.05"

**Attachments:** 1

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# Daily Logs List

## May 26, 2026

**Job:** SM1348 Concord Station CDD
**Title:** Controller #2 repair follow up
**Added By:** Jeanette Cordero
**Log Notes:**
On site to restore the water, check repair and backfill.

Water is restored, repair looks good and got backfilled. Valve box is missing the lid.
**Weather Conditions:**
Partly cloudy with showers Tue, May 26, 2026, 12:00 AM

**95°F**
**75°F**
Wind: 12 mph
Humidity: 95%
Total Precip: 0.71"

**Attachments:** 2

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# Daily Logs List

## May 28, 2026

**Job:** SM1348 Concord Station CDD
**Title:** Controller #3- Bore Installation Progress Report
**Added By:** Jeanette Cordero
**Log Notes:**
On site to coordinate and verify completion of roadway bore installation for irrigation wire replacement project.

Directional bore installation was completed successfully beneath roadway. Sleeve is installed and exposed on both sides of roadway for future wire installation. System is now ready for installation of new 2 wire path, field splice connections and decoder reconnection and programming.

Will return to pull new 2 wire through installed sleeve, complete field connections, test voltage and decoder communication and verify full system operation after permanent wire installation is completed.
**Weather Conditions:**
Partly cloudy with showers Thu, May 28, 2026, 8:20 AM

**87°F**
**74°F**
Wind: 7 mph
Humidity: 95%
Total Precip: 0.14"

**Attachments:** 29

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# Daily Logs List

## Jun 1, 2026

**Job:** SM1348 Concord Station CDD
**Title:** Timer 3 Wire Install
**Added By:** Jeanette Cordero
**Log Notes:**
On site with Brian to install new 2 wire path after the jack&boar being done and restore communication to irrigation valves previously affected by low voltage conditions.

Installed new 2 wire path under the road, completed all necessary wire splices and field connections. Verified continuity of newly installed wire path and performed voltage testing at both controller and field locations.

Initial voltage readings measured approximately 37V. Voltage was observed fluctuating between approximately 37V-34V-29V. Voltage fluctuations were present at both at controller output and field locations. Testing was performed with no irrigation stations operating and no active field load present.

Due to the observed voltage fluctuation, the controller was replaced to eliminate the possibility of controller failure. After replacement, voltage readings remained unchanged and continued to fluctuate between approximately 29V–37V. No controller alarms were present during testing with the second controller. Voltage fluctuations were present even after installation of new wiring and replacement of the controller.

Because fluctuations were observed with no active field load and were present at both the controller and field locations, the issue appeared to originate upstream of the field wiring. Possible causes included electrical supply instability, breaker related issues, loose electrical connections feeding the controller or other incoming power irregularities

New wire installation completed, voltage fluctuations remain present. Further electrical investigation required.

Property management was informed of findings. Following departure from site, it was reported that the electrical breaker supplying the controller would be replaced for further testing and evaluation.
**Tags:**
Irrigation Issues
**Weather Conditions:**
Partly cloudy with showers Mon, Jun 1, 2026, 12:00 AM

**89°F**
**79°F**
Wind: 8 mph
Humidity: 92%
Total Precip: 0.01"

**Attachments:** 3

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# Daily Logs List

## Jun 1, 2026

**Job:** SM1348 Concord Station CDD
**Title:** Timer: 1-2-4-6-7 Wet Check
**Added By:** Jeanette Cordero
**Log Notes:**
Timer 1:
Zone 1- 1 broken bubbler / Glue failed- no charge
Zone 2- broken piping for maxijets / Damaged by maintenance crew. - no charge
Zone 3- 1 broken flex / Damaged by maintenance crew- no charge
Parts used:
1- 1/2" cap / 448-005
1- maxijet coupling / MJBBXB9
1- 1/2" coupling / 429-005

Timer 2 :
Zone 1- 1 broken lateral (Root damage) and 1 broken head due to damaged internal shaft
Parts used:
1- 1/2" tee / 401-005
1- 1/2" coupling / 429-005
1- 1/2" street elbow / 410-005
1ft 1/2" flex
1- telescopic sprinkler head / 9071

Timer 4:
Zone 8- lateral line break (Root damage)
Parts used:
1-1/2" coupling slip by thread
3- drip male adapters / PLD050
1- tree bubbler / 1300AF

Timer 6:
Zone 2-1 leaking rotor / wear & tear
Zone 3-1 clogged nozzle. Cleaned and reuse
Zone 5 sprays don't come up all the way low pressure due to open swing pipe in plant bed. Capped it. (Maintenance crew damage) - no charge
Zone 11-2 broken tree bubblers (Maintenance crew damage) - no charge
Parts used:
1- rotor / PGP0430
1-3/4" swing pipe male adapter 90 / SBE075

Timer 7:

Zone 9-2 clogged nozzles. Unable to reuse

Parts used
2-15sst spray nozzles / SS530
**Tags:**
Billable Work, crew damage
**Weather Conditions:**
Partly cloudy with showers  Mon, Jun 1, 2026, 12:00 AM

**89°F**
**79°F**

Wind: 8 mph
Humidity: 92%
Total Precip: 0.01"

**Attachments:** 52

Printed: Jun 4, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

# Daily Logs List

## Jun 3, 2026

**Job:** SM1348 Concord Station CDD
**Title:** Timer 3 Troubleshooting Continuation
**Added By:** Jeanette Cordero
**Log Notes:**
Returned on site to continue troubleshooting voltage fluctuations previously observed on the 2 wire path.

Verified that the property had replaced the electrical breaker supplying the controller. Retested voltage at both the controller module and field wiring and voltage fluctuations remained present, ranging approximately between 29V and 37V. Contacted Hunter Technical Support for assistance. Per Hunter recommendation, replaced the decoder output module and voltage fluctuations remained present after module replacement.

After completion of troubleshooting, all field connections and splices were reconnected and the system was placed into operation. Operated irrigation stations throughout the wire path, verified decoder communication and verified station operation. All stations operated normally, no controller alarms were present, no communication failures were observed and no decoder faults were identified.

Completed a full irrigation inspection of the affected areas, performed repairs identified during inspection and verified proper operation of repaired components.

Spotted saturated area at the sidewalk on exit side of Dunstable Dr. Will have to investigate possible mainline leak.

Although voltage fluctuations continued to be observed during testing, the system operated normally under load and no operational issues were identified. At this time the irrigation system is functioning properly and no further faults were observed.

System operational at time of departure.

Listed below are the findings during inspection.
I attempted cleaning and reusing clogged nozzles but was not successful due to heavy debris. (Pictures and videos are attached below)

Zone 2- 6 clogged nozzles / H10H
Zone 3- 2 clogged nozzles / 1- H10H 1- H10Q
Zone 8- 3 clogged nozzles / H10H
Zone 10- 1 broken swing pipe fitting with a missing rotor.
Zone 18- 7 clogged nozzles and 1 broken lateral.
Zone 19- 6 clogged nozzles
Zone 20- 9 clogged nozzles and 1 broken sprinkler head.
Zone 21- 4 clogged nozzles

Parts used:

28- H10H
8- H10Q
1- 4” rotor / PGP0430
1- 3/4” street elbow / SBE075
1- 6” sprinkler head / PROSONSI
2- 1” coupling 429-010
1- 1” slipfix / NDS118-10

**Tags:**

Billable Work

**Weather Conditions:**

Partly cloudy with showers  Wed, Jun 3, 2026, 9:54 PM

**84°F**
**72°F**

Wind: 9 mph
Humidity: 86%
Total Precip: 0.01"

**Attachments:** 93

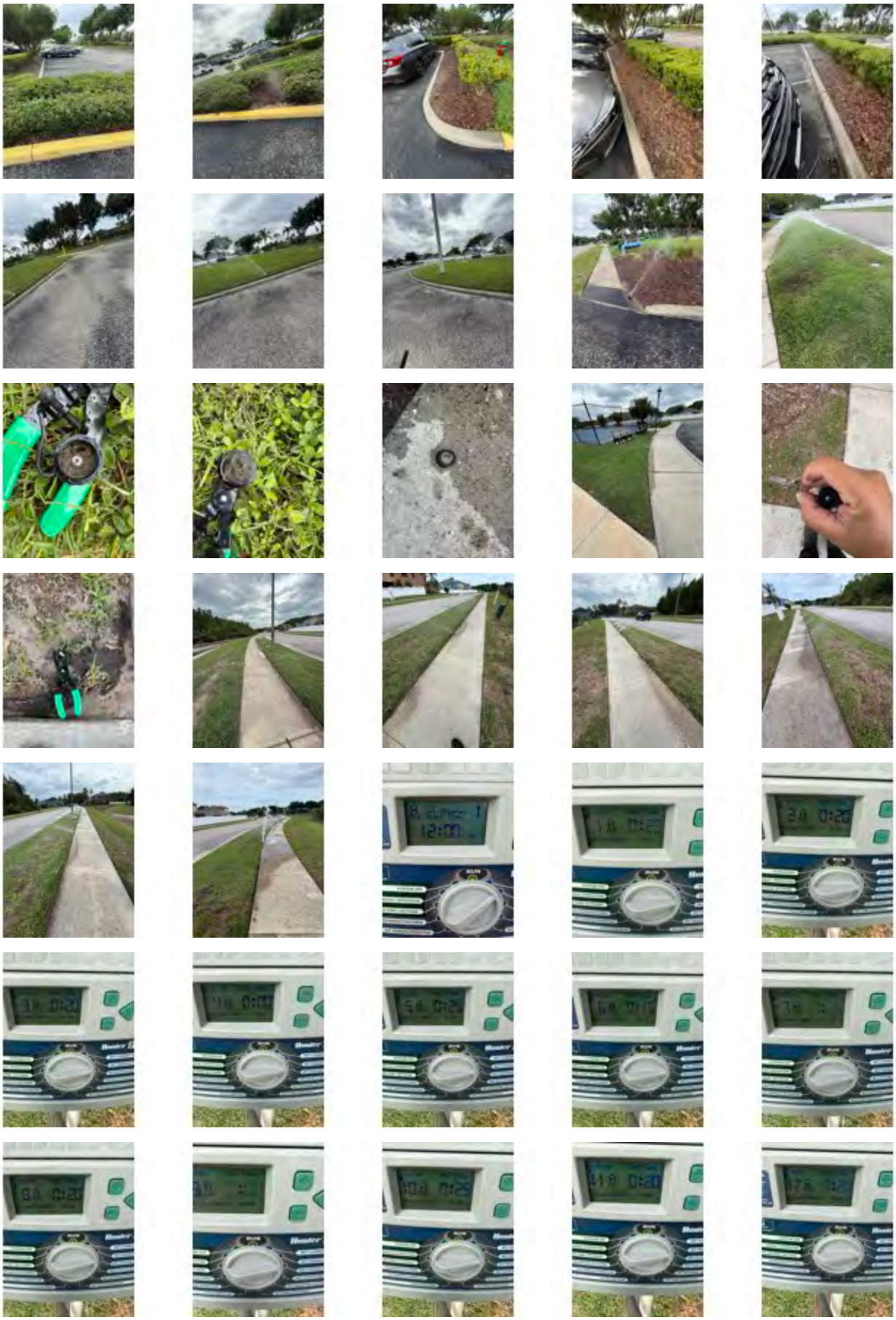

EXHIBIT 3

RETURN TO AGENDA

Printed: Jun 4, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

# Daily Logs List

## Jun 3, 2026

**Job:** SM1348 Concord Station CDD
**Title:**
**Added By:** Soledad Valencia
**Log Notes:**
Full service
Corte completo en las áreas comunes y el boulevard y spray

Complete cut in the common areas and the boulevard and spray
**Weather Conditions:**
Partly cloudy with showers Wed, Jun 3, 2026, 5:03 PM

**84°F**
**73°F**

Wind: 14 mph
Humidity: 92%
Total Precip: 0.01"

**Attachments:** 23

Printed: Jun 4, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

# Daily Logs List

## May 28, 2026

**Job:** SM1348 Concord Station CDD
**Title:**
**Added By:** Soledad Valencia
**Log Notes:**
Hoy se terminó la otra parte de boulevard,
También se terminó de trimer y se corte uno de los parques grandes

Today the other part of the boulevard was finished,
The trimming was also finished and one of the big parks was cut
**Weather Conditions:**
Partly cloudy with showers and scattered storms Thu, May 28, 2026, 5:35 PM

**89°F**
**75°F**

Wind: 6 mph
Humidity: 96%
Total Precip: 1.29"

**Attachments:** 20

Printed: Jun 4, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

# Daily Logs List

## May 27, 2026

**Job:** SM1348 Concord Station CDD
**Title:**
**Added By:** Soledad Valencia
**Log Notes:**
Full servicio
Corte completo
Spray, trimer

Full service
Complete cut
Spray, trimmer
**Weather Conditions:**
Partly cloudy with showers Wed, May 27, 2026, 5:33 PM

**95°F**
**73°F**

Wind: 7 mph
Humidity: 98%
Total Precip: 0.2"

**Attachments:** 25

Printed: Jun 4, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

# Daily Logs List

## May 19, 2026

**Job:** SM1348 Concord Station CDD
**Title:**
**Added By:** Soledad Valencia
**Log Notes:**
Corte completo en áreas comunes de la sección que faltó ayer y se terminó el servicio también sobre el boulevard que falta ayer
También cortamos las ramas de la entrada de tuckerton

Complete cutting in common areas of the section that was missed yesterday, and the service was also finished on the boulevard that was missed yesterday. We also cut the branches at the Tuckerton entrance.
**Weather Conditions:**
Hazy Tue, May 19, 2026, 4:02 PM

**95°F**
**72°F**
Wind: 8 mph
Humidity: 91%
Total Precip: 0.01"

**Attachments:** 11

Printed: Jun 4, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
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Fax: 813-501-1432

# Daily Logs List

## May 18, 2026

**Job:** SM1348 Concord Station CDD
**Title:**
**Added By:** Soledad Valencia
**Log Notes:**
Corte sobre el boulevard y una secesión de áreas comunes
Spray en el club house y sobre el boulevard

Cut over the boulevard and a section of common areas
Spray in the clubhouse and over the boulevard
**Weather Conditions:**
Partly cloudy with isolated storms Mon, May 18, 2026, 5:29 PM

**95°F**
**68°F**

Wind: 11 mph
Humidity: 97%
Total Precip: 0"

**Attachments:** 41

Printed: Jun 4, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
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Fax: 813-501-1432

# Daily Logs List

## May 8, 2026

**Job:** SM1348 Concord Station CDD
**Title:**
**Added By:** Soledad Valencia
**Log Notes:**
Corte completo sobre el boulevard

Completion on the boulevard full service
**Weather Conditions:**
Partly cloudy Fri, May 8, 2026, 2:53 PM

**94°F**
**69°F**
Wind: 10 mph
Humidity: 92%
Total Precip: 0"

**Attachments:** 14

Printed: Jun 4, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

# Daily Logs List

## Apr 30, 2026

**Job:** SM1348 Concord Station CDD
**Title:**
**Added By:** Soledad Valencia
**Log Notes:**
Full trimer
Corte en unas áreas nuevas y parte del boulevard donde estaba verde

Full trimmer Cut in some new areas and part of the boulevard where it was green
**Weather Conditions:**
Partly cloudy Thu, Apr 30, 2026, 3:07 PM

**86°F**
**72°F**

Wind: 13 mph
Humidity: 91%
Total Precip: 0"

**Attachments:** 17

Printed: Jun 3, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

# Daily Logs List

## May 29, 2026

**Job:** SM1348 Concord Station CDD
**Title:** Pounds
**Added By:** Jose Ramirez
**Log Notes:**
Cut and weed eater the pounds
**Weather Conditions:**
Partly cloudy with showers Fri, May 29, 2026, 4:53 PM

**89°F**
**77°F**

Wind: 8 mph
Humidity: 79%
Total Precip: 0.05"

**Attachments:** 3

EXHIBIT 4

RETURN TO AGENDA

| SEQ | Date Assigned | DELIVERABLE | Responsible | DELIVERABLE DATE | ADDITIONAL INFORMATION | STATUS |
|---|---|---|---|---|---|---|
| 1 | 03.12.2026 | ADS Erosion Project | Greg | COMPLETED | Project has been completed | Sent follow-up email to Greg on 03.20.2026 for status . Greg advised on 03.23 that the project is almost complete. As of 04.01 the p reject is complete and final walk thru is scheduled for the week of the 5th. Project is completed |
| 2 | 03.12.2026 | Site D4 and S3 | Greg | COMPLETED | Pond D4 and S3 appear to have erosion issues | Greg is to review before next meeting. Review is scheduled for 03.24 and Greg is hoping to have proposal for meeting . Contract was reported as completed in the April meeting |
| 3 | 04.14.2026 | Sites F1, F2, F5 and W13, 2 and M3 | Greg | 10.04.2027 | Erosion repairs | These are included for the FY 27 remediation project |
| 4 | 03.12.2026 | ADS Erosion - S9 | Greg | COMPLETED | Pond S9 needs to be remediated as well | Walk on proposal from Stantec was presented at the March meeting. ADS executed contract on 03.18 and contract sent for Board execution 03.19. Contract executed . Contract reported as completed in the April meeting |
| 5 | 03..12.2026 | Anchor Stone Contract | Kutak | 04.12.2026 | Kutak & Chairwoman to work on finalizing any amounts due for Anchor Stone | Letter was sent on 03.18 and no response has been received . On hold till additional communication is received from Anchor Stone |
| 6 | 03.12.2026 | HOA Tot lot | Kutak | 04.09.2026 | Cisternas – the HOA attorney says they are waiting on CDD to finalize the transfer of the tot lot land - the HOA also wants to transfer the small lot in trilby as a package deal and the HOA will put a pergola and a couple of benches - Wagner wants to know why do they want to give it up - Cisternas advises due to size and maintenance . task to Kutak to work with HOA<br>Also take Sedonia - Kyle to reach out to HOA attorney – Kyle TASK | Kyle is awaiting additional communication from the HOA. Continue to agenda for discussion Board gave direction that projects for the tot lot would not exceed $50,000 in one year. 6.3.26 Update: reached out to counsel again regarding the Tot Lot but haven't received anything back regarding the HOAs position on the second lot. |
| 7 | 05.14.2026 | Bounce House waiver | Kutak/Mark | COMPLETED | Changes to waiver and release for bounce house | Waiver was sent to Mark . Bounce house has been received and ready for event. |
| 8 | 04.09.2026 | Fishing Signage | Kutak | 06.11.2026 | Bring signage language that matches the adopted policy | |
| 9 | 01.08.2026 | Seal coating clubhouse parking lot and pothole repair | Mark | 02.12.2026 | This contract was awarded to Weshore Paving | This was given to Mark and Westshore Paving is slated to complete . Project should be completed by end of June |
| 10 | 01.08.2026 | Security cameras update | Mark | COMPLETED | Need to get signatures on contract . Need to get revised contract . Need to get a revised scope | All cameras installed |
| 11 | 02.12.2026 | Irrigation Maintenance Report | Mark | COMPLETED | Mark to compare the Red Tree reports to the Steadfast reports. Loop in litigation after identify these items and determine cost benefit | In progress. Mark advised there was not sufficient backup provided by Red Tree to make a determination |
| 12 | 02.12.2026 | Stronger magnetic clasp with ECS | Mark | In progress | Maybe get several magnets on a door. PC to send Mark a pamphlet | 1200-lbs magnets were installed on all gates. ECS needs to attach wires and power up magnetic locks |
| 13 | 02.12.2026 | Signage Repair Efforts | Mark | Ongoing | Straightening of signage in the District | Continued efforts by the team as schedule allows |
| 14 | 03.12.2026 | Pump in Waterford | Mark | 04.09.2026 | Pump in Waterford has gone down 2x. Mark is looking to see what makes it go off | Pump is currently shut-off due to pond low water level. |
| 15 | 03.12.2026 | Trespass | Mark | COMPLETED | Mark sent an email regarding the trespass - waiting on return from Sheriff | need to have contract for district records |
| 16 | 05.14.2026 | Rust stains on fence | Mark | 06.11.2026 | Suncoast Rust to remove the rust stains from the fence | Fence has been sprayed several times with rust cleaner. We will power wash as soon as the water restrictions are lifted. |
| 17 | 04.09.2026 | Clean clubhouse floor | Mark | COMPLETED | Get it steamed, Mark to reach out to Rhino Grout to schedule | Completed |
| 18 | 01.08.2026 | Straightening signs | Mark | ONGOING | Juan is on the process of straightening signs. Ongoing Project | In progress |
| 19 | 02.12.2026 | Additional Light - Outdoor Play Area | Mark | 03.12.2026 | Get proposals for outdoor lights at the playground area | looking into options. |
| 20 | 02.12.2026 | Vision List | Mark/PCT | 03.13.2026 | Benches at the 2 Tuckerton Fields and lights at the playground. PCT to post to the website ASAP and give FINANCE the revised budget ASAP. Mark to get with ECS about lights on the camera to light up the playground and basketball benches. PCT to move the link to Vision Projects 25/26 | The 2026 and 2027 vision plans are incorporated into the FY 27 budget and will be discussed at the workshop meeting on June 2 for discussion |

| | | | | | | |
|---|---|---|---|---|---|---|
| 21 | 01.08.2026 | Suncoast Pool Service | PCT | 02.12.2026 | Get an updated COI from Suncoast Pools for new contract . | Email and text sent 01.08, 01.13 . 01.18, 02.02, 02.05 . No response until 01.18 whereby a text was received "ok" was the response. Item will be slated for discussion of Feb. agenda Received the COI dated Feb. Called agent on 02.20.2026 813-909-0035 Justine and she will send confirmation of prior policy. Left voicemail on 3.03. Emails sent to Justine on 03.12, 03.24, and 03.30. Justine sent the COI for 01.24 - 08.25.25 on 04.06.26. Emails sent asking Justine for the COI from 07.15.25 on 04.06.26 and 04.10.2026. Email sent to Justine asking for the COI from 07.15.25 - 08.15.25 on 04.13.26. She affirmed there was no COI - sent to Kutak for advice |
| 22 | 01.08.2026 | Sales Tax Reimbursement from state | PCT | 2.12.26 | In progress - PCT to check with State on this | Called on 01.13 and on 02.05.2026 , 850-488-6800, refunds take an average of 90 days or more left vm for refund dept to try to validate potential deliverable date. Spoke to refunds and they advised it still under review and advised where to look on the website . Sent email to Supervisors on 02.10.2026. Mr. Olan 850-717-7147 left vm for 5000365666 on 02.20.2026 Web status on 03.02 says still under audit . Left another vm at 11:49 am on 03.02. On 3.09 web status still under audit . Status on 03.03.17 and 03.24 says still under audit . Web status on 03.30 advised still under audit. Web status on 4.14. advised still under audit. Checked status on 05.29 and still under refund audit |
| 23 | 01.08.2026 | Agenda package | PCT | ONGOING | Landscape maintenance report/ Steadfast Irrigation Reports to be included in agenda package each month. Thus us a carryforward for every month. | Carryforward for every month . Sent reminder email to Steadfast regarding report requirements on 01.18.2026 and on 02.02.2026. Ongoing for every month |
| 24 | 03.12.2026 | MPLC License | PCT | COMPLETED | Discussion of MPLC license - do not pay and cancel the service (PCT Task motion to terminate the agreement license | termination notice sent. MPLC has advised that we are not in the termination period. Received contract from MPLC and it was not a CDD contract. Sent email to Chair to clarify on the contract. Will need to get Kutak involved. MPLC has advised that we cannot terminate for this year. District Counsel says the non CDD contract is very clear on the matter Awaiting final confirmation and direction as to payment based on Counsel observations. 03.24. Need to pay the overdue payment and include termination letter. Amount was paid and termination letter sent again |
| 25 | 03.12.2026 | Site S3 and D4 | PCT | COMPLETED | - send this to Greg and have him take a look at the two | Sent email to Greg on 03.20.2026. Please see under Stantec Greg current status |
| 26 | 05.14.2026 | Easement access agreements | Mark/PCT | 06.11.2026 | Send 2025 to Mark for easement access agreements | Sent easement agreements to Mark on 05.14.2026 |
| 27 | 01.08.2026 | Duke Energy - Streetlights | PCT | 07.31.2026 | Pct to send to Greg Seals at Duke | Greg Seels was sent document on 01.20.2026 and 02.02.2026 , received a delivered receipt from outlook on both items, also requested timeline to deliverable. Spoke to Greg on 02.02 and he advised they have just hied new staff and he will get back to me on deliverable. Emailed Seel and new staff Jaynell on deliverable date on 03.02.2026. Reached out to Jaynell.Oyomire@duke-energy for status on 03.19. Jaynell.Oyomire@duke-energy.com advised in an email dated 3.24 that the project is estimated to be completed 07.31.2026. Reached out to Duke on 05.29 for a status |
| 28 | 05.14.2026 | Hybrid position | PCT/Kutak/Mark | 06.11.2026 | Need to get job description from Mark to update handbook for June, then ask Kyle if we need a resolution to adopt. | Handbook was updated and will be discussed in the budget workshop to be held on June 2 |
| 29 | 05.14.2026 | Easement agreements to Mark for him to review | Mark/Pct | | Send easement agreements to Mark so that he can review | PCT sent on 05.14 |
| 30 | 05.14.2026 | Budget workshop | **PCT** | 06.02.2026 | **Schedule budget workshop for FY 27** | Scheduled budget workshop for June 2 |
| 31 | 03.12.2026 | Aerator under the solar panel | Solitude W33 | COMPLETED | Task solitude to check if working | **Sent reminder email on 03.20. Solitude responded on 03.20 that the aerators are working** |
| 32 | 03.12.2026 | Annuals | Steadfast | 04.09.2026 | revise the count for annuals-bring back revised proposal to April agenda - break out by location like monument locations and amenity center | **Proposal for amenity annuals was executed and sent to District for counter execution / Executed and annuals to be installed by 04.03.2026/ Total amount was provided for the FY 27 budget** |
| 33 | 03.12.2026 | Irrigation Repairs | Steadfast | Ongoing | Before and After photos for irrigation repairs. Document which ones are out of compliance. Photo review along with manufacturer warranty terms | **Ongoing Project** |
| 34 | 04.08.2026 | Summer Event | Mark | 06.27.2026 | Summer time event will be held on June 27th | Contract was signed with YTE and deposit was sent |
| 35 | 05.14.2026 | Soccer filed nets and structure need repair at Waterford | Mark | 07.09.2026 | | |

EXHIBIT 5

RETURN TO AGENDA

**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**

FISHING RULES

Hours: Dawn to Dusk

- Only "catch and release" fishing is permitted in District owned ponds. Removal of hooks and lures should be done in a manner that gives the fish the best chance of survival.
- Fish shall not be removed.
- Only authorized personnel are allowed to stock District ponds.
- Cast netting, spear fishing or the use of spear guns, bow & arrows, firearms or traps are prohibited.
- Residents and Guests must follow all applicable laws, rules, and regulations, with respect to fishing, which may include obtainment of a valid Florida Fish and Wildlife Conservation Commission (FFWCC) fishing license.
- Do not disturb, approach or feed wildlife.
- No swimming or boating in District ponds.
- All trash and debris must be disposed of in the appropriate receptacles.
- Use of profanity or disruptive behavior will not be tolerated.

USE AT OWN RISK

You may encounter wildlife, alligators, snakes etc.

IN CASE OF AN EMERGENCY CALL 911

EXHIBIT 6

RETURN TO AGENDA

# Concord Station CDD

## Clubhouse & Amenities Manager Report

Board Meeting Date: June 11, 2026

### 1. Operations Summary

- Proposal for Concierge/Maintenance Hybrid full time position.

### 2. Community Events

- Summer Splash Bash Event (water and foam), (June 27, 2026)
- Oktoberfest/Halloween Event, (October 31, 2026)
- Holiday Event. (December)

### 3. Resident Concerns / Trends

- Amount of solicitation throughout the neighborhood
- Reckless operations of electric bikes and scooters
- Enforcement of age requirements at the amenities areas

### 4. Current Project Updates

- Clubhouse Exterior Painting – Completed ($1659.89)
- Splash Pad Cleaning & Recoating – Completed ($3117.62)
- Clubhouse Tile Cleaning / Regrouting – Completed ($2517.70)
- Gym TV Installation 3 – Completed ($234.00)
- White Fence by Pool equipment – Completed ($14.57)
- Water fountain at Sunlake/Mentmore intersection pond is down – Completed.
- Monument lights repair (Mentmore/Sunlake and Drexel second entrance) – Completed
- Pool gate has worn out hinge – Completed (Replaced hinges at Splash and Playground gates) ($131.94)
- Replacing shower curtains –Completed ($49.98)
- Security Camera Installation – Completed May 4, 2026
- Troubleshooting and repairs to the light poles by sidewalk going to basketball court – ($52.44)
- Pool floor plaster delamination repair – ($543.90)
- Bounce house ordered and received – ($2,791.00)
- Painting of gazebos – ($743.35)
- Stronger gate magnets for amenities access control – (ECS $6610) In progress
- Installed four more powerful hand in the restrooms – ($540)
- Installation of wind breaker nets at tennis court – ($985.07)
- Replacement of tennis court net ratchet – ($189.95)
- Replacement of gym floor receptacle covers – ($199.95)
- Replacement of leaf blower – ($189.00)
- Replacement of garbage disposal – ($114.00)
- Replacement of volleyball court poles padding – ($316.00)
- Refurbishment of first aid kit items – ($62.36)

## 6. Upcoming Maintenance & Projects Fiscal year 2026-2027

- Installation of Clubhouse "Under Camera Surveillance" signs
- Replacement/repair of soccer field nets – ($500)
- Replacement of the net at the volleyball court (ordered/received) – ($148.99)
- Opening deck drains at pool deck for cleaning, will take several days to open drains and power wash the canals– ($0)
- Replace plants at Clubhouse entrance – ($250)
- Courts fencing repairs – ($1000)
- Clubhouse interior painting, intensive labor to move furniture and equipment around, tape areas, paint, and edge – Starting in June 2026 ($3000)
- Lights improvements for courts, pool, and playground – ($3000)
- Pool deck furniture repair or replacement. Furniture will be received in boxes and needs to be assembled. Labor intensive when it comes to manhours – ($45,000)
- Benches for Tuckerton Field, will require the removal of sod, digging hole for the slab, pounding the area for pouring of concrete, building the frame for the slabs, cutting the rebars for the slabs, tying the rebars together for framing of the slab, turning and pouring 1280lbs of concrete, waiting 9 days for the slab to cure, installation of the benches– ($3000 for benches, $1250 for materials)
- Pergola with solar panel by pond W33. Will require the removal of sod, digging hole for the foundation, pounding the area for pouring of concrete, building the frame for the foundation, cutting the rebars for the foundation, tying the rebars together for framing of the foundation, turning and pouring 3,480 lbs. of concrete, waiting 9 days for the slab to cure, building of the frames for the columns (4), turning and pouring the concrete for the columns 2,200 x 4 (8,800) waiting 9 days for the columns to cure, building the frame for the roof, installing jacks for the roof, cutting the rebars for the roof, tying the rebars together for framing of the roof, turning and pouring 5,400 lbs. of concrete, waiting 9 days for the concrete to cure. Painting of the gazebo. Installation of the power panel on the roof of the gazebo. Installation of bench at the gazebo. ($12,000)
- Sidewalks repair. We will be cutting and repairing sidewalks throughout the community.
- Replacement/upgrading pool equipment
- Replacement/upgrading splash path equipment
- Replacing pool chair lifts
- Performing the normal day to day maintenance requirements, with double coverage at the Amenities areas for front desk and pool monitoring, after school activity, taking care of the cleanup and maintenance of the Clubhouse, playground, pool, and tennis and basketball courts.
- Raking playground rubber mulch to better distribute mulch
- Raking of the volleyball sand to better distribute sand

EXHIBIT 7

RETURN TO AGENDA

# Shopping Cart

TABLES

48" Round Farmhouse Dining Table

POLYWOOD Color: Slate Grey

SKU: RT248GY

$519.00

− 10 +

WOVENDALE

Wovendale Dining Arm Chair

POLYWOOD Color: Slate Grey

SKU: CLCDD230GY

$389.00

− 40 +

TABLES

Round 18" Side Table

POLYWOOD Color: Slate Grey

SKU: RST18GY

$99.00

− 10 +

NAUTICAL

Nautical Chaise

POLYWOOD Color: Slate Grey

SKU: NAC2280GY

$329.00

**Eligible for White Glove Delivery**

Select this premium service at checkout. Scheduled delivery to your outdoor space, including assembly and removal of all packaging.

| | |
|---|---|
| Estimated Ship Date | 7/16 - 7/23<br>If you order by 3 PM ET 6/3 |
| Subtotal | **$44,770.00**<br>Taxes, discounts and shipping calculated at checkout. |

CHECK OUT

EXHIBIT 8

RETURN TO AGENDA

# Pollywood Pool Furniture

Price valid until: Jun. 10, 2026 at 11:59PM

**Quote #:** HA100296833094
**Created Date:** Jun. 03, 2026
**Created By:** Mark Looknanan
**PO/Job Name:** Concord Station Pool
**Project:** ---

**Mark Looknanan**
(813)679-4353

**CONCORD STATION CDD CLUBHOUSE**
18636 MENTMORE BLVD
LAND O LAKES, FL 34638

Items: **130** Total: **$38470.00**

| | Item | How To Get It | Unit Price | Qty | Item Total |
|---|---|---|---|---|---|
| 1 | **POLYWOOD** Grant Park Slate Grey Chaise Lounge with Arms<br><br>Model #GPNCC2280GY<br>Store Sku #1009600768 | Ship To Store | $349.00/item | 70 | $24430.00 |
| 2 | **POLYWOOD** La Casa Cafe Slate Grey All-Weather Plastic Outdoor Dining Side Chair<br><br>Model #TD100GY<br>Store Sku #1000624403 | Ship To Store | $239.00/item | 40 | $9560.00 |
| 3 | **POLYWOOD** Slate Grey 38 in. Round Patio Conversation Table<br><br>Model #RCT38GY<br>Store Sku #1000617672 | Ship To Store | $329.00/item | 10 | $3290.00 |
| 4 | **POLYWOOD** 18 in. Sand Round Patio Side Table<br><br>Model #RST18SA<br>Store Sku #1000612459 | Ship To Store | $119.00/item | 10 | $1190.00 |

**Notes and Description:**

| | |
|---|---|
| **Subtotal** | **$38470.00** |
| Pick Up In Store | FREE |
| Estimated Delivery* | - |
| Sales Tax (determined in checkout) | - |

| | |
|---|---|
| Total | **$38470.00** |

EXHIBIT 9

RETURN TO AGENDA

What are you looking for?

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WebstaurantStore › Cart

# Cart

Subtotal **$39,270.00**

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Fri 8AM-6PM EST
Sat 9AM-4PM EST

Chat Now

Help Center  Your Cart ID: C4XXBK

Enter Coupon Code

Add

| ITEM | QTY: | QTY | PRICE | TOTAL |
|---|---|---|---|---|
| POLYWOOD 18" Slate Gray Round Side Table #633RST18GY - EACH *plus* | | Qty: 10 | | $99.0 |
| POLYWOOD CDD100GY Chippendale Slate Gray Dining Side Chair #633CDD100GY - EACH | | Qty: 40 | | $229.0 |
| POLYWOOD 38" Slate Gray Round Conversation Table #633RCT38GY - EACH | | Qty: 10 | | $329.0 |
| POLYWOOD NCC2280GY Slate Gray Nautical Folding Adjustable Chaise with Arms #633NCC2280GY - EACH | | Qty: 70 | | $369.0 |

## Recommended Products

POLYWOOD Vineyard Sand Adirondack Chair
$279.00/Each
1

POLYWOOD Vineyard Slate Gray Adirondack Chair
$239.00/Each
1

POLYWOOD Vineyard Teak Adirondack Chair
$279.00/Each
1

POLYWOOD Vineyard Sand Dining Side Chair
$319.00/Each
1

Grosfillex Westport Taupe Resin Stackable Outdoor
$158.00/Each
Sele...

›

1

Subtotal $39,270.00

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Finance equipment with terms up to 60 mos.

Credit Key
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or choose another flexible payment option

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Must apply here for this offer. Offer varies elsewhere †

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Resources

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Help Center

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Shipping & Delivery

Terms of Sale

Privacy Policy

Terms of Use

Accessibility Policy

Do Not Sell or Share My Personal Information

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EXHIBIT 10

RETURN TO AGENDA

# OPERATIONAL NEED FOR HYBRID POSITION

- Concord Station amenities operations have expanded since 2024
- Higher amenity usage, weekend activity, in-house projects, and resident expectations
- Goal: improve operational flexibility while maintaining cost control

# CURRENT OPERATIONAL STRUCTURE

- Front Desk Operations:  One fulltime + 2-part timers
- Maintenance Operations: Maintenance Technician + Clubhouse & Amenities Manager (dual hatting as he also has management responsibilities including vendors, projects, maintenance, resident concerns, and operations oversight)
- Large projects is often limited and takes longer than anticipated due to porter and rapid-response duties

# CURRENT OPERATIONAL CHALLENGES

- Increased weekend and summer amenity usage
- After-school gatherings and behavioral issues
- Increase usage of pool during summer period
- Need for visible operational presence during peak periods
- Porter duties and light maintenance compete with larger operational projects

# PURPOSE OF THE HYBRID POSITION

- Provide double coverage during weekends and peak usage periods
- Pool monitoring
- Assist with porter duties and rapid-response operational items
- Support light maintenance tasks and preventative maintenance
- Increase flexibility without creating delays in responding to operational needs and or demands

# WHY A HYBRID POSITION MAKES SENSE

- One employee performing multiple operational functions
- More cost-effective than separate concierge, porter, and maintenance positions
- Allows management and maintenance staff to focus on larger projects
- Improves visible service levels and resident experience

# OPERATIONAL BENEFITS

- Improved cleanliness and responsiveness
- Faster handling of operational concerns
- Faster large projects completion
- Additional support during events and high-traffic periods
- Greater staff flexibility and operational coverage

# FINANCIAL & STRATEGIC BENEFITS

- Supports continued in-house operational savings
- Reduces dependency on outside labor for large projects
- Protects long-term operational efficiency
- Designed as a proactive staffing model rather than reactive hiring

# CLOSING

- The goal is not simply to add staff
- The goal is to create operational flexibility, maintain service levels, and continue controlling costs
- Hybrid structure aligns with the District's operational and financial objectives

EXHIBIT 11

RETURN TO AGENDA

# CONCORD STATION
# COMMUNITY DEVELOPMENT DISTRICT

# EMPLOYEE POLICY
# MANUAL

September 2025

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# I. ORGANIZATION OVERVIEW

A. Relationships between Concord Station CDD Board of Supervisors, the District Employee Liaison, Clubhouse and Amenities Manager, Clubhouse Staff, and Third Party Payroll Company.

Concord Station Community Development District (CSCDD or "District") is a special-purpose local government established under Chapter 190, Florida Statutes, to manage, operate, and maintain the works of the District for the benefit of its residents.

The District is governed by a Board of Supervisors authorized to exercise the powers granted by law (§190.006, Fla. Stat.). The Board contracts with a District Manager to oversee administrative and financial operations (§190.007(1), Fla. Stat.). The District Manager has no supervisory authority over Concord Station CDD directly hired employees.

The Board has designated an Employee Liaison for employees directly hired by the District.

The Clubhouse & Amenities Manager (CAM) directs day-to-day operations and supervises clubhouse and amenities staff and serves as the first point of contact for employment-related questions. The CAM coordinates employee related matters with the District Employee Liaison.

The District, through the Employee Liaison, maintains a co-employment relationship with a Third Party Payroll Company for payroll processing and workers' compensation coverage/claims handling.

New hires shall acknowledge receipt of this handbook (Appendix 1) and sign an at-will employment agreement (Appendix 2).

B. Organization Chart

See Appendix 3 for the CSCDD Organization Chart.

C. Job Descriptions

See Appendix 4 for job descriptions.

# II. MAJOR EMPLOYMENT LAWS

A. Americans with Disabilities Act (ADA)

The ADA prohibits discrimination against qualified individuals with disabilities and requires reasonable accommodation absent undue hardship. Questions should be directed to the District Manager.

B. Equal Employment Opportunity (EEO)

The District provides equal opportunity in recruitment, appointment, training, promotion, compensation, retention, discipline, and separation without regard to protected characteristics, consistent with federal and Florida law. Employees who believe they have been discriminated against may contact the District Manager and the Florida Commission on Human Relations (FCHR).

C. Fair Labor Standards Act (FLSA)

Non-exempt employees are paid at least minimum wage and receive overtime at one-and-one-half times their regular rate for hours worked over 40 in a workweek. Exempt employees are not overtime-eligible. Employees who are unsure of their classification should speak with the CAM.

D. Florida Civil Rights Act (FCRA)

The FCRA promotes fair treatment and equal opportunity. For more information, contact the FCHR.

E. Veterans' Preference

The District follows Chapter 295, Florida Statutes, providing veterans' preference in employment, retention, and promotion for eligible individuals.

F. Florida Public Whistle-Blower's Act

Employees are protected from retaliation for disclosing, in good faith, certain violations or abuses to an appropriate agency. Concerns may be reported to the CAM, Employee Liaison, District Manager, or appropriate authority.

## III. EMPLOYMENT POLICIES

A. New Hires

Florida Law requires that all new employees shall have employment verification through E-Verify. The District, with the assistance of the Third Party Payroll Company, hires only individuals authorized to work in the United States. New employees must provide required documentation to complete the I-9 Form within three (3) business days of employment. Employees with work authorization that expires must provide updated documentation prior to expiration.

B. Open Door Policy

Employees are encouraged to raise questions or concerns with the CAM. If the concern involves the CAM, contact the Employee Liaison. The District will review concerns fairly, maintain confidentiality to the extent possible, and address complaints as necessary and within the bounds of the law.

C. Performance Review Policy

Performance reviews clarify responsibilities, evaluate performance, identify development needs, and inform compensation decisions. Performance reviews will be scheduled and conducted by the Clubhouse and Amenities Manager using Appendix - 5.

D. Terminations

Employment may end by resignation, probationary release, layoff, retirement, or discharge. Employees are encouraged to provide two (2) weeks' written notice for resignations. The District may discharge employment with or without cause, consistent with applicable law. Pay in lieu of unused approved PTO may be provided as required by law. Appendix – 6 will be used to document termination.

E. Exit Interview

Departing employees are encouraged to complete an exit interview.

## IV. COMPENSATION AND BENEFITS

A. Compensation for Hours Worked

Starting wages are competitive and commensurate with experience and job scope as established in hiring documentation and job offer letters.

B. Raises

All positions are subject to a 90-day probationary period; a wage adjustment within the Board-approved range may be granted after the probationary period at the CAM's discretion. Annual and longevity/performance increases are at the discretion and approval of the Board of Supervisors.

C. Benefits

Eligible salaried employees may receive health, dental, vision, 401(k), and ancillary benefits per prescribed on the job offer letter. The District contributes 50% of the lowest employee-only health insurance premium if employees elect to receive health insurance through employment. Contact the CAM or Employee Liaison for details.

## V. ATTENDANCE AND LEAVE

A. Attendance

Employees are expected to work assigned schedules. Planned absences should be requested in advance. Unapproved absences may result in leave without pay and/or discipline, up to and including discharge.

B. Work Schedules

Standard clubhouse hours are Monday–Thursday 10:00 a.m.–7:00 p.m.; Friday–Saturday 10:00 a.m.–9:00 p.m.; Sunday 10:00 a.m.–6:00 p.m. The Maintenance Technician's standard schedule is Monday–Friday 8:00 a.m.–4:00 p.m. Seasonal adjustments may occur. Salaried positions typically work 40 hours per week; part-time roles are capped at 29 hours per week. Concierge staff rotate weekend coverage.

Employees working an eight (8) hour shift generally receive two 15-minute paid rest breaks and one 30-minute meal break, scheduled with the CAM or Concierge Supervisor. Breaks may not

be combined or used to offset late arrival or early departure. Employees must notify the CAM/Concierge Supervisor when leaving the premises during working time.

In compliance with the PUMP Act for Nursing Mothers, nursing mothers will be provided with a private, non-bathroom space in which to express breast milk. Employees are permitted to use their two 15-minute paid rest break period and meal break for this purpose, though additional unpaid break time may be granted based on need. Employees intending to make use of this policy should inform the CAM in advance so that the space can be designated and availability ensured.

C. Employee Attendance Records

The CAM, assisted by the Front Desk Supervisor, records and maintains time and attendance records for all staff.

D. Paid Time Off for Salaried Positions

PTO covers sick, personal, and vacation time. Requests for personal time off should be submitted at least two (2) weeks in advance, and requests for vacation leave should be submitted at least one (1) month in advance, using the PTO Request Form (Appendix 7). Requests for weekend PTO (Friday through Monday) require prior approval from the Clubhouse & Amenities Manager and will be granted based on operational and staffing needs.

Accrual Schedule:

| | | |
|---|---|---|
| •After probation through Year 1: | 10 | days/year |
| •Years 2–5: | 12 | days/year |
| • After Year 5: | 15 | days/year |

PTO may be banked and used in advance within the employment year. Unused PTO carries over year-to-year. No more than twelve (12) consecutive business days may be taken at once (excluding weekends if not normally scheduled) unless specifically approved by the CAM. Unauthorized absences may lead to leave without pay and discipline. In emergencies, notify the CAM as soon as practicable.

E. Holidays

Closed Holidays: New Year’s Day (January 1), Easter Sunday, Thanksgiving Day (fourth Thursday in November), Christmas Day (December 25).

Early-Close at 5:00pm (Floating) Holidays: Valentine’s Day (February 14), Mother’s Day (second Sunday in May), Memorial Day (last Monday in May), Father’s Day (second Sunday in June), Independence Day (July 4), Labor Day (first Monday in September), Christmas Eve (December 24), New Year’s Eve (December 31).

## VI. GENERAL INFORMATION

A. Personal Appearance/Dress Code

Employees must present a neat, professional appearance appropriate for public contact. District-issued shirts (if provided) should be worn with jeans, solid cargo pants, or solid shorts. Camouflage, sweatpants, or sweatshirts are not permitted (except as needed for warmth during cold weather). When uniforms are unavailable, business formal or business casual attire is required.

B. Smoking Policy

Smoking or vaping is not permitted in any interior or exterior amenities areas.

C. Safe Use of Cellular Phones and use of CDD phone

Do not use a mobile device while driving. Pull over to a safe location before calling or texting. Personal or non-work use of phones during working hours should be limited; abuse may result in discipline.

D. Personal Property

The District is not responsible for loss or theft of personal property or valuables. Keep such property secure. If you believe that something has been stolen from you, please report it to appropriate law enforcement entities and inform the CAM so that we can retain any security footage in our possession.

E. District Property

District property and systems are for work-related purposes only. Report loss or damage promptly to the CAM.

F. Jury/Civic Duty

Notify the CAM promptly if subpoenaed for jury duty or as a witness and provide a copy of the subpoena or court order. Employees dismissed from jury duty prior to noon should return to work for the remainder of the day unless otherwise approved. If not returning, submit a PTO Request Form so time can be charged appropriately.

G. Severe Weather Conditions

Use sound judgment when traveling during inclement weather and communicate any delays to the CAM as soon as possible. If severe weather occurs during working hours, follow CAM instructions and shelter in designated safe areas until conditions improve.

H. Solicitations/Distributions

Solicitation or distribution of literature is not permitted during working time or in working areas. Violations may result in discipline, up to and including discharge.

I. Training and Development Policy

New hires receive role-specific onboarding. Cross-training is encouraged to ensure coverage during absences. Ongoing training may include safety, customer service, irrigation systems, pool readings, access control, and reservations management.

J. Resident Interaction Protocol

Operational directives to staff come from the CAM; residents should not direct staff duties. Document resident complaints or requests in the designated log and follow the chain of command. Treat all residents and guests with courtesy and professionalism; escalate hostile interactions to the CAM.

K. Social Media and Public Communication Policy

Refer media or public inquiries to the CAM. Employees may not speak on behalf of the District without written authorization from the Board of Supervisors.

## VII. EMPLOYEE RELATIONS

### A. Drug-Free Workplace

The District acknowledges that drug use has serious adverse effects in the workplace resulting in lost productivity and poses a threat to public health and safety. Maintaining a healthy and productive workforce with safe working conditions free from the effects of drugs decreases the occurrence of injuries on the job, absenteeism, and theft, and promotes employee morale.

The Drug-Free Workplace Act promotes the goal of drug-free workplaces within government through fair and reasonable drug-testing methods for the protection of public employees and employers.

Section 112.0455, Florida Statutes, identifies and defines the types of authorized drug testing: job applicant testing, routine fitness for duty testing, follow-up testing, random testing, and reasonable suspicion drug testing. Random testing and job applicant testing are currently conducted only under separate, specific legislative authorization. “Reasonable suspicion drug testing” means drug testing based on a belief that an employee is using or has used drugs in violation of the employer’s policy drawn from specific objective facts and reasonable inferences drawn from those facts considering experience. A job applicant is defined in section 112.0455, Florida Statutes, as “a person who has applied for a position with an employer and has been offered employment conditioned upon successfully passing a drug test.” To learn more about the other types of drug testing, review section 112.0455, Florida Statutes.

All employees are expected to adhere to the District’s standards of conduct concerning the possession and/or use of drugs or alcohol while on duty or while in or on District property. Violations of this policy will result in disciplinary action, up to and including discharge.

### B. Harassment

The District has a strict policy against discrimination and harassment in the workplace. It is expected that all employees will interact fairly and honestly with one another to ensure that the work environment is free of intimidation and harassment.

The District is committed to providing all job applicants and employees with an environment free of discrimination and unlawful harassment. Actions, words, jokes, or remarks based on an individual's sex, race, ethnicity, age, religion, physical impairment, or any other legally protected characteristic will not be tolerated. This policy also prohibits harassment in any form, including verbal, physical, and visual harassment.

Unwelcome sexual conduct, such as sexual advances, requests for sexual favors, or other verbal or physical conduct of a sexual nature when it is made as a term or condition of employment or, unwelcome sexual conduct, which creates an intimidating, hostile, or offensive work environment will not be tolerated.

Any employee who believes a co-worker, member of management, or agent of the District has unlawfully harassed him/her should promptly report the matter to the Clubhouse and Amenities Manager, or if against the Manager, then the report will be made to the District's Employee Liaison. Every employee can raise concerns and make reports without fear of reprisal.

The District will make every effort to ensure that complaints of harassment are resolved promptly and effectively. All actions taken to resolve complaints of harassment through investigations should be conducted confidentially to the extent possible.

Similar actions of harassment directed towards residents, patrons, and/or visitors of the District by employees are also prohibited and will not be tolerated. Employees are expected to be courteous and respectful of residents, patrons, and visitors at all times. Any reports regarding such behavior will be promptly investigated.

Any employee, after appropriate investigation, who is found to have engaged in the harassment of an employee, resident, patron, or visitor, will be subject to disciplinary actions, up to and including discharge, with or without warning per Appendix 6 and 8.

## ACKNOWLEDGMENT OF RECEIPT

I acknowledge receipt of the Concord Station Community Development District Employee Handbook. I accept my responsibility to read and understand this handbook, including the District's policy on discipline and standards of conduct. I understand the topics discussed in this handbook represent the general policies of the District and that the District may impose additional requirements, depending upon the nature of my position.

Employee Name: _____

*(Please print)*

_____ _____

Employee Signature Date

## APPENDIX – 2

## CONCORD STATION CDD AT WILL EMPLOYMENT AGREEMENT

Employment with the Concord Station Community Development District ("District") is at will. This means that neither the employee nor the District has entered into a contract guaranteeing employment for any specific length of time. Either party may terminate the employment relationship at any time, with or without notice, and with or without cause, subject only to applicable law.

Nothing in this Employee Policy Manual, any other District policy, guideline, practice, or statement—whether oral or written—creates an express or implied contract of employment or alters the at-will status of the employment relationship. The policies and procedures described herein are for informational and administrative purposes only and may be modified, amended, or discontinued by the District at its sole discretion.

Exceptions:

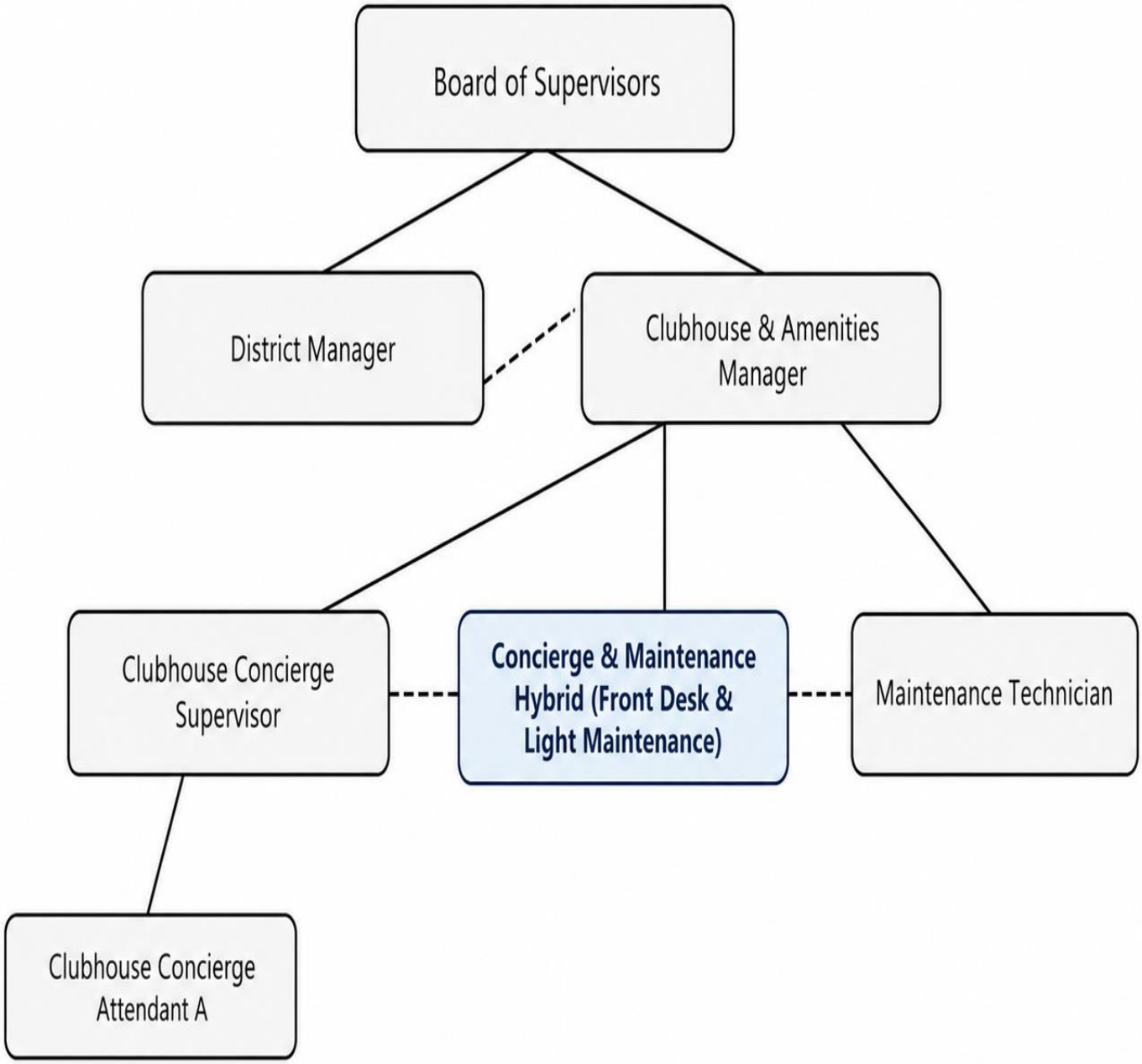
The at-will employment relationship may be modified only by a written agreement signed by both the employee and the Board of Supervisors or their authorized designee. This policy does not apply where a valid collective-bargaining agreement or specific written employment contract provides otherwise.

Legal Protections:

Nothing in this policy affects or limits employees' rights under federal or state laws prohibiting unlawful discrimination or retaliation. Employees are protected from termination or other adverse employment actions based on race, color, religion, sex, national origin, age, disability, marital status, veteran status, or any other classification protected under applicable federal, state, or local law.

| _____ | _____ | _____ |
|---|---|---|
| **Employee name** | **Signature** | **Date** |

# CSCDD Organization Chart - Appendix 3 (Updated)




------- Dashed line indicates liaison/coordination (no direct supervision).

## APPENDIX – 4

# CSCDD Clubhouse and Amenities Manager
# Job Description

**Position Summary – Clubhouse & Amenities Manager**

- The Clubhouse & Amenities Manager is responsible for the overall management, operation, and maintenance of the Concord Station Community Development District's (CSCDD) clubhouse and amenities facilities, ensuring they are operated in a safe, professional, and welcoming manner for residents and guests.
- This position provides direct supervision and leadership to all clubhouse and amenities staff, including the Concierge Supervisor, Concierge Attendants, and Maintenance Technician. The Manager is accountable for daily operations, facility readiness, vendor coordination, resident relations, budget tracking, and compliance with District policies and Board directives.
- The Clubhouse & Amenities Manager works under the general direction of the Board of Supervisors and in coordination with the District Manager on administrative and financial matters. The position requires independent judgment, hands-on facility oversight, and the ability to balance administrative duties with field supervision to ensure all amenities—including the clubhouse, fitness center, pool, tennis and basketball courts, playgrounds, and common areas—are maintained to the highest standards of quality, safety, and resident satisfaction.

**Responsibilities and requirements include (but not limited):**

- Build and manage relationships with residents, guests, and vendors
- Represent the Concord Station CDD professionally in appearance and conduct
- Planning and managing day-to-day operations
- Planning and managing community events
- Hiring and training new staff
- Performance monitoring and evaluations
- Monitoring existing projects
- Managing Bi-weekly Payroll and Benefits Packages
- Manage budget and coordinate materials to ensure ongoing operations
- Analyzing workload
- Planning, attending and after CDD Board of Supervisors meetings: arranging for maintenance & repair of all Clubhouse equipment and systems to minimize downtime
- Ongoing cross-training to be proficient in all tasks to fill-in for absent employees as needed
- General administrative duties to ensure employees are working effectively and efficiently
- Managing and controlling the residents/patrons amenities areas Access Control System
- Administrating the Clubhouse Reservation System
- Engaging with Vendors and Contractors to ensure work is being performed per contract and expectations
- Required 24/7 availability in case of emergencies

# APPENDIX-4 (CONT.)

**Reporting Structure**

- Reports To: Board of Supervisors
- Coordinates With: District Manager, Employee Liaison, Clubhouse Concierge Supervisor, and other staff as needed
- Supervises: Clubhouse Concierge Supervisor, Concierge Attendants, and Maintenance Technician

# APPENDIX-4 (CONT.)

## CSCDD Clubhouse Concierge Supervisor
## Job Description

**Position Summary – Clubhouse Concierge Supervisor**

- The Clubhouse Concierge Supervisor oversees the daily front-desk and resident-service operations of the Concord Station Community Development District (CSCDD) clubhouse and amenities facilities. This position ensures that residents and guests receive courteous, professional assistance and that the clubhouse is maintained as a welcoming, orderly, and safe environment.
- Working under the direct supervision of the Clubhouse & Amenities Manager, the Concierge Supervisor provides leadership and guidance to the Concierge Attendant team, ensuring consistent performance, adherence to District policies, and high standards of customer service. The Supervisor assists with scheduling, staff training, event coordination, and communication between the front desk, residents, vendors, and management.
- The role also involves monitoring facility usage, enforcing rules and reservation procedures, maintaining records of resident inquiries and incidents, and assisting with special events and community programs. The Clubhouse Concierge Supervisor acts as the primary point of contact during assigned shifts and serves as the on-site lead when the Clubhouse & Amenities Manager is unavailable.

**Responsibilities and requirements include (but not limited):**

- Represent the Concord Station CDD professionally in appearance and conduct
- Assist in planning and managing community events
- Build and manage relationships with residents, guests, and vendors
- Assist in keeping the Clubhouse clean, orderly, and maintained
- Assist Clubhouse Manager in management duties
- Complete and maintain all necessary reports as directed by Clubhouse Manager
- Participate in meetings and stay current on industry trends
- Support and mentor team members as needed
- Read, understand, and abide with written Concord Station CDD Policies & Procedures

**Reporting Structure:**

- Reports To: Clubhouse & Amenities Manager
- Coordinates With: Maintenance Technician and other staff as needed
- Supervises: Concierge Attendants

# APPENDIX-4 (CONT.)

## CSCDD Front Desk Concierge
## Job Description

**Responsibilities and requirements include (but not limited):**

- Represent the Concord Station CDD professionally in appearance and conduct
- Assist in planning and managing community events
- Build and manage relationships with residents, guests, and vendors
- Assist in keeping the Clubhouse clean, orderly, and maintained
- Assist the Clubhouse Concierge Supervisor with administrative duties
- Read, understand, and abide with written Concord Station CDD Policies & Procedures
-

**Reporting Structure**

- Reports To: Clubhouse & Amenities Manager and Clubhouse Concierge Supervisor
- Coordinates With: Clubhouse Concierge Supervisor and other staff as needed
- Supervises: None

# APPENDIX-4 (CONT.)

## CSCDD Maintenance Technician
## Job Description

**Position Summary**

- The Maintenance Technician supports the operation, upkeep, and safety of all Concord Station Community Development District facilities, including the Clubhouse, pool areas, playgrounds, tennis and basketball courts, irrigation systems, lighting, and common grounds. This position works under the direct supervision of the Clubhouse & Amenities Manager and plays a vital role in ensuring that the community's amenities are maintained to the highest standards of cleanliness, functionality, and appearance.

**Responsibilities**

- Perform routine inspections, maintenance, and repairs of District facilities, systems, and equipment, including lighting, plumbing, electrical, irrigation, and HVAC components.
- Conduct preventive maintenance and report potential safety or operational issues to the Clubhouse & Amenities Manager.
- Assist in the upkeep of amenities areas including playgrounds, sports courts, picnic areas, signage, and fencing.
- Support set-up and breakdown for community events and programs.
- Maintain accurate maintenance logs, inspection checklists, and service reports.
- Monitor vendor work on-site to ensure compliance with District safety and quality standards.
- Respond promptly to emergency maintenance situations and perform after-hours work when required.
- Operate light equipment (pressure washers, blowers, trimmers, etc.) safely and efficiently.
- Follow all District safety and conduct policies, ensuring that all work is performed in a professional, courteous, and resident-friendly manner.

**Reporting Structure**

- Reports To: Clubhouse & Amenities Manager
- Coordinates With: Clubhouse Concierge Supervisor and other staff as needed
- Supervises: None

# APPENDIX – 4 (CONT.)

## CSCDD Concierge and Maintenance (Hybrid Position)
## Job Description

**Position Summary**

- The Concierge & Maintenance Technician is a hybrid role responsible for delivering excellent customer service at the clubhouse front desk while also performing light maintenance and upkeep tasks throughout the community amenities.
- This position ensures a clean, safe, and welcoming environment for residents and guests while supporting daily operations of the facility.
- This hybrid role is designed to maximize staffing efficiency, reduce operational costs, and maintain high service and facility standards by combining front desk coverage with routine maintenance support.

**Concierge / Front Desk Duties:**

- Greet residents and guests in a professional and welcoming manner
- Assist with amenity reservations, access control, and general inquiries
- Monitor clubhouse and amenity areas to ensure proper usage and compliance with community policies
- Support community events and activities as needed
- Perform basic administrative tasks (email, scheduling, reports)
- Maintain a clean, organized, and presentable front desk and clubhouse environment

**Maintenance & Grounds Duties (Light Maintenance):**

- Perform light maintenance tasks including painting, minor repairs, and general upkeep
- Conduct routine property trash collection and disposal across amenity areas
- Assist with inspection and upkeep of clubhouse, pool, playground, courts, and common areas
- Report maintenance issues and assist in completing work orders in a timely manner
- Maintain tools, supplies, and inventory for routine maintenance tasks
- Support cleanliness and overall appearance of all facilities and grounds

**Responsibilities and requirements include (but not limited):**

- Represent the Concord Station CDD professionally in appearance and conduct
- Assist in planning and managing community events
- Build and manage relationships with residents, guests, and vendors
- Assist in keeping the Clubhouse clean, orderly, and maintained
- Assist the Clubhouse and Amenities Manager with administrative duties
- Read, understand, and abide with written Concord Station CDD Policies & Procedures
- Assist in the upkeep of amenities areas including playgrounds, sports courts, picnic areas, signage, and fencing.
- Support set-up and breakdown for community events and programs.

- Operate light equipment (pressure washers, blowers, trimmers, etc.) safely and efficiently.
- Follow all District safety and conduct policies, ensuring that all work is performed in a professional, courteous, and resident-friendly manner.

**Reporting Structure**

- Reports To: Clubhouse & Amenities Manager
- Coordinates With: Clubhouse Concierge Supervisor, Maintenance Technician, and other staff as needed
- Supervises: None

# APPENDIX- 5

## EMPLOYEE EVALUATION

**Employee Name:** _____ **Date:** _____

**Job Title:** _____ **Manager:** _____

**Anniversary Date:** _____ **Department:** _____

**Year Hired:** _____ **Hourly Rate:** _____

**Raise Approved: Yes [ ] No [ ]** **New Hourly Rate:** _____

| BEHAVIOR | ASSESMENT | | | | COMMENTS |
|---|---|---|---|---|---|
| | Role Model Outstanding | Highly Effective | Effective | Needs Improvement | |
| Adaptability | | | | | |
| Communication | | | | | |
| Customer Service | | | | | |
| Interpersonal Skills | | | | | |
| Judgment | | | | | |
| Personal Account-Ability/Ownership | | | | | |
| **JOB PERFORMANCE** | | | | | |
| Quality of Work | | | | | |
| Quantity of Work | | | | | |
| Job Knowledge | | | | | |
| Dependability | | | | | |
| Initiative | | | | | |
| Organizational Skills | | | | | |
| **ATTENDANCE** | | | | | |
| Absences | | | | | |
| Tardiness | | | | | |

**Overall Rating (Check One):**

[ ] Outstanding [ ] On-Target Performance

[ ] Strong Performance [ ] Action Needed

Employee Signature: _____ Supervisor Signature: _____

# CONCORD STATION CDD EMPLOYEE TERMINATION

Name of Employee: _____

Termination Effective Date: _____

Reg. Hours to be paid on final check: _____

Vacation Hours to be paid: _____

Supervisor Name: _____

## Reason for Termination:

**Voluntary Resignation (check one)**

_____ Secured better position
_____ Dissatisfied (type of work)
_____ Dissatisfied (salary)
_____ Dissatisfied (supervisor)
_____ Dissatisfied (working conditions)
_____ Generally dissatisfied
_____ Retirement
_____ Returned to school
_____ Moving out of area
_____ Family or personal circumstances
_____ In Lieu of Discharge
_____ No Reason Given

**Involuntary Termination (check one)**

____ Absenteeism or Tardiness
____ Failure to Meet Performance Expectations
____ Insubordination
____ Not qualified for the position
_____ Gross Misconduct
____ Dishonesty or Theft
_____ Job abandonment
_____ Death
_____ Other

**Lay Off (check one)**

_____ Lack of Work

_____ Job Eliminated

Reason for leaving (Supervisor's statement) _____

_____

_____

Eligible for Re-hire? _____ Yes _____ No

If no, Explain: _____

_____

_____ _____

Supervisor Signature Date

# CSCDD
# Paid Time Off (PTO)
# Request Form

Please submit this form for approval at least two weeks in advance of your preferred PTO dates.

Date: _____

Employee Name: _____

Title: _____

Department: _____

Remaining Banked PTO Days: _____

PTO Dates Requested: ____/____/_____ through ____/____/_____

Returning: ____/____/_____

Total Number of Days Requested: _____

_____ Date _____ Signature of Employee

Approval:

_____ Date _____
Clubhouse and Amenities Manager

**EMPLOYEE WARNING REPORT**

**-CONFIDENTIAL-**

Name: _____ SSN: _____

Client Company Name: _____ Violation Date: _____

| Violation | | | |
|---|---|---|---|
| ☐ Alcohol/Drug Abuse | ☐ Attendance | ☐ Attitude | ☐ Carelessness |
| ☐ Conduct | ☐ Fighting | ☐ Insubordination | ☐ Personal Work |
| ☐ Quality of Work | ☐ Safety | ☐ Tardiness | ☐ Work Rules |
| ☐ Other: | | | |

**Company Statement:** _____

_____

_____

_____

_____

(Use additional sheets if necessary)

**Employee Statement:**

☐ I agree with the company statement.
☐ I do not agree with the company statement.

**Comments:** _____

_____

_____

_____

_____

(Use additional sheets if necessary)

Employee Signature: _____ Date: _____
(Indicates receipt of written warning)

Supervisor Signature: _____ Date: _____

## EMPLOYEE PERSONAL NOTES

CONCORD

STATION

EXHIBIT 12

RETURN TO AGENDA

## Concord Station

**Personnel - Option A**
**Status Quo**

| | | |
|---|---|---|
| Concierge Supervisor - FT | $ | 66,227.54 |
| Maintenance - FT | $ | 84,104.82 |
| General Manager - FT | $ | 110,807.51 |
| Part Time Concierge | $ | 24,165.43 |
| Part Time Concierge | $ | 24,165.43 |
| Payroll Billing | $ | 2,496.00 |
| **TOTAL** | **$** | **311,966.73** |

| **Concierge Supervisor** | **Hernandez** |
|---|---|
| Base Hourly Rate | 24.08 |
| Hours per Year | 2080 |
| FICA (%) | 7.65 |
| FUTA (%) | 0.6 |
| SUTA (%) | 2.7 |
| Workers Comp (%) | 0.1148 |
| Health Insurance ($/year) | $ 4,200.00 |
| PTO Days (Vacation/Holidays) | 12 |
| Admin Fee (%) | 3 |
| **PTO Hours** | 96 |
| **Effective Work Hours** | 1984 |
| **Base Annual Pay** | $ 50,086.40 |
| **FICA Cost** | $ 3,831.61 |
| **FUTA Cost** | $ 300.52 |
| **SUTA Cost** | $ 1,352.33 |
| **Workers Comp Cost** | $ 57.50 |
| **Admin Cost - Payroll Process** | $ 1,502.59 |
| **Total Burden Cost** | $ 11,244.55 |
| **Total Annual Cost** | $ 61,330.95 |
| **Fully Burdened Hourly Rate** | $ 30.91 |
| | |
| **Increase (%)** | 3 |
| **New Hourly Rate w/ Increase** | 31.84016157 |
| **New Annual Amount** | $ 66,227.54 |

| **Maintenance** | **Gonzalez** |
|---|---|
| Base Hourly Rate | 30.29 |
| Hours per Year | 2080 |
| FICA (%) | 7.65 |
| FUTA (%) | 0.6 |
| SUTA (%) | 2.7 |
| Workers Comp (%) | 2.8054 |
| Health Insurance ($/year) | $ 4,200.00 |
| PTO Days (Vacation/Holidays) | 10 |
| Admin Fee (%) | 3 |
| **PTO Hours** | 80 |
| **Effective Work Hours** | 2000 |
| **Base Annual Pay** | $ 63,003.20 |
| **FICA Cost** | $ 4,819.74 |
| **FUTA Cost** | $ 378.02 |
| **SUTA Cost** | $ 1,701.09 |
| **Workers Comp Cost** | $ 1,767.49 |
| **Admin Cost - Payroll Process** | $ 1,890.10 |
| **Total Burden Cost** | $ 14,756.44 |
| **Total Annual Cost** | $ 77,759.64 |
| **Fully Burdened Hourly Rate** | $ 38.88 |
| | |
| **Increase (%)** | 4 |
| **New Hourly Rate w/ Increase** | 40.43501185 |
| **New Annual Amount** | $ 84,104.82 |

| **General Manager** | **Looknanan** |
|---|---|
| Base Hourly Rate | 39.66 |
| Hours per Year | 2080 |
| FICA (%) | 7.65 |
| FUTA (%) | 0.6 |
| SUTA (%) | 2.7 |
| Workers Comp (%) | 2.8054 |
| Health Insurance ($/year) | $ 4,200.00 |
| PTO Days (Vacation/Holidays) | 10 |
| Admin Fee (%) | 3 |
| **PTO Hours** | 80 |
| **Effective Work Hours** | 2000 |
| **Base Annual Pay** | $ 82,492.80 |
| **FICA Cost** | $ 6,310.70 |
| **FUTA Cost** | $ 494.96 |
| **SUTA Cost** | $ 2,227.31 |
| **Workers Comp Cost** | $ 2,314.25 |
| **Admin Cost - Payroll Process** | $ 2,474.78 |
| **Total Burden Cost** | $ 18,022.00 |
| **Total Annual Cost** | $ 100,514.80 |
| **Fully Burdened Hourly Rate** | $ 50.26 |
| | |
| **Increase (%)** | 6 |
| **New Hourly Rate w/ Increase** | 53.27284326 |
| **New Annual Amount** | $ 110,807.51 |

Part time does not receive vacation or health nsurance

| **Part Time Concierge** | **Brown** |
|---|---|
| Base Hourly Rate | 17 |
| Hours per Year - 302.48 hrs 1st qter 2026. Avg = 100.83 hrs mo | 1209.92 |
| FICA (%) | 7.65 |
| FUTA (%) | 0.6 |
| SUTA (%) | 2.7 |
| Workers Comp (%) | 0.1148 |
| Health Insurance ($/year) | $ - |
| PTO Days (Vacation/Holidays) | 0 |
| Admin Fee (%) | 3 |
| **PTO Hours** | 0 |
| **Effective Work Hours** | 1209.92 |
| **Base Annual Pay** | $ 20,568.64 |
| **FICA Cost** | $ 1,573.50 |
| **FUTA Cost** | $ 123.41 |
| **SUTA Cost** | $ 555.35 |
| **Workers Comp Cost** | $ 23.61 |
| **Admin Cost - Payroll Process** | $ 617.06 |
| **Total Burden Cost** | $ 2,892.94 |
| **Total Annual Cost** | $ 23,461.58 |
| **Fully Burdened Hourly Rate** | $ 19.39 |
| | |
| **Increase (%)** | 3 |
| **New Hourly Rate w/ Increase** | 19.97274648 |
| **New Annual Rate** | $ 24,165.43 |

| **Part Time Concierge** | **Weldon** |
|---|---|
| Base Hourly Rate | 17 |
| Hours per Year - 302.48 hrs 1st qter 2026. Avg = 100.83 hrs mo | 1209.92 |
| FICA (%) | 7.65 |
| FUTA (%) | 0.6 |
| SUTA (%) | 2.7 |
| Workers Comp (%) | 0.1148 |
| Health Insurance ($/year) | $ - |
| PTO Days (Vacation/Holidays) | 0 |
| Admin Fee (%) | 3 |
| **PTO Hours** | 0 |
| **Effective Work Hours** | 1209.92 |
| **Base Annual Pay** | $ 20,568.64 |
| **FICA Cost** | $ 1,573.50 |
| **FUTA Cost** | $ 123.41 |
| **SUTA Cost** | $ 555.35 |
| **Workers Comp Cost** | $ 23.61 |
| **Admin Cost - Payroll Process** | $ 617.06 |
| **Total Burden Cost** | $ 2,892.94 |
| **Total Annual Cost** | $ 23,461.58 |
| **Fully Burdened Hourly Rate** | $ 19.39 |
| | |
| **Increase (%)** | 3 |
| **New Hourly Rate w/ Increase** | 19.97274648 |
| **New Annual Rate** | $ 24,165.43 |

EXHIBIT 13

RETURN TO AGENDA

# Concord Station

**Personnel - Option B**
**Moviing Part Time Concierge to Hybrid Position**

| | | |
|---|---|---|
| Concierge Supervisor - FT | $ | 66,227.54 |
| Maintenance - FT | $ | 84,104.82 |
| General Manager - FT | $ | 110,807.51 |
| Full time Concierge/Maintenance | $ | 46,905.86 |
| Part Time Concierge | $ | 24,165.43 |
| Payroll Billing | $ | 2,496.00 |
| **TOTAL** | **$** | **334,707.16** |

| **Concierge Supervisor** | **Hernandez** |
|---|---|
| Base Hourly Rate | 24.08 |
| Hours per Year | 2080 |
| FICA (%) | 7.65 |
| FUTA (%) | 0.6 |
| SUTA (%) | 2.7 |
| Workers Comp (%) | 0.1148 |
| Health Insurance ($/year) | $ 4,200.00 |
| PTO Days (Vacation/Holidays) | 12 |
| Admin Fee (%) | 3 |
| **PTO Hours** | 96 |
| **Effective Work Hours** | 1984 |
| **Base Annual Pay** | $ 50,086.40 |
| **FICA Cost** | $ 3,831.61 |
| **FUTA Cost** | $ 300.52 |
| **SUTA Cost** | $ 1,352.33 |
| **Workers Comp Cost** | $ 57.50 |
| **Admin Cost - Payroll Process** | $ 1,502.59 |
| **Total Burden Cost** | $ 11,244.55 |
| **Total Annual Cost** | $ 61,330.95 |
| **Fully Burdened Hourly Rate** | $ 30.91 |
| | |
| **Increase (%)** | 3 |
| **New Hourly Rate w/ Increase** | 31.84016157 |
| **New Annual Amount** | $ 66,227.54 |

| **Maintenance** | **Gonzalez** |
|---|---|
| Base Hourly Rate | 30.29 |
| Hours per Year | 2080 |
| FICA (%) | 7.65 |
| FUTA (%) | 0.6 |
| SUTA (%) | 2.7 |
| Workers Comp (%) | 2.8054 |
| Health Insurance ($/year) | $ 4,200.00 |
| PTO Days (Vacation/Holidays) | 10 |
| Admin Fee (%) | 3 |
| **PTO Hours** | 80 |
| **Effective Work Hours** | 2000 |
| **Base Annual Pay** | $ 63,003.20 |
| **FICA Cost** | $ 4,819.74 |
| **FUTA Cost** | $ 378.02 |
| **SUTA Cost** | $ 1,701.09 |
| **Workers Comp Cost** | $ 1,767.49 |
| **Admin Cost - Payroll Process** | $ 1,890.10 |
| **Total Burden Cost** | $ 14,756.44 |
| **Total Annual Cost** | $ 77,759.64 |
| **Fully Burdened Hourly Rate** | $ 38.88 |
| | |
| **Increase (%)** | 4 |
| **New Hourly Rate w/ Increase** | 40.43501185 |
| **New Annual Amount** | $ 84,104.82 |

| **General Manager** | **Looknanan** |
|---|---|
| Base Hourly Rate | 39.66 |
| Hours per Year | 2080 |
| FICA (%) | 7.65 |
| FUTA (%) | 0.6 |
| SUTA (%) | 2.7 |
| Workers Comp (%) | 2.8054 |
| Health Insurance ($/year) | $ 4,200.00 |
| PTO Days (Vacation/Holidays) | 10 |
| Admin Fee (%) | 3 |
| **PTO Hours** | 80 |
| **Effective Work Hours** | 2000 |
| **Base Annual Pay** | $ 82,492.80 |
| **FICA Cost** | $ 6,310.70 |
| **FUTA Cost** | $ 494.96 |
| **SUTA Cost** | $ 2,227.31 |
| **Workers Comp Cost** | $ 2,314.25 |
| **Admin Cost - Payroll Process** | $ 2,474.78 |
| **Total Burden Cost** | $ 18,022.00 |
| **Total Annual Cost** | $ 100,514.80 |
| **Fully Burdened Hourly Rate** | $ 50.26 |
| | |
| **Increase (%)** | 6 |
| **New Hourly Rate w/ Increase** | 53.27284326 |
| **New Annual Amount** | $ 110,807.51 |

| **Full time Concierge** | **Welden** |
|---|---|
| Base Hourly Rate | 18 |
| Hours per Year | 2080 |
| FICA (%) | 7.65 |
| FUTA (%) | 0.6 |
| SUTA (%) | 2.7 |
| Workers Comp (%) | 0.1148 |
| Health Insurance ($/year) | $ 4,200.00 |
| PTO Days (Vacation/Holidays) | 10 |
| Admin Fee (%) | 3 |
| **PTO Hours** | 80 |
| **Effective Work Hours** | 2000 |
| **Base Annual Pay** | $ 37,440.00 |
| **FICA Cost** | $ 2,864.16 |
| **FUTA Cost** | $ 224.64 |
| **SUTA Cost** | $ 1,010.88 |
| **Workers Comp Cost** | $ 42.98 |
| **Admin Cost - Payroll Process** | $ 1,123.20 |
| **Total Burden Cost** | $ 9,465.86 |
| **Total Annual Cost** | $ 46,905.86 |
| **Fully Burdened Hourly Rate** | $ 23.45 |

**Assumes full time position to begin on October 1 and any increase would be considered for the FY 28 Budget**

Part time does not receive vacation or health nsurance

| **Part Time Concierge** | **Brown** |
|---|---|
| Base Hourly Rate | 17 |
| Hours per Year - 302.48 hrs 1st qter 2026. Avg = 100.83 hrs mo | 1209.92 |
| FICA (%) | 7.65 |
| FUTA (%) | 0.6 |
| SUTA (%) | 2.7 |
| Workers Comp (%) | 0.1148 |
| Health Insurance ($/year) | $ - |
| PTO Days (Vacation/Holidays) | 0 |
| Admin Fee (%) | 3 |
| **PTO Hours** | 0 |
| **Effective Work Hours** | 1209.92 |
| **Base Annual Pay** | $ 20,568.64 |
| **FICA Cost** | $ 1,573.50 |
| **FUTA Cost** | $ 123.41 |
| **SUTA Cost** | $ 555.35 |
| **Workers Comp Cost** | $ 23.61 |
| **Admin Cost - Payroll Process** | $ 617.06 |
| **Total Burden Cost** | $ 2,892.94 |
| **Total Annual Cost** | $ 23,461.58 |
| **Fully Burdened Hourly Rate** | $ 19.39 |
| | |
| **Increase (%)** | 3 |
| **New Hourly Rate w/ Increase** | 19.97274648 |
| **New Annual Rate** | $ 24,165.43 |

EXHIBIT 14

RETURN TO AGENDA

## Concord Station

**Personnel - Option C**
**Add 3rd Part Time Concierge**

| | | |
|---|---|---|
| Concierge Supervisor - FT | $ | 66,227.54 |
| Maintenance - FT | $ | 84,104.82 |
| General Manager - FT | $ | 110,807.51 |
| Part Time Concierge | $ | 24,165.43 |
| Part Time Concierge | $ | 24,165.43 |
| Part Time Concierge | $ | 23,461.58 |
| Payroll Billing | $ | 2,496.00 |
| **TOTAL** | **$** | **335,428.30** |

| **Concierge Supervisor** | **Hernandez** |
|---|---|
| Base Hourly Rate | 24.08 |
| Hours per Year | 2080 |
| FICA (%) | 7.65 |
| FUTA (%) | 0.6 |
| SUTA (%) | 2.7 |
| Workers Comp (%) | 0.1148 |
| Health Insurance ($/year) | $ 4,200.00 |
| PTO Days (Vacation/Holidays) | 12 |
| Admin Fee (%) | 3 |
| **PTO Hours** | 96 |
| **Effective Work Hours** | 1984 |
| **Base Annual Pay** | $ 50,086.40 |
| **FICA Cost** | $ 3,831.61 |
| **FUTA Cost** | $ 300.52 |
| **SUTA Cost** | $ 1,352.33 |
| **Workers Comp Cost** | $ 57.50 |
| **Admin Cost - Payroll Process** | $ 1,502.59 |
| **Total Burden Cost** | $ 11,244.55 |
| **Total Annual Cost** | $ 61,330.95 |
| **Fully Burdened Hourly Rate** | $ 30.91 |
| | |
| **Increase (%)** | 3 |
| **New Hourly Rate w/ Increase** | 31.84016157 |
| **New Annual Amount** | $ 66,227.54 |

| **Maintenance** | **Gonzalez** |
|---|---|
| Base Hourly Rate | 30.29 |
| Hours per Year | 2080 |
| FICA (%) | 7.65 |
| FUTA (%) | 0.6 |
| SUTA (%) | 2.7 |
| Workers Comp (%) | 2.8054 |
| Health Insurance ($/year) | $ 4,200.00 |
| PTO Days (Vacation/Holidays) | 10 |
| Admin Fee (%) | 3 |
| **PTO Hours** | 80 |
| **Effective Work Hours** | 2000 |
| **Base Annual Pay** | $ 63,003.20 |
| **FICA Cost** | $ 4,819.74 |
| **FUTA Cost** | $ 378.02 |
| **SUTA Cost** | $ 1,701.09 |
| **Workers Comp Cost** | $ 1,767.49 |
| **Admin Cost - Payroll Process** | $ 1,890.10 |
| **Total Burden Cost** | $ 14,756.44 |
| **Total Annual Cost** | $ 77,759.64 |
| **Fully Burdened Hourly Rate** | $ 38.88 |
| | |
| **Increase (%)** | 4 |
| **New Hourly Rate w/ Increase** | 40.43501185 |
| **New Annual Amount** | $ 84,104.82 |

| **General Manager** | **Looknanan** |
|---|---|
| Base Hourly Rate | 39.66 |
| Hours per Year | 2080 |
| FICA (%) | 7.65 |
| FUTA (%) | 0.6 |
| SUTA (%) | 2.7 |
| Workers Comp (%) | 2.8054 |
| Health Insurance ($/year) | $ 4,200.00 |
| PTO Days (Vacation/Holidays) | 10 |
| Admin Fee (%) | 3 |
| **PTO Hours** | 80 |
| **Effective Work Hours** | 2000 |
| **Base Annual Pay** | $ 82,492.80 |
| **FICA Cost** | $ 6,310.70 |
| **FUTA Cost** | $ 494.96 |
| **SUTA Cost** | $ 2,227.31 |
| **Workers Comp Cost** | $ 2,314.25 |
| **Admin Cost - Payroll Process** | $ 2,474.78 |
| **Total Burden Cost** | $ 18,022.00 |
| **Total Annual Cost** | $ 100,514.80 |
| **Fully Burdened Hourly Rate** | $ 50.26 |
| | |
| **Increase (%)** | 6 |
| **New Hourly Rate w/ Increase** | 53.27284326 |
| **New Annual Amount** | $ 110,807.51 |

Part time does not receive vacation or health nsurance

| **Part Time Concierge** | **Brown** |
|---|---|
| Base Hourly Rate | 17 |
| | |
| Hours per Year - 302.48 hrs 1st qter 2026. Avg = 100.83 hrs mo | 1209.92 |
| FICA (%) | 7.65 |
| FUTA (%) | 0.6 |
| SUTA (%) | 2.7 |
| Workers Comp (%) | 0.1148 |
| Health Insurance ($/year) | $ - |
| PTO Days (Vacation/Holidays) | 0 |
| Admin Fee (%) | 3 |
| **PTO Hours** | 0 |
| **Effective Work Hours** | 1209.92 |
| **Base Annual Pay** | $ 20,568.64 |
| **FICA Cost** | $ 1,573.50 |
| **FUTA Cost** | $ 123.41 |
| **SUTA Cost** | $ 555.35 |
| **Workers Comp Cost** | $ 23.61 |
| **Admin Cost - Payroll Process** | $ 617.06 |
| **Total Burden Cost** | $ 2,892.94 |
| **Total Annual Cost** | $ 23,461.58 |
| **Fully Burdened Hourly Rate** | $ 19.39 |
| | |
| **Increase (%)** | 3 |
| **New Hourly Rate w/ Increase** | 19.97274648 |
| **New Annual Rate** | $ 24,165.43 |

| **Part Time Concierge** | **Weldon** |
|---|---|
| Base Hourly Rate | 17 |
| | |
| Hours per Year - 302.48 hrs 1st qter 2026. Avg = 100.83 hrs mo | 1209.92 |
| FICA (%) | 7.65 |
| FUTA (%) | 0.6 |
| SUTA (%) | 2.7 |
| Workers Comp (%) | 0.1148 |
| Health Insurance ($/year) | $ - |
| PTO Days (Vacation/Holidays) | 0 |
| Admin Fee (%) | 3 |
| **PTO Hours** | 0 |
| **Effective Work Hours** | 1209.92 |
| **Base Annual Pay** | $ 20,568.64 |
| **FICA Cost** | $ 1,573.50 |
| **FUTA Cost** | $ 123.41 |
| **SUTA Cost** | $ 555.35 |
| **Workers Comp Cost** | $ 23.61 |
| **Admin Cost - Payroll Process** | $ 617.06 |
| **Total Burden Cost** | $ 2,892.94 |
| **Total Annual Cost** | $ 23,461.58 |
| **Fully Burdened Hourly Rate** | $ 19.39 |
| | |
| **Increase (%)** | 3 |
| **New Hourly Rate w/ Increase** | 19.97274648 |
| **New Annual Rate** | $ 24,165.43 |

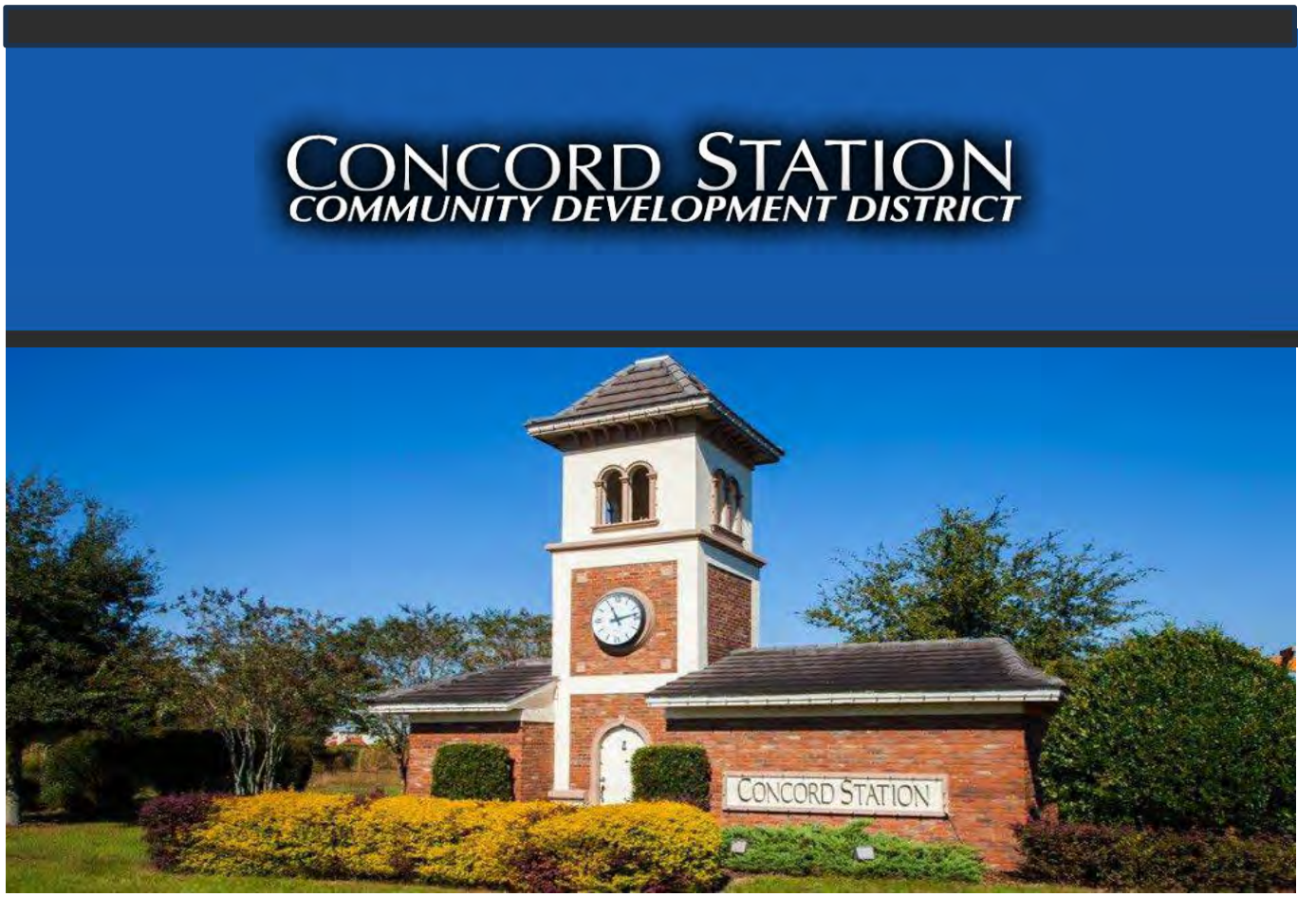
| **Part Time Concierge** | **TBD** |
|---|---|
| Base Hourly Rate | 17 |
| | |
| Hours per Year - 302.48 hrs 1st qter 2026. Avg = 100.83 hrs mo | 1209.92 |
| FICA (%) | 7.65 |
| FUTA (%) | 0.6 |
| SUTA (%) | 2.7 |
| Workers Comp (%) | 0.1148 |
| Health Insurance ($/year) | $ - |
| PTO Days (Vacation/Holidays) | 0 |
| Admin Fee (%) | 3 |
| **PTO Hours** | 0 |
| **Effective Work Hours** | 1209.92 |
| **Base Annual Pay** | $ 20,568.64 |
| **FICA Cost** | $ 1,573.50 |
| **FUTA Cost** | $ 123.41 |
| **SUTA Cost** | $ 555.35 |
| **Workers Comp Cost** | $ 23.61 |
| **Admin Cost - Payroll Process** | $ 617.06 |
| **Total Burden Cost** | $ 2,892.94 |
| **Total Annual Cost** | $ 23,461.58 |
| **Fully Burdened Hourly Rate** | $ 19.39 |
| | |
| **Assumes that individual would begin October 1** | |
| **No rate increases until FY 2028** | |

EXHIBIT 15

RETURN TO AGENDA

# CONCORD STATION
# COMMUNITY DEVELOPMENT DISTRICT

## FISCAL YEAR 2027
## PROPOSED ANNUAL BUDGET



**STATEMENT 1**
**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**
**FY 2027 PROPOSED BUDGET GENERAL FUND (O&M)**

| | | FY 2021 ACTUAL | FY 2022 ACTUAL | FY 2023 ACTUAL | FY 2024 ACTUAL | FY 2025 ACTUAL | FY 2026 ADOPTED AMENDED | FY 2026 YE PROJECTION | Variance | FY 2027 PROPOSED | VARIANCE 2026 to 2027 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 5 | REVENUES | | | | | | | | | | |
| 6 | INTEREST INCOME | | | | | | | | | | |
| 7 | INTEREST EARNINGS-GF | 434 | 3,653 | 34,806 | 76,368 | 96,709 | - | 47,683 | 47,683 | - | - |
| 8 | **INTEREST INCOME Total** | **434** | **3,653** | **34,806** | **76,368** | **96,709** | **-** | **47,683** | **47,683** | **-** | **-** |
| 9 | SPECIAL ASSESSMENTS | | | | | | | | | | |
| 10 | TAX ROLL | 1,377,642 | 1,374,032 | 1,576,172 | 1,763,921 | 1,724,473 | 1,694,847 | 1,694,847 | - | 1,694,847 | - |
| 11 | TAX ROLL FOR TRANSFER TO RESERVE FUND | - | - | - | - | 50,000 | 50,000 | 50,000 | - | 50,000 | - |
| 12 | **SPECIAL ASSESSMENTS Total** | **1,377,642** | **1,374,032** | **1,576,172** | **1,763,921** | **1,774,473** | **1,744,847** | **1,744,847** | **-** | **1,744,847** | **-** |
| 13 | PRIOR YEAR BALANCE | | | | | | | | | | |
| 14 | FUND BALANCE - CAPITAL PROJECTS TO MISCELLANEOUS CONTINGENCY | - | - | - | - | - | 350,000 | 350,000 | - | - | (350,000) |
| 15 | FUND BALANCE FORWARD - UNASSIGNED | - | - | - | - | - | 96,368 | 96,368 | - | 300,000 | 203,632 |
| 16 | **PRIOR YEAR BALANCE Total** | **-** | **-** | **-** | **-** | **-** | **446,368** | **446,368** | **-** | **300,000** | **(146,368)** |
| 17 | OTHER MISC. REVENUES | | | | | | | | | | |
| 18 | INSURANCE PROCEEDS | 30,456 | - | 8,269 | - | - | - | 20,850 | 20,850 | - | - |
| 19 | CLUB HOUSE RENTALS & TRANSPONDER | 14,842 | 18,785 | 20,186 | 11,104 | 21,245 | - | 15,621 | 15,621 | - | - |
| 20 | FEES FOR FENCE PROJECT | 1,553 | 650 | 1,400 | 400 | - | - | - | - | - | - |
| 21 | MISCELLANEOUS REVENUES | - | - | - | 1,114 | 1,795 | - | 4,086 | 4,086 | - | - |
| 22 | **OTHER MISC. REVENUES Total** | **46,851** | **19,435** | **29,855** | **12,618** | **23,040** | **-** | **40,557** | **40,557** | **-** | **-** |
| 23 | **REVENUES Total** | **1,424,927** | **1,397,120** | **1,640,833** | **1,852,907** | **1,894,222** | **2,191,215** | **2,279,455** | **88,240** | **2,044,847** | **(146,368)** |
| 24 | EXPENDITURES | | | | | | | | | | |
| 25 | FINANCE AND ADMINISTRATIVE | | | | | | | | | | |
| 26 | SUPERVISORS FEES | 11,800 | 11,801 | 10,200 | 14,000 | 14,000 | 13,000 | 14,800 | (1,800) | 14,000 | 1,000 |
| 27 | ADMINISTRATIVE SERVICES | 6,560 | 6,560 | 6,822 | 6,076 | 2,250 | 3,000 | 1,500 | 1,500 | 3,000 | - |
| 28 | DISTRICT MANAGEMENT | 31,148 | 31,323 | 33,208 | 35,775 | 33,497 | 33,750 | 30,181 | 3,569 | 33,750 | - |
| 29 | DISTRICT ENGINEER | 74,686 | 59,545 | 18,529 | 12,600 | 34,800 | 30,000 | 38,615 | (8,615) | 35,000 | 5,000 |
| 30 | ASSESSMENT ROLL | 5,408 | 5,408 | 5,625 | 7,376 | 2,500 | 2,500 | 1,879 | 621 | - | (2,500) |
| 31 | FINANCIAL & REVENUE COLLECTIONS | 5,408 | 5,408 | 5,624 | 3,709 | 2,500 | 2,500 | 1,879 | 621 | 2,500 | - |
| 32 | ACCOUNTING SERVICES | 22,000 | 22,000 | 22,880 | 18,788 | 16,000 | 16,000 | 12,000 | 4,000 | 16,000 | - |
| 33 | AUDITING SERVICES | 4,026 | 4,000 | 4,000 | 7,000 | 3,600 | 5,500 | 5,500 | - | 6,000 | 500 |
| 34 | MISCELLANEOUS MAILINGS | - | 1,852 | 1,659 | 927 | 1,966 | 1,500 | 1,800 | (300) | 1,800 | 300 |
| 35 | PUBLIC OFFICIALS LIABILITY INSURANCE | 2,502 | 2,627 | 2,824 | 3,737 | 3,215 | 3,519 | 3,519 | - | 3,648 | 129 |
| 36 | BANK FEES | 535 | 540 | 1,138 | 1,364 | 1,335 | 800 | 815 | (15) | 800 | - |
| 37 | DUES, LICENSES & FEES | 275 | 175 | 425 | 1,797 | 254 | 175 | 3,235 | (3,060) | 175 | - |
| 38 | LEGAL ADVERTISING | 946 | 1,136 | 2,483 | 600 | 925 | 1,500 | 1,406 | 94 | 1,600 | 100 |
| 39 | TAX COLLECTOR/ PROPERTY APPRAISER FEES | 150 | 150 | 150 | 150 | 702 | 150 | - | 150 | 150 | - |
| 40 | ADA WEBSITE COMPLIANCE | 1,538 | 1,538 | 1,515 | 1,515 | 1,515 | 2,015 | 1,837 | 178 | 2,015 | - |
| 41 | WEBSITE FEES & FOR REMEDIATION | 2,600 | 2,100 | 2,100 | 773 | 287 | 1,500 | - | 1,500 | 1,200 | (300) |
| 42 | DISTRICT COUNSEL | 32,643 | 39,793 | 28,494 | 40,311 | 76,904 | 45,000 | 75,385 | (30,385) | 55,000 | 10,000 |
| 43 | **FINANCE AND ADMINISTRATIVE Total** | **202,225** | **195,956** | **147,676** | **156,498** | **196,250** | **162,409** | **194,351** | **(31,942)** | **176,638** | **14,229** |
| 44 | DEBT ADMINISTRATION | | | | | | | | | | |
| 45 | DISSEMINATION AGENT | 5,000 | 5,000 | 5,000 | 5,000 | 3,750 | 5,000 | 2,500 | 2,500 | 5,000 | - |
| 46 | TRUSTEE FEES | 5,388 | 4,938 | 5,432 | 5,927 | 6,009 | 6,500 | 6,500 | - | 6,430 | (70) |
| 47 | ARBITRAGE REBATE CALCULATION | 1,000 | 500 | 500 | 500 | - | 500 | 500 | - | 500 | - |
| 48 | **DEBT ADMINISTRATION Total** | **11,388** | **10,438** | **10,932** | **11,427** | **9,759** | **12,000** | **9,500** | **2,500** | **11,930** | **(70)** |
| 49 | LAW ENFORCEMENT | | | | | | | | | | |
| 50 | OFF DUTY DEPUTY | 105,757 | 108,929 | 118,015 | 140,002 | 141,331 | 41,760 | 5,000 | 36,760 | 30,422 | (11,338) |
| 51 | **LAW ENFORCEMENT Total** | **105,757** | **108,929** | **118,015** | **140,002** | **141,331** | **41,760** | **5,000** | **36,760** | **30,422** | **(11,338)** |
| 52 | ELECTRIC UTILITY SERVICES | | | | | | | | | | |
| 53 | UTILITY SERVICES | 7,143 | 12,316 | 12,660 | 13,004 | 13,410 | 16,000 | 16,853 | (853) | 16,480 | 480 |

| | | FY 2021 ACTUAL | FY 2022 ACTUAL | FY 2023 ACTUAL | FY 2024 ACTUAL | FY 2025 ACTUAL | FY 2026 ADOPTED AMENDED | FY 2026 YE PROJECTION | Variance | FY 2027 PROPOSED | VARIANCE 2026 to 2027 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 54 | UTILITY-RECREATION FACILITIES | 26,689 | 27,808 | 33,958 | 30,210 | 22,481 | 32,000 | 30,314 | 1,686 | 32,960 | 960 |
| 55 | UTILITY-STREET LIGHTS | 80,012 | 98,000 | 105,997 | 100,972 | 90,137 | 106,000 | 91,676 | 14,324 | 109,180 | 3,180 |
| 56 | **ELECTRIC UTILITY SERVICES Total** | **113,844** | **138,124** | **152,615** | **144,186** | **126,028** | **154,000** | **138,843** | **15,157** | **158,620** | **4,620** |
| 57 | GARBAGE/SOLID WASTE CONTROL SERVICES | | | | | | | | | | |
| 58 | SOLID WASTE ASSESSMENT | 757 | 824 | 1,003 | 902 | 1,068 | 900 | 1,104 | (204) | 1,200 | 300 |
| 59 | GARBAGE-RECREATION FACILITY | 713 | 1,002 | 1,028 | 1,508 | 1,399 | 1,040 | 1,967 | (927) | 1,800 | 760 |
| 60 | **GARBAGE/SOLID WASTE CONTROL SERVICES Total** | **1,470** | **1,826** | **2,031** | **2,410** | **2,467** | **1,940** | **3,071** | **(1,131)** | **3,000** | **1,060** |
| 61 | WATER-SEWER COMBINATION SERVICES | | | | | | | | | | |
| 62 | UTILITY RECREATION FACILITY | 13,817 | 6,164 | 8,375 | 7,817 | 8,124 | 10,000 | 8,009 | 1,991 | 14,750 | 4,750 |
| 63 | **WATER-SEWER COMBINATION SERVICES Total** | **13,817** | **6,164** | **8,375** | **7,817** | **8,124** | **10,000** | **8,009** | **1,991** | **14,750** | **4,750** |
| 64 | STORM WATER CONTROL | | | | | | | | | | |
| 65 | PEST CONTROL | 5,890 | - | - | - | - | 3,500 | 500 | 3,000 | 3,500 | - |
| 66 | AQUATIC MAINTENANCE | 81,069 | 74,964 | 74,152 | 92,820 | 110,676 | 120,837 | 102,378 | 18,459 | 94,075 | (26,762) |
| 67 | LAKE/POND BANK MAINTENANCE & REPAIR | - | 7,350 | 6,250 | 5,177 | - | 20,000 | 5,000 | 15,000 | 75,000 | 55,000 |
| 68 | STORMWATER ASSESSMENTS | 1,986 | 1,852 | 1,851 | 1,852 | 2,241 | 2,000 | 1,871 | 129 | 2,000 | - |
| 69 | WETLAND MONITORING & MAINTENANCE | 57,269 | 49,785 | 40,775 | 18,648 | - | - | - | - | - | - |
| 70 | FOUNTAIN SERVICE REPAIR & MAINTENANCE | 18,573 | 8,731 | 1,955 | 1,500 | 1,308 | 4,500 | 1,000 | 3,500 | 4,500 | - |
| 71 | AQUATIC PLANT REPLACEMENT | - | - | - | - | - | 2,500 | - | 2,500 | 2,500 | - |
| 72 | STORMWATER SYSTEM MAINTENANCE | - | 400 | - | - | - | 2,500 | - | 2,500 | 85,000 | 82,500 |
| 73 | WETLAND INVASIVE AREAS MAINTENANCE | - | - | - | - | - | 2,500 | - | 2,500 | 2,500 | - |
| 74 | **STORM WATER CONTROL Total** | **164,787** | **143,082** | **124,983** | **119,997** | **114,225** | **158,337** | **110,749** | **47,588** | **269,075** | **110,738** |
| 75 | OTHER PHYSICAL ENVIRONMENT | | | | | | | | | | |
| 76 | PROPERTY INSURANCE | 13,261 | 15,704 | 18,888 | 28,638 | 34,223 | 37,161 | 40,789 | (3,628) | 33,300 | (3,861) |
| 77 | GENERAL LIABILITY INSURANCE | 2,798 | 2,938 | 3,158 | 3,269 | 3,596 | 4,523 | 4,523 | - | 4,629 | 106 |
| 78 | ENTRY AND WALLS REPAIRS & MAINTENANCE | 5,400 | - | 345 | - | - | 5,000 | 2,500 | 2,500 | 5,000 | - |
| 79 | LANDSCAPE MAINTENANCE | 228,550 | 228,000 | 251,310 | 257,475 | 264,458 | 264,350 | 277,425 | (13,075) | 255,000 | (9,350) |
| 80 | WELL MAINTENANCE | - | - | - | - | - | 500 | - | 500 | 500 | - |
| 81 | LANDSCAPE- FERTILIZER | 24,000 | 28,000 | 13,086 | 18,800 | 18,267 | 18,000 | 16,242 | 1,758 | 16,848 | (1,152) |
| 82 | LANDSCAPE REPLACEMENT-PLANTS, SHRUBS, TREES | 10,520 | 5,916 | 1,436 | - | 13,860 | 15,000 | 7,900 | 7,100 | 15,000 | - |
| 83 | LANDSCAPE INSPECTION SERVICES | - | - | 8,400 | 3,090 | - | - | - | - | - | - |
| 84 | FIRE ANT TREATMENT | - | - | - | - | - | 2,500 | 2,500 | - | 2,500 | - |
| 85 | HOLIDAY DECORATIONS | 12,875 | 26,700 | 17,800 | 20,763 | - | 58,280 | - | 58,280 | 10,000 | (48,280) |
| 86 | LANDSCAPE- PEST CONTROL/OTC INJECTIONS | - | 2,100 | - | 2,000 | - | 8,900 | 2,700 | 6,200 | 2,700 | (6,200) |
| 87 | LANDSCAPE- MULCH | 24,000 | - | 24,750 | - | 34,375 | 32,500 | 16,200 | 16,300 | 32,400 | (100) |
| 88 | LANDSCAPE ANNUALS | - | - | - | 6,420 | 4,630 | 5,900 | 3,675 | 2,225 | 8,800 | 2,900 |
| 89 | LANDSCAPE- OTHER PEST CONTROL | - | - | - | - | 5,266 | - | 575 | (575) | - | - |
| 90 | FIELD SERVICES | 8,400 | 8,400 | - | - | - | - | - | - | - | - |
| 91 | IRRIGATION REPAIR | 3,406 | 5,918 | 6,859 | 46,428 | 48,592 | 20,000 | 55,000 | (35,000) | 20,000 | - |
| 92 | RUST PREVENTION | 12,420 | 12,820 | 12,335 | 14,755 | 13,620 | 15,000 | 13,620 | 1,380 | 13,800 | (1,200) |
| 93 | **OTHER PHYSICAL ENVIRONMENT Total** | **345,630** | **336,496** | **358,367** | **401,638** | **440,887** | **487,614** | **443,649** | **43,965** | **420,477** | **(67,137)** |
| 94 | ROAD & STREET FACILITIES | | | | | | | | | | |
| 95 | ROADWAY REPAIR & MAINTENANCE | 3,200 | - | - | 4,400 | - | 5,000 | - | 5,000 | 5,000 | - |
| 96 | **ROAD & STREET FACILITIES Total** | **3,200** | **-** | **-** | **4,400** | **-** | **5,000** | **-** | **5,000** | **5,000** | **-** |
| 97 | PARK & RECREATION | | | | | | | | | | |
| 98 | MANAGEMENT CONTRACT | 182,172 | 13,189 | 13,314 | 9,830 | 3,000 | - | - | | - | - |
| 99 | CONTRACTED EMPLOYEE SALARIES | - | 200,473 | 246,239 | 220,099 | 218,140 | 332,020 | 271,505 | 60,515 | 334,707 | 2,687 |
| 100 | OPERATIONS MAINTENANCE & REPAIR | 26,053 | 26,971 | 19,670 | 16,088 | 38,415 | 27,000 | 38,175 | (11,175) | 35,000 | 8,000 |
| 101 | GATE MAINTENANCE & REPAIRS | - | 240 | - | 29,778 | 19,732 | 1,000 | 6,610 | (5,610) | 1,000 | - |
| 102 | COMPUTER SUPPORT MAINTENANCE & REPAIRS | 151 | 2,376 | 144 | 460 | 484 | 2,000 | 500 | 1,500 | 2,000 | - |
| 103 | FITNESS EQUIPMENT MAINTENANCE & REPAIRS | 1,026 | 3,575 | 2,448 | 1,106 | 1,229 | 5,000 | 2,901 | 2,099 | 5,000 | - |
| 104 | FITNESS EQUIPMENT LEASE PAYMENT | 16,860 | - | - | - | - | - | - | - | - | - |
| 105 | CLUBHOUSE- FACILITY JANITORIAL SERVICE | 2,500 | 6,889 | 9,600 | 26,670 | 15,938 | 20,500 | 13,750 | 6,750 | 20,500 | - |
| 106 | CLUBHOUSE- FACILITY JANITORIAL SUPPLIES | 8,741 | 8,732 | 9,657 | 2,121 | 896 | 5,000 | 2,500 | 2,500 | 5,000 | - |

| | | FY 2021 ACTUAL | FY 2022 ACTUAL | FY 2023 ACTUAL | FY 2024 ACTUAL | FY 2025 ACTUAL | FY 2026 ADOPTED AMENDED | FY 2026 YE PROJECTION | Variance | FY 2027 PROPOSED | VARIANCE 2026 to 2027 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 107 | CLUBHOUSE-LANDSCAPE MAINTENANCE | 13,200 | 13,200 | 12,375 | - | - | - | - | - | - | - |
| 108 | POOL SERVICE CONTRACT | 23,650 | 22,780 | 26,700 | 27,600 | 27,600 | 27,600 | 27,600 | - | 27,600 | - |
| 109 | SECURITY SYSTEM MONITORING & MAINTENANCE | 7,918 | 2,439 | 10,358 | 2,533 | 5,786 | 11,724 | 31,606 | (19,882) | 5,896 | (5,828) |
| 110 | FACILITY A/C & HEATING MAINTENANCE & REPAIRS | 1,208 | 3,202 | - | 1,134 | - | 5,000 | 5,000 | - | 5,000 | - |
| 111 | FURNITURE REPAIR/REPLACEMENT | 15,140 | 6,777 | 3,428 | 669 | - | 7,000 | 7,000 | - | 7,000 | - |
| 112 | POOL PERMITS | 425 | 425 | 475 | 425 | - | 425 | 425 | - | 425 | - |
| 113 | PLAY GROUND EQUIPMENT MAINTENANCE & REPAIRS | 695 | 4,478 | 1,272 | 1,395 | 481 | 2,500 | 2,500 | - | 2,500 | - |
| 114 | VEHICLE MAINTENANCE | 325 | 1,021 | 482 | 241 | 180 | 750 | 750 | - | 1,000 | 250 |
| 115 | TELEPHONE, FAX & INTERNET | 7,649 | 7,212 | 6,556 | 7,869 | 8,700 | 9,000 | 6,698 | 2,302 | 9,000 | - |
| 116 | ATHLETIC/PARK COURT/FOUNTAIN MAINTENANCE | 17,033 | - | 1,295 | - | 196 | 2,500 | 2,500 | - | 2,500 | - |
| 117 | POOL/WATERPARK/FOUNTAIN MAINTENANCE | 807 | 7,314 | 1,796 | 6,920 | 15,671 | 6,000 | 6,000 | - | 6,000 | - |
| 118 | PEST CONTROL & TERMITE BOND | 1,470 | 400 | 607 | 620 | 624 | 1,300 | 599 | 701 | 680 | (620) |
| 119 | OFFICE SUPPLIES | 2,969 | 1,799 | 3,928 | 2,656 | 525 | 3,500 | 6,581 | (3,081) | 3,500 | - |
| 120 | WILD LIFE MANAGEMENT SERVICES | 6,600 | 1,650 | - | 58 | - | 2,500 | 2,500 | - | 500 | (2,000) |
| 121 | DOG WASTE STATION SUPLLIES | 5,150 | 9,397 | 5,447 | 5,447 | 8,499 | 10,000 | 13,679 | (3,679) | 10,000 | - |
| 122 | **PARK & RECREATION Total** | **341,742** | **344,539** | **375,791** | **363,719** | **366,096** | **482,319** | **449,379** | **32,940** | **484,808** | **2,489** |
| 123 | SPECIAL EVENTS & CONTINGENCY | | | | | | | | | | |
| 124 | CLUBHOUSE-SPECIAL EVENTS | 8,725 | 18,404 | 24,233 | 17,940 | 8,400 | 25,000 | 18,858 | 6,142 | 25,000 | - |
| 125 | VISION PORJECTS 2026 | - | - | - | - | - | 200,000 | 125,000 | 75,000 | - | |
| 126 | MISCELLANEOUS CONTINGENCY | 14,554 | 48,327 | 56,878 | 7,191 | 117,941 | 250,000 | 188,372 | 61,628 | 98,013 | (151,987) |
| 127 | CAPITAL OUTLAY | 46,148 | 188,873 | 315,001 | - | 39,787 | 150,836 | 85,810 | 65,026 | 100,000 | (50,836) |
| 128 | **SPECIAL EVENTS & CONTINGENCY Total** | **69,427** | **255,604** | **396,112** | **25,131** | **166,128** | **625,836** | **418,040** | **207,796** | **223,013** | **(202,823)** |
| 129 | **TOTAL EXPENDITURES BEFORE OTHER FINANCING** | **1,373,287** | **1,541,158** | **1,694,897** | **1,377,225** | **1,571,295** | **2,141,215** | **1,780,591** | **360,624** | **1,797,733** | **(343,482)** |
| 130 | ADDITIONAL SOURCES/(USES) OF FUNDS | | | | | | | | | | |
| 131 | OTHER FINANCING | | | - | | | | | | | |
| 132 | INTERFUND TRANSFER TO CAPITAL RESERVE FUND | - | - | - | - | 57,330 | 50,000 | 50,000 | - | 247,114 | 197,114 |
| 133 | **OTHER FINANCING Total** | **-** | **-** | **-** | **-** | **57,330** | **50,000** | **50,000** | **-** | **247,114** | **197,114** |
| 134 | **EXPENDITURES Total** | **1,373,287** | **1,541,158** | **1,694,897** | **1,377,225** | **1,628,625** | **2,191,215** | **1,830,591** | **360,624** | **2,044,847** | **(146,368)** |
| | NET CHANGE IN FUND BALANCE | 51,640 | (144,038) | (54,064) | 475,682 | 265,597 | - | 448,864 | 448,864 | 0 | 0 |
| | AUDIT TRUE UP FY 24 | - | | - | | | | | | | |
| | FUND BALANCE - BEGINNING - AUDITED FY 24 | 1,478,811 | 1,530,451 | 1,386,412 | 1,332,348 | 1,808,030 | 2,073,627 | | - | 2,073,627 | - |
| | LESS FUND BALANCE FORWARD | - | | - | - | | | | | (300,000) | |
| | FUND BALANCE ENDING | 1,530,451 | 1,386,413 | 1,332,348 | 1,808,030 | 2,073,627 | 2,073,627 | 448,864 | | 1,773,627 | 0 |

| FUND BALANCE ANALYSIS | Audited FY 21 | Audited FY 22 | Audited FY 23 | Audited - FY 24 | Unaudited FY 25 | Unaudited FY 26 | Unaudited FY 27 |
|---|---|---|---|---|---|---|---|
| NONSPENDABLE | 46,725 | 45,559 | 56,864 | 12,023 | 12,023 | 12,023 | 56,864 |
| ASSIGNED TO SUBSEQUENT YEARS EXPENDITURES | 70,655 | - | - | 282,475 | 282,475 | 282,475 | 282,475 |
| ASSIGNED TO CAPITAL RESERVES | 576,735 | 357,740 | 623,960 | 685,856 | 735,856 | 785,856 | 1,032,970 |
| ASSIGNED TO PROJECTS | - | - | - | - | - | 446,368 | - |
| UNASSIGNED | 836,335 | 983,113 | 651,525 | 827,676 | 1,043,273 | 546,905 | 401,319 |
| | 1,530,450 | 1,386,412 | 1,332,349 | 1,808,030 | 2,073,627 | 2,073,627 | 1,773,627 |

# STATEMENT 2
# CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
# FY 2027 PROPOSED BUDGET - RESERVES ALLOCATION

| | FY 2023 ACTUAL | FY 2024 ACTUAL | FY 2025 ACTUAL | FY 2026 AMENDED | FY 2027 PROPOSED |
|---|---|---|---|---|---|
| **REVENUES** | | | | | |
| INTEREST | 9,768 | 19,146 | - | - | - |
| SPECIAL ASSESSMENTS | 20,000 | 50,000 | - | - | - |
| **REVENUES Total** | **29,768** | **69,146** | **-** | **-** | **-** |
| **EXPENDITURES** | | | | | |
| CAPITAL RESERVES | 3,548 | 7,250 | - | - | - |
| INCREASE IN FUND BALANCE | - | - | - | - | 247,114 |
| **EXPENDITURES Total** | **3,548** | **7,250** | **-** | **-** | **247,114** |
| **EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES** | **26,220** | **61,896** | **-** | **-** | **(247,114)** |
| **OTHER FINANCING SOURCES & USES** | | | | | |
| TRANSFER IN - GENERAL FUND | 26,220 | - | 50,000 | - | 247,114 |
| **OTHER FINANCING SOURCES & USES Total** | **26,220** | **-** | **50,000** | **-** | **247,114** |
| **NET CHANGE IN FUND BALANCE** | **-** | **-** | **-** | **-** | **-** |
| **FUND BALANCES** | | | | | |
| FUND BALANCE BEGINNING | 597,740 | 623,960 | 685,856 | 735,856 | 785,856 |
| INCREASE IN FUND BALANCE | 26,220 | 61,896 | 50,000 | 50,000 | 247,114 |
| **FUND BALANCES Total** | **623,960** | **685,856** | **735,856** | **785,856** | **1,032,970** |

# STATEMENT 3
# CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
# BUDGET DESCRIPTIONS / CONTRACTS SUMMARY

| | DESCRIPTION | AMOUNT |
|---|---|---|
| 24 | **EXPENDITURES** | |
| 25 | **FINANCE AND ADMINISTRATIVE** | |
| 26 | **SUPERVISORS FEES** | |
| | Compensation paid to elected members of the CDD Board of Supervisors for attending officially scheduled meetings, as authorized by Florida Statutes. | 14,000 |
| 27 | **ADMINISTRATIVE SERVICES** | |
| | Costs associated with providing administrative support to the District, including preparation of meeting agendas, minutes, correspondence, and records management. | 3,000 |
| 28 | **DISTRICT MANAGEMENT** | |
| | Professional management services provided by a licensed firm responsible for overseeing the District's day-to-day operations, vendor coordination, board support, and statutory compliance. | 33,750 |
| 29 | **DISTRICT ENGINEER** | |
| | Fees for the District's consulting engineer who provides technical services including infrastructure inspections, preparation of bid specifications, project oversight, and compliance with regulatory requirements. | 35,000 |
| 30 | **ASSESSMENT ROLL** | |
| | Expenses related to the preparation and certification of the annual assessment roll, which determines each property owner's share of the District's operating and debt service costs. | - |
| 31 | **FINANCIAL & REVENUE COLLECTIONS** | |
| | Costs incurred for the administration and collection of assessments, including coordination with the county tax collector and monitoring of payments. | 2,500 |
| 32 | **ACCOUNTING SERVICES** | |
| | Charges for preparing the District's financial statements, general ledger maintenance, accounts payable processing, and financial reporting in accordance with governmental standards. | 16,000 |
| 33 | **AUDITING SERVICES** | |
| | Professional fees for the annual independent audit of the District's financial records, as required by Florida Statutes. | 6,000 |
| 34 | **MISCELLANEOUS MAILINGS** | |
| | Postage and material costs for District-wide mailings such as public hearing notices, budget summaries, meeting announcements, and regulatory correspondence. | 1,800 |
| 35 | **PUBLIC OFFICIALS LIABILITY INSURANCE** | |
| | Insurance coverage protecting the District and its Board members from claims arising from alleged wrongful acts while performing their official duties. | 3,648 |

| | DESCRIPTION | AMOUNT |
|---|---|---|
| 36 | **BANK FEES** | |
| | Charges incurred for banking services, including account maintenance, check processing, wire transfers, and other financial transactions related to District operations. | 800 |
| 37 | **DUES, LICENSES & FEES** | |
| | Annual fees required for the District to remain in good standing with state and regulatory entities, including Florida Department of Economic Opportunity (DEO) and other applicable agencies. | 175 |
| 38 | **LEGAL ADVERTISING** | |
| | Costs for publishing statutorily required public notices in a local newspaper, such as budget hearings, meeting schedules, and rule adoptions, in compliance with Florida law. | 1,600 |
| 39 | **TAX COLLECTOR/ PROPERTY APPRAISER FEES** | |
| | Fees paid to the County Tax Collector and Property Appraiser for the administration, collection, and distribution of non-ad valorem special assessments on the tax roll. | 150 |
| 40 | **ADA WEBSITE COMPLIANCE** | |
| | Costs associated with ensuring the District's website is accessible to individuals with disabilities, in accordance with the Americans with Disabilities Act (ADA), including platform support and accessibility scanning. | 2,015 |
| 41 | **WEBSITE FEES & FOR REMEDIATION** | |
| | Expenses for hosting, maintaining, and updating the District's official website, as well as remediating documents to ensure ongoing ADA compliance. | 1,200 |
| 42 | **DISTRICT COUNSEL** | |
| | Legal services provided by the District's attorney, including contract reviews, legal guidance to the Board, and representation in matters related to governance and operations. | 55,000 |
| 43 | **FINANCE AND ADMINISTRATIVE Total** | **176,638** |
| 44 | **DEBT ADMINISTRATION** | |
| 45 | **DISSEMINATION AGENT** | |
| | Fees paid to a designated agent responsible for submitting the District's financial and operating disclosures to bondholders and regulatory agencies, as required by continuing disclosure agreements. | 5,000 |
| 46 | **TRUSTEE FEES** | |
| | Annual fees paid to the bond trustee (usually a bank or financial institution) for administering the District's bond accounts, processing debt service payments, and maintaining compliance with trust indenture provisions. | 6,430 |
| 47 | **ARBITRAGE REBATE CALCULATION** | |
| | Professional services for calculating arbitrage liability on tax-exempt bonds to ensure the District remains compliant with IRS regulations and avoids penalties. | 500 |
| 48 | **DEBT ADMINISTRATION Total** | **11,930** |
| 49 | **LAW ENFORCEMENT** | |
| 50 | **OFF DUTY DEPUTY** | |
| | Costs associated with hiring local law enforcement officers to provide supplemental security patrols and community presence during peak hours or special events and serve in the off duty capacity | 30,422 |
| 51 | **LAW ENFORCEMENT Total** | **30,422** |

| | DESCRIPTION | AMOUNT |
|---|---|---|
| 52 | **ELECTRIC UTILITY SERVICES** | |
| 53 | **UTILITY SERVICES** | |
| | Expenses for electric, water, and other utility services required for the general operation of District infrastructure and common areas. Duke was approved for an approximate rate increase of 3% | 16,480 |
| 54 | **UTILITY-RECREATION FACILITIES** | |
| | Utility charges specifically related to the operation of recreation amenities such as clubhouses, pools, and sports courts. Duke was approved for an approximate rate increase of 3% | 32,960 |
| 55 | **UTILITY-STREET LIGHTS** | |
| | Electric service fees for streetlights throughout the District to ensure roadway and pedestrian safety.Duke was approved for an approximate rate increase of 3% | 109,180 |
| 56 | **ELECTRIC UTILITY SERVICES Total** | **158,620** |
| 57 | **GARBAGE/SOLID WASTE CONTROL SERVICES** | |
| 58 | **SOLID WASTE ASSESSMENT** | |
| | Annual assessment levied by the local government for solid waste and recycling services within the District. | 1,200 |
| 59 | **GARBAGE-RECREATION FACILITY** | |
| | Trash collection services dedicated to recreation facilities, including the clubhouse, pools, and parks. | 1,800 |
| 60 | **GARBAGE/SOLID WASTE CONTROL SERVICES Total** | **3,000** |
| 61 | **WATER-SEWER COMBINATION SERVICES** | |
| 62 | **UTILITY RECREATION FACILITY** | |
| | Water and electric utilities needed for the continuous operation and upkeep of the District's recreational facilities. Pasco was approved for a multi year rate hike plan of about 4.75% | 14,750 |
| 63 | **WATER-SEWER COMBINATION SERVICES Total** | **14,750** |
| 64 | **STORM WATER CONTROL** | |
| 65 | **PEST CONTROL** | |
| | Routine pest control services for District-owned properties and amenities to mitigate insects, rodents, and other nuisances. | 3,500 |
| 66 | **AQUATIC MAINTENANCE** | |
| | Ongoing maintenance and treatment of community lakes and ponds to control algae, maintain water quality, and preserve aquatic health. Contract auto renews on March 31 and was renegotiated in 2026 | 94,075 |
| 67 | **LAKE/POND BANK MAINTENANCE & REPAIR** | |
| | Repairs and restoration of lake and pond banks due to erosion or storm damage, ensuring structural integrity and aesthetic appeal. | 75,000 |
| 68 | **STORMWATER ASSESSMENTS** | |
| | Annual charges assessed by the local government for stormwater management services, including drainage and runoff control. | 2,000 |
| 69 | **WETLAND MONITORING & MAINTENANCE** | |
| | Professional monitoring and upkeep of the District's designated wetland areas to ensure environmental compliance and ecological health. | - |
| 70 | **FOUNTAIN SERVICE REPAIR & MAINTENANCE** | |
| | Routine service, maintenance, and repairs of decorative and aeration fountains located in lakes, ponds, or common areas. | 4,500 |
| 71 | **AQUATIC PLANT REPLACEMENT** | |
| | Costs related to replacing aquatic vegetation to support shoreline stabilization, enhance aesthetics, and improve water quality. | 2,500 |

| | DESCRIPTION | AMOUNT |
|---|---|---|
| | **STORMWATER SYSTEM MAINTENANCE** | |
| | Maintenance activities such as cleaning, inspection, and repair of stormwater drainage systems, pipes, and control structures. | 85,000 |
| 73 | **WETLAND INVASIVE AREAS MAINTENANCE** | |
| | Specialized maintenance of wetland areas to control and remove invasive plant species that threaten native ecosystems. | 2,500 |
| 74 | **STORM WATER CONTROL Total** | **269,075** |
| 75 | **OTHER PHYSICAL ENVIRONMENT** | |
| 76 | **PROPERTY INSURANCE** | |
| | Premiums for property insurance coverage on District-owned facilities and assets, protecting against damage or loss due to fire, weather, or vandalism. | 33,300 |
| 77 | **GENERAL LIABILITY INSURANCE** | |
| | Premiums for general liability insurance to protect the District against claims of bodily injury, property damage, or personal injury occurring on District property. | 4,629 |
| 78 | **ENTRY AND WALLS REPAIRS & MAINTENANCE** | |
| | Repair and upkeep of community entrance features, perimeter walls, and signage to preserve appearance and structural condition. | 5,000 |
| 79 | **LANDSCAPE MAINTENANCE** | |
| | Ongoing landscaping services including mowing, trimming, fertilization, and plant bed maintenance throughout District common areas as well as monthlly wet checks | 255,000 |
| 80 | **WELL MAINTENANCE** | |
| | Routine maintenance and repairs for irrigation wells that support the District's landscape and common area irrigation systems. | 500 |
| 81 | **LANDSCAPE- FERTILIZER** | |
| | Application of fertilizers to turf and plant beds to promote healthy growth and maintain attractive landscaping throughout the District. | 16,848 |
| 82 | **LANDSCAPE REPLACEMENT-PLANTS, SHRUBS, TREES** | |
| | Replacement of damaged, diseased, or aging plants, shrubs, and trees within common areas and along community roadways. | 15,000 |
| 83 | **LANDSCAPE INSPECTION SERVICES** | |
| | Third-party inspections and reporting to ensure the landscape contractor is meeting performance standards and maintenance expectations. | - |
| 84 | **FIRE ANT TREATMENT** | |
| | Treatment and control of fire ant infestations within common areas, parks, and recreational spaces to protect residents and property. | 2,500 |
| 85 | **HOLIDAY DECORATIONS** | |
| | Purchase, installation, and removal of holiday lights and decorations at community entrances and designated common areas. | 10,000 |
| 86 | **LANDSCAPE- PEST CONTROL/OTC INJECTIONS** | |
| | Specialized treatments, including over-the-counter (OTC) injections, to prevent or eliminate pests and diseases affecting high-value landscape elements. Pest control is included in the contractt and OTC injections are at $2, 700 for 15 palm trees | 2,700 |
| 87 | **LANDSCAPE- MULCH** | |
| | Periodic application of mulch to plant beds for weed control, moisture retention, and enhancement of community aesthetics. Contract considers 540 cy large pine bark mulch to be installed at $60 per cy . | 32,400 |

| | DESCRIPTION | AMOUNT |
|---|---|---|
| 88 | **LANDSCAPE ANNUALS** | |
| | Installation and seasonal replacement of flowering annual plants in high-visibility locations such as entrances and amenity centers. Contractor shall install 500 (4") annuals up to 4 times per year | 8,800 |
| 91 | **LANDSCAPE- PEST CONTROL** | |
| | Targeted pest control treatments for landscaped areas to prevent damage from insects and other harmful organisms not accounted for in other expenditure lines | - |
| 91 | **IRRIGATION REPAIR** | |
| | Costs for the repair and replacement of irrigation system components, including valves, pumps, sprinkler heads, and controllers. | 20,000 |
| 92 | **RUST PREVENTION** | |
| | Treatment systems and products used to prevent rust staining on buildings, sidewalks, and landscape features caused by irrigation using well water. | 13,800 |
| 93 | **OTHER PHYSICAL ENVIRONMENT Total** | **420,477** |
| 94 | **ROAD & STREET FACILITIES** | |
| 95 | **ROADWAY REPAIR & MAINTENANCE** | |
| | Expenses for the repair and upkeep of community roadways, including asphalt patching, signage, striping, and minor resurfacing work. | 5,000 |
| 96 | **ROAD & STREET FACILITIES Total** | **5,000** |
| 97 | **PARK & RECREATION** | |
| 98 | **MANAGEMENT CONTRACT** | |
| | Payment for professional management services provided under contract to oversee the District's operations, vendors, compliance, and Board support. | - |
| 99 | **CONTRACTED EMPLOYEE SALARIES** | |
| | Salaries and wages for on-site employees such as full time general manager, full time maintenance, full time concierge supervisor and concierge team member as well as part time concierge at 20 hours per week . All applicable taxes included as well as $350 per month for health insurance stipend for the full time team. | 334,707 |
| 100 | **OPERATIONS MAINTENANCE & REPAIR** | |
| | General repairs and upkeep of District assets and infrastructure not covered under specific line items, including minor facility and equipment fixes. | 35,000 |
| 101 | **GATE MAINTENANCE & REPAIRS** | |
| | Service and repair costs for mechanical gates and access control systems located at entrances or restricted areas within the community. | 1,000 |
| 102 | **COMPUTER SUPPORT MAINTENANCE & REPAIRS** | |
| | Technical support, maintenance, and upgrades for District-owned computer hardware, software, and IT infrastructure. | 2,000 |
| 103 | **FITNESS EQUIPMENT MAINTENANCE & REPAIRS** | |
| | Scheduled maintenance and repairs for fitness equipment located in the clubhouse or amenity center to ensure safety and usability. | 5,000 |
| 105 | **CLUBHOUSE- FACILITY JANITORIAL SERVICE** | |
| | Routine janitorial services for cleaning and sanitizing the clubhouse facilities, including restrooms, floors, and common areas. | 20,500 |
| 106 | **CLUBHOUSE- FACILITY JANITORIAL SUPPLIES** | |
| | Purchase of cleaning products, paper goods, and other consumables needed for janitorial staff to maintain clubhouse cleanliness and hygiene. | 5,000 |

| | DESCRIPTION | AMOUNT |
|---|---|---|
| 108 | **POOL SERVICE CONTRACT** | |
| | Contracted services for regular cleaning, chemical balancing, and maintenance of community pools to ensure safety and regulatory compliance. Th Distrrict contracts with Suncoast for $2,300 per month | 27,600 |
| 109 | **SECURITY SYSTEM MONITORING & MAINTENANCE** | |
| | Monitoring, maintenance, and periodic updates of alarm systems, access control devices, and surveillance cameras to enhance facility security. ECS contract management for access management is $750 per mo, ADT Security is $60.33 per month and Cintas approximates $2,500 annually for inspection and repair. Included an additional 3% for any increase | 5,896 |
| 110 | **FACILITY A/C & HEATING MAINTENANCE & REPAIRS** | |
| | Scheduled service and emergency repairs for HVAC systems in District-owned facilities to ensure climate control and equipment efficiency. | 5,000 |
| 111 | **FURNITURE REPAIR/REPLACEMENT** | |
| | Costs for repairing or replacing worn or damaged furniture in community amenities, including the clubhouse and common areas. | 7,000 |
| 112 | **POOL PERMITS** | |
| | Permit fees required by local or state health departments for operation of public swimming pools within the District. | 425 |
| 113 | **PLAY GROUND EQUIPMENT MAINTENANCE & REPAIRS** | |
| | Repairs and upkeep of playground structures, surfacing, and safety features to maintain usability and comply with safety standards. | 2,500 |
| 114 | **VEHICLE MAINTENANCE** | |
| | Routine maintenance and repair costs for District-owned vehicles used by staff for community operations and inspections. | 1,000 |
| 115 | **TELEPHONE, FAX & INTERNET** | |
| | Monthly service charges and equipment support for telephone, fax, and internet connections at District facilities and amenities. Brighthouse approximates $750 per month | 9,000 |
| 116 | **ATHLETIC/PARK COURT/FOUNTAIN MAINTENANCE** | |
| | Ongoing maintenance and minor repairs of athletic courts, parks, and decorative fountains to ensure usability and visual appeal. | 2,500 |
| 117 | **POOL/WATERPARK/FOUNTAIN MAINTENANCE** | |
| | Ongoing maintenance and repair services for pools, waterparks, and fountains, including water treatment, equipment upkeep, and aesthetic enhancements. | 6,000 |
| 118 | **PEST CONTROL & TERMITE BOND** | |
| | Scheduled pest control services and termite protection to safeguard District facilities from infestation and structural damage. District is currentlly paying $55 monthly included a 3% increase | 680 |
| 119 | **OFFICE SUPPLIES** | |
| | Purchase of general office materials such as paper, pens, folders, and administrative supplies necessary for District operations and recordkeeping. | 3,500 |
| 120 | **WILD LIFE MANAGEMENT SERVICES** | |
| | Contracted services for the humane removal, relocation, or management of wildlife that may pose safety or property concerns within the District. | 500 |
| 121 | **DOG WASTE STATION SUPLLIES** | |
| ### | Expenses for purchasing and restocking dog waste bags and supplies for community dog waste stations to support cleanliness and resident compliance. Amount allows for an additional amount of $2,000 for any extra stations to be considered. FY 25 contract = $7,979 | 10,000 |
| 122 | **PARK & RECREATION Total** | **484,808** |

| | DESCRIPTION | AMOUNT |
|---|---|---|
| 123 | SPECIAL EVENTS & CONTINGENCY | |
| 124 | **CLUBHOUSE-SPECIAL EVENTS** | |
| | Funding for resident-oriented events and programs held at the clubhouse or community areas, including holiday celebrations, socials, and activities. | 25,000 |
| 126 | **MISCELLANEOUS CONTINGENCY** | |
| | Unallocated reserve funds set aside to cover unforeseen or miscellaneous expenses not specifically budgeted elsewhere. | 98,013 |
| | **CAPITAL OUTLAY** | |
| | Funds allocated for significant purchases or construction projects involving new assets or major facility improvements. Includes an amount of $36,272 for fence | 100,000 |
| 128 | **SPECIAL EVENTS & CONTINGENCY Total** | **223,013** |
| 129 | **TOTAL EXPENDITURES BEFORE OTHER FINANCING** | **1,797,733** |
| 130 | ADDITIONAL SOURCES/(USES) OF FUNDS | |
| 131 | OTHER FINANCING | |
| 132 | **INTERFUND TRANSFER TO CAPITAL RESERVE FUND** | |
| | Transfer of funds from the operating budget to the capital reserve fund to support future infrastructure replacements and large-scale repairs. | 247,114 |
| 133 | **OTHER FINANCING Total** | **247,115** |
| | **ADDITIONAL SOURCES/(USES) OF FUNDS Total** | **247,115** |
| 134 | EXPENDITURES Total | 2,044,848 |

## CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
## FISCAL YEAR 2027 DEBT SERVICE BUDGET

| | SERIES 2016 |
|---|---|
| **REVENUES** | |
| Expected Net Debt Service Revenue | $1,831,879.68 |
| **TOTAL REVENUES** | **$1,831,879.68** |
| **EXPENDITURES (1)** | |
| May 1, 2027 Interest | $338,236.25 |
| May 1, 2027 Scheduled Principal Payment | $1,125,000.00 |
| November 1, 2027 Interest | $319,203.13 |
| **TOTAL EXPENDITURES** | **$1,782,439.38** |
| **EXCESS REVENUE OVER EXPENDITURES** | **$49,440.30** |

**(1) Scheduled Fiscal Year 2027 debt service payments per Trustee as of February 17, 2026.**

## CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
## COMPARISON OF PROPOSED FY 2027 ASSESSMENTS TO FY 2026 ASSESSMENTS

| LOT SIZE AND TYPE | ACTUAL FISCAL YEAR 2026 | PROPOSED FISCAL YEAR 2027 | INCREASE (DECREASE) $ | % |
|---|---|---|---|---|
| **Single Family 40' Lot** | | | | |
| Debt Service | $1,129.65 | $1,129.65 | $0.00 | 0.00% |
| Operations & Maintenance | $1,224.42 | $1,224.42 | $0.00 | 0.00% |
| **Total** | **$2,354.07** | **$2,354.07** | **$0.00** | **0.00%** |
| **Single Family 50' Lot** | | | | |
| Debt Service | $1,286.97 | $1,286.97 | $0.00 | 0.00% |
| Operations & Maintenance | $1,224.42 | $1,224.42 | $0.00 | 0.00% |
| **Total** | **$2,511.39** | **$2,511.39** | **$0.00** | **0.00%** |
| **Single Family 65' Lot** | | | | |
| Debt Service | $1,402.57 | $1,402.57 | $0.00 | 0.00% |
| Operations & Maintenance | $1,224.42 | $1,224.42 | $0.00 | 0.00% |
| **Total** | **$2,626.99** | **$2,626.99** | **$0.00** | **0.00%** |

**(1) Annual debt service assessment includes principal, interest, Pasco County collection costs and early payment discount costs.**

**(2) Annual operations & maintenance assessment based on proposed Fiscal Year 2027 budget and includes Pasco County collection costs and early payment discount costs.**

# CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

**FY 2027 TRIM NOTICE**

## FISCAL YEAR 2027 DEBT SERVICE AND O&M ASSESSMENT SCHEDULE

| | | |
|---|---|---|
| **TOTAL PROPOSED FY 2027 OPERATIONS & MAINTENANCE BUDGET-TAX ROLL** | | **$1,744,847.00** |
| **PLUS: INCREASE FOR TRIM NOTICE @** | **0.00%** | **$0.00** |
| **TOTAL FY 2027 OPERATIONS & MAINTENANCE BUDGET-TAX ROLL** | | **$1,744,847.00** |
| **COLLECTION AND EARLY PAYMENT DISCOUNT COSTS @** | **6.00%** | **$111,373.21** |
| **TOTAL GROSS FY 2027 O&M ASSESSMENT** | | **$1,856,220.21** |

| LOT SIZE REFERENCE | LOT SIZE | TOTAL # OF LOTS ASSESSED O&M | TOTAL # OF LOTS ASSESSED SERIES 2016 DEBT SERVICE | ALLOCATION OF O&M ASSESSMENT EAU/UNIT | TOTAL EAU's | % TOTAL EAU's | TOTAL O&M BUDGET | TOTAL SERIES 2016 DEBT SERVICE REVENUE COLLECTED | PER UNIT ANNUAL ASSESSMENTS SERIES 2016 DEBT SERVICE (1) | FY 2027 O&M | TOTAL (2) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 40 | Single Family 40' Lot | 289 | 289 | 1.00 | 289.00 | 19.06% | $353,857.28 | $326,468.85 | **$1,129.65** | **$1,224.42** | **$2,354.07** |
| 50 | Single Family 50' Lot | 822 | 821 | 1.00 | 822.00 | 54.22% | $1,006,472.96 | $1,056,602.37 | **$1,286.97** | **$1,224.42** | **$2,511.39** |
| 50 P | Single Family 50' Lot **(3)** | 1 | 1 | 1.00 | 1.00 | 0.07% | $1,224.42 | $501.24 | **$501.24** | **$1,224.42** | **$1,725.66** |
| 65 | Single Family 65' Lot | 404 | 403 | 1.00 | 404.00 | 26.65% | $494,665.54 | $565,235.71 | **$1,402.57** | **$1,224.42** | **$2,626.99** |
| **TOTAL** | | **1,516** | **1,514** | | **1,516.00** | **100.00%** | **$1,856,220.21** | **$1,948,808.17** | | | |
| LESS: Pasco County Collection Costs (2%) and Early Payment Discount Costs (4%) | | | | | | | ($111,373.21) | ($116,928.49) | | | |
| **NET REVENUE TO BE COLLECTED** | | | | | | | **$1,744,847.00** | **$1,831,879.68** | | | |

**(1) Annual debt service assessment per lot adopted in connection with the Concord Station CDD Series 2016 Refunding bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.**

**(2) Annual assessment that will appear on the November 2026 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.**

**(3) One lot prepaid the original Series 2005 assessment but is subject to the 2016 Project portion of the Series 2016 Refunding Bonds.**

EXHIBIT 16

RETURN TO AGENDA

**RESOLUTION 2026-11**
**[FY 2027 BUDGET APPROVAL RESOLUTION]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.**

**WHEREAS**, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"FY 2027"**), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Concord Station Community Development District (**"District"**) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A** (**"Proposed Budget"**); and

**WHEREAS**, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

| | |
|---|---|
| DATE: | August 13, 2026 |
| TIME: | 6:00 PM |
| LOCATION: | Concord Station Clubhouse<br>18636 Mentmore Blvd., Land O' Lakes, Florida 34638 |

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District's website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** 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. This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 11th DAY OF JUNE 2026.**

ATTEST:

**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**

_____
Secretary / Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Proposed Budget

EXHIBIT 17

RETURN TO AGENDA

LLS Tax Solutions Inc.
1645 Sun City Center Plz, #5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

May 14, 2026

Concord Station Community Development District
c/o Haven Management Solutions
255 Primera Boulevard, Suite 160
Lake Mary, Florida 32746

Thank you for choosing LLS Tax Solutions Inc. ("LLS Tax") to provide arbitrage services to Concord Station Community Development District ("Client") for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- $24,120,000 Concord Station Community Development District Capital Improvement Revenue and Refunding Bonds, Series 2016A-1 (Senior Lien)
  $4,305,000 Concord Station Community Development District Capital Improvement Revenue and Refunding Bonds, Series 2016A-2 (Subordinate Lien)

**SCOPE OF SERVICES**

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service ("IRS") forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

**TAX POSITIONS AND REPORTABLE TRANSACTIONS**

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that

the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated "tax shelter" rules that require taxpayers to disclose their participation in "reportable transactions" by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all "reportable transactions" and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client's participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state "tax shelter" reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client's failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

**PROFESSIONAL FEES AND EXPENSES**

Our professional fees for the services listed above for the annual bond year beginning August 29, 2025, through the period ending August 28, 2026, is $500, which includes reasonable out-of-pocket expenses. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

**ACCEPTANCE**

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

By: *Linda L. Scott*

Linda L. Scott, CPA

AGREED AND ACCEPTED:
Concord Station Community Development District

By: _____

Print Name _____

Title _____

Date: _____

EXHIBIT 18

RETURN TO AGENDA

# Concord Station
# Community Development District

**Summary Financial Statements**

**(Unaudited)**

**April 30, 2026**

# Concord Station
# Balance Sheet
# April 30, 2026

| | | General Fund | Reserve Fund | Debt Srv Fund | Total |
|---|---|---|---|---|---|
| 1 | **Assets:** | | | | |
| 2 | Cash - Operating Account Southstate | 198,788 | - | - | 198,788 |
| 3 | Cash - Money Market Account | 2,105,476 | 809,387 | - | 2,914,863 |
| 4 | Cash - Operating (Square) | 19,544 | - | - | 19,544 |
| 5 | Debit Card | 2,169 | - | - | 2,169 |
| 6 | Investments: | | | | |
| 7 | Revenue Trust Fund | - | - | 1,871,916 | 1,871,916 |
| 8 | Interest Fund | - | - | - | - |
| 9 | Debt Service Reserve Fund | - | - | 917,982 | 917,982 |
| 10 | Prepayment Fund | - | - | 85,096 | 85,096 |
| 11 | Accounts Receivable | 1,000 | - | - | 1,000 |
| 12 | On-Roll Assessments Receivable | 25,135 | - | 26,389 | 51,524 |
| 13 | Due from Other Funds | - | - | 21,803 | 21,803 |
| 14 | Deposits | 6,591 | - | - | 6,591 |
| 15 | Prepaid Items | 27,599 | - | - | 27,599 |
| 16 | **Total Assets** | $ 2,386,302 | $ 809,387 | $ 2,923,187 | $ 6,118,876 |
| 17 | **Liabilities:** | | | | |
| 18 | Accounts Payable | 28,669 | - | - | 28,669 |
| 19 | Accrued Payable | 15,312 | - | - | 15,312 |
| 20 | Due to Other Funds | 21,803 | - | - | 21,803 |
| 21 | Deposits Payable | - | - | - | - |
| 22 | Deferred Revenue - On-Roll | 25,135 | - | 26,389 | 51,524 |
| 23 | **Fund Balance:** | | | | |
| 24 | Non-Spendable: | 34,190 | - | - | 34,190 |
| 25 | Assigned - Reserved | 331,869 | 809,387 | - | 1,141,256 |
| 26 | Restricted | - | - | 2,896,797 | 2,896,797 |
| 26 | Unassigned | 1,021,412 | - | - | 1,021,412 |
| 27 | Net Change in Fund Balance | 907,913 | - | - | 907,913 |
| 28 | **Total Liabilities & Fund Balance** | $ 2,386,302 | $ 809,387 | $ 2,923,187 | $ 6,118,876 |

**Concord Station**
**General Fund**
**Statement of Revenue, Expenditures and Change in Fund Balance**
**For the Period of October 1, 2025 through April 30, 2026**

| | | FY2026 Adopted Budget | FY2026 Budget Year to Date | FY2026 Actual Year to Date | Variance Over/(Under) Budget |
|---|---|---|---|---|---|
| 1 | **Revenues:** | | | | |
| 2 | Special Assessments | $ 1,694,847 | $ 1,525,362 | $ 1,669,712.31 | $ 144,350 |
| 3 | Tax Roll for Transfer to Reserve Fund | 50,000 | 50,000 | 50,000 | - |
| 4 | Fund Balance Forward | 446,368 | - | - | - |
| 5 | Interest Income | - | - | 70,072 | 70,072 |
| 6 | Clubhouse Rentals | - | - | 14,211 | 14,211 |
| 7 | Fees for Fence Project | - | - | - | - |
| 8 | Key/Access/Transponder Revenue | - | - | - | - |
| 9 | Miscellaneous Revenue | - | - | 25,870 | 25,870 |
| 10 | **Total Revenues** | **2,191,215** | **1,575,362** | **1,829,866** | **254,504** |
| 11 | | | | | |
| 12 | **Expenditures:** | | | | Variance (Over) / Under |
| 13 | **Financial & Administrative** | | | | |
| 14 | Supervisor Compensation | 13,000 | 7,583 | 7,800 | (217) |
| 15 | Administrative Services | 3,000 | 1,750 | 500 | 1,250 |
| 16 | District Management | 33,750 | 19,688 | 14,116 | 5,572 |
| 17 | District Engineer | 30,000 | 17,500 | 20,614 | (3,114) |
| 18 | Assessment Roll | 2,500 | 1,458 | 625 | 833 |
| 19 | Financial & Revenue Collections | 2,500 | 1,458 | 1,042 | 416 |
| 20 | Accounting Services | 16,000 | 9,333 | 6,667 | 2,666 |
| 21 | Auditing Services | 5,500 | - | - | - |
| 22 | Miscellaneous Mailings | 1,500 | - | - | - |
| 23 | Public Officials Liability Insurance | 3,519 | 3,316 | 3,316 | - |
| 24 | Bank Fees | 800 | 467 | 728 | (261) |
| 25 | Dues, Licenses & Fees | 175 | 175 | 3,535 | (3,360) |
| 26 | Legal Advertising | 1,500 | 875 | 407 | 468 |
| 27 | Tax Collector/Property Appraiser Fee | 150 | - | - | - |
| 28 | ADA Website Compliance | 2,015 | 1,515 | 1,515 | - |
| 29 | Website Hosting, Maintenance & Backup | 1,500 | 1,500 | 72 | 1,428 |
| 30 | District Counsel | 45,000 | 45,000 | 51,313 | (6,313) |
| 31 | **Total Financial & Administrative** | **162,409** | **111,618** | **112,249** | **(631)** |
| 32 | | | | | |
| 33 | **Debt Administration** | | | | |
| 34 | Dissemination Agent | 5,000 | 2,917 | 1,667 | - |
| 35 | Trustee Fees | 6,500 | - | - | - |
| 36 | Arbitrage Rebate Calculation | 500 | - | - | - |
| 37 | **Total Debt Administration** | **12,000** | **2,917** | **1,667** | **-** |
| 38 | | | | | |
| 39 | **Securty Operations** | | | | |
| 40 | Off Duty Deputy | 41,760 | 24,360 | - | 24,360 |
| 41 | **Total Security Operations** | **41,760** | **24,360** | **-** | **24,360** |
| 42 | | | | | |
| 43 | **Electric Utility Services** | | | | |
| 44 | Utility Services | 16,000 | 9,333 | 7,234 | 2,099 |
| 45 | Utility - Recreation Facilities | 32,000 | 18,667 | 15,949 | 2,718 |
| 46 | Utility - Streetlights | 106,000 | 61,833 | 56,552 | 5,281 |
| 47 | **Total Electric Utility Services** | **154,000** | **89,833** | **79,735** | **10,098** |
| 48 | | | | | |
| 49 | **Garbage/Solid Waste Control Services** | | | | |
| 50 | Solid Waste Assessment | 900 | 900 | 1,104 | (204) |
| 51 | Garbage - Recreation Facilities | 1,040 | 1,040 | 1,228 | (188) |
| 52 | **Total Garbage/Solid Waste Control Services** | **1,940** | **1,940** | **2,332** | **(392)** |

**Concord Station**
**General Fund**
**Statement of Revenue, Expenditures and Change in Fund Balance**
**For the Period of October 1, 2025 through April 30, 2026**

| | | | | |
|---|---|---|---|---|
| 53 | | | | |
| 54 **Water-Sewer Combination Services** | | | | |
| 55 Utility - Recreation Facilities | 10,000 | 5,833 | 4,317 | 1,516 |
| 56 **Total Water-Sewer Combination Services** | **10,000** | **5,833** | **4,317** | **1,516** |
| 57 | | | | |
| 58 **Stormwater Control** | | | | |
| 59 Pest Control | 3,500 | 2,042 | - | 2,042 |
| 60 Aquatic Maintenance | 120,837 | 70,488 | 63,178 | 7,310 |
| 61 Lake/Pond Bank Maintenance & Repair | 20,000 | 11,667 | - | 11,667 |
| 62 Stormwater Assessments | 2,000 | 1,871 | 1,871 | - |
| 63 Wetland Monitoring & Maintenance | - | - | - | - |
| 64 Fountain Service Repair & Maintenance | 4,500 | 2,625 | - | 2,625 |
| 65 Acquatic Plant Replacement | 2,500 | - | - | - |
| 66 Stormwater System Maintenance | 2,500 | - | - | - |
| 67 Wetland Invasive Areas Maintenance | 2,500 | - | - | - |
| 68 **Total Stormwater Control** | **158,337** | **88,693** | **65,048** | **23,644** |
| 69 | | | | |
| 70 **Other Physical Environment** | | | | |
| 71 Property Insurance | 37,161 | 37,161 | 37,473 | (312) |
| 72 General Liability Insurance | 4,523 | 4,523 | 4,523 | - |
| 73 Entry & Walls Maintenance & Repair | 5,000 | 2,917 | - | 2,917 |
| 74 Landscape Maintenance | 264,350 | 154,204 | 171,175 | (16,971) |
| 75 Well Maintenance | 500 | 292 | - | 292 |
| 76 Landscape - Fertilizer | 18,000 | 10,500 | 6,765 | 3,735 |
| 77 Landscape Replacement Plants, Shrubs, Trees | 15,000 | 8,750 | 811 | 7,939 |
| 78 Landscape Inspection Services | - | - | - | - |
| 79 Fire Ant Treatment | 2,500 | 1,458 | - | 1,458 |
| 80 Holiday Decorations | 58,280 | 33,997 | - | 33,997 |
| 81 Landscape - Pest Control/OTC Injections | 8,900 | 5,192 | 575 | 4,617 |
| 82 Landscape - Mulch | 32,500 | 18,958 | - | 18,958 |
| 83 Landscape - Annuals/Flowers | 5,900 | 1,475 | 1,475 | - |
| 84 Landscape - Pest Control | - | - | - | - |
| 85 Irrigation Repair | 20,000 | 11,667 | 6,638 | 5,029 |
| 86 Rust Prevention | 15,000 | 8,750 | 7,945 | 805 |
| 87 **Total Other Physical Environment** | **487,614** | **299,844** | **237,380** | **62,464** |
| 88 | | | | |
| 89 **Road & Street Facilities** | | | | |
| 90 Roadway Repair & Maintenance | 5,000 | - | - | - |
| 91 **Total Road & Street Facilities** | **5,000** | **-** | **-** | **-** |
| 92 | | | | |
| 93 **Parks & Recreation** | | | | |
| 94 Management Contract | - | - | | - |
| 95 Amenity Management Contracted Employee Salaries | 332,020 | 193,678 | 154,337 | 39,341 |
| 96 Clubhouse Maintenance & Repair | 27,000 | 15,750 | 20,363 | (4,613) |
| 97 Gate Maintenance & Repair | 1,000 | 1,000 | 4,070 | (3,070) |
| 98 Computer Support, Maintenance & Repair | 2,000 | 1,167 | - | 1,167 |
| 99 Fitness Equipment Maintenance & Repair | 5,000 | 2,917 | 901 | 2,016 |
| 100 Clubhouse Facility Janitorial Services | 20,500 | 11,958 | 8,750 | 3,208 |
| 101 Clubhouse Facility Janitorial Supplies | 5,000 | 2,917 | - | 2,917 |
| 102 Pool Service Contract | 27,600 | 16,100 | 16,100 | - |
| 103 Security System Monitoring Services & Maintenance | 11,724 | 11,724 | 26,261 | (14,537) |
| 104 Facility A/C & Heating Maintenance & Repair | 5,000 | 2,917 | - | 2,917 |
| 105 Furniture Repair & Replacement | 7,000 | 4,083 | - | 4,083 |
| 106 Pool Permits | 425 | 248 | - | 248 |
| 107 Playground Equipment Maintenance & Repairs | 2,500 | 1,458 | - | 1,458 |
| 108 Vehicle Maintenance | 750 | 438 | - | 438 |

**Concord Station**
**General Fund**
**Statement of Revenue, Expenditures and Change in Fund Balance**
**For the Period of October 1, 2025 through April 30, 2026**

| | | | | | |
|---|---|---|---|---|---|
| 109 | Telephone, Fax & Internet | 9,000 | 5,250 | 5,130 | 120 |
| 110 | Athletic Court/Field/Playground Maintenance | 2,500 | 1,458 | - | 1,458 |
| 111 | Pool/Water Park/Fountain Maintenance | 6,000 | 3,500 | 2,745 | 755 |
| 112 | Pest Control & Termite Bond | 1,300 | 758 | 368 | 390 |
| 113 | Office Supplies | 3,500 | 3,500 | 3,826 | (326) |
| 114 | Wildlife Management Services | 2,500 | 1,458 | - | 1,458 |
| 115 | Dog Waste Station Supplies and Maintenance | 10,000 | 7,979 | 7,979 | - |
| 116 | **Total Parks & Recreation** | **482,319** | **290,258** | **250,831** | **39,427** |
| 117 | | | | | |
| 118 | **Special Events & Contingency** | | | | |
| 119 | Clubhouse - Special Events | 25,000 | 14,583 | 5,023 | 9,561 |
| 120 | Miscellaneous Contingency | 450,000 | 113,056 | 113,372 | (317) |
| 121 | Capital Outlay | 150,836 | - | - | - |
| 122 | **Total Special Events & Contingency** | **625,836** | **127,639** | **118,395** | **9,244** |
| 123 | | | | | |
| 124 | **Total Expenditures Before Other Financing Sources** | **2,141,215** | **1,042,935** | **871,953** | **169,731** |
| 125 | | | | | |
| 126 | **Total Other Financing Sources (Uses)** | | | | |
| 127 | Interfund Transfer to Capital Reserve Fund | 50,000 | 50,000 | 50,000 | - |
| 128 | **Total Other Financing Sources (Uses)** | **2,191,215** | **1,092,935** | **921,953** | **169,731** |
| 129 | | | | | |
| 130 | Transfer In | | | **-** | |
| 131 | | | | | |
| 132 | **Total Excess Expenditures Over (Under) Revenues** | **-** | **482,428** | **907,913** | **424,235** |
| 133 | | | | | |
| 134 | **Fund Balance - Beginning** | | | **1,387,471** | |
| 135 | | | | | |
| 136 | **Fund Balance - Ending** | | | **2,295,383** | |

# Concord Station
## Capital Reserve Fund
## Statement of Revenue, Expenditures and Change in Fund Balance
## For the Period of October 1, 2025 through April 30, 2026

| | | FY025 Adopted Budget | FY2025 Actual Year to Date |
|---|---|---|---|
| 1 | **Revenues:** | | |
| 2 | Interest Earnings | $ - | $ - |
| 3 | Special Assessments | - | - |
| 4 | **Total Revenues** | **-** | **-** |
| 5 | **Expenditures:** | | |
| 6 | Increase in Fund Balance | 50,000 | - |
| 7 | **Total Expenditures** | **50,000** | **-** |
| 8 | **Excess Expenditures Over (Under) Revenues** | **(50,000)** | **-** |
| 9 | **Other Sources (Uses)** | | |
| 10 | Transfer In from General Fund | 50,000 | 50,000 |
| 12 | **Total Other Sources (Uses)** | **50,000** | **50,000** |
| | **Transfer Out** | **-** | **-** |
| 13 | **Fund Balance - Beginning** | - | 759,387 |
| 14 | **Fund Balance - Ending** | **-** | **809,387** |

# Concord Station
# Debt Service 2016
# Statement of Revenue, Expenditures and Change in Fund Balance
# For the Period of October 1, 2025 through April 30, 2026

| | | Adopted Budget | Actual Year to Date |
|---|---|---|---|
| 1 | **Revenues:** | | |
| 2 | Special Assessments - On-Roll, Net | $ 1,831,880 | $ 1,805,491 |
| 3 | Prepayment Revenue | - | - |
| 4 | Interest | - | 22,620 |
| 5 | | | |
| 6 | **Total Revenues** | **1,831,880** | **1,828,110** |
| 7 | | | |
| 8 | | | |
| 9 | **Expenditures:** | | |
| 10 | | | |
| 11 | Debt Service Obligation , Net | 1,831,880 | 365,577 |
| 18 | | | |
| 19 | **Total Expenditures** | **1,831,880** | **365,577** |
| 20 | | | |
| 21 | **Excess Expenditures Over (Under) Revenues** | **-** | **1,462,533** |
| 22 | | | |
| 23 | **Other Sources (Uses)** | | |
| 24 | Transfer In | - | - |
| 25 | Transfer Out | - | - |
| 26 | **Total Other Sources (Uses)** | **-** | **-** |
| 27 | | | |
| 28 | **Fund Balance - Beginning** | - | 1,434,264 |
| 29 | | | |
| 30 | **Fund Balance - Ending** | **-** | **2,896,798** |

# Concord Station
# Balance Sheet
# April 30, 2026

| | | |
|---|---|---|
| Balance per Bank Statement | $ | 245,221.76 |
| Plus: Deposits in Transit | | - |
| Less: Outstanding Checks | | (46,433.79) |
| | **$** | **198,787.97** |

| | | |
|---|---|---|
| Beginning Balance | | 135,128.87 |
| Receipts | | 2,058,911.10 |
| Disbursements | | (1,995,252.00) |
| ***Balance per Book*** | **$** | **198,787.97** |

# Concord Station
# Check Register
# FY2026

| Date | Check # | Payee | Deposit | Deposit | Disbursement | Balance |
|---|---|---|---|---|---|---|
| **9/30/2025** | | **Balance** | **-** | **-** | **-** | **118,107.76** |
| 10/1/2025 | 5098 | Anchor Stone Management, LLC | District Management Service | | 4,250.00 | 113,857.76 |
| 10/1/2025 | 5099 | RedTree Landscape Systems | Amen cent landscape | | 10,400.00 | 103,457.76 |
| 10/1/2025 | 5100 | RedTree Landscape Systems | Irrigation Repairs | | 5,000.00 | 98,457.76 |
| 10/1/2025 | 5101 | Let's Plan A Party | Event-DEPOSIT (50%) | | 1,500.00 | 96,957.76 |
| 10/1/2025 | 5102 | RedTree Landscape Systems | landscape maint | | 24,104.17 | 72,853.59 |
| 10/1/2025 | 5103 | Suncoast Rust Control, Inc. | Monthly water treatment | | 1,135.00 | 71,718.59 |
| 10/1/2025 | 5104 | ECS Integrations LLC | camera mgmt | | 750.00 | 70,968.59 |
| 10/2/2025 | | | Funds Transfer | 50,000.00 | | 120,968.59 |
| 10/2/2025 | 100225ach | Duke Energy | 0000 Trinity Cottage Dr. | | 1.91 | 120,966.68 |
| 10/3/2025 | | | Deposit | 2,511.90 | | 123,478.58 |
| 10/4/2025 | 5105 | M&G Investors, LLC | Janitorial Services-Cleaning | | 1,250.00 | 122,228.58 |
| 10/9/2025 | 100925ach | Florida Department of Commerce | Annual District Fee | | 175.00 | 122,053.58 |
| 10/9/2025 | 10/9/2025 | Heartland Payroll | Payroll | | 91.00 | 121,962.58 |
| 10/9/2025 | 10/9/2025 | Heartland Payroll | Employee Payroll | | 1,771.68 | 120,190.90 |
| 10/9/2025 | 10/9/2025 | Heartland Payroll | PR | | 8,298.08 | 111,892.82 |
| 10/10/2025 | 5106 | Kilinski Van Wyk PLLC | Legal Services | | 7,697.20 | 104,195.62 |
| 10/10/2025 | 5107 | Fitness Logic | Repairs/Maint | | 175.00 | 104,020.62 |
| 10/13/2025 | 5112 | Piper Fire Protection, LLC | Svc Fire Alarm | | 310.00 | 103,710.62 |
| 10/13/2025 | 5113 | Piper Fire Protection, LLC | Fire Monitoring | | 300.00 | 103,410.62 |
| 10/13/2025 | 5108 | RedTree Landscape Systems | Landscape Enhacement | | 1,475.00 | 101,935.62 |
| 10/13/2025 | 5109 | Randall W. Griffin | 100925 BOSMTG | | 200.00 | 101,735.62 |
| 10/13/2025 | 5110 | Marcela Cisternas | 100925 BOSMTG | | 200.00 | 101,535.62 |
| 10/13/2025 | 5111 | Kevin Wagner | 100925 BOSMTG | | 200.00 | 101,335.62 |
| 10/14/2025 | 5114 | Advanced Drainage Solutions | | | 29,002.50 | 72,333.12 |
| 10/14/2025 | 5115 | Jessica LaBarbera. | BOS MTG 100925 | | 200.00 | 72,133.12 |
| 10/14/2025 | | | Funds Transfer | 50,000.00 | | 122,133.12 |
| 10/14/2025 | 101425ach | ADT Security Services | 18636 Mentmore Blvd | | 60.33 | 122,072.79 |
| 10/14/2025 | 101425acjh2 | FL Dept of Revenue | Sales Tax | | 149.34 | 121,923.45 |
| 10/15/2025 | 5116 | Stantec Consulting Services Inc. | Professional Engineering svc | | 1,761.00 | 120,162.45 |
| 10/20/2025 | 5117 | Advanced Drainage Solutions | Repairs/Maint | | 5,610.00 | 114,552.45 |
| 10/20/2025 | 5118 | Arrow Exterminators Inc | Reference: Pest Control Service- Oct | | 52.00 | 114,500.45 |
| 10/20/2025 | 102025ach | Pasco County Utilities Services Branch | 19322 UMBERLAND PLACE, | | 95.49 | 114,404.96 |
| 10/20/2025 | 102025ach1 | Pasco County Utilities Services Branch | 18636 MENTMORE BOULEVARD | | 458.03 | 113,946.93 |
| 10/20/2025 | 102025ach3 | Pasco County Utilities Services Branch | 3662 BUCKINGHAMSHIRE DR | | 32.86 | 113,914.07 |
| 10/23/2025 | | | Funds Transfer | 50,000.00 | | 163,914.07 |
| 10/23/2025 | 10/23/2025 | Heartland Payroll | Payroll | | 91.00 | 163,823.07 |
| 10/23/2025 | 10/23/2025 | Heartland Payroll | Employee Payroll | | 1,711.93 | 162,111.14 |
| 10/23/2025 | 10/23/2025 | Heartland Payroll | PR | | 8,006.74 | 154,104.40 |
| 10/24/2025 | 102425ach | Duke Energy | 3440 Buckinghamshire Blvd - Entry Light | | 30.80 | 154,073.60 |
| 10/24/2025 | 102425ach2 | Duke Energy | 18636 Mentmore Blvd - Clbhs-Pool | | 2,141.30 | 151,932.30 |
| 10/24/2025 | 102425ach3 | Duke Energy | 18230 Snowdonia Dr - Entry Light | | 30.80 | 151,901.50 |
| 10/24/2025 | 102425ach4 | Duke Energy | 18108 Mentmore Blvd - Entry Light | | 30.80 | 151,870.70 |
| 10/24/2025 | 102425ach5 | Duke Energy | 19069 Lake Patience Rd - Entry Light | | 30.80 | 151,839.90 |
| 10/24/2025 | 102425ach6 | Duke Energy | 18433 Mentmore Blvd - Irrig | | 35.52 | 151,804.38 |
| 10/24/2025 | 102425ach6 | Duke Energy | 19109 Mentmore Blvd - Entry Wall Light 9/3-10/1 | | 30.80 | 151,773.58 |
| 10/24/2025 | 102425ach8 | Duke Energy | 18552 Mentmore Blvd - Entry Light | | 30.80 | 151,742.78 |
| 10/24/2025 | 102425ach9 | Duke Energy | 3753 Tuckerton Dr - Irrig | | 122.81 | 151,619.97 |
| 10/24/2025 | 102425acch1 | Duke Energy | 18933 Chislehurst Dr - Irrig | | 48.21 | 151,571.76 |
| 10/24/2025 | 102425ach11 | Duke Energy | 19135 Manassas Dr - Sign Lights | | 30.80 | 151,540.96 |
| 10/24/2025 | 102425ach12 | Duke Energy | 3936 Buckinghamshire Drive - Irrig | | 73.47 | 151,467.49 |
| 10/24/2025 | 102425ach13 | Duke Energy | 18661 State Road 54 | | 53.92 | 151,413.57 |
| 10/24/2025 | 102425ach13 | Duke Energy | 18933 Mentmore Blvd - Sign Lights | | 1,348.06 | 150,065.51 |
| 10/24/2025 | 102425ach14 | Duke Energy | 18636 Mentmore Blvd - CH Main | | 76.32 | 149,989.19 |
| 10/24/2025 | 102425ach15 | Duke Energy | 3869 Sunlake Blvd - Sign Irrig | | 30.80 | 149,958.39 |
| 10/24/2025 | 102425ach16 | Duke Energy | 18636 Mentmore Blvd - Splash, | | 225.49 | 149,732.90 |
| 10/24/2025 | 102425ach17 | Duke Energy | 3444 Tuckerton | | 30.80 | 149,702.10 |
| 10/24/2025 | 102425ach19 | Duke Energy | 3882 SUNLAKE BLVD SIGN, | | 85.68 | 149,616.42 |
| 10/27/2025 | 5119 | Egis Insurance Advisors LLC | Policy # 100125607 | | 42,577.00 | 107,039.42 |
| 10/27/2025 | 5121 | Bandit Fitness Equipment | Fitness equip maint | | 316.97 | 106,722.45 |
| 10/28/2025 | 5128 | Arrow Exterminators Inc | Pest - Sept | | 52.00 | 106,670.45 |
| 10/28/2025 | 102825ach1 | Duke Energy | (576) 10920 STATE ROAD 54 | | 5,978.05 | 100,692.40 |
| 10/30/2025 | 5129 | Cintas Fire 636525 | compliance engine fee | | 51.00 | 100,641.40 |
| 10/30/2025 | 5131 | Cintas Fire 636525 | Alarm repair | | 373.16 | 100,268.24 |
| 10/30/2025 | 5133 | Cintas Fire 636525 | Alarm repair | | 636.70 | 99,631.54 |
| 10/30/2025 | 103025ach | Bright House Networks | 18636 MENTMORE Blvd | | 728.86 | 98,902.68 |
| 10/30/2025 | 103025ach | ECS Integrations LLC | Main Access Panels | | 4,880.00 | 94,022.68 |
| 10/31/2025 | 103025ach1 | WASTE MANAGEMENTINC.OF FLORIDA | Waste svc | | 120.51 | 93,902.17 |
| **10/31/2025** | | | | **152,511.90** | **176,717.49** | **93,902.17** |
| 11/3/2025 | 5134 | RedTree Landscape Systems | landscape maint | | 24,104.17 | 69,798.00 |
| 11/3/2025 | 5135 | Solitude Lake Management | 5464 | | 9,223.00 | 60,575.00 |
| 11/3/2025 | 5136 | Anchor Stone Management, LLC | District Management Service | | 4,250.00 | 56,325.00 |
| 11/3/2025 | | | Funds Transfer | 75,000.00 | | 131,325.00 |
| 11/3/2025 | 110325 | Duke Energy | Reference: 0000 Trinity Cottage Dr. (9/11-10/10) | | 1.91 | 131,323.09 |
| 11/4/2025 | 5137 | M&G Investors, LLC | Janitorial Services-Weekly Cleaning | | 1,250.00 | 130,073.09 |
| 11/4/2025 | 5138 | Suncoast Rust Control, Inc. | Commercial Svc: Monthly water treatment | | 1,135.00 | 128,938.09 |
| 11/4/2025 | 5139 | Stericycle Inc | Shred Services (Autopay) | | 1,570.80 | 127,367.29 |
| 11/4/2025 | 11/4/2025 | Heartland Payroll | Payroll 10/19-11/1/25 | | 91.00 | 127,276.29 |
| 11/4/2025 | 11/4/2025 | Heartland Payroll | Employee Payroll 10/19/25-11/4/25 | | 1,714.77 | 125,561.52 |
| 11/4/2025 | 11/4/2025 | Heartland Payroll | PR 10/19/25-11/1/25 | | 8,101.86 | 117,459.66 |
| 11/6/2025 | 5140 | ECS Integrations LLC | 100 bar codes | | 550.00 | 116,909.66 |
| 11/14/2025 | ACH 111425 | ADT Security Services | 18636 Mentmore Boulevard, Land O' Lakes, Florida 34638, Oct | | 60.33 | 116,849.33 |
| 11/17/2025 | 5141 | Jessica LaBarbera. | BOS MTG 111325 | | 200.00 | 116,649.33 |
| 11/17/2025 | 5142 | Randall W. Griffin | 111325 BOSMTG | | 200.00 | 116,449.33 |
| 11/17/2025 | 5143 | Marcela Cisternas | 111325 BOSMTG | | 200.00 | 116,249.33 |
| 11/17/2025 | 5144 | Kevin Wagner | 111325 BOSMTG | | 200.00 | 116,049.33 |
| 11/17/2025 | 5145 | Fred Berdeguez | 111325 bos mtg | | 200.00 | 115,849.33 |

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|---|---|---|---|---|---|---|---|
| 11/17/2025 | 11/17/2025 | Heartland Payroll | PR 11/2-11/15/25 | | | 8,191.82 | 107,657.51 |
| 11/17/2025 | 11/17/2025 | Heartland Payroll | Payroll 11/2-11/15/25 | | | 91.00 | 107,566.51 |
| 11/17/2025 | 11/17/2025 | Heartland Payroll | Employee Payroll 11/2-11/15/25 | | | 1,804.47 | 105,762.04 |
| 11/18/2025 | 111825acg | FL Dept of Revenue | Sales Tax | | | 109.22 | 105,652.82 |
| 11/18/2025 | 5147 | Suncoast Pool Service | Reference: Swimming Pool Service | | | 2,300.00 | 103,352.82 |
| 11/18/2025 | 5148 | Suncoast Pool Service | Pool Repair | | | 2,745.00 | 100,607.82 |
| 11/18/2025 | 111825ach | WASTE MANAGEMENTINC.OF FLORIDA | Waste Management-Service Period: 12/1-12/31//25 | | | 120.51 | 100,487.31 |
| 11/19/2025 | | | Deposit | | 200.00 | | 100,687.31 |
| 11/21/2025 | 112125acj | Pasco County Utilities Services Branch | 19322 UMBERLAND PLACE, | | | 117.84 | 100,569.47 |
| 11/21/2025 | 112125ach | Pasco County Utilities Services Branch | 18636 MENTMORE BOULEVARD | | | 496.61 | 100,072.86 |
| 11/21/2025 | 112125ach2 | Pasco County Utilities Services Branch | 3662 BUCKINGHAMSHIRE DR | | | 73.46 | 99,999.40 |
| 11/23/2025 | 5150 | Stantec Consulting Services Inc. | Professional Engineering Services | | | 2,735.89 | 97,263.51 |
| 11/23/2025 | 5151 | Kilinski Van Wyk PLLC | Legal Services | | | 12,476.23 | 84,787.28 |
| 11/23/2025 | 5152 | Business Observer | Legal Advertising | | | 166.25 | 84,621.03 |
| 11/23/2025 | 5153 | Business Observer | Legal Advertising | | | 70.00 | 84,551.03 |
| 11/23/2025 | 5154 | Business Observer | Legal Advertising | | | 61.25 | 84,489.78 |
| 11/26/2025 | 112625ach1 | Duke Energy | 3440 Buckinghamshire Blvd - Entry Light, (10/2-11/3) | | | 30.80 | 84,458.98 |
| 11/26/2025 | 112625ach2 | Duke Energy | 18636 Mentmore Blvd - Clubhouse / Pool,10/2-11/3 | | | 2,077.99 | 82,380.99 |
| 11/26/2025 | 112625ach3 | Duke Energy | 18230 Snowdonia Drive - Entry Light, 10/2-11/3 | | | 30.80 | 82,350.19 |
| 11/26/2025 | 112625ach4 | Duke Energy | 18108 Mentmore Blvd - Entry Light 10/2-11-3 | | | 30.80 | 82,319.39 |
| 11/26/2025 | 112625ach5 | Duke Energy | 19069 Lake Patience Rd - Entry Light 10/2-11/3 | | | 30.80 | 82,288.59 |
| 11/26/2025 | 112625ach6 | Duke Energy | 18433 Mentmore Blvd - Irrigation 10-2-11/3 | | | 71.98 | 82,216.61 |
| 11/26/2025 | 112625ach7 | Duke Energy | 19109 Mentmore Blvd - Entry Wall Light 10/2-11/3 | | | 30.80 | 82,185.81 |
| 11/26/2025 | 112625ach8 | Duke Energy | 18552 Mentmore Blvd - Entry Light 10/2-11/3 | | | 32.17 | 82,153.64 |
| 11/26/2025 | 112625ach9 | Duke Energy | 3753 Tuckerton Dr - Irrigation 10/2-11/3 | | | 137.70 | 82,015.94 |
| 11/26/2025 | 112625ach10 | Duke Energy | 18933 Chislehurst Dr - Irrigation 10/2-11/3 | | | 44.53 | 81,971.41 |
| 11/26/2025 | 112625ach11 | Duke Energy | 19135 Manassas Dr - Sign Lights 10/2-11/3 | | | 30.80 | 81,940.61 |
| 11/26/2025 | 112625ach12 | Duke Energy | 3936 Buckinghamshire Drive - Irrigation 10/2-11/3 | | | 81.65 | 81,858.96 |
| 11/26/2025 | 112625ach13 | Duke Energy | 18661 State Road 54 10/2-11/3 | | | 60.42 | 81,798.54 |
| 11/26/2025 | 112625ach14 | Duke Energy | 18933 Mentmore Blvd - Sign Lights 10/2-11/3 | | | 1,348.06 | 80,450.48 |
| 11/26/2025 | 112625ach15 | Duke Energy | 18636 Mentmore Blvd - CH Main Buildi 10/2-11/3 | | | 74.96 | 80,375.52 |
| 11/26/2025 | 112625ach16 | Duke Energy | 3869 Sunlake Blvd - Sign Irrigation 10/2-11/3 | | | 30.80 | 80,344.72 |
| 11/26/2025 | 112625ach17 | Duke Energy | 18636 Mentmore Blvd - Splash, 10/2-11/3 | | | 242.06 | 80,102.66 |
| 11/26/2025 | 112625ach18 | Duke Energy | 3444 Tuckerton 10/2-11/3 | | | 30.80 | 80,071.86 |
| 11/26/2025 | 112625ach20 | Duke Energy | 3882 SUNLAKE BLVD SIGN, 10/2-11/3 | | | 124.14 | 79,947.72 |
| **11/30/2025** | | | | | **75,200.00** | **89,154.45** | **79,947.72** |
| 12/1/2025 | 5155 | Business Observer | Legal Advertising | | | 109.38 | 79,838.34 |
| 12/1/2025 | 5156 | U.S. BANK | trustee fees | | | 6,926.25 | 72,912.09 |
| 12/1/2025 | 5157 | ECS Integrations LLC | 100 bar codes | | | 350.00 | 72,562.09 |
| 12/1/2025 | 5158 | RedTree Landscape Systems | landscape maint | | | 24,104.17 | 48,457.92 |
| 12/1/2025 | 120125ach | Bright House Networks | 18636 MENTMORE Blvd | | | 728.86 | 47,729.06 |
| 12/1/2025 | | | Funds Transfer | | 100,000.00 | | 147,729.06 |
| 12/1/2025 | 120125ach | Duke Energy | (576) 10920 STATE Rd 54 - Sign | | | 5,978.05 | 141,751.01 |
| 12/1/2025 | 5159 | POOP 911 | annual svc pmt | | | 7,979.40 | 133,771.61 |
| 12/1/2025 | 5162 | Solitude Lake Management | | 5464 | | 9,223.00 | 124,548.61 |
| 12/2/2025 | 120225ach | Duke Energy | 0000 Trinity Cottage Dr. | | | 1,103.76 | 123,444.85 |
| 12/2/2025 | 5160 | Finn Outdoor, LLC | pond/lake maint | | | 67,300.00 | 56,144.85 |
| 12/2/2025 | 5161 | Finn Outdoor, LLC | pond/lake maint | | | 5,350.00 | 50,794.85 |
| 12/4/2025 | 5163 | Fitness Logic | Repairs/Maint | | | 175.00 | 50,619.85 |
| 12/4/2025 | 12/4/2025 | Heartland Payroll | PR 11/16-11/29/25 | | | 8,260.28 | 42,359.57 |
| 12/4/2025 | 12/4/25-2 | Heartland Payroll | Employee Payroll 11/16-11/29/25 | | | 1,778.89 | 40,580.68 |
| 12/4/2025 | 12/4/25-3 | Heartland Payroll | Payroll 11/16-11/29/25 | | | 268.50 | 40,312.18 |
| 12/5/2025 | | | Deposit | | 16,486.00 | | 56,798.18 |
| 12/7/2025 | 5164 | Cintas Fire 636525 | sprinkler system | | | 338.22 | 56,459.96 |
| 12/7/2025 | 5165 | Suncoast Rust Control, Inc. | Monthly water trtmnt | | | 1,135.00 | 55,324.96 |
| 12/7/2025 | 5166 | Blue Wave Lighting | LED lighting (rem bal) | | | 28,294.00 | 27,030.96 |
| 12/7/2025 | 5167 | Jessica LaBarbera. | BOS MTG 12-02-25 | | | 200.00 | 26,830.96 |
| 12/7/2025 | 5168 | Randall W. Griffin | 12-02-25 BOSMTG | | | 200.00 | 26,630.96 |
| 12/7/2025 | 5169 | Marcela Cisternas | 12-02-25 BOSMTG | | | 200.00 | 26,430.96 |
| 12/7/2025 | 5170 | Kevin Wagner | 12-02-25 BOSMTG | | | 200.00 | 26,230.96 |
| 12/7/2025 | 5171 | Fred Berdeguez | 12-02-25 bos mtg | | | 200.00 | 26,030.96 |
| 12/8/2025 | | | Funds Transfer | | 100,000.00 | | 126,030.96 |
| 12/8/2025 | 5172 | Mike Fasano Pasco County Tax Collecto | property taxes | | | 1,870.64 | 124,160.32 |
| 12/8/2025 | 5175 | Mike Fasano Pasco County Tax Collecto | 2025 Solid Waste Disposal2126180010245000000 | | | 1,104.02 | 123,056.30 |
| 12/8/2025 | 5176 | Pasco Cty Fire Rescue | Inspection | | | 100.00 | 122,956.30 |
| 12/10/2025 | 5178 | Suncoast Pool Service | pool maint | | | 2,300.00 | 120,656.30 |
| 12/10/2025 | | | Deposit | | 20,850.00 | | 141,506.30 |
| 12/14/2025 | 5179 | Jessica LaBarbera. | BOS MTG 12-11-25 | | | 200.00 | 141,306.30 |
| 12/14/2025 | 5180 | Randall W. Griffin | 12-11-25 BOSMTG | | | 200.00 | 141,106.30 |
| 12/14/2025 | 5181 | Marcela Cisternas | 12-11-25 BOSMTG | | | 200.00 | 140,906.30 |
| 12/14/2025 | 5182 | Kevin Wagner | 12-11-25 BOSMTG | | | 200.00 | 140,706.30 |
| 12/14/2025 | 5183 | Fred Berdeguez | 12-11-25 bos mtg | | | 200.00 | 140,506.30 |
| 12/15/2025 | 5184 | Solitude Lake Management | | 5464 | | 9,223.00 | 131,283.30 |
| 12/15/2025 | 121525ach | ADT Security Services | 18636 Mentmore Boulevard, Land O' Lakes, Florida 34638, Oct | | | 60.33 | 131,222.97 |
| 12/16/2025 | 121625ach | WASTE MANAGEMENTINC.OF FLORIDA | Waste Management-Service Period: 12/1-12/31//25 | | | 120.51 | 131,102.46 |
| 12/17/2025 | 121725ach | FL Dept of Revenue | Sales Tax | | | 6.91 | 131,095.55 |
| 12/18/2025 | 121825ach | Heartland Payroll | PR 11/30/25-12/13/25 | | | 8,637.69 | 122,457.86 |
| 12/18/2025 | 121825ach1 | Heartland Payroll | Employee Payroll 11.30-12.13.25 | | | 1,793.02 | 120,664.84 |
| 12/18/2025 | 121825ach2 | Heartland Payroll | Payroll 11.30-12.13.25 | | | 94.00 | 120,570.84 |
| 12/22/2025 | ACH 122225 | Pasco County Utilities Services Branch | multiple bills | | | 800.62 | 119,770.22 |
| 12/24/2025 | 122425ach | FL Dept of Revenue | Sales Tax | | | 50.03 | 119,720.19 |
| 12/29/2025 | 122925ach1 | Duke Energy | 3882 Sunlake Blvd | | | 142.38 | 119,577.81 |
| 12/29/2025 | 122925ach2 | Duke Energy | 3444 TUCKERTON DR sign entry | | | 30.80 | 119,547.01 |
| 12/29/2025 | 122925ach3 | Duke Energy | 18636 MENTMORE BLVD splash | | | 211.61 | 119,335.40 |
| 12/29/2025 | 122925ach4 | Duke Energy | 3869 SUNLAKE BLVD sign irrig | | | 30.80 | 119,304.60 |
| 12/29/2025 | 122925ach5 | Duke Energy | 18636 MENTMORE BLVD maint | | | 40.01 | 119,264.59 |
| 12/29/2025 | 122925ach6 | Duke Energy | 18933 MENTMORE BLVD lite | | | 1,348.06 | 117,916.53 |
| 12/29/2025 | 122925ach7 | Duke Energy | 18661 STATE Rd 54 | | | 92.38 | 117,824.15 |
| 12/29/2025 | 122925ach8 | Duke Energy | 3936 BUCKINGHAMSHIRE DR irrig | | | 71.63 | 117,752.52 |
| 12/29/2025 | 122925ach9 | Duke Energy | 19135 MANASSAS DR LITE | | | 30.80 | 117,721.72 |
| 12/29/2025 | 122925ach10 | Duke Energy | 18933 CHISLEHURST DR irrig | | | 30.80 | 117,690.92 |
| 12/29/2025 | 122925ach11 | Duke Energy | 3753 TUCKERTON DR irrig | | | 119.30 | 117,571.62 |
| 12/29/2025 | 122925ach12 | Duke Energy | 18552 MENTMORE BLVD lite entry | | | 31.17 | 117,540.45 |
| 12/29/2025 | 122925ach13 | Duke Energy | 19109 MENTMORE BLVD entr wall | | | 30.80 | 117,509.65 |

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|---|---|---|---|---|---|---|---|
| 12/29/2025 | 122925ach14 | | Duke Energy | 18433 MENTMORE BLVD irrig | | 44.21 | 117,465.44 |
| 12/29/2025 | 122925ach16 | | Duke Energy | 18108 MENTMORE BLVD lite entry | | 30.80 | 117,434.64 |
| 12/29/2025 | 122926ach17 | | Duke Energy | 18230 SNOWDONIA DR | | 30.80 | 117,403.84 |
| 12/29/2025 | 122925ach18 | | Duke Energy | 18636 MENTMORE BLVD clbhouse/pool | | 2,437.79 | 114,966.05 |
| 12/29/2025 | 122925ach19 | | Duke Energy | 3440 BUCKINGHAMSHIRE DR sign | | 30.80 | 114,935.25 |
| 12/29/2025 | 122925ach20 | | Duke Energy | 19069 lake patience rd sign | | 30.80 | 114,904.45 |
| 12/31/2025 | | 5185 | Anchor Stone Management, LLC | District Management Service | | 4,250.00 | 110,654.45 |
| 12/31/2025 | | 5186 | FL Dept of Revenue | Sales Tax | | 2,157.28 | 108,497.17 |
| 12/31/2025 | | 5187 | USA Fence Company | Fence | | 7,123.00 | 101,374.17 |
| 12/31/2025 | 123125ach1 | | Heartland Payroll | PR | | 8,447.21 | 92,926.96 |
| 12/31/2025 | 123125ach2 | | Heartland Payroll | Employee Payroll | | 1,880.88 | 91,046.08 |
| 12/31/2025 | 123125ach3 | | Heartland Payroll | Payroll | | 91.00 | 90,955.08 |
| 12/31/2025 | 123125ach5 | | Duke Energy | (576) 10920 STATE ROAD 54 - Sign Lights | | 5,978.05 | 84,977.03 |
| 12/31/2025 | 123125ach6 | | Bright House Networks | 18636 MENTMORE Blvd (12.14-1.13.26) | | 728.98 | 84,248.05 |
| **12/31/2025** | | | | | **237,336.00** | **233,035.67** | **84,248.05** |
| 1/2/2026 | 010226ach | | Duke Energy | 0000 Trinity Cottage Dr. stat 4A | | 1,103.76 | 83,144.29 |
| 1/5/2026 | | 5188 | Solitude Lake Management | Annual Maint | | 9,223.00 | 73,921.29 |
| 1/6/2026 | | 5189 | Cintas Fire 636525 | sprinkler system | | 485.12 | 73,436.17 |
| 1/6/2026 | | 5190 | M&G Investors, LLC | Janitorial Svcs-Wkly Cleaning | | 1,250.00 | 72,186.17 |
| 1/6/2026 | | 5191 | M&G Investors, LLC | Janitorial Svcs-Wkly Cleaning | | 1,250.00 | 70,936.17 |
| 1/6/2026 | | 5192 | ECS Integrations LLC | camera mgmt | | 750.00 | 70,186.17 |
| 1/6/2026 | | 5193 | Suncoast Rust Control, Inc. | Monthly water treatment | | 1,135.00 | 69,051.17 |
| 1/6/2026 | | 5194 | Arrow Exterminators Inc | Pest Control | | 52.00 | 68,999.17 |
| 1/6/2026 | | 5195 | Kilinski Van Wyk PLLC | Legal Services | | 9,466.12 | 59,533.05 |
| 1/6/2026 | | 5196 | Stantec Consulting Services Inc. | Prof Engineering Svcs | | 5,097.08 | 54,435.97 |
| 1/9/2026 | | 1/9/2026 | Credit Card Charges | Credit Card Purchases | | 3,587.21 | 50,848.76 |
| 1/12/2026 | | 5197 | Suncoast Pool Service | Swimming Pool svc | | 2,300.00 | 48,548.76 |
| 1/12/2026 | | 5198 | Arrow Exterminators Inc | pest control | | 52.00 | 48,496.76 |
| 1/12/2026 | | 5199 | Jessica LaBarbera. | BOS MTG 1-8-26 | | 200.00 | 48,296.76 |
| 1/12/2026 | | 5200 | Randall W. Griffin | 1-8-26 BOSMTG | | 200.00 | 48,096.76 |
| 1/12/2026 | | 5201 | Marcela Cisternas | 1-8-26 BOSMTG | | 200.00 | 47,896.76 |
| 1/12/2026 | | 5202 | Kevin Wagner | 1-8-26 BOSMTG | | 200.00 | 47,696.76 |
| 1/12/2026 | | 5203 | Fred Berdeguez | 1-8-26 bos mtg | | 200.00 | 47,496.76 |
| 1/13/2026 | | 5204 | Arrow Exterminators Inc | pest control | | 52.00 | 47,444.76 |
| 1/13/2026 | | | | Funds Transfer | 100,000.00 | | 147,444.76 |
| 1/14/2026 | 011426ACH | | ADT Security Services | 18636 Mentmore Blvd | | 60.33 | 147,384.43 |
| 1/15/2026 | 011526ACH | | Heartland Payroll | PR | | 8,210.73 | 139,173.70 |
| 1/15/2026 | 011526ACH2 | | Heartland Payroll | Employee Payroll | | 1,815.40 | 137,358.30 |
| 1/15/2026 | 011526ACH3 | | Heartland Payroll | Payroll | | 91.00 | 137,267.30 |
| 1/16/2026 | 011626ach | | FL Dept of Revenue | Sales Tax | | 176.53 | 137,090.77 |
| 1/19/2026 | | 5205 | Cintas Fire 636525 | sprinkler test | | 51.00 | 137,039.77 |
| 1/19/2026 | | 5206 | Cintas Fire 636525 | backflow inspection | | 258.00 | 136,781.77 |
| 1/19/2026 | | 5207 | Cintas Fire 636525 | hydrant inspection | | 150.00 | 136,631.77 |
| 1/19/2026 | | 5208 | Cintas Fire 636525 | alarm syst inspection | | 556.52 | 136,075.25 |
| 1/20/2026 | 012026ach | | WASTE MANAGEMENTINC.OF FLORIDA, INC. | | | 148.23 | 135,927.02 |
| 1/22/2026 | | 5210 | Steadfast Alliance | landscape maint | | 16,990.50 | 118,936.52 |
| 1/22/2026 | | 5211 | Sniffen &Spellman, PA | Legal Svc 12/31/25 | | 1,050.00 | 117,886.52 |
| 1/23/2026 | 012326ach | | Pasco County Utilities Services Branch | 19322 UMBERLAND PLACE, | | 117.84 | 117,768.68 |
| 1/23/2026 | 012326ach1 | | Pasco County Utilities Services Branch | 18636 MENTMORE BOULEVARD | | 389.91 | 117,378.77 |
| 1/23/2026 | 012326ach6 | | Pasco County Utilities Services Branch | 3662 BUCKINGHAMSHIRE DR | | 11.00 | 117,367.77 |
| 1/25/2026 | | 5213 | Egis Insurance Advisors LLC | WC Policy # 100125607 | | 2,735.00 | 114,632.77 |
| 1/25/2026 | | 5214 | ECS Integrations LLC | camera mgmt | | 11,150.00 | 103,482.77 |
| 1/27/2026 | 012726ach | | Duke Energy | 3440 Buckinghamshire Blvd - Entry Light | | 30.97 | 103,451.80 |
| 1/27/2026 | 012726ach2 | | Duke Energy | 18636 MENTMORE BLVD clbhouse/pool | | 2,678.57 | 100,773.23 |
| 1/27/2026 | 012726ach3 | | Duke Energy | 18230 SNOWDONIA DR | | 30.80 | 100,742.43 |
| 1/27/2026 | 012726ach4 | | Duke Energy | 18108 MENTMORE BLVD lite entry | | 31.31 | 100,711.12 |
| 1/27/2026 | 012726ach5 | | Duke Energy | 19069 lake patience rd sign | | 30.80 | 100,680.32 |
| 1/27/2026 | 012726ach6 | | Duke Energy | 18433 MENTMORE BLVD irrig | | 325.04 | 100,355.28 |
| 1/27/2026 | 012726ach7 | | Duke Energy | 19109 Mentmore Blvd - Entry Wall Light | | 30.80 | 100,324.48 |
| 1/27/2026 | 012726ach8 | | Duke Energy | 18552 Mentmore Blvd - Entry Light | | 38.66 | 100,285.82 |
| 1/27/2026 | 012726ach1 | | Duke Energy | 18933 Chislehurst Dr - Irrig | | 49.47 | 100,236.35 |
| 1/27/2026 | 012726ach11 | | Duke Energy | 19135 Manassas Dr - Sign Lights | | 30.80 | 100,205.55 |
| 1/27/2026 | 012726ach12 | | Duke Energy | 3936 Buckinghamshire Dr - Irrig | | 82.49 | 100,123.06 |
| 1/27/2026 | 012726ach13 | | Duke Energy | 18661 State Road 54 | | 232.13 | 99,890.93 |
| 1/27/2026 | 012726ach15 | | Duke Energy | 18933 Mentmore Blvd - Sign Lights | | 1,385.15 | 98,505.78 |
| 1/27/2026 | 012726ach18 | | Duke Energy | 18636 MENTMORE BLVD | | 30.80 | 98,474.98 |
| 1/27/2026 | 012726ach17 | | Duke Energy | 3869 SUNLAKE BLVD sign irrig | | 30.80 | 98,444.18 |
| 1/27/2026 | 012726ach19 | | Duke Energy | 18636 MENTMORE BLVD splash | | 241.54 | 98,202.64 |
| 1/27/2026 | 012726ach20 | | Duke Energy | 3444 TUCKERTON DR sign entry | | 31.67 | 98,170.97 |
| 1/27/2026 | 012726ach21 | | Duke Energy | 3882 Sunlake Blvd | | 125.97 | 98,045.00 |
| 1/27/2026 | 012726acjh2 | | Duke Energy | 3753 TUCKERTON DR irrig | | 139.74 | 97,905.26 |
| 1/29/2026 | | 12926 | Duke Energy | (576) 10920 STATE ROAD 54 - Sign Lights | | 6,078.12 | 91,827.14 |
| 1/30/2026 | 013026ach | | Heartland Payroll | Employee Payroll | | 2,145.89 | 89,681.25 |
| 1/30/2026 | 013026ach2 | | Heartland Payroll | Payroll | | 100.00 | 89,581.25 |
| 1/30/2026 | 013026ach3 | | Heartland Payroll | PR | | 8,035.09 | 81,546.16 |
| **1/30/2026** | | | | | **100,000.00** | **102,701.89** | **81,546.16** |
| 2/2/2026 | | 5215 | Solitude Lake Management | Annual Aquatic Maint | | 9,223.00 | 72,323.16 |
| 2/2/2026 | | 5216 | Arborist Aboard Inc. | Review Trees/Community Options | | 400.00 | 71,923.16 |
| 2/2/2026 | 020226ach | | Bright House Networks | 18636 MENTMORE Blvd (1.14-2.13.26) | | 728.89 | 71,194.27 |
| 2/3/2026 | | 5217 | Suncoast Rust Control, Inc. | Monthly water treatment | | 1,135.00 | 70,059.27 |
| 2/5/2026 | | | | Deposit | 1,374.45 | | 71,433.72 |
| 2/9/2026 | 020926ach | | Stantec Consulting Services Inc. | Prof Engineering Svcs | | 6,658.98 | 64,774.74 |
| 2/9/2026 | | 5219 | Steadfast Alliance | landscape maint | | 22,654.00 | 42,120.74 |
| 2/9/2026 | | | | Funds Transfer | 100,000.00 | | 142,120.74 |
| 2/11/2026 | | 5220 | Suncoast Pool Service | Swimming Pool Service | | 2,300.00 | 139,820.74 |
| 2/11/2026 | 021126ach | | Harland Clarke | Check Reorder-Operating acct | | 483.92 | 139,336.82 |
| 2/12/2026 | 021226ach | | Heartland Payroll | PR | | 8,254.16 | 131,082.66 |
| 2/12/2026 | 021226ach2 | | Heartland Payroll | Payroll | | 91.00 | 130,991.66 |
| 2/12/2026 | 021226ach3 | | Heartland Payroll | Employee Payroll | | 1,886.86 | 129,104.80 |
| 2/16/2026 | | 5221 | Arrow Exterminators Inc | pest control | | 52.00 | 129,052.80 |
| 2/17/2026 | 021726ach1 | | ADT Security Services | 18636 Mentmore Blvd Feb | | 60.33 | 128,992.47 |
| 2/17/2026 | 021726ach | | FL Dept of Revenue | Sales Tax Jan 2026 | | 206.46 | 128,786.01 |
| 2/19/2026 | 021926ach | | Duke Energy | 0000 Trinity Cottage Dr. stat 4A | | 1,112.36 | 127,673.65 |
| 2/19/2026 | | 5226 | Jessica LaBarbera. | BOS MTG 2/12/26 | | 200.00 | 127,473.65 |

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|---|---|---|---|---|---|---|---|---|
| 2/19/2026 | | 5225 | Randall W. Griffin | 02-12-26 BOSMTG | | | 200.00 | 127,273.65 |
| 2/19/2026 | | 5224 | Fred Berdeguez | 02-12-26 bos mtg | | | 200.00 | 127,073.65 |
| 2/19/2026 | | 5223 | Marcela Cisternas | 02-12-26 BOSMTG | | | 200.00 | 126,873.65 |
| 2/19/2026 | | 5222 | Kevin Wagner | 02-12-26 BOSMTG | | | 200.00 | 126,673.65 |
| 2/23/2026 | | 5228 | Kutak Rock LLP | Prof Legal Svcs | | | 6,163.91 | 120,509.74 |
| 2/23/2026 | | 5227 | Your Total Entertainment, LLC | Holiday Event | | | 1,179.00 | 119,330.74 |
| 2/23/2026 | | 5230 | Cintas Fire 636525 | inspection-sprinkler | | | 283.64 | 119,047.10 |
| 2/23/2026 | 022326ach | | Pasco County Utilities Services Branch | 19322 UMBERLAND PLACE, | | | 24.88 | 119,022.22 |
| 2/23/2026 | 022326ach2 | | Pasco County Utilities Services Branch | 18636 MENTMORE BOULEVARD | | | 528.62 | 118,493.60 |
| 2/23/2026 | 022326ach3 | | Pasco County Utilities Services Branch | 3662 BUCKINGHAMSHIRE DR | | | 239.52 | 118,254.08 |
| 2/25/2026 | 022526ach1 | | Duke Energy | 3440 Buckinghamshire Blvd - Entry Light | | | 30.80 | 118,223.28 |
| 2/25/2026 | 022526ach2 | | Duke Energy | 18636 MENTMORE BLVD clbhouse/pool | | | 1,907.58 | 116,315.70 |
| 2/25/2026 | 022526ach3 | | Duke Energy | 18230 SNOWDONIA DR | | | 30.80 | 116,284.90 |
| 2/25/2026 | 022526ach3 | | Duke Energy | 18108 MENTMORE BLVD lite entry | | | 30.80 | 116,254.10 |
| 2/25/2026 | 022526ach4 | | Duke Energy | 18433 MENTMORE BLVD irrig | | | 38.78 | 116,215.32 |
| 2/25/2026 | 022526ach5 | | Duke Energy | 19109 Mentmore Blvd - Entry Wall Light | | | 30.80 | 116,184.52 |
| 2/25/2026 | 022526ach6 | | Duke Energy | 18552 Mentmore Blvd - Entry Light | | | 34.86 | 116,149.66 |
| 2/25/2026 | 022526ach7 | | Duke Energy | 18933 Chislehurst Dr - Irrig | | | 41.84 | 116,107.82 |
| 2/25/2026 | 022526ach8 | | Duke Energy | 19135 Manassas Dr - Sign Lights | | | 30.80 | 116,077.02 |
| 2/25/2026 | 022526ach9 | | Duke Energy | 3936 Buckinghamshire Dr - Irrig | | | 69.92 | 116,007.10 |
| 2/25/2026 | 022526ach10 | | Duke Energy | 18661 State Road 54 | | | 189.47 | 115,817.63 |
| 2/25/2026 | 022526ach11 | | Duke Energy | 18933 Mentmore Blvd - Sign Lights | | | 1,234.86 | 114,582.77 |
| 2/25/2026 | 022526ach12 | | Duke Energy | 18636 MENTMORE BLVD splash | | | 31.50 | 114,551.27 |
| 2/25/2026 | 022526ach13 | | Duke Energy | 3869 SUNLAKE BLVD sign irrig | | | 30.80 | 114,520.47 |
| 2/25/2026 | 022526ach14 | | Duke Energy | 18636 MENTMORE BLVD splash | | | 188.00 | 114,332.47 |
| 2/25/2026 | 022526ach15 | | Duke Energy | 3444 TUCKERTON DR sign entry | | | 30.80 | 114,301.67 |
| 2/25/2026 | 022526ach16 | | Duke Energy | 3882 Sunlake Blvd | | | 89.30 | 114,212.37 |
| 2/25/2026 | 022526ach17 | | Duke Energy | 19069 lake patience rd sign | | | 125.69 | 114,086.68 |
| 2/26/2026 | 022626ach | | WASTE MANAGEMENTINC.OF FLORIDA | Waste Mgt Svc: 2/1-2/26/26 | | | 148.23 | 113,938.45 |
| 2/26/2026 | | 5232 | MPLC | MPLC Umbrella License cvg: | | | 1,727.22 | 112,211.23 |
| 2/26/2026 | 022626ach1 | | Duke Energy | 19069 lake patience rd sign | | | 115.35 | 112,095.88 |
| 2/26/2026 | | 2/26/2026 | Heartland Payroll | Payroll | | | 91.00 | 112,004.88 |
| 2/26/2026 | 2/26/26-2 | | Heartland Payroll | Employee Payroll | | | 1,808.67 | 110,196.21 |
| 2/26/2026 | 2/26/26-3 | | Heartland Payroll | PR | | | 7,953.82 | 102,242.39 |
| **2/28/2026** | | | | | | **101,374.45** | **80,678.22** | **102,242.39** |
| 3/1/2026 | | 5233 | Haven Management Solutions, LLC | February Management Services | | | 2,240.64 | 100,001.75 |
| 3/2/2026 | | 5234 | Solitude Lake Management | | 5464 | | 9,223.00 | 90,778.75 |
| 3/2/2026 | | 5236 | M&G Investors, LLC | Janitorial Services-Weekly Cleaning | | | 1,250.00 | 89,528.75 |
| 3/2/2026 | | 5237 | M&G Investors, LLC | Janitorial Services-Weekly Cleaning | | | 1,250.00 | 88,278.75 |
| 3/2/2026 | | 5238 | Bandit Fitness Equipment | Fitness equipment maintenance / replacement | | | 316.97 | 87,961.78 |
| 3/2/2026 | 030226ach1 | | Duke Energy | (576) 10920 STATE ROAD 54 - Sign Lights | | | 5,634.44 | 82,327.34 |
| 3/2/2026 | 030226CC | | Credit Card Charges | Credit Card Purchases | | | 1,015.86 | 81,311.48 |
| 3/3/2026 | 030326ach | | Bright House Networks | 18636 MENTMORE Blvd (2.14-3.13.26) | | | 737.72 | 80,573.76 |
| 3/4/2026 | | 5239 | Schoolnow | SchoolNow CDD ADA -PDF | | | 1,515.00 | 79,058.76 |
| 3/6/2026 | | 5241 | Suncoast Rust Control, Inc. | Commercial Svc: Monthly water treatment | | | 1,135.00 | 77,923.76 |
| 3/6/2026 | 030626ach2 | | Duke Energy | 0000 Trinity Cottage Dr. stat 4A | | | 1,061.58 | 76,862.18 |
| 3/9/2026 | | 5242 | Stantec Consulting Services Inc. | Prof Engineering Svcs | | | 3,018.32 | 73,843.86 |
| 3/9/2026 | | 5243 | Piper Fire Protection, LLC | Fire alarm monitoring | | | 300.00 | 73,543.86 |
| 3/9/2026 | | 5244 | Suncoast Pool Service | Swimming Pool Svc-Rcvd 3.9.26 | | | 2,300.00 | 71,243.86 |
| 3/9/2026 | | 5245 | Suncoast Pool Service | Swimming Pool Service | | | 2,300.00 | 68,943.86 |
| 3/10/2026 | | 5246 | Arrow Exterminators Inc | pest control | | | 54.00 | 68,889.86 |
| 3/11/2026 | | 5247 | Business Observer | Legal Advertising | | | 43.75 | 68,846.11 |
| 3/11/2026 | | 5248 | Business Observer | Legal Advertising | | | 83.13 | 68,762.98 |
| 3/12/2026 | 031226ach | | Heartland Payroll | Payroll 03-12-26 | | | 7,876.58 | 60,886.40 |
| 3/12/2026 | 031226ach-2 | | Heartland Payroll | Payroll 03-12-26 | | | 1,821.39 | 59,065.01 |
| 3/12/2026 | | 3/12/2026 | Heartland Payroll | Payroll | | | 92.00 | 58,973.01 |
| 3/15/2026 | | 5250 | Fitness Logic | Repairs/Maint | | | 175.00 | 58,798.01 |
| 3/15/2026 | | 5251 | Steadfast Alliance | landscape maint | | | 18,793.00 | 40,005.01 |
| 3/16/2026 | 031626ach | | ADT Security Services | 18636 Mentmore blvd march | | | 65.02 | 39,939.99 |
| 3/16/2026 | | | | Funds Transfer | | 150,000.00 | | 189,939.99 |
| 3/17/2026 | | 5252 | Jessica LaBarbera. | BOS MTG 3/12/26 | | | 200.00 | 189,739.99 |
| 3/17/2026 | | 5253 | Randall W. Griffin | 03-12-26 BOSMTG | | | 200.00 | 189,539.99 |
| 3/17/2026 | | 5254 | Fred Berdeguez | 03-12-26 bos mtg | | | 200.00 | 189,339.99 |
| 3/17/2026 | | 5255 | Marcela Cisternas | 03-12-26 BOSMTG | | | 200.00 | 189,139.99 |
| 3/17/2026 | | 5256 | Kevin Wagner | 03-12-26 BOSMTG | | | 200.00 | 188,939.99 |
| 3/17/2026 | | 5257 | Fitness Logic | Repairs/Maint | | | 375.97 | 188,564.02 |
| 3/19/2026 | 031926ach | | FL Dept of Revenue | Sales Tax Feb 2026 | | | 204.16 | 188,359.86 |
| 3/20/2026 | 032026ach1 | | Pasco County Utilities Services Branch | 19322 UMBERLAND PLACE, | | | 11.00 | 188,348.86 |
| 3/20/2026 | 032026ach2 | | Pasco County Utilities Services Branch | 18636 MENTMORE BOULEVARD | | | 379.24 | 187,969.62 |
| 3/20/2026 | 032026ach3 | | Pasco County Utilities Services Branch | 3662 BUCKINGHAMSHIRE DR | | | 31.82 | 187,937.80 |
| 3/22/2026 | | 5258 | Advanced Drainage Solutions | maint/repair | | | 5,175.00 | 182,762.80 |
| 3/25/2026 | 032526ach | | Duke Energy | 3440 Buckinghamshire Blvd - Entry Light | | | 30.80 | 182,732.00 |
| 3/25/2026 | 032526ach2 | | Duke Energy | 18636 MENTMORE BLVD clbhouse/pool | | | 1,695.53 | 181,036.47 |
| 3/25/2026 | 032526ach3 | | Duke Energy | 18230 SNOWDONIA DR | | | 30.80 | 181,005.67 |
| 3/25/2026 | 032526ach4 | | Duke Energy | 18108 MENTMORE BLVD lite entry | | | 30.80 | 180,974.87 |
| 3/25/2026 | 032526ach5 | | Duke Energy | 18433 MENTMORE BLVD irrig | | | 414.56 | 180,560.31 |
| 3/25/2026 | 032526ach6 | | Duke Energy | 19109 MENTMORE BLVD entr wall | | | 30.80 | 180,529.51 |
| 3/25/2026 | 032526ach7 | | Duke Energy | 18552 Mentmore Blvd - Entry Light | | | 33.84 | 180,495.67 |
| 3/25/2026 | 032526ach8 | | Duke Energy | 3753 Tuckerton Dr - Irrig | | | 106.18 | 180,389.49 |
| 3/25/2026 | 032526ach9 | | Duke Energy | 18933 Chislehurst Dr - Irrig | | | 30.80 | 180,358.69 |
| 3/25/2026 | 032526ach10 | | Duke Energy | 19135 Manassas Dr - Sign Lights | | | 30.80 | 180,327.89 |
| 3/25/2026 | 032526ach11 | | Duke Energy | 3936 Buckinghamshire Drive - Irrig | | | 64.40 | 180,263.49 |
| 3/25/2026 | 032526ach12 | | Duke Energy | 18661 State Road 54 | | | 171.70 | 180,091.79 |
| 3/25/2026 | 032526ac12 | | Duke Energy | 18933 Mentmore Blvd - Sign Lights | | | 1,234.43 | 178,857.36 |
| 3/25/2026 | 032526ach13 | | Duke Energy | 18636 Mentmore Blvd - CH Main Bld | | | 30.80 | 178,826.56 |
| 3/25/2026 | 032526ach14 | | Duke Energy | 3869 Sunlake Blvd - Sign Irrig | | | 30.80 | 178,795.76 |
| 3/25/2026 | 032526ach15 | | Duke Energy | 18636 Mentmore Blvd - Splash | | | 173.46 | 178,622.30 |
| 3/25/2026 | 032526ach16 | | Duke Energy | 3444 Tuckerton | | | 30.80 | 178,591.50 |
| 3/25/2026 | 032526ach18 | | Duke Energy | 3882 SUNLAKE BLVD SIGN | | | 34.86 | 178,556.64 |
| 3/25/2026 | | 3/25/2026 | Credit Card Payment | Credit Card Payment | | | 3,445.97 | 175,110.67 |
| 3/26/2026 | | 5259 | Steadfast Alliance | landscape maint | | | 21,250.00 | 153,860.67 |
| 3/26/2026 | 032626ach1 | | Duke Energy | 19069 Lake Patience Rd - sign | | | 204.91 | 153,655.76 |
| 3/26/2026 | 032726ach | | Heartland Payroll | Employee Payroll | | | 1,875.20 | 151,780.56 |
| 3/26/2026 | 032726ach | | Heartland Payroll | Payroll 03-27-26 | | | 8,243.01 | 143,537.55 |

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|---|---|---|---|---|---|---|---|---|
| 3/26/2026 | | 3/26/2026 | Heartland Payroll | Payroll | | | 92.00 | 143,445.55 |
| 3/26/2026 | | 3/26/2026 | Heartland Payroll | Employee Payroll | | | 1,551.32 | 141,894.23 |
| 3/27/2026 | 032726ach | | WASTE MANAGEMENTINC.OF FLORIDA | Waste Mgt Svc: 3/1-3/31/26 | | | 148.23 | 141,746.00 |
| 3/27/2026 | | 5260 | Your Total Entertainment, LLC | Easter Event-Remaining bal | | | 1,179.00 | 140,567.00 |
| 3/27/2026 | | | | Deposit | | 933.59 | | 141,500.59 |
| 3/30/2026 | 033026ach | | Duke Energy | (576) 10920 STATE ROAD 54 -streetlights | | | 5,633.22 | 135,867.37 |
| 3/31/2026 | | 3/31/2026 | Bright House Networks | 18636 MENTMORE Blvd Need Backup | | | 738.50 | 135,128.87 |
| **3/31/2026** | | | | | | **150,933.59** | **118,047.11** | **135,128.87** |
| 4/1/2026 | 040126ach | | Duke Energy | 0000 Trinity Cottage Dr. stat 4A | | | 1,061.41 | 134,067.46 |
| 4/1/2026 | | 5264 | Haven Management Solutions, LLC | March Management Services | | | 4,812.50 | 129,254.96 |
| 4/1/2026 | | 5265 | Solitude Lake Management | | 5464 | | 7,839.55 | 121,415.41 |
| 4/2/2026 | | 5266 | Grout Rhino | Maint.Repair | | | 2,517.70 | 118,897.71 |
| 4/2/2026 | | 5267 | M&G Investors, LLC | Janitorial Services | | | 1,250.00 | 117,647.71 |
| 4/2/2026 | | 5268 | Suncoast Rust Control, Inc. | Water Treatment | | | 1,135.00 | 116,512.71 |
| 4/7/2026 | | 5269 | Stantec Consulting Services Inc. | Prof Engineering Svcs 3.6.26 | | | 1,342.85 | 115,169.86 |
| 4/7/2026 | | 5270 | Steadfast Alliance | spring annuals | | | 411.25 | 114,758.61 |
| 4/7/2026 | | 5271 | ECS Integrations LLC | camera mgmt | | | 750.00 | 114,008.61 |
| 4/7/2026 | | 5272 | Kutak Rock LLP | Prof Legal Svcs | | | 6,642.50 | 107,366.11 |
| 4/10/2026 | 041026ach1 | | Heartland Payroll | Employee Payroll | | | 1,982.53 | 105,383.58 |
| 4/10/2026 | 041026ach2 | | Heartland Payroll | Payroll 03-27-26 | | | 8,584.01 | 96,799.57 |
| 4/10/2026 | 041026ach3 | | Heartland Payroll | Payroll | | | 91.00 | 96,708.57 |
| 4/12/2026 | | | | Funds Transfer | | 1,858,911.10 | | 1,955,619.67 |
| 4/12/2026 | | 5273 | Concord Station CDD c/o US Bank | Due to Debt Service for May 1 2026 Payment | | | 1,858,911.10 | 96,708.57 |
| 4/12/2026 | | 5274 | ECS Integrations LLC | access key fobs | | | 350.00 | 96,358.57 |
| 4/12/2026 | | 5275 | Steadfast Alliance | IRRIGATION REPAIRS | | | 207.70 | 96,150.87 |
| 4/12/2026 | | 5276 | Suncoast Pool Service | Swimming Pool Service | | | 2,300.00 | 93,850.87 |
| 4/12/2026 | | 5277 | Arrow Exterminators Inc | pest control | | | 54.00 | 93,796.87 |
| 4/13/2026 | | 5278 | Kilinski Van Wyk PLLC | | | | 12,586.68 | 81,210.19 |
| 4/14/2026 | | 4/14/2026 | ADT Security Services | 18636 Mentmore Boulevard, April | | | 65.02 | 81,145.17 |
| 4/17/2026 | | 5279 | Steadfast Alliance | landscape maint | | | 21,250.00 | 59,895.17 |
| 4/17/2026 | | 5280 | Steadfast Alliance | fertilization | | | 2,457.00 | 57,438.17 |
| 4/20/2026 | 042026ach | | FL Dept of Revenue | Sales Tax March 2026 | | | 300.52 | 57,137.65 |
| 4/20/2026 | | 5281 | ECS Integrations LLC | install locks-tennis courts | | | 990.00 | 56,147.65 |
| 4/20/2026 | | 5282 | ECS Integrations LLC | gate maint | | | 2,315.00 | 53,832.65 |
| 4/20/2026 | | | | Funds Transfer | | 100,000.00 | | 153,832.65 |
| 4/20/2026 | 042026ach | | Pasco County Utilities Services Branch | 19322 UMBERLAND PLACE, | | | 11.00 | 153,821.65 |
| 4/20/2026 | 042026ach2 | | Pasco County Utilities Services Branch | 18636 MENTMORE BOULEVARD | | | 485.94 | 153,335.71 |
| 4/20/2026 | 042026ach4 | | Pasco County Utilities Services Branch | 3662 BUCKINGHAMSHIRE DR | | | 11.00 | 153,324.71 |
| 4/21/2026 | | 5283 | MPLC | MPLC Umbrella License cvg: 2.1.26-1.31.27 | | | 2,098.57 | 151,226.14 |
| 4/21/2026 | | 5284 | Randall W. Griffin | 4-9-26 BOSMTG | | | 200.00 | 151,026.14 |
| 4/21/2026 | | 5286 | Marcela Cisternas | 04-09-26 BOSMTG | | | 200.00 | 150,826.14 |
| 4/21/2026 | | 5287 | Kevin Wagner | 04-09-26 BOSMTG | | | 200.00 | 150,626.14 |
| 4/21/2026 | | 5288 | Fred Berdeguez | 04-09-26 bos mtg | | | 200.00 | 150,426.14 |
| 4/22/2026 | | | | Funds Transfer | | 100,000.00 | | 250,426.14 |
| 4/23/2026 | | 5289 | ECS Integrations LLC | pvc pipe | | | 1,755.00 | 248,671.14 |
| 4/24/2026 | | 42426 | WASTE MANAGEMENTINC.OF FLORIDA | Waste Mgt Svc: 4/1-4/30/26 | | | 273.23 | 248,397.91 |
| 4/24/2026 | 042426ach | | Heartland Payroll | Payroll 04-24-26 | | | 8,405.39 | 239,992.52 |
| 4/24/2026 | 042426ach2 | | Heartland Payroll | Payroll | | | 96.00 | 239,896.52 |
| 4/24/2026 | 042426ach3 | | Heartland Payroll | Employee Payroll | | | 1,926.31 | 237,970.21 |
| 4/27/2026 | | 5290 | Steadfast Alliance | fertilization | | | 2,808.00 | 235,162.21 |
| 4/27/2026 | | 5291 | Steadfast Alliance | landscape maint | | | 21,250.00 | 213,912.21 |
| 4/27/2026 | 042726ach1 | | Duke Energy | 3440 Buckinghamshire Blvd - Entry Light | | | 30.80 | 213,881.41 |
| 4/27/2026 | 042726ach2 | | Duke Energy | 18230 SNOWDONIA DR | | | 30.80 | 213,850.61 |
| 4/27/2026 | 042726ach3 | | Duke Energy | 18108 MENTMORE BLVD lite entry | | | 30.80 | 213,819.81 |
| 4/27/2026 | 042726ach4 | | Duke Energy | 19109 Mentmore Blvd - Entry Wall Light | | | 30.80 | 213,789.01 |
| 4/27/2026 | 042726ach5 | | Duke Energy | 18933 Chislehurst Dr - Irrig | | | 30.80 | 213,758.21 |
| 4/27/2026 | 042726ach6 | | Duke Energy | 19135 Manassas Dr - Sign Lights | | | 30.80 | 213,727.41 |
| 4/27/2026 | 042726ach7 | | Duke Energy | 3869 SUNLAKE BLVD sign irrig | | | 30.80 | 213,696.61 |
| 4/27/2026 | 042726ach8 | | Duke Energy | 3444 TUCKERTON DR sign entry | | | 30.80 | 213,665.81 |
| 4/27/2026 | 042726ach9 | | Duke Energy | 18552 Mentmore Blvd - Entry Light | | | 34.55 | 213,631.26 |
| 4/27/2026 | 042726ach10 | | Duke Energy | 3882 SUNLAKE BLVD SIGN | | | 38.78 | 213,592.48 |
| 4/27/2026 | 042726ach11 | | Duke Energy | 18636 Mentmore Blvd - maint | | | 43.89 | 213,548.59 |
| 4/27/2026 | 042726ach12 | | Duke Energy | 3936 Buckinghamshire Drive - Irrig | | | 67.75 | 213,480.84 |
| 4/27/2026 | 042726ach13 | | Duke Energy | 3753 TUCKERTON DR irrig | | | 112.15 | 213,368.69 |
| 4/27/2026 | 042726ach14 | | Duke Energy | 18636 MENTMORE BLVD splash | | | 165.59 | 213,203.10 |
| 4/27/2026 | 042726ach15 | | Duke Energy | 18661 State Road 54 | | | 182.47 | 213,020.63 |
| 4/27/2026 | 042726ach16 | | Duke Energy | 18433 MENTMORE BLVD irrig | | | 265.76 | 212,754.87 |
| 4/27/2026 | 042726ach18 | | Duke Energy | 18636 Mentmore Blvd - clubhouse/pool | | | 1,562.09 | 211,192.78 |
| 4/27/2026 | 042726ach20 | | Duke Energy | 18933 Mentmore Blvd - Sign Lights | | | 1,234.43 | 209,958.35 |
| 4/28/2026 | 042826ACJ | | Duke Energy | 19069 Lake Patience Rd - sign | | | 244.80 | 209,713.55 |
| 4/29/2026 | 042926ach | | Duke Energy | (576) 10920 STATE ROAD 54 - Sign Lights | | | 5,633.22 | 204,080.33 |
| 4/29/2026 | | 705 | | Credit Card Transactions | | | 5,292.36 | 198,787.97 |
| **4/30/2026** | | | | | | **2,058,911.10** | **1,995,252.00** | **198,787.97** |

EXHIBIT 19

RETURN TO AGENDA

**MINUTES OF 05/14/2026 REGULAR MEETING**
**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Concord Station Community Development District was held Thursday, May 14th, 2026, at 6:30 p.m. at the Concord Station Amenity Center, 18636 Mentmore Blvd., Land O'Lakes, Florida 34638. The public was able to listen and/or participate in person or live via Zoom.

## I. Call to Order / Roll Call

The meeting was called to order by Ms. Thibault. Roll was called, and a quorum was confirmed with the following Supervisors present:

Jessica LaBarbera ..... Board of Supervisors, Chairwoman
Marcela Cisternas ..... Board of Supervisors, Assistant Secretary
Kevin Wagner ..... Board of Supervisors, Assistant Secretary
Fred Berdeguez ..... Board of Supervisors, Assistant Secretary

Also present were:

Patricia Thibault ..... District Management, Anchor Stone Management
Mark Looknanan, Jr. ..... Amenity Manager, Concord Station CDD
Kevin Hiller ..... Account Manager, Steadfast
Yovani Cordero ..... Irrigation Manager, Steadfast
Kyle Magee (via virtual means) ..... District Counsel, Kutak Rock
Kyle Wilson ..... Account Manager, Solitude
Emelina Robinson ..... Account Manager, Solitude

**Opening Remarks and Attendance Notes**

The Meeting was called to order. Establishing the quorum, Chairwoman LaBarbera, Cisternas, Wagner, and Berdeguez were present in person.

## II. Audience Comments – Agenda Items *(limited to 3 minutes per individual)*

The Board allowed non-agenda items to be addressed. Manny Amparo asked the Board if he could use this space to set up mats to teach jiu-jitsu classes for children and adults in the community. He explained that jiu-jitsu is a martial art, and primarily consists of grappling, and noted that it would teach self-defense and instill discipline in younger kids and teenagers. Mr. Amparo also noted that for adults it would serve as a form of fitness, self-defense, and a way to bring the community together. Chairwoman LaBarbera asked what days and times he was looking for. Mr. Amparo answered a few nights a week from around 6 to 8 PM, and maybe late morning/early afternoon on Saturdays and Sundays. Supervisor Cisternas stated that she would be willing to consider it for a lesser amount of time where the calendar permits. She noted that the community calendar was pretty busy so they would likely be able to fit him in pockets of time here and there, but not for the full amount he was suggesting. Chairwoman LaBarbera asked Mr. Amparo where he trains and if he was starting his own practice. Mr. Amparo informed the Board that he trains at Olympus on Lake Padgett, has been training for about 7 years, and started in Maryland. Chairwoman LaBarbera asked what his fee structure would look like. Mr. Amparo stated that it would be funded via donations first for people who are interested in learning more about jiu-jitsu and then would turn into a planned fee structure as he becomes more established. Mr. Amparo noted that for younger kids, ages 5 to 9, he would only need about 45 minutes of instruction and 10-15 minutes of game time. Chairwoman LaBarbera asked if he would need this room, noting that jiu-jitsu requires space. Supervisor Berdeguez commented on the Girl Scout use of the room Mr. Looknanan advised that the Girl Scouts do use the whole room when they meet on Mondays and Wednesdays. He noted that the only day with time available is Tuesday. Supervisor Cisternas added that they have CDD and HOA meetings in the evening, noting that there are pockets of time available, but not space to have a consistent schedule. Mr. Looknanan advised that he and Mr. Amparo had exchanged emails where he had explained the requirements and potential liabilities. He noted that it was up to the Board to discuss it. Mr. Magee advised that the

Board would want to get a license agreement anyway to use the property for jiu-jitsu classes. He asked if Mr. Amparo could provide insurance. Mr. Amparo confirmed that he has a release of liability waiver reviewed by an attorney for his business, but if the Board allowed him to, he could put one together. Mr. Magee advised that the license agreement he would draw up would have insurance liability limits included in it. He asked Mr. Amparo if he could provide liability coverage. Mr. Amparo confirmed that he could do so. Chairwoman LaBarbera stated they would discuss it later in the meeting.

Morgan Lusk introduced himself as a pastor of the Suncoast Presbyterian Church and shared that they meet at his house in Wellington. He noted that if the community ever needed anything they would love to help.

Connie Larkin thanked the Board for repaving the basketball courts. She noted there weren't any windscreens yet, the nets hadn't been replaced, the fence hadn't been tacked down to the cement, and the signs were misspelled. She noted not being sure if those items had been addressed as she had not attended a meeting in months. Chairwoman LaBarbera informed her that those items had been addressed during last month's meeting. She noted that they would be discussing the updates on these items during the meeting.

## III. Professional Vendor Presentations

### A. District Engineering Report – Stantec Project Manager – Greg Woodcock

Mr. Woodcock presented his report, informing the Board that the construction of the stormwater repairs had been completed and everything looked good. He noted that they had reviewed the remaining items associated with the original scope of services or proposals that they had received. Mr. Woodcock reminded the Board that they had done Phase 1 and 2 as a priority, and the remaining work was $44,675. He noted that the total cost of repairs, including $44,675 and an extra emergency $25,000, equaled about $75,000 to be budgeted for in the next year. Mr. Woodcock confirmed that F1, F2, and F5 were included in the $75,000 for the budget and were included in the initial report. Chairwoman LaBarbera noted several retention ponds that Mr. Woodcock confirmed were Phase 2.

### B. Solitude Lake Management

#### 1. Waterway Inspection Report – Emilina Robinson

Ms. Robinson presented the Solitude Lake Report, noting that she had been on-site on May 5th and completed the 19-pond report. She noted that everything looked good except W13, which hosts a cracked and lifted flow structure. Ms. Robinson continued, noting the erosion on top of the flow structure. She assured the Board that there were some sites with shoreline growth that they were planning to put their attention on. Supervisor Cisternas noted that she had been hearing people complain about garbage in the empty ponds. Ms. Robinson noted that those areas get a lot of their attention when they're there because as the waters drop, old trash is exposed. She added that they also try to pay special attention to the sites along the road. Ms. Robinson stated that she would address any specific sites or areas of concern the Board had. Ms. Thibault confirmed she would email Mr. Woodcock to ensure W13 was accounted for within the $75,000.

### C. Steadfast Environmental Services – Yovani Cordero and Kevin Hiller

#### 1. Landscape Daily Logs

Mr. Hiller gave a landscaping update. He noted that he and Mr. Looknanan had discussed residents calling about conservation areas backing up to their homes and were working on identifying those areas on a case-by-case basis. He noted that from a maintenance perspective, they try to spend a lot of time trimming everything and working on the details. Supervisor Berdeguez asked if they were still coming out every week. Mr. Hiller stated that they were still coming every week, but they weren't mowing every time as the grass didn't need it. He mentioned that with the upcoming rain, they will likely see a difference in the grass' growth rate. Supervisor Cisternas asked if the palm trees could be trimmed. Mr. Hiller confirmed that they could up to a certain height, tentatively 12 feet, but anything over that would require a proposal from another division of their company due to the insurance policy/policies needed to avoid liability. Supervisor Cisternas noted that she didn't think they were that tall. She also mentioned that there were numerous dead frogs by the pumps on

the first block across the street from the clubhouse. Mr. Hiller confirmed they would look at it. Mr. Looknanan noted one of the main complaints he gets from residents is about the branches and grass behind their fences. He reported that he and Mr. Hiller had driven through several of the mentioned areas and noted that they believed the landscaping people used the areas to get from one pond to the other. Chairwoman LaBarbera noted that they had sent out letters to the residents when they had put their fences up, requiring them to give the District. She asked Ms. Thibault where they left off with that as she knew they had identified people they knew they needed to address the issue with. Supervisor Cisternas noted that the person before Attorney Lindsey, Attorney Babbar, had sent the letters, but she wasn't sure if the residents had granted access. Chairwoman LaBarbera noted that it had turned into a situation, as some of the letters had come back wrong. She suggested having the residents fix their properties so they can have access rather than taking on additional costs to mow the easements that aren't a part of the contract. Mr. Magee noted that this is an issue he has run into with many of his districts and confirmed he would be able to send out a new round of letters if provided with the addresses of the easements that were being blocked. He noted that the district easements should be on the plat and they need access to the easements, so they are able to enforce the easements and take the fences down. Ms. Thibault mentioned that she has a file called Easement Access Agreements.

Supervisor Cisternas stated that she thought it was a part of their contract that the easements that are not blocked by fences were maintained as part of the landscaping. Chairwoman LaBarbera noted that the complaints they had first received stemmed from residents without fences upset about the wear on their grass and property from the landscaping company using it to reach the ponds because all of their other neighbors have fences that blocked the easement. Supervisor Wagner asked if they had had any access problems. Mr. Hiller reported that they had to cut through people's yards because the fences blocked the easement. Chairwoman LaBarbera noted that they identified the houses with the fences and directed them to either remove the fence or add a gate for direct access. Supervisor Cisternas suggested verifying the list. Supervisor Wagner advised having Mr. Looknanan get eyes on the area to verify with the map Mr. Hiller had. Ms. Thibault shared that there were 6 addresses in the 2025 folder. Chairwoman LaBarbera reported that they had initially sent the letter to about 200 people. Supervisor Berdeguez shared that the HOA approved his fence because they knew it was a drainage easement, not an access easement. Ms. Thibault advised that she had records from 2017. The Board noted they didn't need the 2017 records. Chairwoman LaBarbera noted that a lot of residents had received letters that they shouldn't have regarding access versus drainage easements. She suggested having Mr. Looknanan walk around and take a look with the map to identify the problem fences. Ms. Thibault confirmed she would send the 2025 list. Supervisor Berdeguez suggested that the HOA keep track of where the fences go up and if they are being placed in an easement. Chairwoman LaBarbera noted that previously the HOA had sent all requests to the District. She further commented the District has not received a fence request in over a year. Supervisor Cisternas commented that the HOA had started a new policy a few months ago making it so that any requests for fence approvals come through the ACC committee. She noted that they look at it, and if it meets the criteria, they approve it and add a caveat saying that HOA approval does not constitute CDD approval if their property sits on an easement.

**2. Irrigation Maintenance Report**

Ms. Cordero shared that the only thing left to get the clubhouse up and running was to jack and bore. She noted that the decoders and cylinders were changed out, and the wire nuts were properly put in. Ms. Cordero advised that Dave Bollard from Hunter would meet her, and the Board if they wished to be there, so they can go through the system together and make sure it is Hunter approved. She presented her proposals. The first, to jack and bore, a proposal for wiring to get the last set of valves up and running, and then a proposal from the timer on Mentmore to make those valves operational. Ms. Cordero reported that the original proposals and inspections for Timer 1 on Mentmore by the lift station, the Pasco County area there, and off of Tuckerton had been completed. She stated that everything was working there, but they did find a mainline break at a valve and had some wires that were exposed in Tuckerton. She noted the breaks in the issue could have been caused by the fence that was put up. Ms. Cordero noted that the original proposals for 4, 6, and 7 were tabled last month because the Board had questions about the adjustments, clogged nozzles, etc. She commented that their technician had made the adjustments and the updated proposals were included in the agenda. Ms. Thibault asked that the proposals be addressed in order. Mr. Looknanan advised that upon his review and conversation

with Ms. Cordero, he agreed with all of the proposals they included in the agenda. Ms. Cordero explained that they had included the original and updated proposals in the agenda so the Board could see the changes. She noted exhibit 8, for timer number 4 across the street from the clubhouse, exhibit 11, and exhibit 13 had the original and updated proposals. Supervisor Wagner summarized the exhibit bundles. Ms. Cordero stated that they will continue to unearth smaller issues as they knock the bigger ones out, noting the inspection on Umberland that unearthed a 3-inch mainline break. Supervisor Berdeguez noted there were open boxes behind the monument on Sunlake. He explained that there was a line that went from the back of people's houses to the water. Ms. Cordero confirmed that she and Mr. Looknanan would look at it. Ms. Thibault and Supervisor Wagner discussed the exhibits they were looking at. Ms. Cordero confirmed that they would update the irrigation system to make all areas rain sensitive.

On a MOTION by Chairwoman LaBarbera, SECONDED by Supervisor Berdeguez, WITH ALL IN FAVOR, the Board Approved the Steadfast Proposals for Exhibits 4, 5, 6, 8, 9, 11, and 13 for the Concord Station Community Development District.

Supervisor Wagner asked what the next month would look like now. Ms. Cordero advised that once everything is operational, they will receive fewer proposals and can focus mostly on the routine maintenance. She noted the wear on the area used for vendors would be difficult to keep track of, and that Jeanette found numerous broken rotors at an area in Sunlake where a lot of parents park to pick up their kids, something she advised the Board to keep an eye on. Supervisor Berdeguez noted there was supposed to be a line going out to the apartments, but it was capped. Ms. Cordero advised that they had a couple valves and other items that needed to be replaced at the entrance of Alexandrea Lee. She reiterated that ideally after all of this, they would only be working on routine maintenance. Supervisor Berdeguez noted they were ahead of schedule. Ms. Cordero advised that she would remain hands-on until she felt comfortable passing it on.

**D. Presentation of Team Deliverables -**

**E. Kutak Rock – District Counsel – Kyle Magee**

**1. Discission of Waiver and Release of Liability (Bounce House)**

Mr. Magee advised that the contract may be a bit onerous, but he was confident what he had drafted would fully protect the district. Supervisor Cisternas asked Mr. Looknanan if they were going to have a sign posting the age limit for the bounce house. She asked what the cutoff age was going to be, having noted that the waiver stated minor children, and referenced a previous issue with a resident who wasn't a minor but had a mental disability. Supervisor Cisternas noted they could run into issues with smaller older kids and younger bigger kids if they don't have a sign with an age limit. Mr. Looknanan stated that he had been thinking 16 and under, though Supervisor Cisternas suggested that 16 was too old for a bounce house. Mr. Looknanan suggested that if they have older children come to the bounce house, they set them aside until the younger children finish. The Board agreed no one over the age of 18 would be allowed in the bounce house. Chairwoman LaBarbera suggested each page of the waiver require the guardian to sign as well. Mr. Magee confirmed that he could add that to the document. Mr. Looknanan noted that they planned to email the waiver ahead of the event so the children could arrive with most, if not all, of the waiver already filled out. Supervisor Cisternas asked if they were still planning to use wristbands; Mr. Looknanan confirmed yes.

**2. Discussion of HOA Tot Lot Update**

Mr. Magee reported that he had reached out to the HOA attorney and let him know that the Board was open to taking on the Trilby lot as well and informed him of the not to exceed amount. He noted that he had not received a response but would continue to reach out.

Mr. Magee noted that he looked through the district amenity policies, which state that an individual can bring 4 guests in who would need to be registered with the amenity staff. He noted it was really 4 guests per household at a time, and if they wished to bring more people in, they would have to rent a room in the facility. Supervisor Cisternas noted that renting a party room does not grant pool access. Mr. Magee confirmed that the policy states a resident can bring in

more than 4 people if they rent a room, but it does not note whether the same goes for pool access. He advised that any behavioral problems or breaking of the amenity policy caused by the guests could result in a suspension of amenity access for the patron. Supervisor Cisternas confirmed that amenity privileges could be suspended if they were to notice spouses bringing in 4 guests each. Mr. Magee confirmed that the policy allows 4 guests per household. Supervisor Cisternas asked if they could also suspend privileges if a family could bring in 8 kids and say that 4 are their kids and 4 are their guests and it wasn't true. Mr. Magee advised that if the children aren't registered with the household, then the amenity staff has the ability to enforce the rules. Chairwoman LaBarbera asked about other districts (Ballantrae and Heritage Harbor) that use key fobs and access cards. She believed that Heritage Harbor has a picture of the user on their card along with their first and last name, and street address. Supervisor Cisternas noted it might not work with adult or older children. Chairwoman LaBarbera and Ms. Thibault discussed the caregiver card that Ballantrae uses, noting that it would allow access to certain venues for a certain amount of time. Chairwoman LaBarbera noted that they did away with key cards to switch to key fobs, but they have options and can get creative with what they decide to do. Supervisor Cisternas suggested addressing it later if people passing around key fobs becomes an issue, as she noted not having an appetite to spend money on switching back to cards at this time. Chairwoman LaBarbera agreed. Supervisor Wagner asked if the resident who had wanted to run a summer camp at the clubhouse pool would be limited to 4 guests. Mr. Magee confirmed that their policy supports that. Supervisor Cisternas updated the Board, informing them that the aforementioned resident had sent out an announcement noting that the camp was going to run from June 1st to the 5th, and would be run by her 12 or 13-year-old daughter, who is CPR certified. Ms. Thibault noted that depending on how many children enroll, they may be violating some statutes involving minors. Supervisor Cisternas advised that the resident had stated she would assist her daughter, but it would be her daughter's camp. Supervisor Wagner asked if they had contacted the resident. Mr. Looknanan reported that the resident had responded and said she would ensure no rules or policies were broken, and that she wouldn't bring in more than 4 guests at a time. Mr. Magee advised that per the amenity policy, minors would need to be accompanied by an adult, so her daughter would not be able to bring in 4 guests. He advised the Board to be very diligent with their amenity policy.

**F. Clubhouse and Amenities Manager – 7:38**

**1. Presentation of Amenity Center Report**

The Board briefly discussed uniforms. They noted that Mr. Looknanan wouldn't need one, but the in-house team members should have shirts that say Concord Station on them. Mr. Looknanan noted they had reached the 1-year anniversary of in-house management, and upon checking records from 2024, seem to be doing better than they used to. He noted that a large part was due to the staff, and he thanked the Board for placing their trust in his team. Mr. Looknanan reminded the Board that per the handbook, the team would receive merit increases at the yearly mark. Supervisor Cisternas asked how the percentages of the increases would be determined. Ms. Thibault advised that if they don't make any adjustments to team members, noting that Mr. Looknanan had wanted to bring on a team member full-time, they are projected to be around $50,000 under budget. The Board discussed the longevity of their team members, noting that Mr. Hernandez had become a full-time team member at the end of last June. Ms. Thibault confirmed that salary increases were budgeted when there were more members of the staff, which is why they are experiencing that level of savings. Supervisor Wagner asked what rate increase they had been considering. Ms. Thibault confirmed they had been looking between 3% and 4%. She noted that she and Mr. Looknanan had established 3% for some of the team, 4% for maintenance, and 6% for Mr. Looknanan. The Board confirmed that the increase is upon their 1 year, which would be now for Mr. Looknanan and June for Mr. Hernandez. Supervisor Cisternas asked what Mr. Looknanan and Mr. Salas' annual salaries were. Mr. Looknanan noted that his was $82,500 and he believed Mr. Salas to be at $63,000 and Mr. Hernandez to be at $50,000. Chairwoman LaBarbera noted she thought Mr. Hernandez was at $42,000. Ms. Thibault advised that his hourly rate was $24.08 per hour, but including FICA, FUTA, SUTA, and worker's comp the total burden cost was $60,830, though the base figure was $50,086.40. She advised that Mr. Salas's hourly rate was $30.29, making his annual cost to the District $77,129. Similarly, Ms. Thibault noted that Mr. Looknanan's hourly rate was $39.66, making his annual cost $99,689. She advised that their part-time concierge staff, at $17 an hour, average about $20,000 to $22,000. The district's burden would be $23,000 to $26,000. Supervisor Wagner suggested creating an equation or

scale to measure and judge performance to justify an increase. Supervisor Berdeguez asked if that was in the handbook. Ms. Thibault noted that she believed it was. Supervisor Wagner noted that for anything above 3 to 4%, they would need to have a conversation about whether they would want to set a precedent. He noted that increasing salaries is an ongoing cost increase, building up year after year, and made it known that he was not in support of saving money in one avenue and using it on salaries. He said he was happy with bonuses if they do them off cycle, though he also noted that he was not aware of the staff's market values and whether they are under or overpaid. Chairwoman LaBarbera stated that she was also unfamiliar with what fair market value for a clubhouse manager is, but what they really have is a jack of all trades. She confirmed that she would vote yes on 6%, explaining that 6% now would be equivalent or less than what they would pay out as a bonus later. Ms. Thibault agreed, stating that Mr. Looknanan has saved the district a substantial amount on capital projects. She noted that while the reserve study was underfunded, Mr. Looknanan and his team had accomplished quite a few of the reserve study tasks in-house. Ms. Thibault suggested that he had probably saved the district over $100,000 by doing so. Mr. Looknanan advised that they had been able to save $264,750. Supervisor Cisternas agreed that he has saved them money and noted that one of the reasons they had hired Mr. Looknanan was to fill most of those roles. Supervisor Berdeguez noted that he thought the 6% raise was good and that they should raise the amount of funding in the reserve study. Ms. Thibault explained that the Board will be able to make decisions regarding the reserve fund at the budget workshop. She noted that she will have all of the numbers and worksheets for the Board to discuss, mentioning now that they will need to decide whether or not to increase assessments as they are moving into the new year with savings. Ms. Thibault stated that Mr. Woodcock had advised $75,000, and the reserve study would provide $85,000. She noted that she had converted the reserve study to an Excel project and impacted it with 1.2%, though it needed to be readjusted with all of the items Mr. Looknanan had taken care of. Supervisor Berdeguez noted he thought Mr. Looknanan deserved more than 6%. Mr. Looknanan advised that as a business owner, he looks at money in a similar way to Supervisor Wagner. He noted that it can be hard for anyone to gauge how much they do and what it takes to do what they do. He assured the Board that when he asks for something like this, it is not selfish. He showed the Board a graphic that displayed the amount he was able to save. Mr. Looknanan also noted that 3% was the usual pay ratio, but the rest would be a merit increase based on what the individual has done. Supervisor Berdeguez suggested that they keep Mr. Looknanan at 6% and give him the year-end bonus depending on how he meets those expectations. Mr. Looknanan posed a question to the Board: what if he is not there at the end of the year. Supervisor Wagner explained his thoughts on offering an off-cycle raise, noting that if it wasn't planned for, it would be better to wait until the end of the fiscal year so they could examine their cost savings. Chairwoman LaBarbera noted if they do a bonus, they have to set goals and measurements in between that, which someone would have to manage. She noted having no problem with that. Supervisor Cisternas shared her opinion, noting that she prefers to reward people who are bringing in revenue or saving money, in this case Mr. Looknanan and Mr. Salas. She stated she had no problems with giving them the 6% and 4% that they were asking for. Supervisor Cisternas noted that a 3% increase for Mr. Hernandez and the concierge team would be fair. She advised the increase be communicated with the caveat that this is what they are receiving this year, merit increases are never guaranteed, and even if they were to get another one, it may not be at the same percentage. She emphasized that it would be addressed on a case-by-case basis every year. Supervisor Cisternas noted that a bonus would require Mr. Looknanan to manage himself. Supervisor Wagner asked if they were over or under budget as a district and how much Mr. Looknanan had saved in the operating side of the house. Ms. Thibault advised that it was likely close to $200,000 because he had taken on so many projects.

On a MOTION by Supervisor Cisternas SECONDED by Chairwoman LaBarbera, WITH ALL IN FAVOR, the Board Approved the 6% Merit Increase for Mr. Looknanan, the 4% Merit Increase for Mr. Salas, and the 3% Merit Increase for Mr. Hernandez and the 2 Part-Time Concierge Staff Upon Their 1 Year Anniversary with the District, to be Reviewed Each Year and not Guaranteed for the Concord Station Community Development District.

Supervisor Berdeguez asked if Mr. Looknanan was going to review Mr. Hernandez, which was confirmed. Supervisor Wagner asked about Mr. Looknanan's previous request to increase one of the concierge's hours. Ms. Thibault advised that the impact on the budget would be $21,347, meaning they would still be under budget. Mr. Looknanan

explained that Olivia has been working a hybrid role between maintenance and the concierge. The Board discussed the rate of pay, noting that the roles she was taking on needed to be accounted for when calculating her rate. Mr. Looknanan informed the Board that he and Mr. Hernandez had sat down and put together a job role and responsibilities, what hours and days will be spent where. Mr. Looknanan noted that she would probably be working 50-50 between maintenance and concierge. Ms. Thibault advised that she had included her at $20 an hour, which would make her total cost burden to the district $51,234. The salary, not all in, is $41,000 including the insurance stipend. Supervisor Wagner noted that they would need to readdress the previous motion if they decided to make Olivia full-time. Chairwoman LaBarbera noted that they would have to change the handbook and discussed the potential added burden of Olivia's full-time salary on the budget. Mr. Looknanan stated they would still be under the budget by about $32,000. Ms. Thibault noted they would still have to take care of Mr. Looknanan's salary. Supervisor Cisternas asked what the Board thought about giving Olivia her 3% increase and the full-time hours now and waiting to change her role to the hybrid position until she had been there for a year. Ms. Thibault advised that they had funding for additional coverage at the pool in the amount of $43,000, which was contributing to the carry-forward amount. Supervisor Wagner asked if Mr. Looknanan had talked to Olivia about the pay rate moving from $17 to $20 an hour. He reported that yes, he had included the pay increase in the new job description. Supervisor Cisternas advised against mentioning the potential pay increase in the future in case it doesn't get approved, though she noted that it could be a good thing for Olivia to work toward. She suggested Olivia work full-time as a concierge for a year and then shift to the hybrid position. Mr. Looknanan noted that he did not have enough work for a full-time concierge. Supervisor Cisternas mentioned Mr. Looknanan's request for another person to walk around the pool during the summer. Mr. Looknanan expressed concern over differentiating between her position and Lauren's. Supervisor Cisternas suggested Lauren make an extra 25 cents and Olivia make an extra 50 cents per hour, noting that they don't need to know how much the other makes. Chairwoman LaBarber suggested raising Olivia's hourly by a dollar and increasing her responsibilities to what Mr. Looknanan needed until she reaches a year with the district.

Mr. Looknanan emphasized his knowledge of how much work is being done in the district, noting that Olivia has proven herself and has not needed to be asked to help with tasks. He advised that the Board provide her with the $20 an hour and let her work the schedule he had advanced. Supervisor Wagner advised that they heard what he was saying, but they do also have to consider everything based on their fiduciary responsibility. He noted that the Board agreed with what he was saying but had to ask these questions because the brunt of the residents' anger or displeasure would fall onto the Board if they had to raise their assessments and could not validate results. Supervisor Cisternas noted that Mr. Looknanan has proven himself with numbers, but Olivia has yet to do so. She advised that could be the beneficial part of waiting 9 months for her to reach a year with the district, as there will be time to put together a list of what she had worked on, where she had contributed, and what she had saved. Supervisor Cisternas used her job as an example, noting that she typically has to do the job first and prove herself before earning a title. Supervisor Berdeguez remarked that if Mr. Looknanan were trying to hire someone new for the hybrid position, they would not take $17 an hour. Supervisor Cisternas stated that they didn't have a hybrid position yet. Supervisor Berdeguez suggested that Mr. Looknanan was asking them to trust him to fill this role. Supervisor Cisternas explained that if they decided not to approve the hybrid position, they would still approve Olivia to go full-time. She noted that if Olivia declines the full-time role at that rate and leaves, Mr. Looknanan would only be replacing the concierge position at $17 an hour. Chairwoman LaBarbera reminded Supervisor Berdeguez that the hybrid position would have to be approved and added to the handbook. Supervisor Cisternas noted that she trusts Mr. Looknanan but has concerns over the residents' reactions to the increased pay rate without numerical validation. Supervisor Wagner noted that they needed to amend the previous motion. Chairwoman LaBarbera noted that she wished they had known about the hybrid position at the last meeting so they could have discussed it more. She stated that she trusts Mr. Looknanan, and though she was unsure about the need for a hybrid position, she understood that Mr. Looknanan was saying they needed it. Chairwoman LaBarbera asked about the weekend schedule, which Mr. Looknanan noted they were still working out. He advised that maintenance is Monday through Friday when he and Mr. Salas are there. He also noted that if she doesn't get approved for the hybrid position, he would not need her to come on full-time. Supervisor Wagner advised moving forward with the original motion for this month and revisiting the full-time position in June. Ms. Thibault advised that the Board would have the fully loaded burden Excel sheet by the next meeting. Supervisor Cisternas noted that there will always be maintenance tasks to be done and

expressed concern over needing the hybrid role down the road. The Board agreed that they would have to update the handbook before they can bring her on in the hybrid role. Supervisor Wagner noted that the role couldn't be 50-50 all year. Supervisor Berdeguez noted that they would need her there on the weekends to monitor the pool. Chairwoman LaBarbera discussed the possible staffing options on the weekends. Supervisor Cisternas stated that they would need to see the job description first to get the handbook approved. Supervisor Wagner noted that the handbook would need to be on the agenda for the next month. Supervisor Cisternas reiterated that the suggested motion.

On an AMENDED MOTION by Supervisor Cisternas SECONDED by Chairwoman LaBarbera, WITH ALL IN FAVOR, the Board Approved the 6% Merit Increase for Mr. Looknanan, the 4% Merit Increase for Mr. Salas, and the 3% Merit Increase for Mr. Hernandez and 1 Part-Time Concierge Staff Upon Their 1 Year Anniversary with the District, to be Reviewed Each Year and not Guaranteed for the Concord Station Community Development District.

Supervisor Cisternas issued directions, stating that Olivia would remain part-time for now, Mr. Looknanan needed to give the Board the job description for the hybrid position so they could move forward with amending the handbook, at which time they would decide on the salary. Mr. Magee asked for confirmation that the referenced handbook was the employee handbook. Ms. Thibault confirmed it was. Mr. Magee confirmed he would look into the handbook. Ms. Thibault informed the Board that it was 8:45.

Mr. Looknanan reported that they had been enforcing the age limit at the clubhouse and have had some pushback from parents. He noted that he informed them that it was a part of the district policy that no one under the age of 16 can be in the clubhouse without a parent.

Mr. Looknanan advised that the Summer Splash Bash was scheduled for June 27th and they had already started sending announcements for it. He noted he was trying to combine Oktoberfest with the Halloween celebration. He also noted that they were going to have a business expo at the event on the 27th.

Mr. Looknanan reported that Gregory Safer, who came to the February meeting to ask about the fences being pressure washed by the district, came to his office and would not take the feedback he was being offered. Supervisor Cisternas reported that per the last meeting, the Board had agreed to see if they or Suncoast Rust could get the rust stains removed from the fence or if they needed to look into placing shrubs over the rusted sections. Mr. Looknanan noted that he had gone out with CLR to scrub the fence. He reported that he couldn't power wash it because of the water restrictions, but with vigorous scrubbing, he was able to get the rust to look a lot better, though it wasn't as white as it used to be. Supervisor Cisternas suggested revisiting placing shrubs. Mr. Looknanan proposed waiting for the water to come back so he and Mr. Salas could go out and pressure wash the fence. Ms. Thibault advised that the water restrictions are supposed to be lifted in July. Mr. Looknanan reported that the cameras and TV were installed. He noted the cameras are infrared so anybody at night can be seen. Mr. Looknanan shared that they had painted the gazebos. Supervisor Cisternas noted that they had talked about painting the gazebos dark brown, but they are too far into the project now to change it. She added that the white looked beautiful. Mr. Looknanan stated that they were going to paint it the same way as the clubhouse, which Supervisor Cisternas noted would have been dark brown at the top. Mr. Looknanan reported that the stronger magnets had been placed on the playground, and the basketball and tennis courts. The playground and tennis courts were not connected to the power yet, but the one at the basketball court was working. Chairwoman LaBarbera noted that she had seen that the magnets were $6,000, and she asked if that included the pool, playground, tennis court, and basketball court. Mr. Looknanan confirmed that it did. He noted that it was $4,500 for the playground, and $6,600 in total. He confirmed that was for 3 locks. Chairwoman LaBarbera asked about the magnets. Mr. Looknanan noted that they went for heavier locks, which would likely mean the fence would break before the locks would. The Board discussed what they would do with the locks they replaced. Mr. Looknanan confirmed that there is not a reader on the back gate. Mr. Looknanan noted that the jobs for the tennis and basketball court fences were going to be completed over the next couple of months. He mentioned the installation of windbreak nets. He noted he needed to buy 2 nets for the tennis courts at $148.99 each. Mr. Looknanan advised that they would also have to replace the cord for the right net. Supervisor Cisternas asked about the Tuckerton benches. He confirmed the July timeline. Chairwoman LaBarbera asked what needed to be repaired with the soccer nets. Mr. Looknanan reported that both nets were rotten. Chairwoman LaBarbera

noted that they would need to purchase new nets/structures in Waterford Village. Mr. Looknanan noted that he needed to do more research into pool furniture, but there was a set that was very low maintenance and would last a long time. The proposal he was looking at was $45,000. He noted the furniture was really heavy, likely why they were so expensive. Mr. Looknanan reported that they had bought new furniture in 2017 and 2019, and he noted the poor shape the straps were in. For a new one, they paid $290, to restrap cost $20. Supervisor Cisternas suggested going with Pollywood instead of the aluminum. She advised that people had complained about the condition of the furniture. The Board discussed the different sizes of the tables. Ms. Thibault noted that Pollywood was $45,000. Supervisor Wagner asked if they were going with Pollywood or aluminum. He confirmed that graffiti would come off Pollywood and scratches wouldn't show.

**IV. District Manager**

**V. 1. Presentation of District Qualified Electors for Concord Station Community Development District – 3,077**

Ms. Thibault noted they had an increase in voters of 110.

**1. Discussion of Budget Workshop to be Held June 2**

On a MOTION by Chairwoman LaBarbera, SECONDED by Supervisor Cisternas, WITH ALL IN FAVOR, the Board Approved the Budget Workshop to be Held June 2 for the Concord Station Community Development District.

Mr. Magee advised that he had a conflict for that time and he would be happy to find someone from his office to cover the meeting. The Board declined.

**VI. Administrative Items**

**A. Consideration for Acceptance – January 2026 Unaudited Financial Statements**

Chairwoman LaBarbera noted that there wasn't any revenue under key fobs, etc. Ms. Thibault confirmed that everything was combined under clubhouse rentals. She noted the interest income contributed to their budget. Mr. Looknanan asked about replacing a key fob that was not damaged but was not working. Chairwoman LaBarbera advised that residents have to pay for a replacement card. Supervisor Cisternas noted that was unfair. Supervisor Berdeguez suggested that residents shouldn't pay to replace broken cards. Chairwoman LaBarbera suggested that a resident should have to pay for a broken card. Supervisor Cisternas suggested residents who admitted to breaking their cards should have to pay, but those who say their cards stopped working without a reason deserved the benefit of the doubt. Supervisor Wagner suggested they add something to their policy. Ms. Thibault asked Mr. Magee to amend their policy. He confirmed he would try, but it could be difficult to differentiate between a break and regular wear and tear. Supervisor Cisternas asked if Mr. Magee could find a way to make it up to Mr. Looknanan's discretion to determine if a person is abusing the system or not. Mr. Magee advised that as a government entity, when dealing with fees and fines, they need to observe a hard line. Mr. Looknanan noted that the policy states damage or loss. Mr. Magee advised the district to replace cards without any signs of damage. Supervisor Wagner suggested the replacement of 1 card per household. Supervisor Cisternas suggested allowing 2 to 3 replacements per household. Supervisor Wagner noted that they need a demarcation line.

On a MOTION by Supervisor Wagner, SECONDED by Supervisor Cisternas, WITH ALL IN FAVOR, the Board Accepted the March 2026 Unaudited Financial Statements for the Concord Station Community Development District.

**B. Consideration for Approval – The Minutes of the Board of Supervisors of the Concord Station CDD Held March 12, 2026**

Chairwoman LaBarbera and Ms. Thibault discussed the spelling of Mr. Looknanan's last name.

On a MOTION by Chairwoman LaBarbera, SECONDED by Supervisor Cisternas, WITH ALL IN FAVOR, the Board Approved the Minutes of the Board of Supervisors Held on March 12, 2026, for the Concord Station Community Development District.

**C. Consideration for Approval – The Minutes of the Board of Supervisors of Concord Station CDD Held on April 09, 2026**

Chairwoman LaBarbera noted she was present in person. She noted for lines 386 and 387, the party was in the clubhouse, not the pool, and line 514 stated there was discussion of the tot lot, though the tot lot as not discussed there.

On a MOTION by Supervisor Cisternas, SECONDED by Supervisor Berdeguez, WITH ALL IN FAVOR, the Board Approved the Minutes of the Board of Supervisors Held on April 09, 2026, With the Above Revisions for the Concord Station Community Development District.

**VII. Audience Comments – New Business – *(Limited to 3 minutes per individual)***

No audience members were present.

**VIII. Supervisor Request**

**2. Adjournment – 9:27**

With no further business, a motion to adjourn was made and seconded. Upon unanimous consent, the Chair concluded the meeting.

On a MOTION by Supervisor Cisternas, SECONDED by Supervisor Wagner, WITH ALL IN FAVOR, the Board adjourned the Meeting for the Concord Station Community Development District.

*~Any individual who wishes to appeal a decision made by the Board with respect to any matter considered at this meeting is hereby advised that they may be responsible for ensuring that a verbatim record of the proceedings is made, including all testimony and evidence upon which the appeal is based.~*

The meeting minutes were approved by a vote of the Board of Supervisors during a publicly noticed meeting held on **_____, 2026**.

**Signature** | **Signature**

**Printed Name** □ Secretary □ Assistant Secretary | **Printed Name** □ Chairman □ Vice Chairman

EXHIBIT 20

RETURN TO AGENDA

Docusign Envelope ID: 74B941EF-02FA-8177-8156-2C3B5F05DA4B

Agreement # DEFFL60867193-030

# FLORIDA LIGHTING SERVICE AGREEMENT

Customer Information:
CONCORD STATION CDD
PATRICIA@HAVENMGTSOL.COM
..

Project Information:
0000 TRINITY COTTAGE DR
LAND O LAKES Florida 34638

Account Number:
9100 8845 0087

Installation Number:
7006031739

Work Order Number:
60867193

Duke Energy Representative Contact Info:
Kendrick Washington

This Lighting Service Agreement is hereby entered into this 8th day of June, 2026, between Duke Energy (hereinafter called the "Company") and CONCORD STATION CDD (hereinafter referred to as the "Customer") for lighting service at the above location(s). The Customer agrees to receive and pay for lighting service from the Company in accordance with the rates, terms and provisions of the Company's Rate Schedule LS1U and Service Regulations, or its successor, as the same is on file with the Florida Public Service Commission (FLORIDA PUBLIC SERVICE COMMISSION) and as may be amended and subsequently filed with the FLORIDA PUBLIC SERVICE COMMISSION.

To the extent there is any conflict between this Agreement and the Lighting Service Rate Schedule, the Lighting Service Rate Schedule shall control. In the event of termination by the Customer during the initial term of this agreement under this rate schedule or upon early termination of service under this schedule, the customer agrees to pay remaining terms of this agreement as delegated by the FLORIDA PUBLIC SERVICE COMMISSION.

The date of *initiation* of service shall be defined as the date the first light(s) is energized. It is further agreed that Duke Energy reserves the right to discontinue service and remove any Duke Energy-owned facilities from the Customers premise if the Customer violates any of the terms of the Service Regulations, Rate Schedule or this Agreement.

Customer Print Name_____ Date Signed _____

Customer Signature _____ Date Signed _____

Duke Energy Representative _____ Date Signed _____

THIS IS NOT A BILL. PLEASE DO NOT SEND A PAYMENT IN RESPONSE TO THIS COMMUNICATION.

Agreement # DEFFL60867193-030

| Summary of Estimated Charges | | | | |
|---|---|---|---|---|
| **Minimum Service Term** | **Initial Monthly Cost** | **Total One Time Charges** | **Total Cost for Initial term** | **Ongoing Monthly Charge post Term** |
| 10 Years (120) Months | $438.31 | $0.00 | $52,597.20 | $438.31 |

| Monthly Base Charges | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Service Required** | **Quantity** | **Product Description Fixtures and Poles** | **Equipment** | **Maintenance** | **Energy** | **Unit Total** | **Sub-Total** |
| I | 53 | Light Fixture Roadway LED 50W Gray Type III (formerly M | $4.87 | $2.04 | $1.36 | $8.27 | $438.31 |
| R | 37 | REM ONLY: Light Fixture Roadway High Pressure Sodium 10 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| R | 1 | Light Fixture Roadway LED 50W Black Type III (formerly | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| R | 15 | Light Fixture Roadway LED 50W Gray Type III (formerly M | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| | | **Subtotal Based On Quantity:** | $258.11 | $108.12 | $72.08 | | |
| | | **Estimated Monthly Charge** | | | | | $438.31 |

THIS IS NOT A BILL. PLEASE DO NOT SEND A PAYMENT IN RESPONSE TO THIS COMMUNICATION.

**Outdoor lighting Terms and Conditions**

Duke Energy will call for locate of all public facilities. Any customer owned utilities would need to be located and marked at your expense.

If any or all of these lighting facilities will eventually be submitted to a governmental agency for inclusion into a taxing district, MSTU or MSBU special assessment program, please verify that these facilities meet the requirements within that jurisdiction. Should the agency not accept these facilities into their program, the entity who signs the Lighting Service Contract will remain responsible for payment.

**Rate per Month:**

The monthly charges consist of the items below. These charges may be adjusted subject to review and approval by the Florida Public Service Commission.

| | |
|---|---|
| Customer Charge | |
| Pole Charge | |
| Light Fixture Charge | |
| Light Fixture Maintenance Charge | |
| Energy and Demand Charge: | |
| Non-fuel Energy Charge Plus the Cost Recovery Factors listed in Rate Schedule BA-1, Billing Adjustments**, except the Fuel Cost Recovery Factor and Asset Securitization Charge Factor: | See Sheet No. 6.105 and 6.106 |
| Fuel Cost Recovery Factor **: | See Sheet No. 6.105 |
| Asset Securitization Charge Factor: | See Sheet No. 6.105 |

***Charges are normally revised on an annual basis.*

**Additional Charges:**

Certain additional charges may also apply to the installation.

| | |
|---|---|
| Gross Receipts Tax Factor: | See Sheet No. 6.106 |
| Right-of-Way Utilization Fees: | See Sheet No. 6.106 |
| Municipal Tax: | See Sheet No. 6.106 |
| Sales Tax: | See Sheet No. 6.106 |

**THE CUSTOMER AGREES:**

1. To purchase from the Company all of the electric energy used for the operation of the Lighting System.

2. To be responsible for paying, when due, all bills rendered by the Company pursuant to the Company's currently effective Lighting Rate Schedule LS-1, or its successor, for facilities and service provided in accordance with this Contract.

3. To be responsible for trimming trees that may either obstruct the light output from fixture(s) or that obstruct maintenance access to the facilities.

**IT IS MUTUALLY AGREED THAT:**

4. Requests for exchanging facilities, upgrades, relocations, etc. are subject to Section III, paragraph 3.05, of the Company's General Rules and Regulations Governing Electric Service.

THIS IS NOT A BILL. PLEASE DO NOT SEND A PAYMENT IN RESPONSE TO THIS COMMUNICATION.

5. The Company does not guarantee continuous lighting service and will not be liable for damages for any interruption, deficiency or failure of service, and reserves the right to interrupt service at any time for necessary repairs to lines or equipment. Nothing in this Contract is intended to benefit any third party or to impose any obligation on the Company to any such third party.

6. Installation shall be made only when, in the judgment of the Company, the location and the type of the facilities are, and will continue to be, easily and economically accessible to the Company's equipment and personnel for both construction and maintenance. In the event the Customer or its contractor, subcontractor or other agent changes the grading, which requires the Company to move its facilities or otherwise incur costs to ensure compliance with applicable code requirements, Customer shall compensate the Company for all such costs incurred by the Company to comply with any applicable code requirements. In the event Customer fails to pay the Company within 30 days of the completion of such work, Customer shall pay the Company any amounts owing the Company, including interest and any attorneys and other fees and costs the Company incurs to collect any amounts owed to the Company.

7. Modification of the facilities provided by the Company under this Contract may only be made through the execution of a written amendment to this Contract.

8.The Company will, at the request of the Customer, relocate the lighting facilities covered by this Agreement, if provided sufficient rights-of-way or easements to do so. The Customer shall be responsible for the payment of all costs associated with any such Customer-requested relocation of the Company's lighting facilities.

9. The Company may, at any time, substitute for any luminaire/lamp installed hereunder another luminaire/lamp which shall be of at least equal illuminating capacity and efficiency.

10. Customer agrees to take responsibility for the cost incurred to repair or replace any fixture or pole which has been willfully damaged. The Company shall not be required to make such repair or replacement prior to payment by the Customer for damage.

11. The Company will repair or replace malfunctioning lighting fixtures maintained by the Company in accordance with Section 768.1382, Florida Statutes (2005).

12. This Contract shall be for a term of ten (10) years from the date of initiation of service. The date of initiation of service shall be defined as the date the first lights are energized.

13. Should the Customer fail to pay any bills due and rendered pursuant to this Contract or otherwise fail to perform the obligations contained in this Contract, said obligations being material and going to the essence of this Contract, the Company may cease to supply electric energy or service until the Customer has paid the bills due and rendered or has fully cured such other breach of this Contract. Service charges associated with the reconnection of service after disconnection for nonpayment or violation of Company or Commission Rules may be assessed for each lighting installation on an account. Any failure of the Company to exercise its rights hereunder shall not be a waiver of its rights. It is understood, however, that such discontinuance of the supplying of electric energy or service shall not constitute a breach of this Contract by the Company, nor shall it relieve the Customer of the obligation to perform any of the terms and conditions of this Contract.

14. If the Customer no longer wishes to receive service under this schedule, the Customer may terminate the Contract by giving the Company at least sixty (60) days advance written notice to the Company. Upon early termination of service, the Customer shall pay an amount equal to the remaining monthly customer charges, remaining Contribution in Aid of Construction ("CIAC"), if applicable, and remaining pole and fixture lease amounts for the term of the contract. The Customer will be responsible for the cost of removing the facilities.

15. In the event of the sale of the real property upon which the facilities are installed, or if the Customer's obligations under this Contract are to be assigned to a third party, upon the written consent of the Company, this Contract may be assigned by the Customer to the Purchaser or to the third party. No assignment shall relieve the Customer from its obligations hereunder until such obligations have been assumed by the Purchaser or third party and agreed to by the Company.

16. This Contract supersedes all previous contracts or representations, either written, oral or otherwise between the Customer and the Company with respect to the facilities referenced herein and constitutes the entire Contract between the parties. This Contract does not create any rights or provide any remedies to third parties or create any additional duty, obligation or undertakings by the Company to third parties.

17. This Contract shall inure to the benefit of, and be binding upon the successors and assigns of the Customer and the Company.

18. This Contract is subject to the Company's Tariff for Retail Service, or as they may be hereafter revised, amended or supplemented. In the event of any conflict between the terms of this Contract and the provisions of the Company's Tariff for Retail Services, the provisions of the Company's Tariff for Retail Service and FPSC Rules shall control, or as they may be hereafter revised, amended or supplemented.

19. The obligation to furnish or purchase service shall be excused at any time that either party is prevented from complying with this Contract by strikes, lockouts, fires, riots, acts of God, the public enemy, governmental or court actions, lightning, hurricanes, storms, floods, inclement weather that necessitates extraordinary measures and expense to construct facilities and/or maintain operations, or by any other cause or causes not under the control of the party thus prevented from compliance, and the Company shall not have the obligation to furnish service if it is prevented from complying with this Contract by reason of any partial, temporary or entire shut-down of service which, in the sole opinion of the Company, is reasonably necessary for the purpose of repairing or making more efficient all or any part of its generating, transmission, distribution or other electrical equipment.

20. In no event shall the Company, its parent corporation, affiliate corporations, officers, directors, employees, agents, and contractors or subcontractors be liable to the Customer, its employees, agents or representatives, for any incidental, indirect, special, consequential, exemplary, punitive or multiple damages resulting from any claim or cause of action, whether brought in contract, tort (including, but not limited to, negligence or strict liability), or any other legal theory.

EXHIBIT 21

RETURN TO AGENDA

Explore our latest offers | Plus, get free economy shipping on all orders $100+ | Shop all deals

Buy More, Save More: Up to $80 off orders $200+ | Code: BMSMVOS | Ends tonight | Shop now

# My Cart

## Order summary

| | |
|---|---|
| **Subtotal** | **$384.25** |
| Shipping (calculated at checkout) | - |
| Tax | $26.90 |
| **Total due** | **$411.15** |

**Have a promo code?**

Special pricing for military, veterans, and their families. Verify with ID.me

Checkout

PayPal

PayPal Starting at $39.28/mo or as low as 0% APR. Learn mor

Your order qualifies for **free Economy shipping**!

**Elevate Dade Polo Shirt** Remove

Size: S (3), L (3), XL (3)

Edit design

**Selected options**

Group total **$232.11**

**Sport-Tek® Competitor Women Polo** Remove

Size: M (3), XL (3)

Edit design

**Selected options**

Group total **$152.14**

## More with your design

GET 15% OFF

ELEVATE
Juan Macario
Maintenance
Concord Station
Staff