District:	**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**
Date of Meeting:	Monday, August 31, 2026
Time:	6:30 P.M.
Location:	Concord Station Clubhouse 18636 Mentmore Blvd. Land O'Lakes, FL 34638

ZOOM:
LINK***
Meeting ID: 965 7735 0400
Passcode: 524986
CALL IN:
+13052241968
Phone conference ID: 96577350400#
Mute/Unmute: *6

Agenda

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

I. Call to Order / Roll Call

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

III. Professional Vendor Presentations & Updates

A. Community Pulse Hub Presentation — **EXHIBIT 1**

B. Solitude Lake Management

1. Waterway Inspection Report — **EXHIBIT 2**

C. Steadfast Environmental Services

1. Irrigation Maintenance Report — **EXHIBIT 3**
2. Landscape Daily Logs — **EXHIBIT 4**
3. Consideration to Approve Steadfast Fertilization and Pesticide Proposal - $2,808.00 — **EXHIBIT 5**
4. Consideration to Approve Steadfast Topchoice Application Proposal - $3,400.00 — **EXHIBIT 6**

D. Presentation of Team Deliverables — **EXHIBIT 7**

E. District Engineering Report – Stantec Project Manager – Greg Woodcock

1. Discussion of Concord Station Pond D1 and D2 Erosion Review Report — **EXHIBIT 8**

2. Discussion of Proposal for Survey Services - $1,325.00 — **EXHIBIT 9**

3. Professional Services Agreement Change Order - $40,000 — **EXHIBIT 10**

F. District Counsel – Kutak Rock

1. Presentation and Discussion of Updated Employee Handbook — **EXHIBIT 11**

2. Presentation of Red-Line Concord Station Employee Updated Handbook — **EXHIBIT 12**

3. Consideration of Resolution 2026-12, Adopting Employee Policy Manual — **EXHIBIT 13**

IV. Public Hearings for the FY 2026-2027 Operating Budget

A. Consideration for Adoption Resolution 2026-13, Ratifying Resetting of FY 2026 Budget Hearing (8.31.26) — **EXHIBIT 14**

B. Open the Public Hearing on the FY 2026-2027 Operating Budget

1. Presentation of the FY 2026-2027 Operating Budget — **EXHIBIT 15**

2. Public Comments on the FY 2026-2027 Operating Budget

3. Close the Public Hearing

C. Consideration for Adoption Resolution 2026-14, Annual Appropriation Resolution & Adopting — **EXHIBIT 16**

D. Open the Public Hearing for the Levying of O&M Assessments for the FY 2026-2027 Operating Budget

1. Open the Public Hearing

2. Presentation of the FY 2026-2027 Assessments — **EXHIBIT 17**

3. Public Comments on the FY 2026-2027 Assessments

4. Close the Public Hearing

E. Consideration for Adoption Resolution 2026-15, Providing for the Collection & Enforcement of Special Assessments for the Funding of the FY 2026-2027 Budget — **EXHIBIT 18**

V. Clubhouse and Amenity Manager – Mark Looknanan

A. Presentation of the Amenity Manager Report **EXHIBIT 19**

VI. Administrative Items

A. Consideration & Acceptance of the Concord Station June 2026 Unaudited Financial Statements **EXHIBIT 20**

B. Discussion and Consideration for Approval of Grau & Associates Understanding of Services **EXHIBIT 21**

C. Consideration for Approval - the Minutes of the Concord Station June 11, 2026 Regular Meeting **EXHIBIT 22**

D. Consideration for Approval - the Minutes of the Concord Station July 9, 2026 Regular Meeting **EXHIBIT 23**

VII. Other Matters to Be Introduced

A. Discussion of Worker's Comp Policy **EXHIBIT 24**

B. Discussion of Biometric Time Clock (*to be distributed)* **EXHIBIT 25**

VIII. District Manager

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

X. Supervisor Requests

XI. Adjournment

EXHIBIT 1

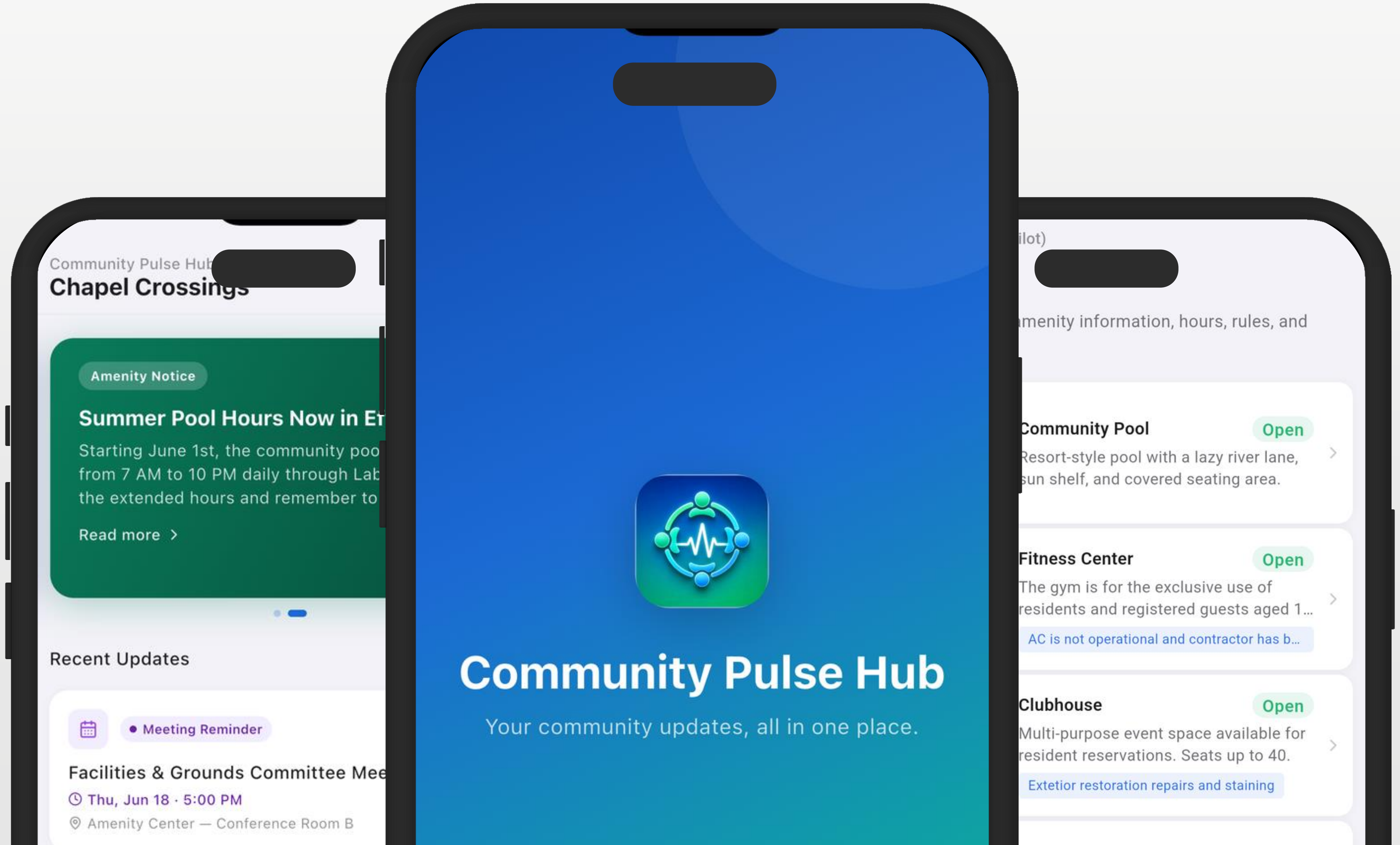
RETURN TO AGENDA

Fernando Garcia
Founder

A simpler way to keep residents informed.

COMMUNITY PULSE HUB
www.communitypulsehub.com

Presentation for Concord Station CDD



WELCOME

Disclaimer

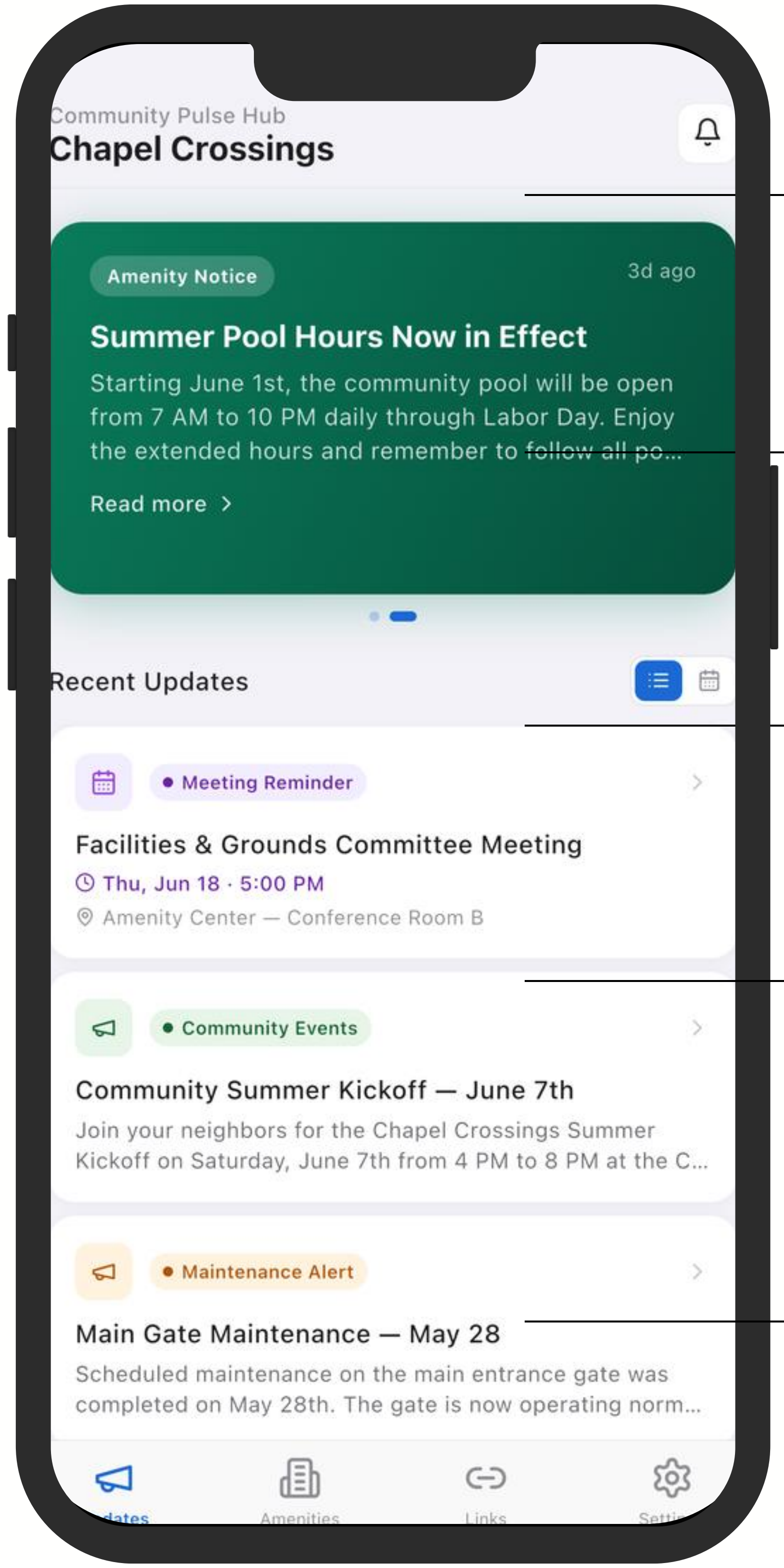
Community Pulse Hub is an optional communication tool. It does not represent any government agency, public authority, or emergency service. Information shared through the app is provided by the participating group or organization and should be verified directly with that group or organization when needed.

Problem

Community information can be spread across emails, websites, documents, and social media.
Residents may miss updates or have trouble finding the latest amenity status, meeting reminders, and announcements.

Solution

One central hub for community information



Updates

Timely updates in one organized feed.

Amenities

Hours, rules, links, and current status.

Projects

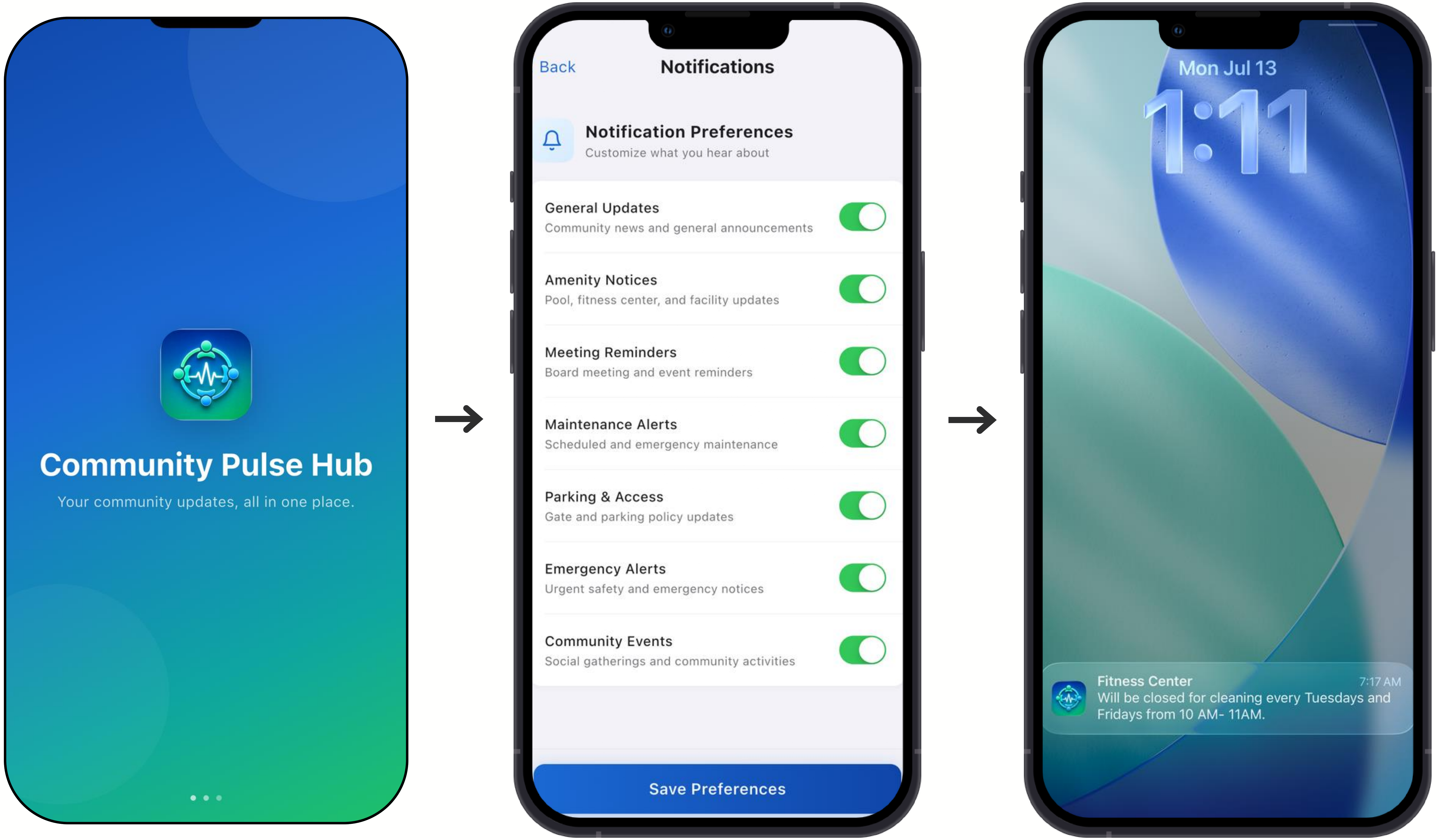
Share progress updates and photos.

Useful Links

Quick access to important community resources.

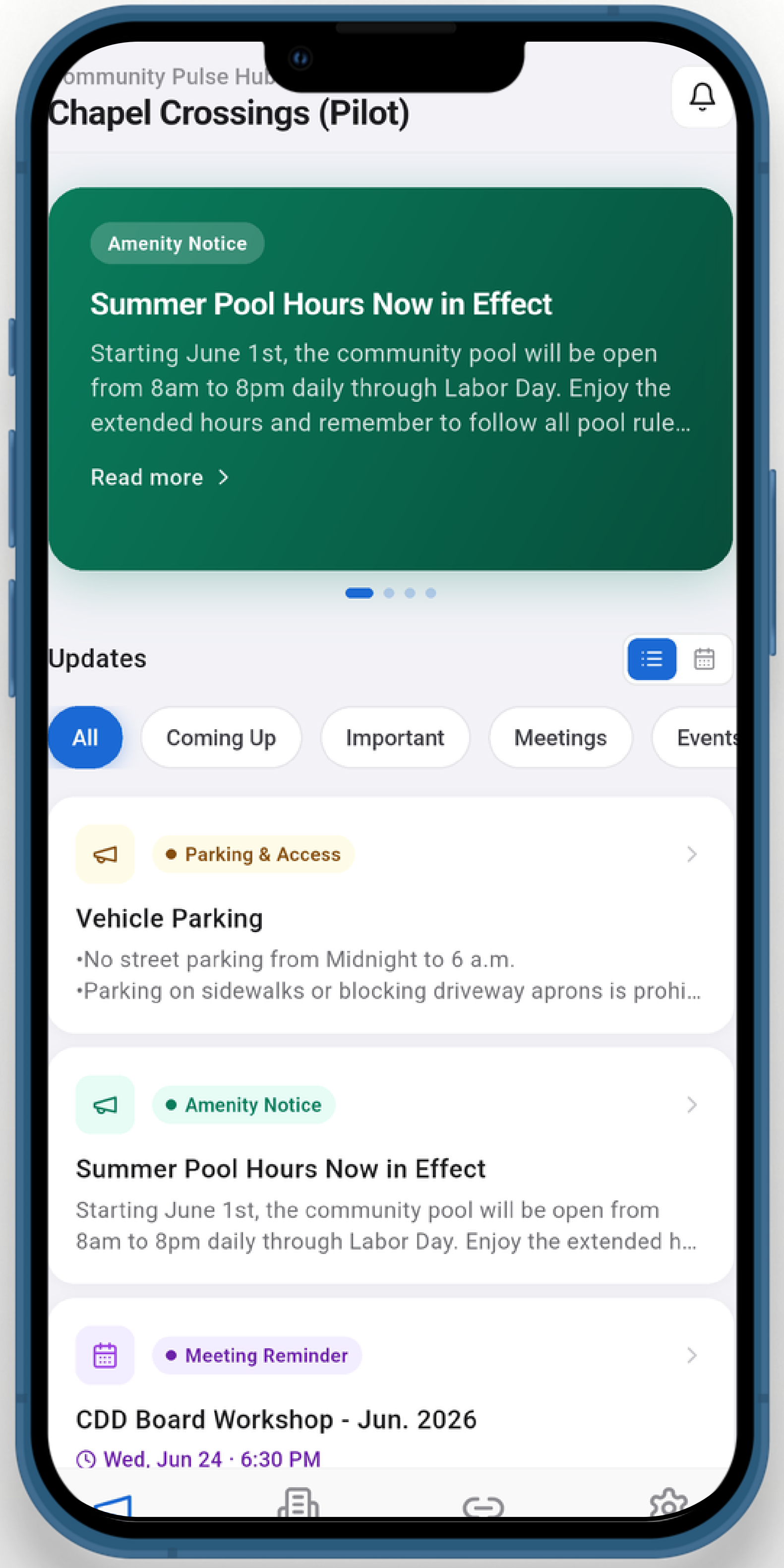
Push Notifications

Send important updates directly to residents.



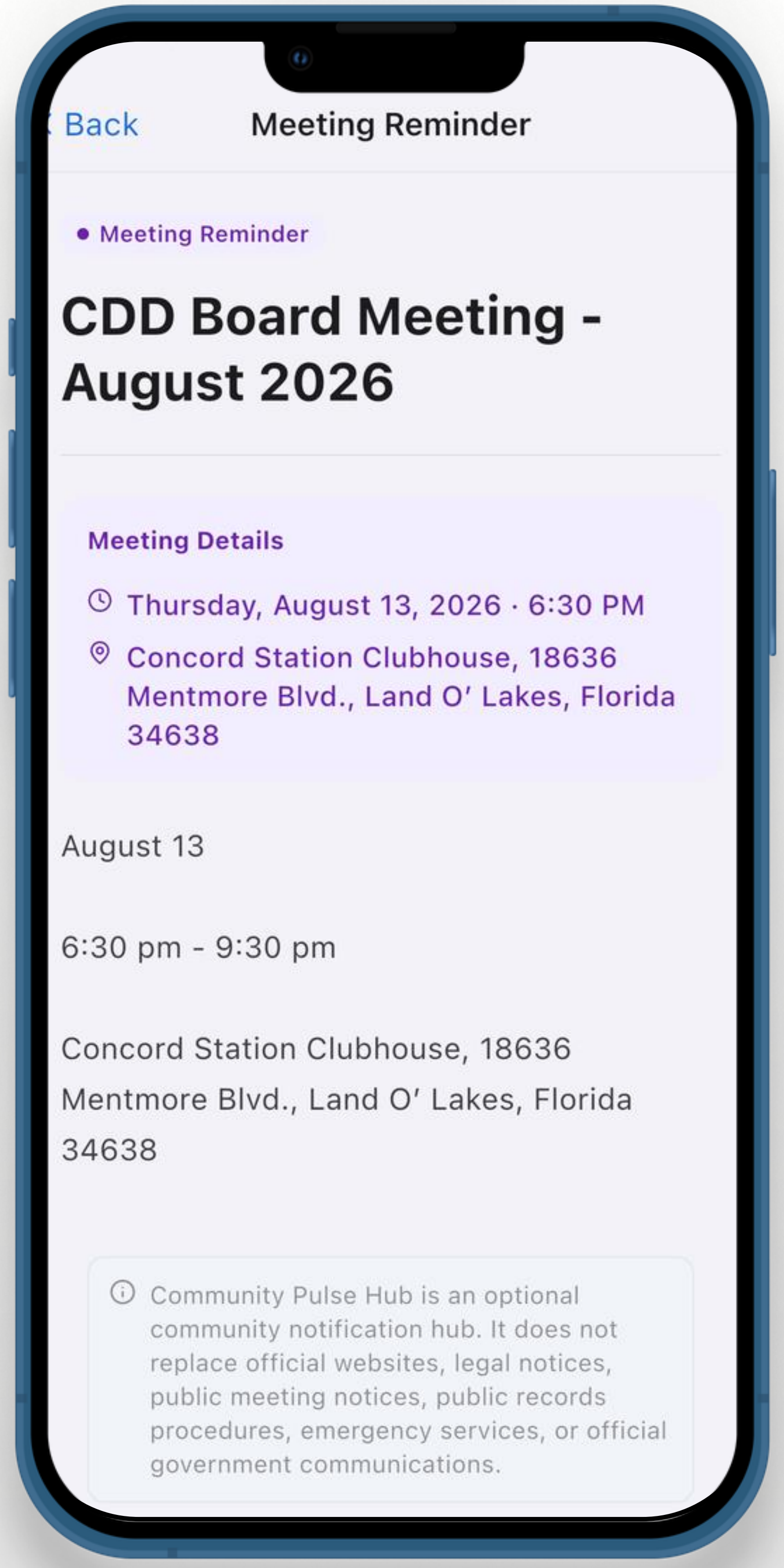
www.communitypulsehub.com

User Flow



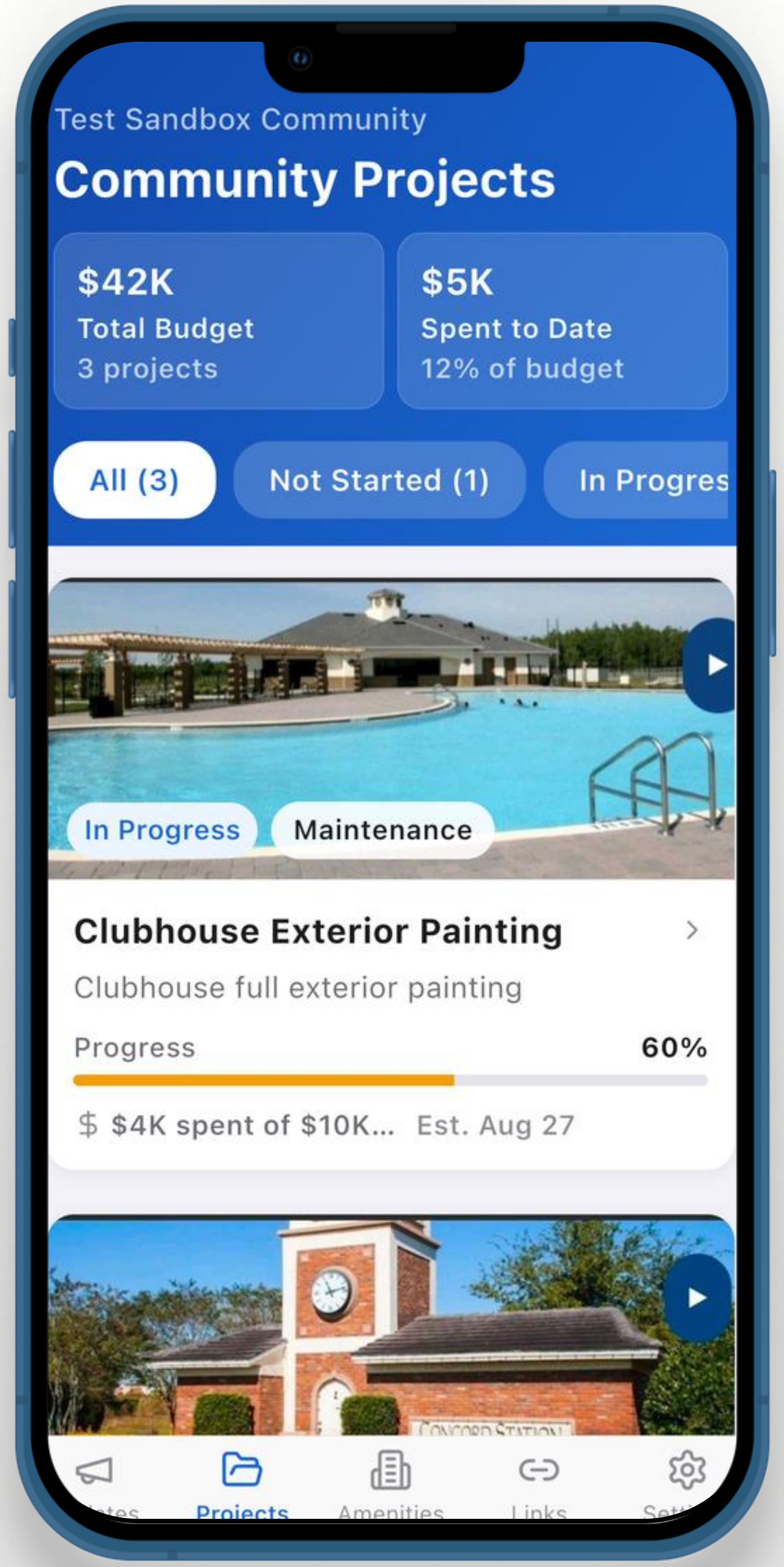
COMMUNITY PULSE HUB

Updates



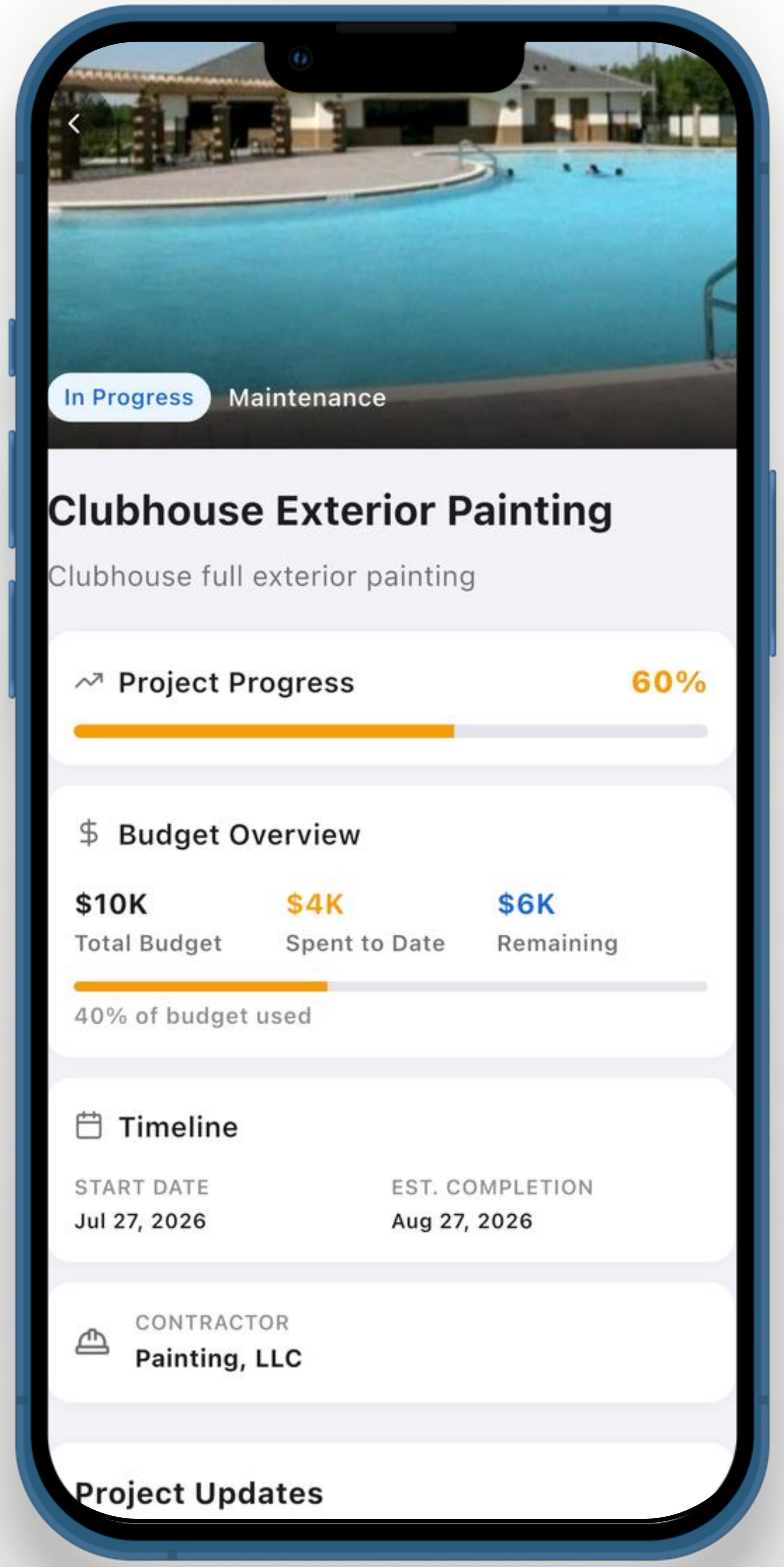
COMMUNITY PULSE HUB

Updates Details



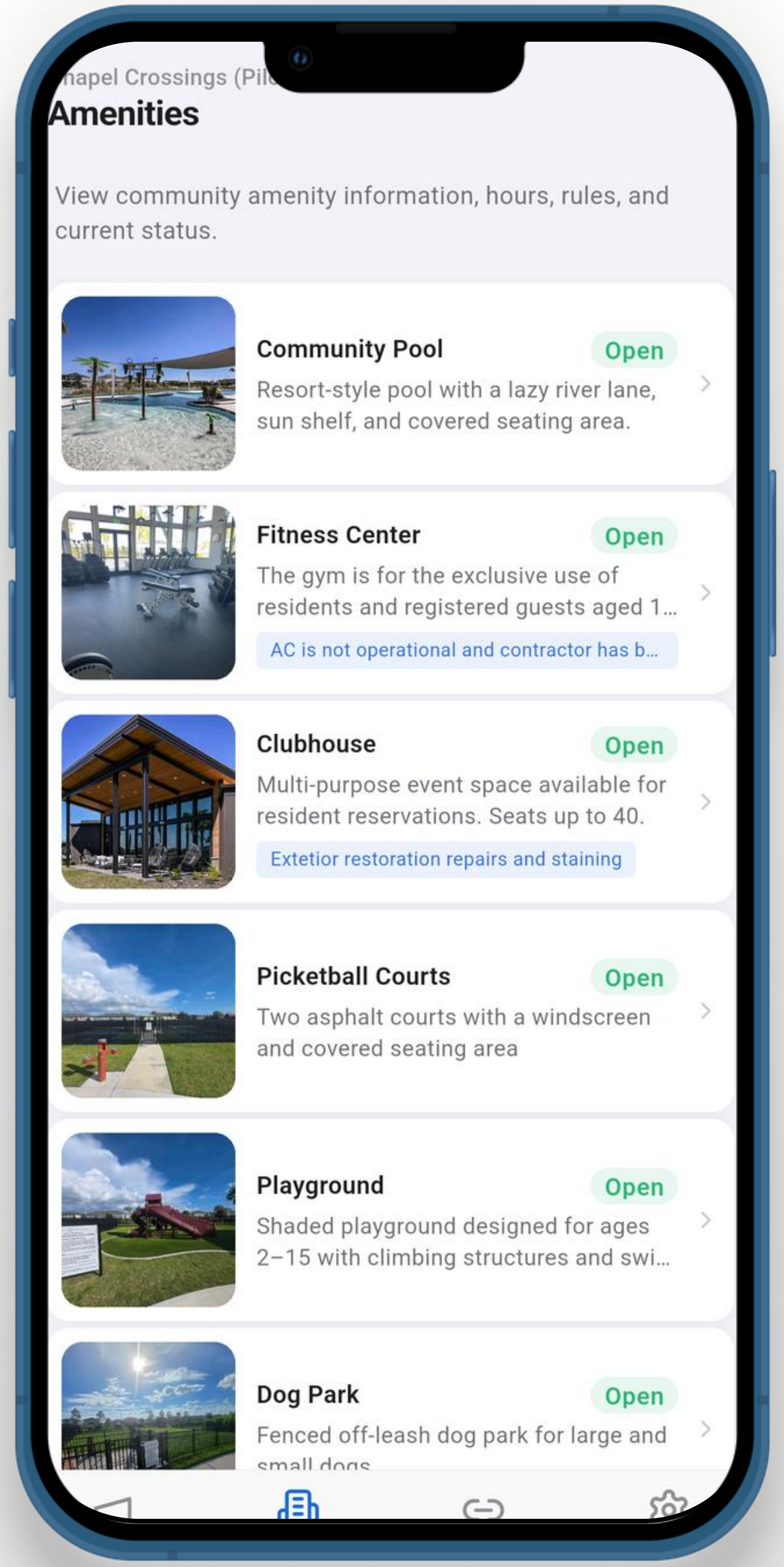
COMMUNITY PULSE HUB

Projects



COMMUNITY PULSE HUB

Projects Details



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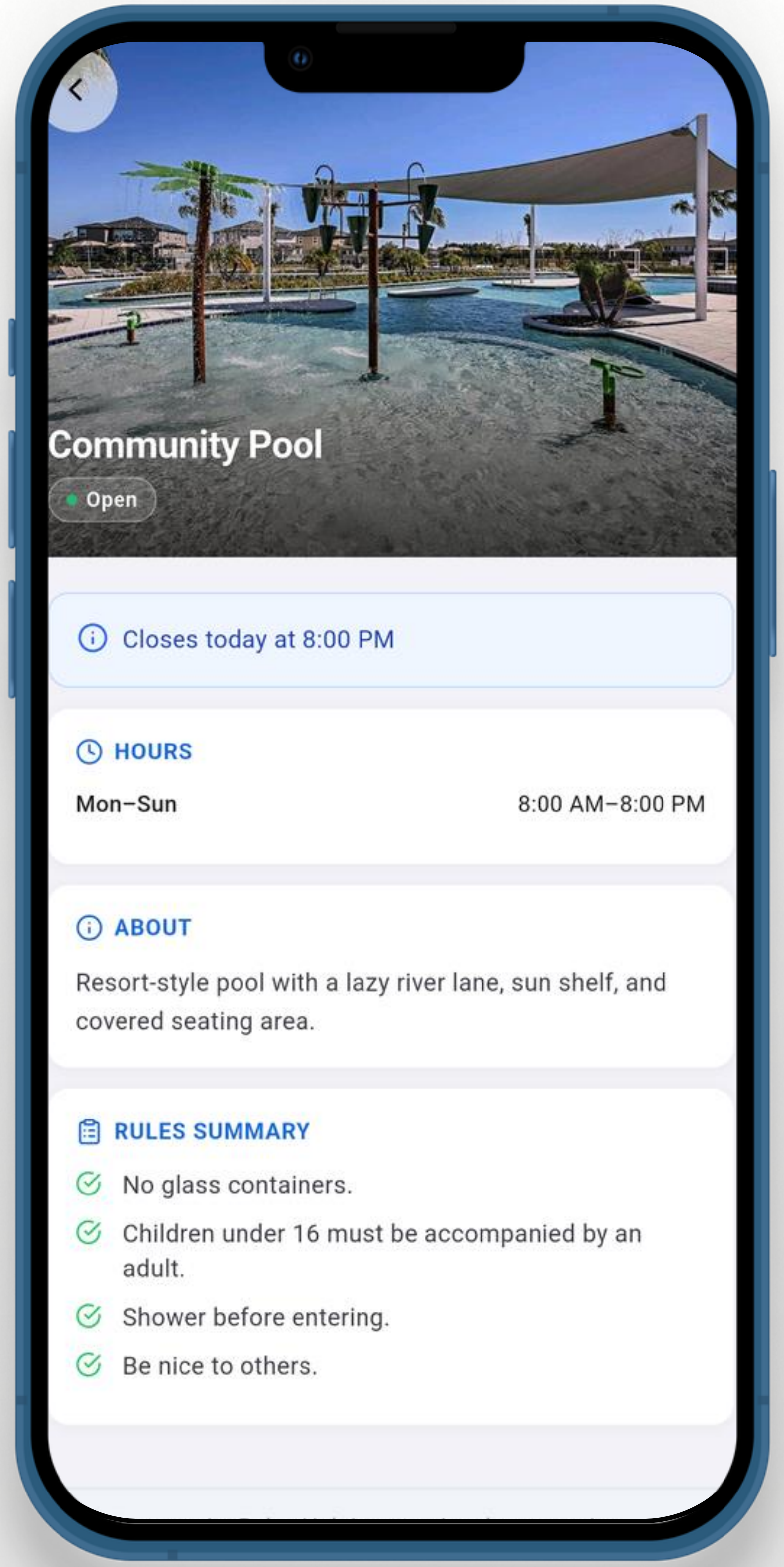
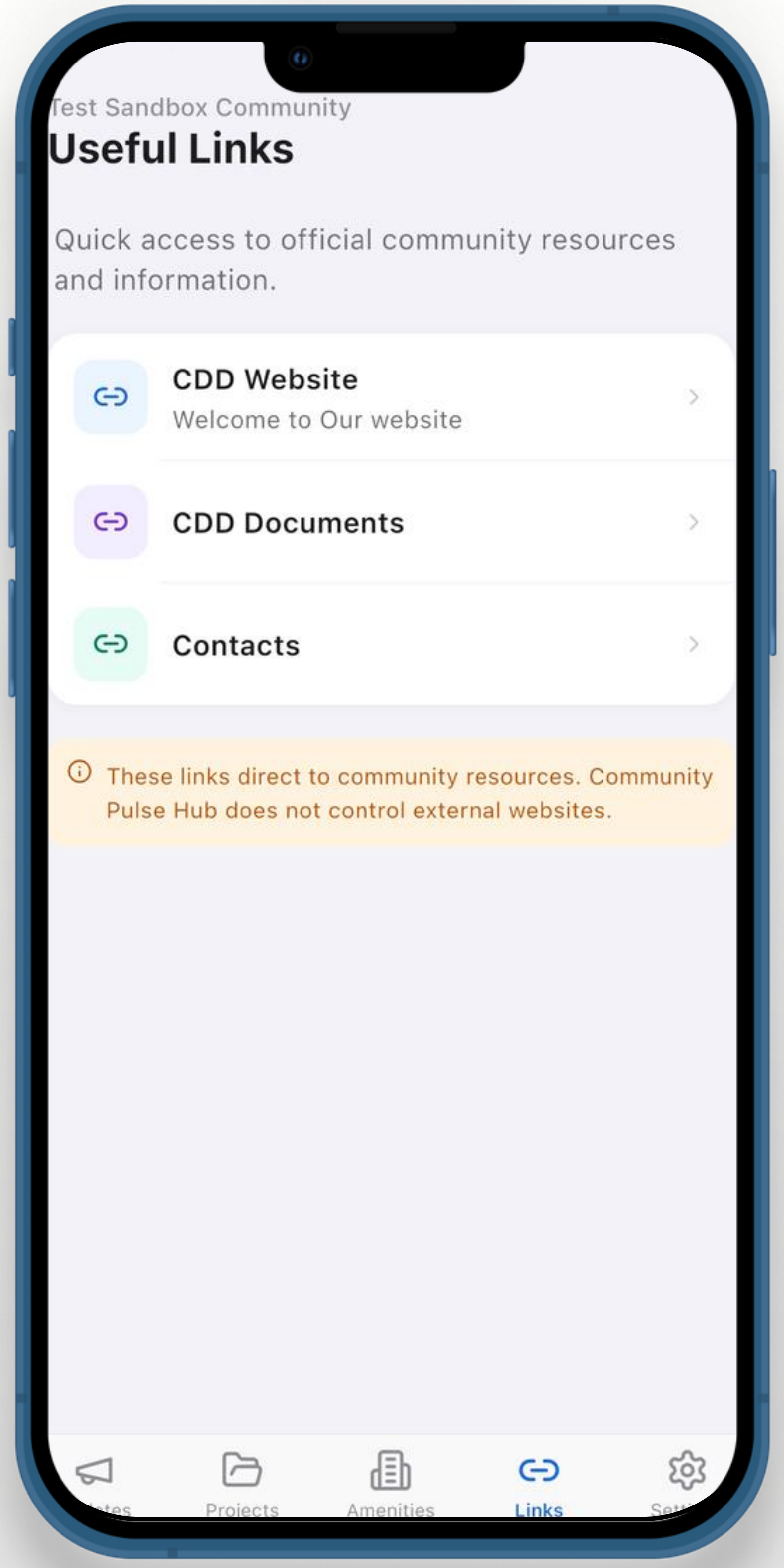
Amenities



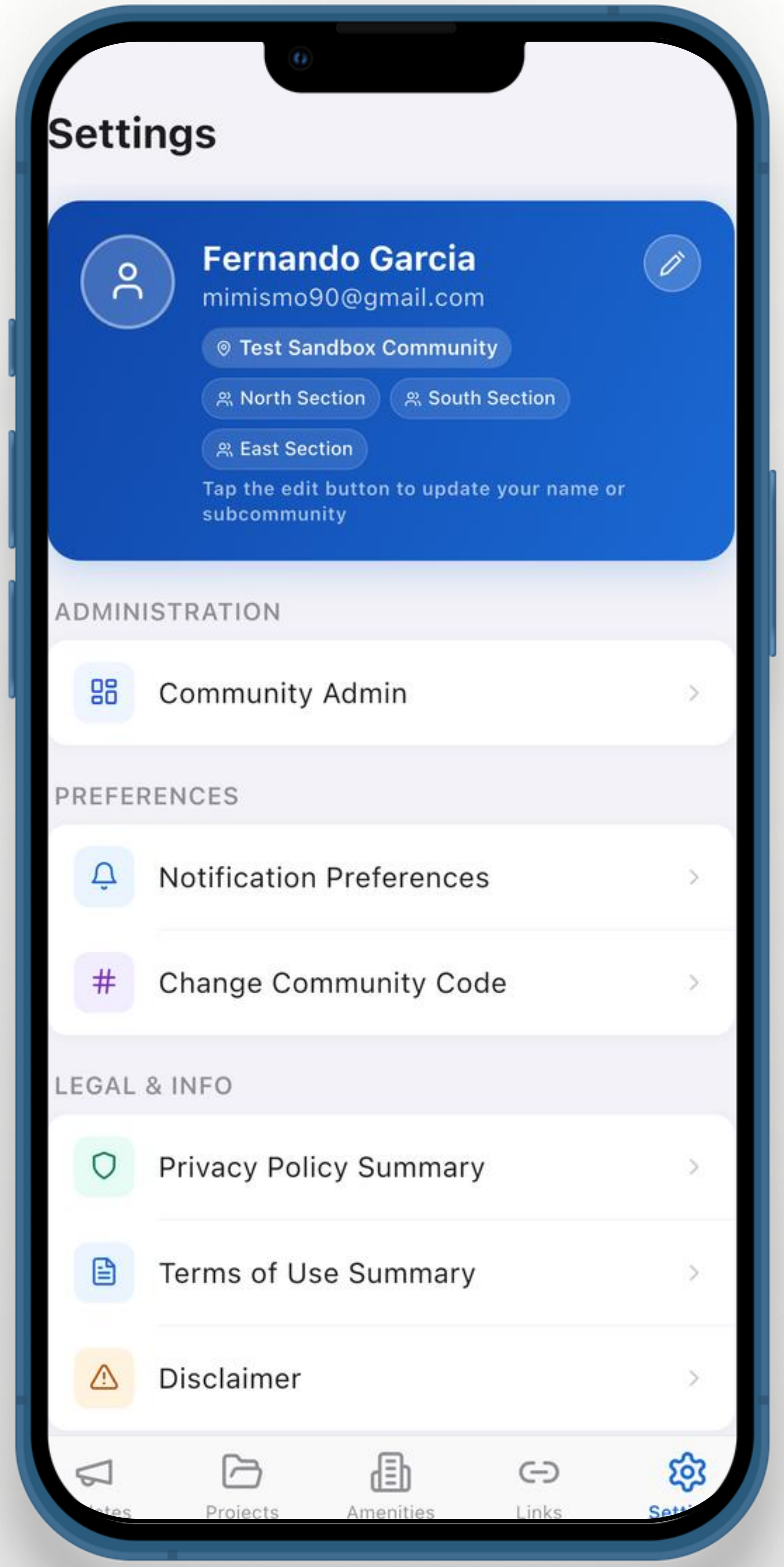
COMMUNITY PULSE HUB

Amenities Details



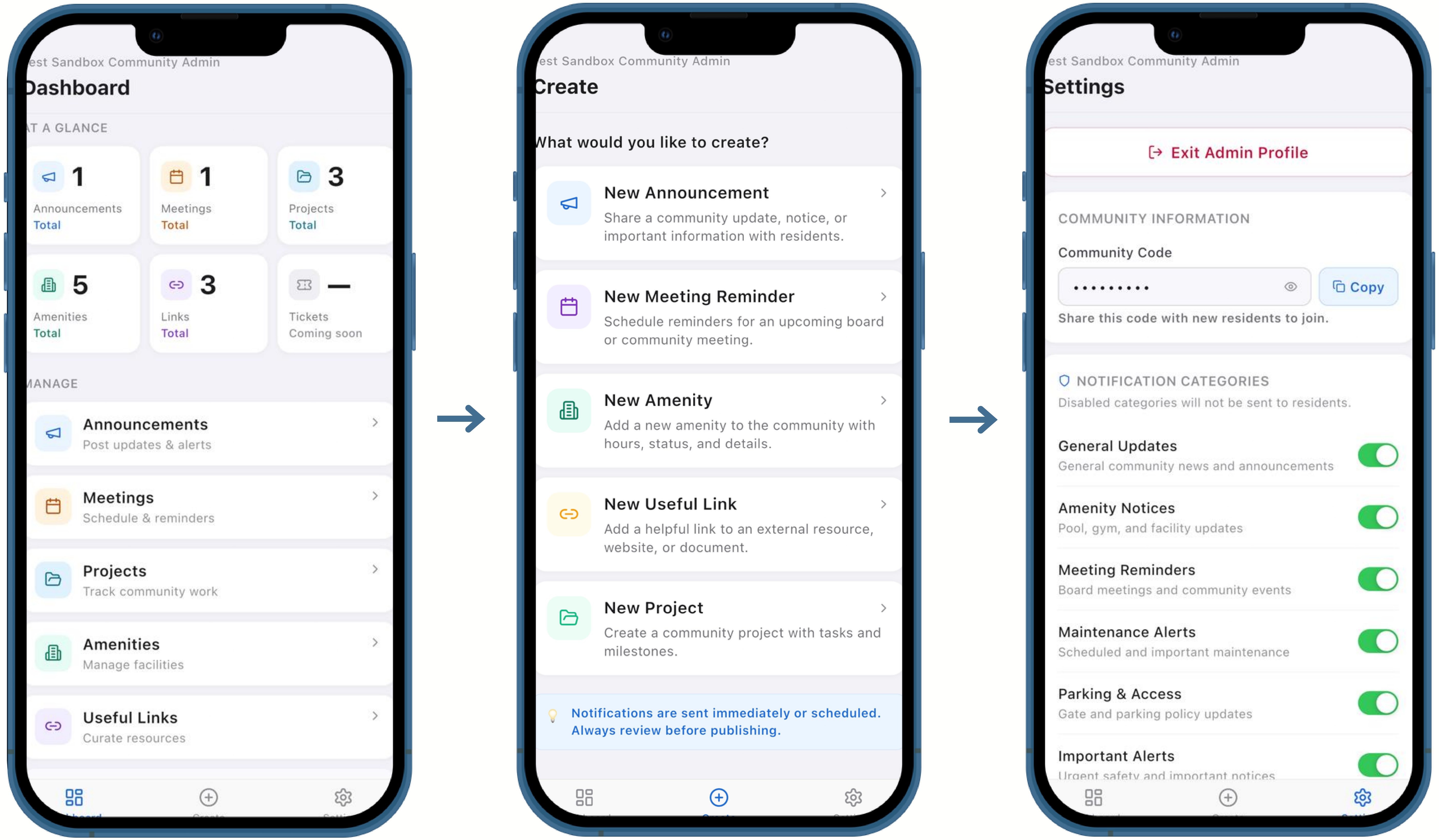
COMMUNITY PULSE HUB

Useful Links



COMMUNITY PULSE HUB

Settings



www.communitypulsehub.com

User Flow

Thank You

www.communitypulsehub.com
admin@braintechsystems.com
813-843-7301

EXHIBIT 2

RETURN TO AGENDA

Concord Station CDD

Waterway Inspection Report

Reason for Inspection: Monthly required

Inspection Date: 2026-07-14

Prepared for:

Concord Station CDD

Prepared by:

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

TABLE OF CONTENTS

Site: D1

Comments:

Normal growth observed

Structure is in good condition. Shoreline weeds present and some GSR along perimeter.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: D2

Comments:

Site looks good

Site continues to have low water levels but is full of beneficial plants.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: D3

Comments:

Site looks good

This site is looking good and the site is free of algae or any submersed vegetation.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: D4

Comments:

Normal growth observed

Site is overall looking well. Some minor growth on shorelines.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: D5

Comments:

Site looks good

The shoreline looks well and beneficials are looking healthy. Flow structure is free of obstruction.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: D6

Comments:

Site looks good

Both flow structures within site are in good condition. Site is overall in good shape.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: D7

Comments:

Normal growth observed

Mild shoreline growth but overall site looks well.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: D8

Comments:

Normal growth observed

Site has some torpedograss growth that will clear up quickly once treated.

Action Required:

Routine maintenance next visit

Target:

Torpedograss

Site: D9

Comments:

Site looks good

Site is good shape. Water levels are very low.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: D10

Comments:

Site looks good

This site is looking very well. There are no notable concerns at this time.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: E1

Comments:

Site looks good

Site is looking well and is algae free. Some GSR is starting to show on the shorelines.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: E2

Comments:

Normal growth observed

Minor PA within site. Flow structure is in good condition.

Action Required:

Routine maintenance next visit

Target:

Planktonic algae

Site: E3

Comments:

Site looks good

Site looks well but is almost dry. Some tree clippings were seen in this pond.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: S9

Comments:

Site looks good

Site is doing well and beneficials that are present are in good shape. A washout has formed on shoreline.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: S10

Comments:

Site looks good

Site is very dry.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: S12

Comments:

Site looks good

Site has some growth within it but the structure itself is looking fine.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: S13

Comments:

Site looks good

Site is in good shape with no notable concerns.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: S14

Comments:

Normal growth observed

Site has growth that has been addressed and should clear up shortly.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: S16

Comments:

Site looks good

Site has low water levels and some minor submersed vegetation

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

Management Summary

The ponds within Concord Station are looking well. Water levels are still low but we are working to maintain the shoreline growth as the water rises. Trash had low presence within the sites this month. We are monitoring the condition of the flow structures monthly during inspections as well as erosion on pond banks. A minor washout is starting to form on site S9. There are some areas that we need to focus more on the shoreline growth but ponds inspected this month were mostly algae free. Overall, sites are looking well and as water levels rise we are focusing on keeping shorelines clear of nuisance growth. As of now sites are still pretty dry and we are looking forward to seeing these ponds fill up.

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
D1	Normal growth observed	Shoreline weeds	Routine maintenance next visit
D2	Site looks good	Species non-specific	Routine maintenance next visit
D3	Site looks good	Species non-specific	Routine maintenance next visit
D4	Normal growth observed	Shoreline weeds	Routine maintenance next visit
D5	Site looks good	Species non-specific	Routine maintenance next visit
D6	Site looks good	Species non-specific	Routine maintenance next visit
D7	Normal growth observed	Species non-specific	Routine maintenance next visit
D8	Normal growth observed	Torpedograss	Routine maintenance next visit
D9	Site looks good	Species non-specific	Routine maintenance next visit
D10	Site looks good	Species non-specific	Routine maintenance next visit
E1	Site looks good	Species non-specific	Routine maintenance next visit
E2	Normal growth observed	Planktonic algae	Routine maintenance next visit
E3	Site looks good	Species non-specific	Routine maintenance next visit
S9	Site looks good	Species non-specific	Routine maintenance next visit
S10	Site looks good	Species non-specific	Routine maintenance next visit
S12	Site looks good	Species non-specific	Routine maintenance next visit
S13	Site looks good	Species non-specific	Routine maintenance next visit
S14	Normal growth observed	Species non-specific	Routine maintenance next visit
S15	Site looks good	Submersed vegetation	Routine maintenance next visit

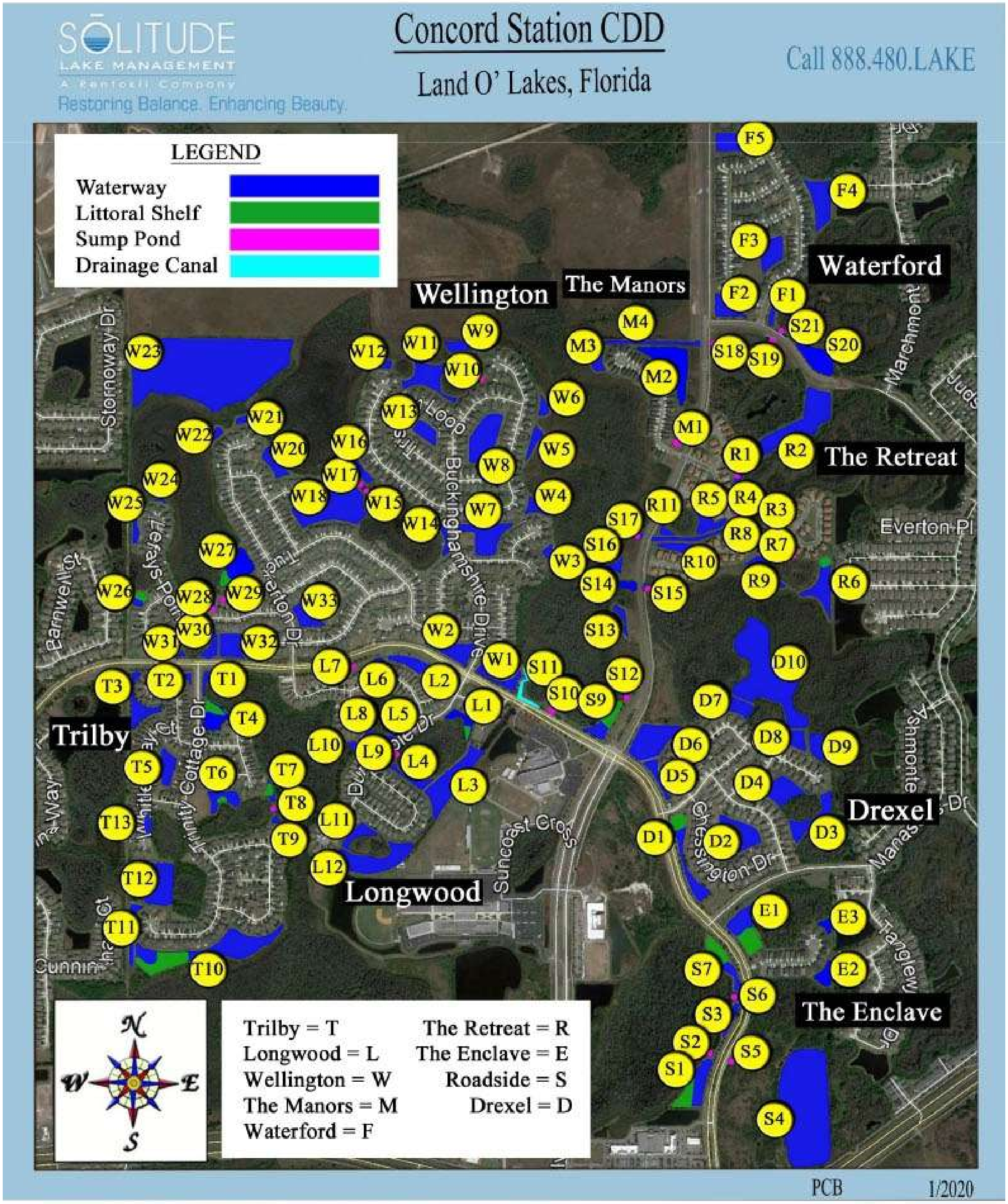

SOLITUDE
LAKE MANAGEMENT
Restoring Balance. Enhancing Beauty.
Concord Station CDD
Land O' Lakes, Florida
Call 888.480.LAKE
LEGEND
Waterway
Littoral Shelf
Sump Pond
Drainage Canal
Wellington
The Manors
Waterford
The Retreat
Trilby
Longwood
Drexel
The Enclave
Trilby = T
Longwood = L
Wellington = W
The Manors = M
Waterford = F
The Retreat = R
The Enclave = E
Roadside = S
Drexel = D
PCB
1/2020

EXHIBIT 3

[RETURN TO AGENDA](#)

Printed: Aug 6, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Jul 10, 2026

Job: SM1348 Concord Station CDD
Title: Service call mainline break
Added By: Brian Moore
Log Notes:
On site to investigate and repair a mainline break where someone had previously repaired it with cheap parts that broke under pressure.

Parts used:

2-(429-030)3″ couplings
1-(401-030)3″ T
1-(nds118-30)3″ slipfix
2-(429-020)2″ couplings
1-(401-020)2″ T
1-3″-2″ reducer bushing
12″-2″ pipe
8′-3″ pipe

Tags:
Billable Work
Weather Conditions:
Partly cloudy with isolated storms Fri, Jul 10, 2026, 1:36 PM

100°F
77°F

Wind: 6 mph
Humidity: 96%
Total Precip: 0.17"

Attachments: 12











Printed: Aug 6, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Jul 11, 2026

Job: SM1348 Concord Station CDD
Title: Irrigation Service Report
Added By: Jeanette Cordero
Log Notes:
On site to restore water service following the completion of a mainline repair performed the previous day.

Upon arrival, I restored power to the well and repressurized the irrigation system. I inspected the repaired section of the mainline and found no leaks. The repair is holding properly, and the excavation is ready to be backfilled.

While on site, I also observed multiple vehicles parked on the turf areas. Several irrigation valve boxes are located within these parking areas and are at risk of being driven over, which could result in damaged valve boxes and irrigation components.

The mainline repair is functioning properly with no leaks observed. The excavation is ready for backfilling. Vehicles should be kept off the turf areas to help prevent damage to irrigation valve boxes and associated components.
Weather Conditions:
Partly cloudy with strong thunderstorms Sat, Jul 11, 2026, 1:39 PM

94°F
72°F

Wind: 6 mph
Humidity: 96%
Total Precip: 0.26"

Attachments: 4




Printed: Aug 6, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Jul 13, 2026

Job: SM1348 Concord Station CDD
Title: Backfill Mainline Repair / Umberland Controller We
Added By: Jeanette Cordero
Log Notes:
On site to backfill mainline repair and perform wet check on Umberland controller.

I successfully backfilled the repair and left the area clean.

I started the wet check on Umberland controller but was not able to finish due to running out of time. I left off at zone 16.

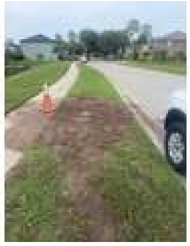
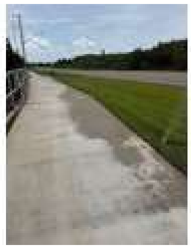
During my inspection I found and repaired the following issues:

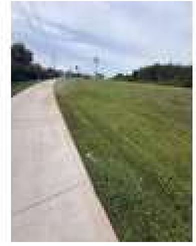
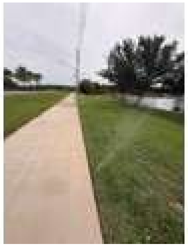
Zone 1- 1 broken rotor
Zone 3- 1 broken rotor
Zone 4- 1 clogged rotor
Zone 5- 7 clogged maxijet nozzles
Zone 7- 4 clogged nozzles
Zone 8- adjusted rotors
Zone 9- adjusted rotors. While adjusting the rotors I found 4 heads that the internal gears had gone bad and were turning 360 degrees and had to replace them.
Zone 11- adjusted rotors
Zone 10- needs a 10” round lid
Zone 14- adjust rotors
Zone 16- 1 broken rotor / 1 clogged rotor

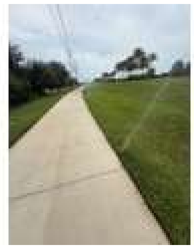
Parts used:
9- 4” rotors / PGP0430
7- MAR180W
3-SS530
1- H10H
Tags:
Billable Work
Weather Conditions:
Partly cloudy with showers Mon, Jul 13, 2026, 12:00 AM

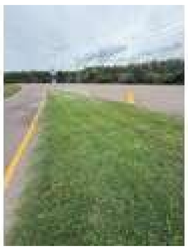
93°F
74°F
Wind: 5 mph
Humidity: 97%
Total Precip: 0.24"

Attachments: 80

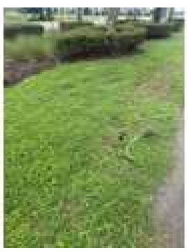
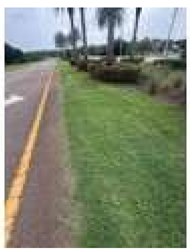



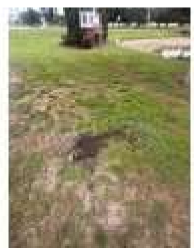
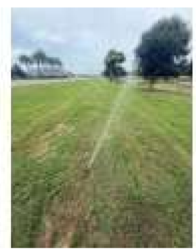



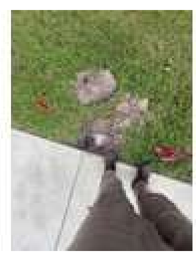




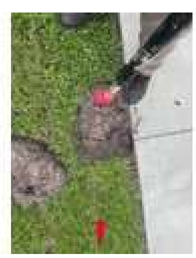
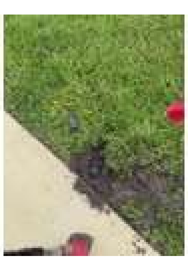




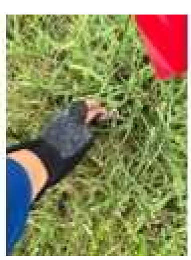
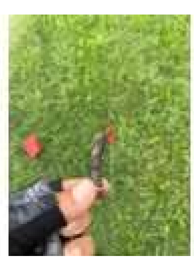
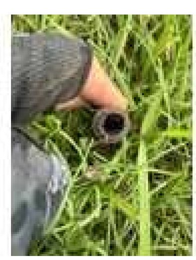



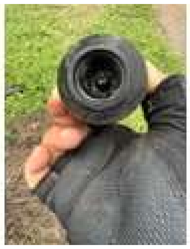
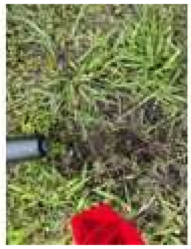
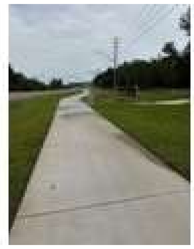
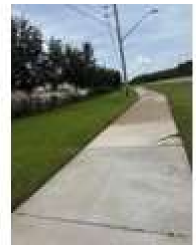


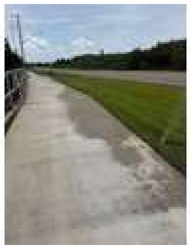



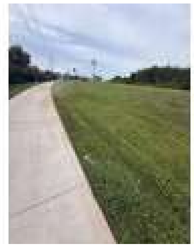


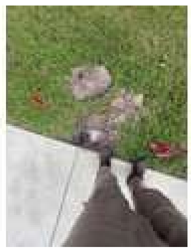




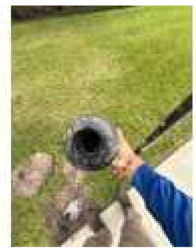










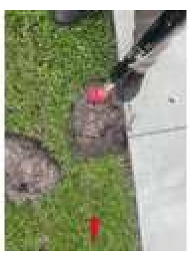
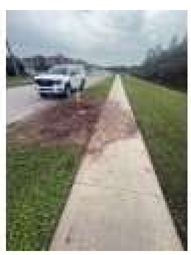
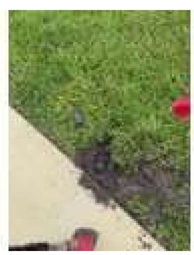


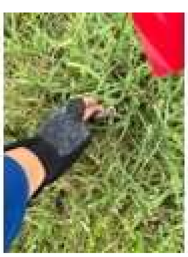
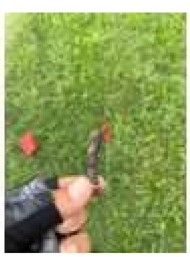
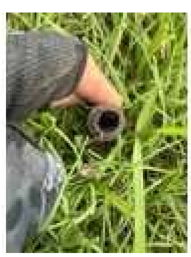


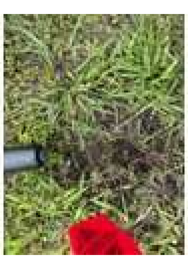
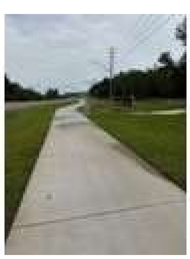
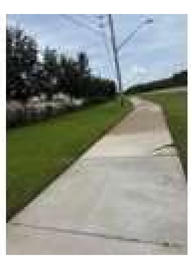


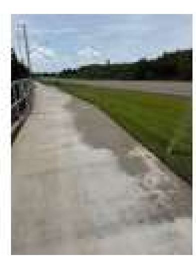


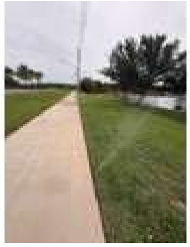


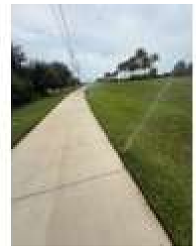





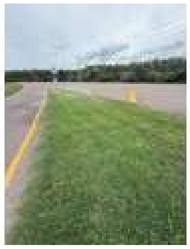






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Daily Logs List

Jul 14, 2026

Job: SM1348 Concord Station CDD
Title: Controller 1, 2 & 3 Wet Check Report
Added By: Jeanette Cordero
Log Notes:
On site to perform an irrigation inspection of Controllers 1, 2, and 3.

Controller 1

Inspected all assigned stations. During the inspection, I found a broken zone lateral on Zone 3. The damage appears to have occurred during shrub removal associated with work performed inside the lift station. Landscape debris from the shrub removal was also observed left near the lift station.
I also found 1 cut section of drip tubing along the shrub line adjacent to the sidewalk and 1 broken flex pipe in the same area.

Controller 2

Completed inspection of all stations. All zones operated properly, and no deficiencies were found at the time of inspection.

Controller 3

Zone 1: The rotor area near the controller is operating with low pressure. The zone was operated while inspecting for visible leaks; however, no leaks were found within the accessible area. Based on previous system performance and the recent installation of a plastic fence adjacent to the controller, it is suspected that the irrigation piping may have been damaged or separated during the fence installation. A portion of the irrigation system also appears to extend beyond the newly installed fence into the adjacent backyard, limiting access for further inspection. Additional investigation will be required to confirm the exact cause of the low pressure condition.
Zone 8: One broken sprinkler nozzle.
Zone 14: One broken/missing sprinkler head.

The on-site maintenance personnel advised that children from the nearby school have been observed riding bicycles through the area and kicking or running over sprinkler heads, which may be contributing to the repeated damage.

I will return tomorrow to complete the inspection for the remaining controllers on property.

Parts used:
2- 1” couplings / 429-010
1ft 1” flex / KF-100
1- 1/2” cap / 447-005
2- drip couplings / PLDCPL
1- 1/2” polly nipple / 50CLPVCN
1- 4” telescopic sprinkler head / 907T
2- H10H

Weather Conditions:

Partly cloudy with showers   Tue, Jul 14, 2026, 6:30 PM

92°F

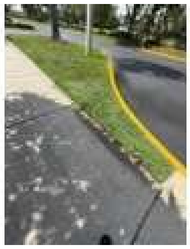
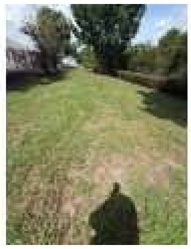
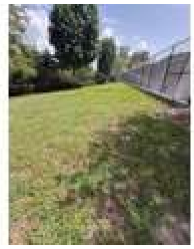
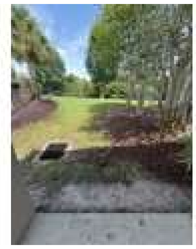
74°F

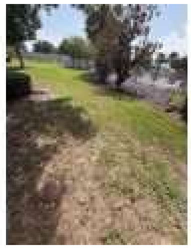
Wind: 9 mph

Humidity: 91%

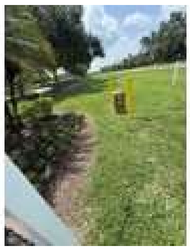
Total Precip: 0"

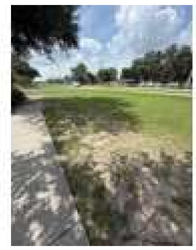
Attachments: 159

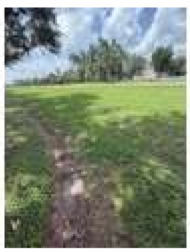






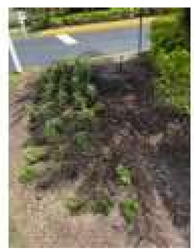





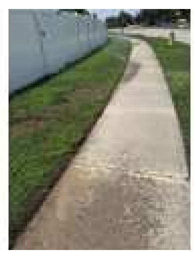
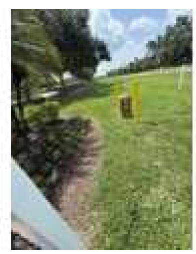


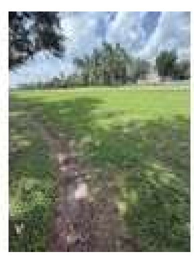
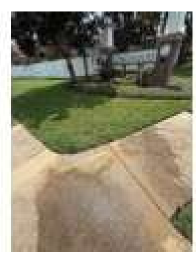
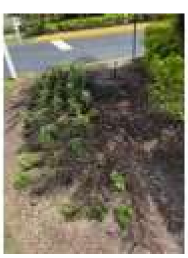


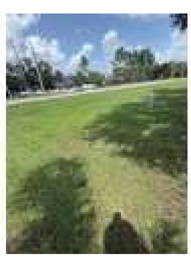


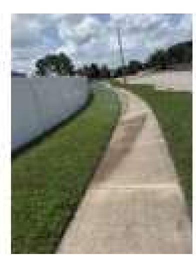


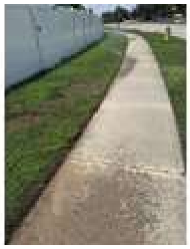
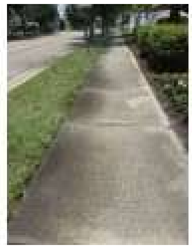
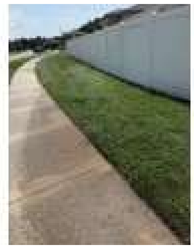
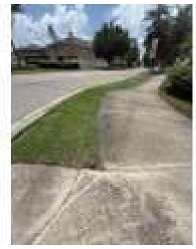
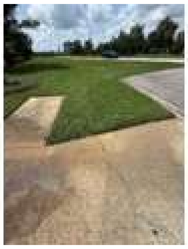






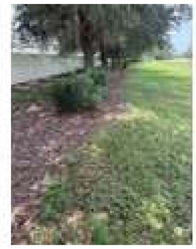






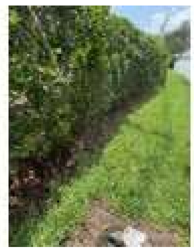


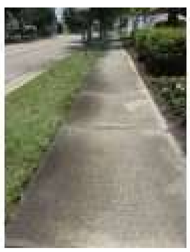







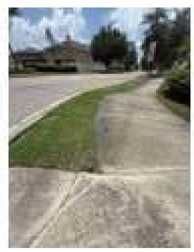




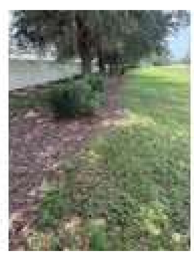




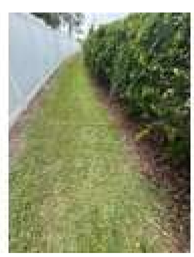
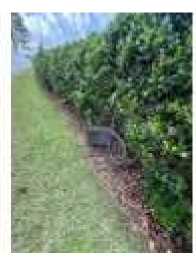



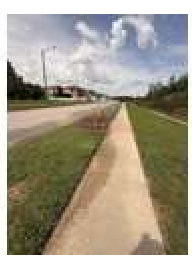
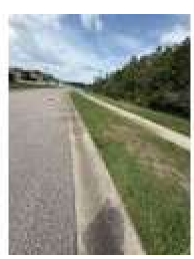
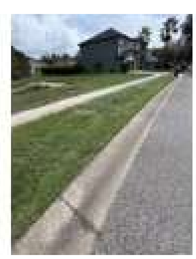


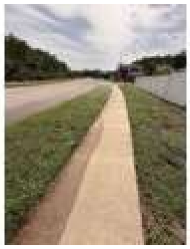


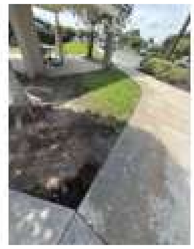
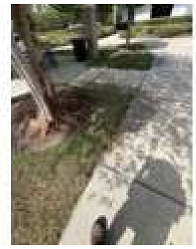
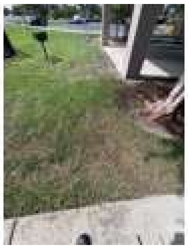
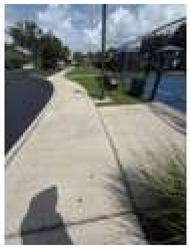
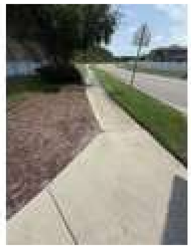
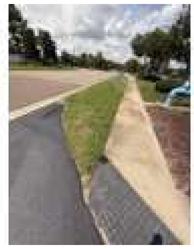
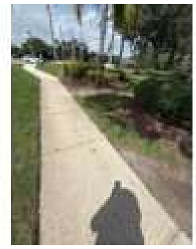





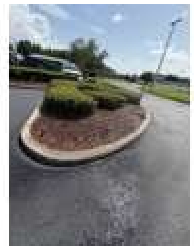
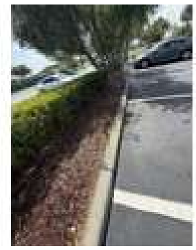




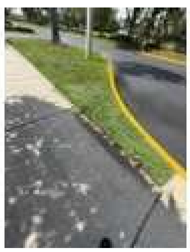
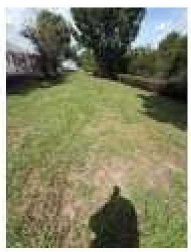





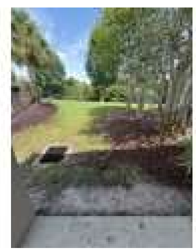



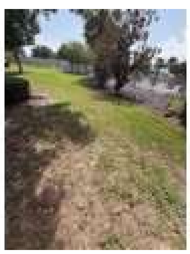








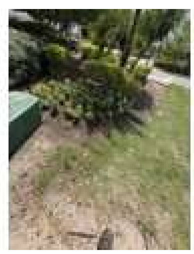
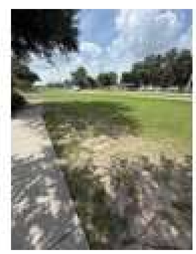


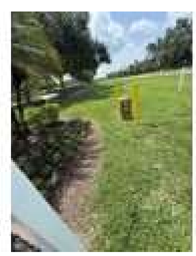
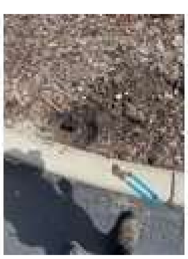



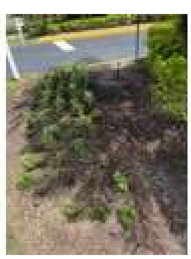
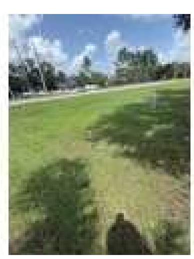
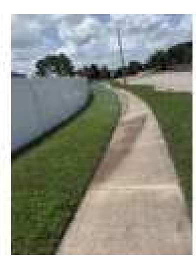


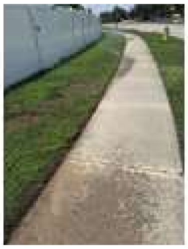
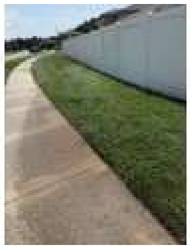


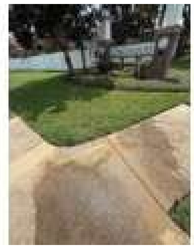





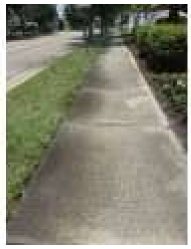
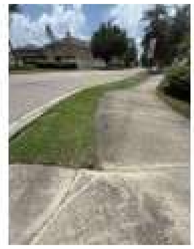
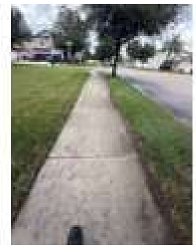




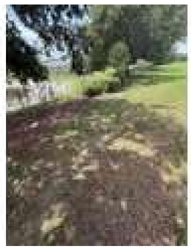
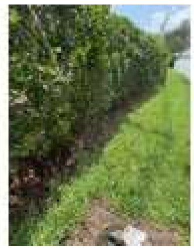
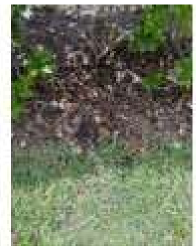




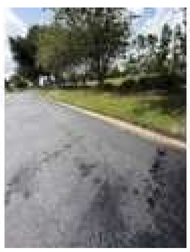
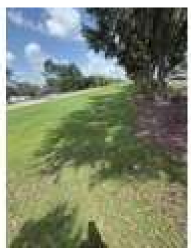







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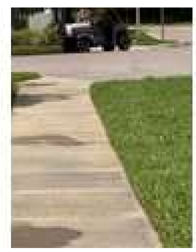

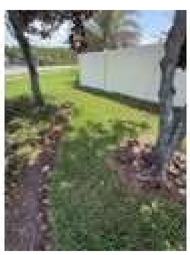

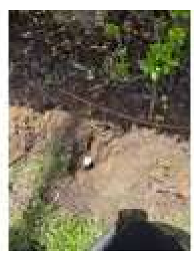
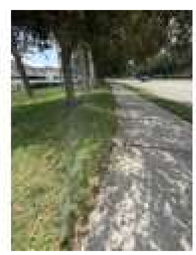











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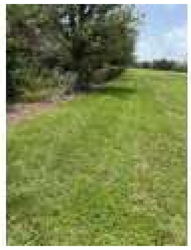

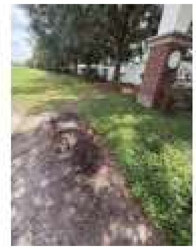

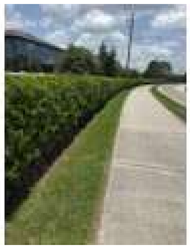










Printed: Aug 6, 2026
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Daily Logs List

Jul 15, 2026

Job: SM1348 Concord Station CDD
Title: Wet Check Cont. Controllers 4, 5, 6 & 7.
Added By: Jeanette Cordero
Log Notes:
Returned to the property to complete the irrigation inspection of Controllers 4, 5, 6, and 7.

Controller 4
Completed inspection of all assigned stations. During the inspection, I found a leaking funny pipe beneath tree roots on Station 8. The line was supplying an old oak tree that is no longer present and no longer requires irrigation. The line was capped to eliminate the leak.

Zone 8- 1 broken funny pipe.

Controller 5
Continued the inspection from the previous visit, beginning with Zone 16.

During the inspection, I found two lateral line breaks on Zone 16. I also observed that the lateral line running across the boulevard is installed at a shallow depth, increasing the likelihood of future damage from mowing equipment and pedestrian traffic associated with the nearby school.

Zone 16- 2 lateral breaks
Zone 32- 1 broken sprinkler head
Zone 26-27-33&34: missing 10″ round lids

Controller 6
Completed inspection of all assigned stations. No deficiencies were found, and no repairs were required at this time.

Controller 7
During the inspection, I repaired two broken sprinkler heads on Zone 9. I also replaced a missing square valve box lid associated with Valve Box 9.

Zone 9- 2 broken sprinkler heads and 1 square lid.

Inspection of Controllers 4 through 7 has been completed. Repairs completed during the inspection have restored affected areas.

Parts used:
2- 1/2″ funny pipe street elbow / SBE050
1- 1/2″ cap / 447-005
2- 1″ couplings / 429-010
1- 1″ tee / 401-010

2- 1″ slipfix / NDS118-10
1- 1″ x 1/2″ reducer / 437-130
1- 1/2″ coupling / 429-005
3- 6″ sprinkler heads / PROSONSI
1- square valve lid

Tags:

Billable Work

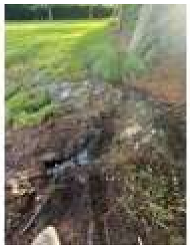
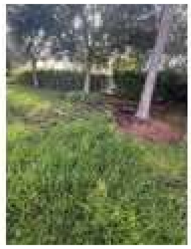
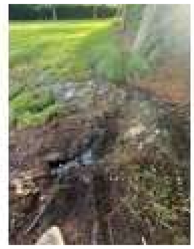
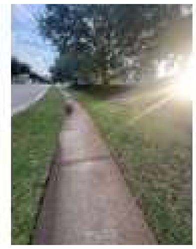
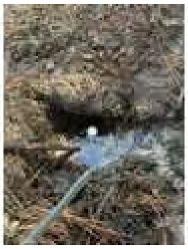
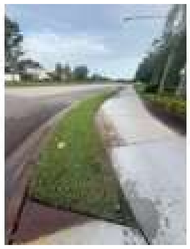
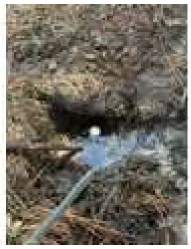
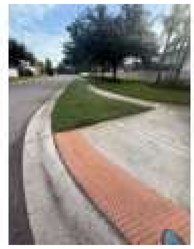
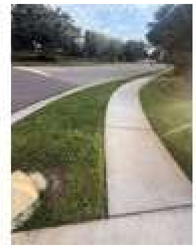
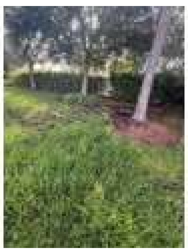
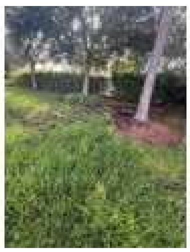
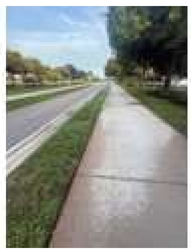
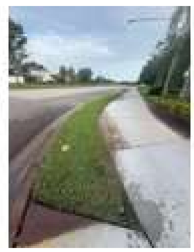
Weather Conditions:

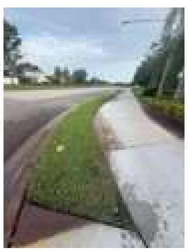
Partly cloudy   Wed, Jul 15, 2026, 6:02 PM

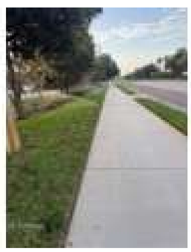
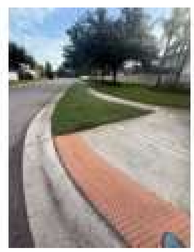
92°F
79°F

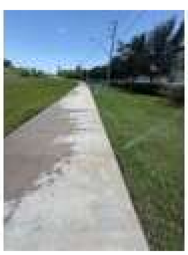
Wind: 14 mph
Humidity: 83%
Total Precip: 0"

Attachments: 160

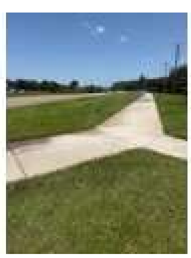
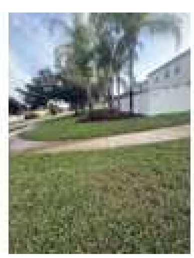


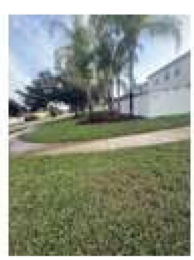




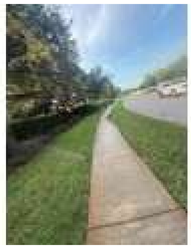


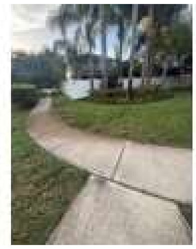




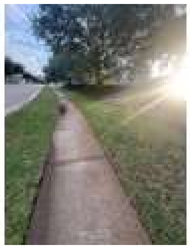
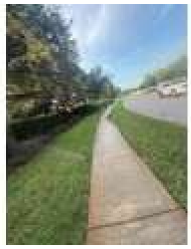
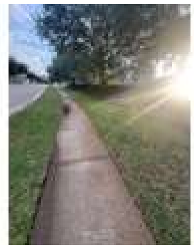
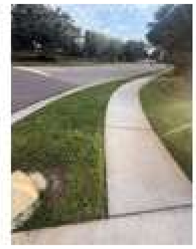
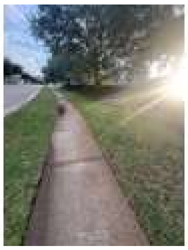
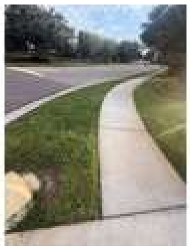
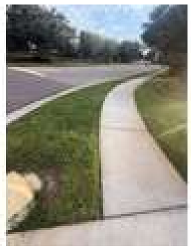
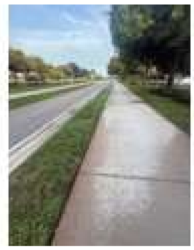
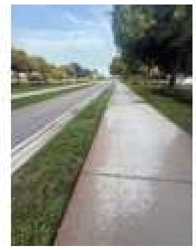
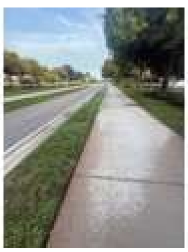
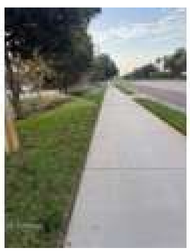
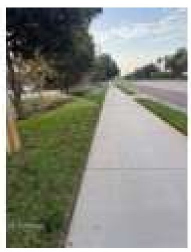


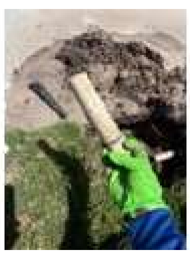


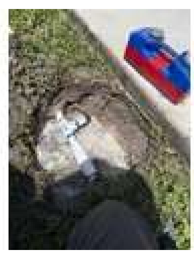
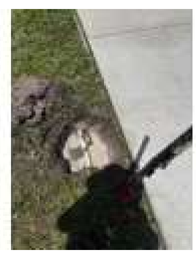







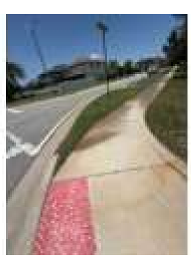
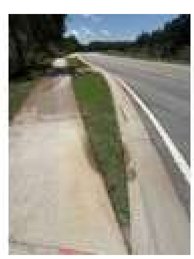
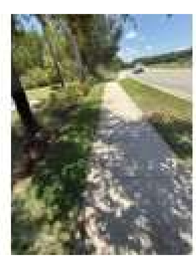


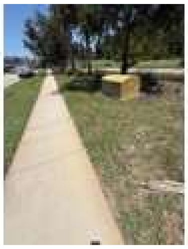



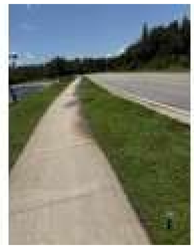
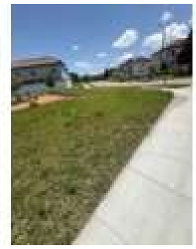


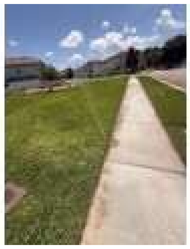
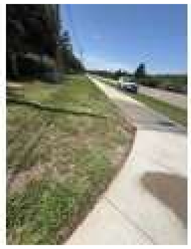
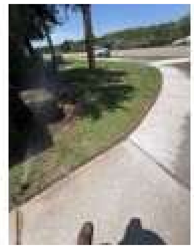


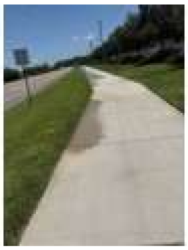


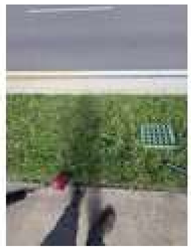
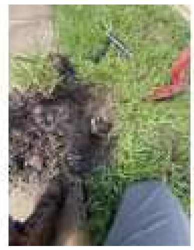
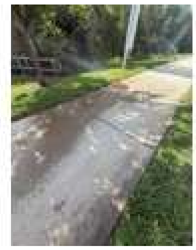
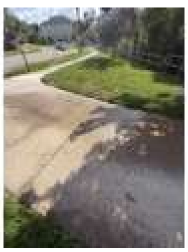




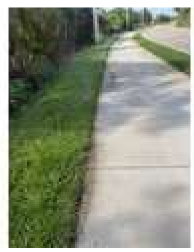


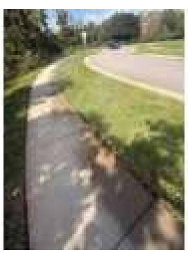
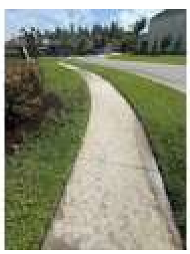
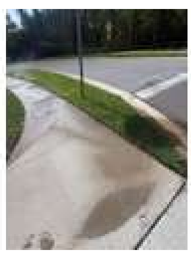
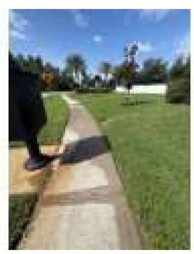
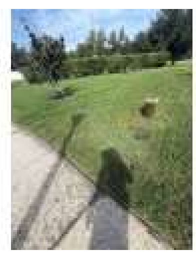
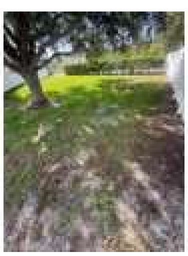




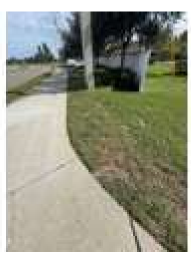
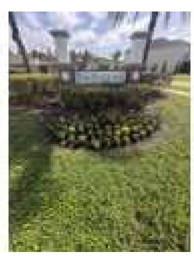
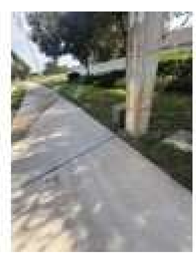
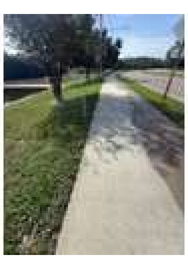
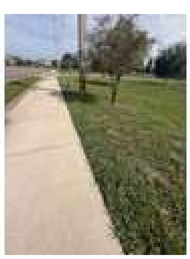
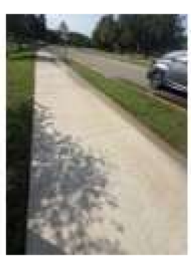




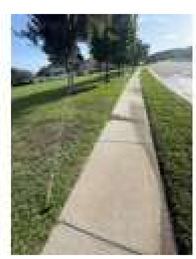


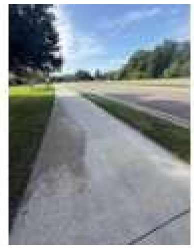



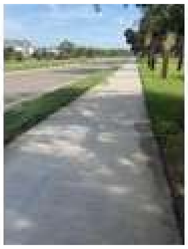
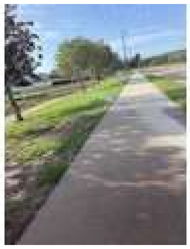
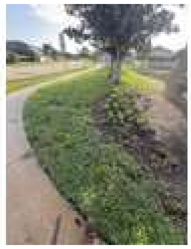
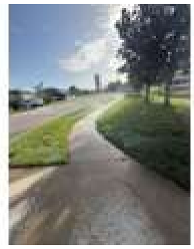
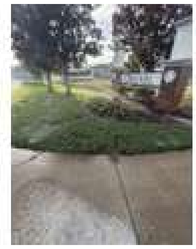







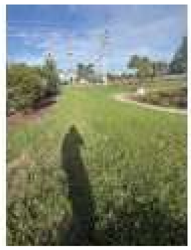
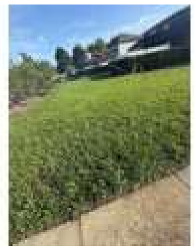
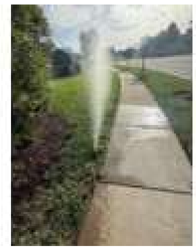







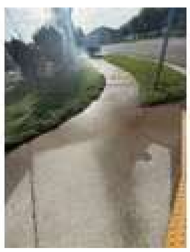
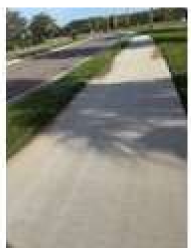
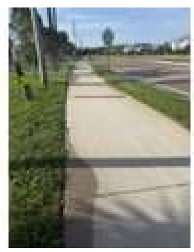
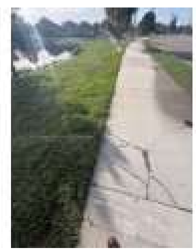
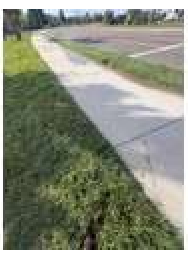








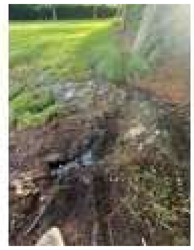
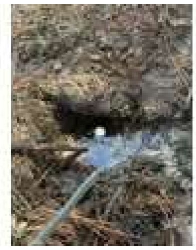
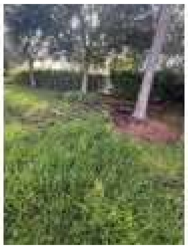
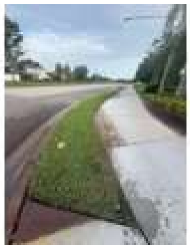








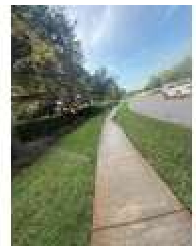
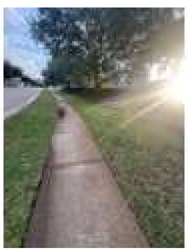
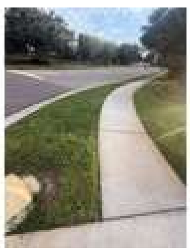
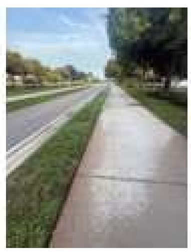






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Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Jul 24, 2026

Job: SM1348 Concord Station CDD
Title: Damaged Well corner of Sunlake and Mentmore
Added By: Yovani Cordero
Log Notes:

I received a text from the foreman on site that there was irrigation break at the well. Sent Joey the information and he went out there to take a look and found that the well had came off of the fitting and had snapped the schedule 80 pipe.

I notified Mark and he met Joey out there and he requested to get them a proposal.

Update- 7/27/26 proposal sent to Mark and Patricia regarding the well repair. Until well is repaired irrigation will be off.

Update- 7/30/26 followed up with Mark to see if well was repaired. As of today and well is still down.

Update 8/5/26 Mark reached out to notify us that the well has been repaired

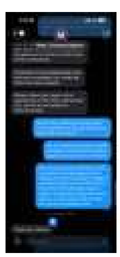
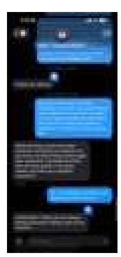
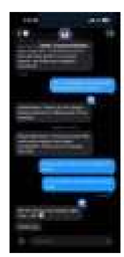
Weather Conditions:

Partly cloudy with showers Fri, Jul 24, 2026, 12:00 AM

97°F
76°F

Wind: 6 mph
Humidity: 95%
Total Precip: 0.01"

Attachments: 8

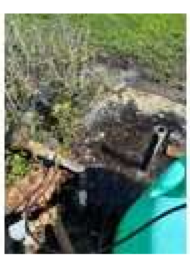




EXHIBIT 4

RETURN TO AGENDA

Printed: Aug 3, 2026

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

Daily Logs List

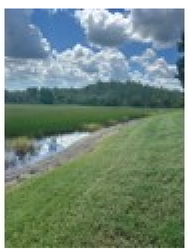
Jul 23, 2026

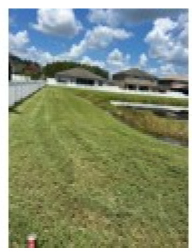
Job: SM1348 Concord Station CDD
Title: ponds
Added By: Jose Ramirez
Log Notes:
Cut and weed eater the ponds
Weather Conditions:
Partly cloudy with showers Thu, Jul 23, 2026, 4:04 PM

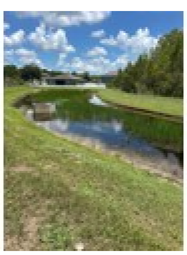
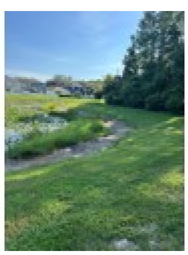
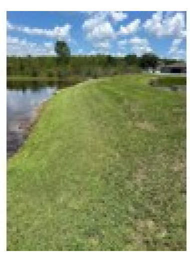
95°F
77°F

Wind: 5 mph
Humidity: 81%
Total Precip: 0.07"

Attachments: 8



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Daily Logs List

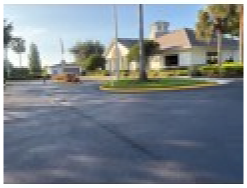
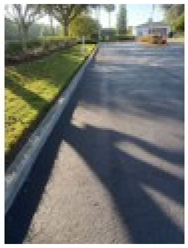
Jul 24, 2026

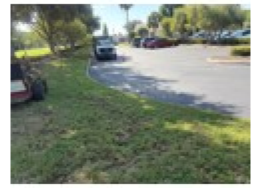
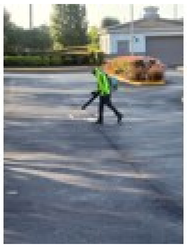
Job: SM1348 Concord Station CDD
Title:
Added By: Jose Aponte Alonzo
Log Notes:
Weather Conditions:
Partly cloudy with showers Fri, Jul 24, 2026, 3:06 PM

96°F
75°F

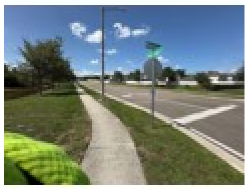
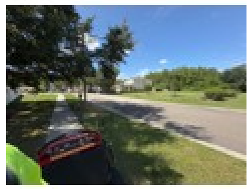
Wind: 6 mph
Humidity: 100%
Total Precip: 0"

Attachments: 34

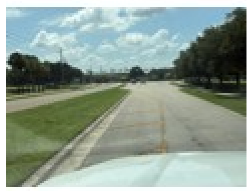
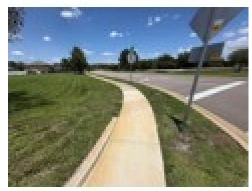
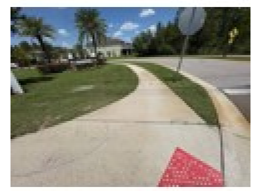



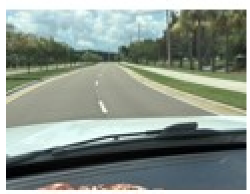
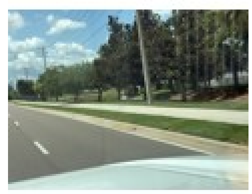
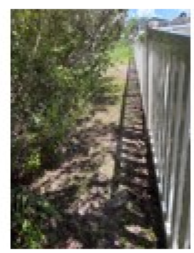




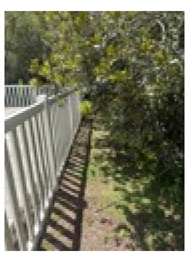


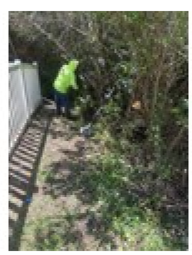
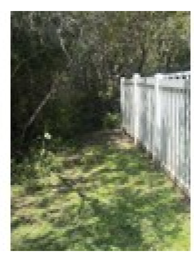
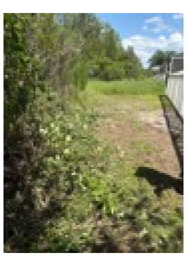
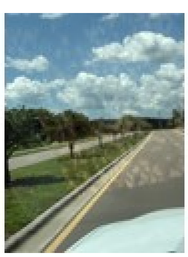
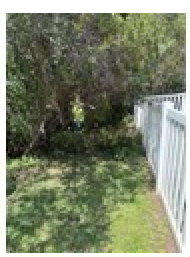






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Daily Logs List

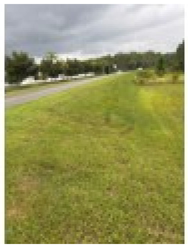
Jul 27, 2026

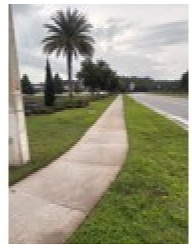
Job: SM1348 Concord Station CDD
Title:
Added By: Jose Aponte Alonzo
Log Notes:
Weather Conditions:
Partly cloudy with showers   Mon, Jul 27, 2026, 3:13 PM

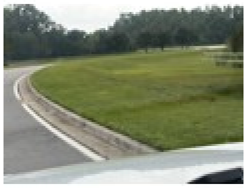
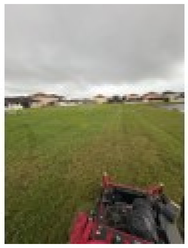
92°F
74°F

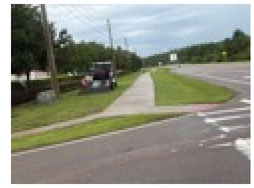
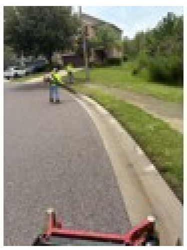
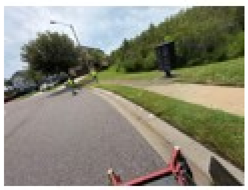
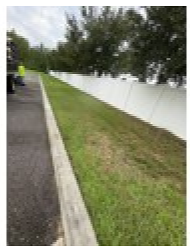
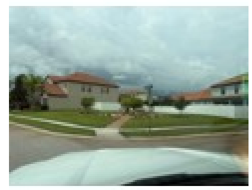
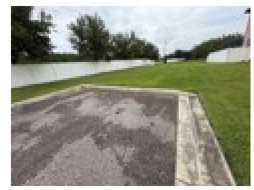
Wind: 10 mph
Humidity: 96%
Total Precip: 3.31"

Attachments: 32

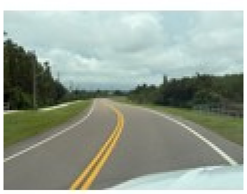
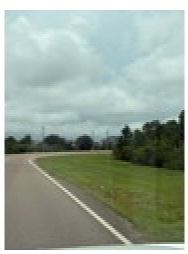
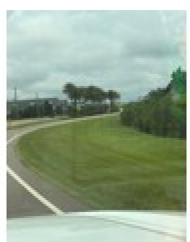
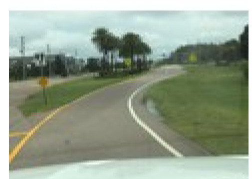


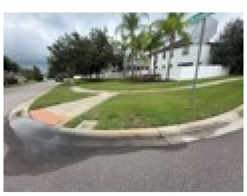
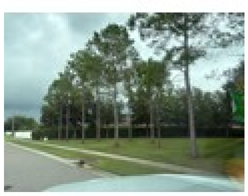
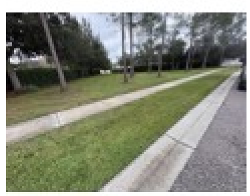



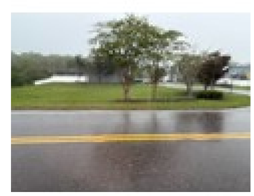
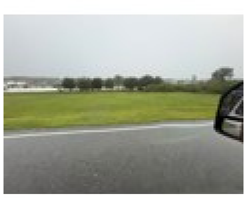
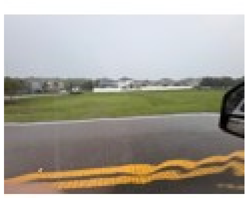












Printed: Aug 3, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

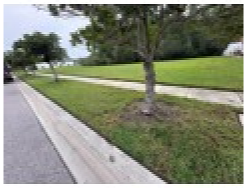
Jul 28, 2026

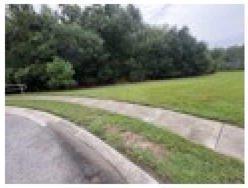
Job: SM1348 Concord Station CDD
Title:
Added By: Jose Aponte Alonzo
Log Notes:
Weather Conditions:
Partly cloudy with nearby thunderstorms Tue, Jul 28, 2026, 12:16 PM

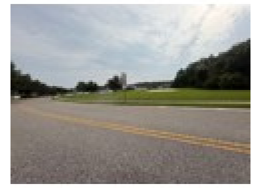
91°F
76°F

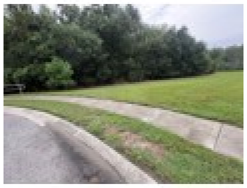
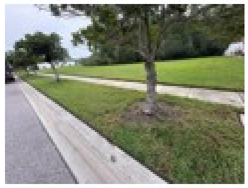
Wind: 9 mph
Humidity: 98%
Total Precip: 0.06"

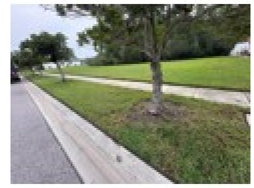
Attachments: 39

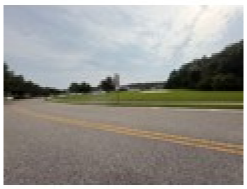
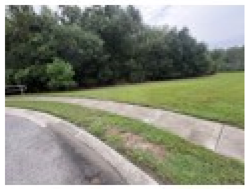


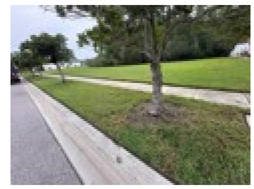


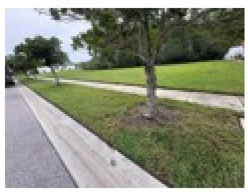


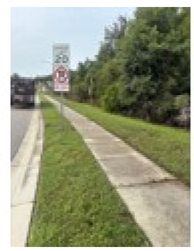
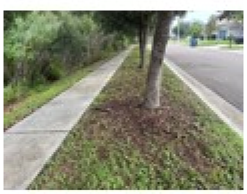
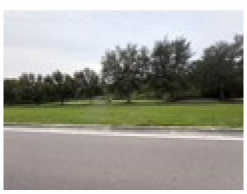
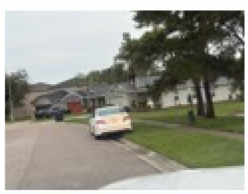



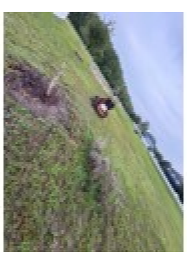


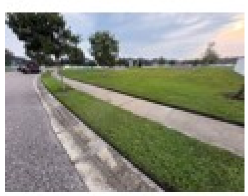
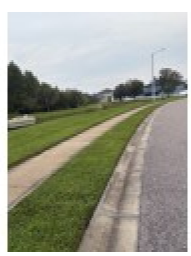
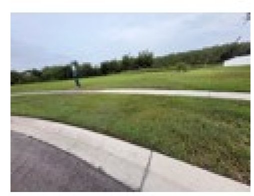
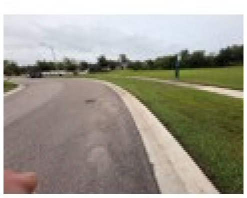





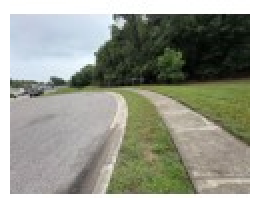









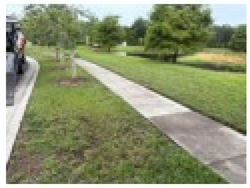
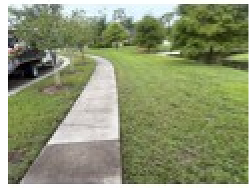



EXHIBIT 5

RETURN TO AGENDA

ESTIMATE

Steadfast Alliance
Suite 102
San Antonio FL 33576 US

DATE	DUE	ESTIMATE #
6/22/2026		

BILL TO
Concord Station Community
Patricia Thibault
18636 Mentmore Boulevard
Land O'Lakes FL 34638 USA

SHIP TO
Concord Station Community
Patricia Thibault
18636 Mentmore Boulevard
Land O'Lakes FL 34638 USA

DESCRIPTION	QTY	RATE	AMOUNT
This proposal (per the contract) is for the fertilization of turf, shrubs, and the control of insects, weeds and fungus.			
Fertilization and Pesticide application	1.00	2,808.00	2,808.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

TOTAL **2,808.00**

Accepted this ___________ day of ___________________________, 20_____.

Signature: ____

Printed Name and Title: ______________________________________

Representing (Name of Firm): ____

EXHIBIT 6

RETURN TO AGENDA

Top choice

162,105 sq. Ft.

LEGEND

- COUNTY OWNED & MAINTAINED
- COUNTY OWNED/CDD MAINTAINED LANDSCAPE AREAS
- CDD BOUNDARY
- CONSERVATION AREA
- PRIVATELY-OWNED PARCEL
- TAMPA BAY WATER OWNED/CDD MAINTAINED LANDSCAPE AREAS
- CDD-OWNED PARCEL/TRACT
- HOA PARCEL
- DRAINAGE EASEMENT ACCESS TO PONDS
- CDD OWNED POND BANKS MAINTAINED
- COUNTY OWNED SANITARY LIFT STATION
- COUNTY OWNED/CDD MAINTAINED STORMWATER POND WITH REFERENCE No.
- CDD OWNED & MAINTAINED STORMWATER POND WITH REFERENCE No.

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT OWNERSHIP MAP

SCALE: 1" = 300'

N

ESTIMATE

Steadfast Alliance
Suite 102
San Antonio FL 33576 US

DATE	DUE	ESTIMATE #
7/20/2026		

BILL TO
Concord Station Community
Patricia Thibault
18636 Mentmore Boulevard
Land O'Lakes FL 34638 USA

SHIP TO
Concord Station Community
Patricia Thibault
18636 Mentmore Boulevard
Land O'Lakes FL 34638 USA

DESCRIPTION	QTY	RATE	AMOUNT
This proposal is for the application of top choice to areas that are common areas. Areas are highlighted in blue that will be treated. These areas are where people and pets may walk and be exposed to the ants. 162,105 sq. ft. to be treated.			
Top choice application	1.00	3,400.00	3,400.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

TOTAL **3,400.00**

Accepted this ___________ day of ___________________________, 20_____.

Signature: ____

Printed Name and Title: ______________________________________

Representing (Name of Firm): ____

EXHIBIT 7

RETURN TO AGENDA

SEQ	Date Assigned	DELIVERABLE	Responsible	DELIVERABLE DATE	ADDITIONAL INFORMATION	STATUS
1	06.11.2026	Rip Rap Repairs	Greg	07.09.2026	Some of the rocks related to the remediation erosion project are falling	**Need to advise as to what can be done with the rocks to stabilize . Greg has advised that he will check on the matter . Reviewed and contractor has added additional rip rap to the mitered end sections.**
2	04.14.2026	Sites F1, F2, F5 and W13, 2 and M3	Greg	10.01.2027	Erosion repairs	**These are included for the FY 27 remediation project and project is on hold till FY 27**
3	07.09.2026	Encroaching	Greg	08.13.2026	Confirm if the blue house across the street fence is encroaching (3354 Rennes Ct)	**Reviewed 7-23-2026. Survey required to determine location due to discrepency from Google Earth and Property Appraiser website. Greg to obtain proposal for survey of lot line showing fence location.**
4	07.09.2026	Outfall Structure on D2	Greg	08.13.2026	Outfall structure appears to be broken	**Reviewed in field. Will provide report at upcoming meeting. Have reached out to contractors for proposals.**
5	03.12.2026	HOA Tot lot	Kutak	04.09.2026	Cisternas – the HOA attorney says they are waiting on CDD to fA6:F6inalize 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 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 . Kyle received communication from the HOA on 06.11. Still awaiting final terms**
6	06.11.2026	Employee Manual - Hybrid Position	Kutak	08.13.2026	Kyle to review the changes to the employee manual	**Employee Manual changes reviewed. Resolution sent to Haven for inclusion in agenda. Additional changes were requested for Counsel to make changes. PTO is full time and not salaried. No romantic /personal relationships, PTO is accrued at 3.07 hours per pay period , 6.7 hours monthly, , with 80 hours annually, . For years 3-5, there will be 12 days of PTO, There is not remote work - all work is to be done onsite . All job descriptions should end with other duties as assigned**
7	01.08.2026	Duke Energy - Streetlights	Kutak	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 . This has now been assigned to Kutak as of 06.11 for their review of the contracts. Kutak reviewed and has no revisions. Terms are in line with previous agreements. contract was sent to the Chair for execution on 07.01**
8	05.14.2026	Bounce House waiver	Kutak/Mark	COMPLETED	Changes to waiver and release for bounce house	**Waiver will be used for all events involving the bounce house and was sent to Amenity Manager**
9	**04.08.2026**	Summer Event	Mark	COMPLETED	Summer time event will be held on June 27th	**COMPLETED**
10	**06.11.2026**	Suncoast Rust	Mark	07.09.2026	Mark to arrange for Suncoast rust to be on site and treat affected areas and to bring proposals to the next meeting for rust services	**7/22 Suncoast Rust corrected some areas of concern, but not all. They have been contacted by District Manager and Amenities Manager in an effort to get them to come back to remediate all areas, to no avail.**
11	**06.11.2026**	Outdoor Patio - Pool Deck Furniture	Mark	08.13.2026	Priority 4 - Get proposals for Pollywood tables and then aluminum for loungers and chairs	**7/22 Request to update quote with 70 polywood lounge chairs was made to vendor. Awaiting for new quote.**
12	01.08.2026	Seal coating clubhouse parking lot and pothole repair	Mark	COMPLETED	This contract was awarded to Westshore Paving	**COMPLETED**
13	02.12.2026	Stronger magnetic clasp with ECS	Mark	08.13.2026	Priority 1 - Magnets for Gates to playground, need a new reader	**7/22 All gates were upgraded to 1200lbs magnets. Awaiting for one reader to be replaced.**
14	04.09.2026	Clean clubhouse floor	Mark	COMPLETED	Get it steamed, Mark to reach out to Rhino Grout to schedule	**COMPLETED**
15	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	**COMPLETED**
16	07.09.2026	Team Member Schedules	Mark	08.13.2026	Publish team member schedules to the Board	
17	07.09.2026	Solar Motion Lights	Mark	COMPLETED	Priority 5 - Purchase solar motion lights for the amenity	**COMPLETED**
18	07.09.2026	Raking Playground mulch and redistribution of sand on volleyball court	Mark	COMPLETED	Priority 9 - raking mulch and volleyball court sand	**COMPLETED**
19	07.09.2026	Replace 11 diffuser vents	Mark	07.16.2026	Priority 11 - replace vents	**Awaiting parts**
20	07.09.2026	Light Improvements for courts, pool and playground	Mark	08.13.2026	Priority 12 - bring proposal	**This can be pushed a bit further if necessary**
21	07.09.2026	Clubhou9se Interior Painting	Mark	07.16.2026	Priority 13 - finalize the painting of the interior clubhouse	**In progress**
22	07.09.2026	Opening the Pool Deck Drains	Mark	08.13.2026	Priority 15 - open the pool deck drains for cleaning	
23	07.09.2026	Sidewalk repairs	Mark	08.13.2026	Priority 16 - miscellaneous sidewalk repairs	
24	07.09.2026	Replacement of Pool & Splash Pad equipment	Mark	09.30.2026	Priority 17 - replacement date will be determined based on purchase	**Capital**
25	07.09.2026	Replacement of Pool Lift Chair	Mark	09.30.2026	Priority 18 - replace the pool lift chair	
26	07.09.2026	Pergola	Mark	09.30.2026	Priority 2 - Build the pergola	**Capital Construction is to begin after August 15th and to be completed by**
27	02.12.2026	Additional Light - Outdoor Play Area	Mark	03.12.2026	Get proposals for outdoor lights at the playground area	**looking into options.**
28	04.09.2026	Fishing Signage and Ongoing Signage Remediation	Mark	COMPLETED	Priority 6 - Bring signage language that matches the adopted policy	**COMPLETED**
29	05.14.2026	Soccer field nets and structure need repair at Waterford	Mark	COMPLETED	Need nets at soccer field	**COMPLETED**

30	06.11.2026	Defib Devices	Mark	07.16.2026	Mark to check on required classes for defib devices and bring back proposals	**Decision needs to be made if we would like individual classes or group class. Need to select which AED is to be purchased. Board chose group training classes at a cost of $1,732 and classes will be scheduled. Additionally the Avive Connect system was motioned for purchase in the amount of $1,650**
31	07.09.2026	Trash Bin	Mark	08.13.2026	Priority 14 - Mark to order (10) Barco Trash Bins	**Proposal in the amount of $4,970 was approved by the Board and mark will order**
32	06.11.2026	Dog Stations	Mark	07.09.2026	Mark to check on dog stations that may need to be refurbished	
33	07.09.2026	Tuckerton Benches	Mark	07.31.2026	Priority 3 - Place benches in Tuckerton	**Capital Project should be started after July 16th and completed by July 31**
34	07.09.2026	Camera Surveillance Signs	Mark	COMPLETED	Priority 7 - signage for amenity	COMPLETED
35	07.09.20256	Replace tiles in amenity ceiling	Mark	07.16.2026	Priority 10 - Replace tiles in ceiling	**Awaiting parts**
36	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 . Benches at Tuckerton are earmarked for 2026 install**
37	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. At the June meeting it was determined that Mark and Steadfast Kevin would tour the property to determine if the crews all have access**
38	07.09.2026	Get a Proposal for bushes on the fence	Mark/Steadfast	08.13.2026	Grab a proposal from Steadfast to consider planting bushes on the fence line	
39	07.09.2026	Replace Plants at Clubhouse Entrance	Mark/Steadfast	08.13.2026	Priority 8 - new plant material	**Mark to work with Steadfast for proposal**
40	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**
41	05.14.2026	Budget workshop	**PCT**	COMPLETED	**Schedule budget workshop for FY 27**	**Scheduled budget workshop for June 2**
42	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 vim 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 vim for 5000365666 on 02.20.2026 Web status on 03.02 says still under audit . Left another vim 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 . Checked on 06.08 and on 06.24 and the requested refund amount of 3,897.88 is still under review https://taxapps.floridarevenue.com/Refunds/RefundCheckStatus.aspx. 07.01.2026 still under review**
43	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**
		Termination Letter to Suncoast	PCT	08.13.2026	Send Suncoast a termination letter	**the draft letter has been compiled. Awaiting Suncoast to finalize remedial efforts on the fences. . They came on 07\.14 however all the work was not completed. Have sent them 2 emails since requesting remedial deliverable date. 2nd email sent on 07.20.2026**
45	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**
46	06.11.2026	Balls in W18	Solitude	COMPLETED	Clean out the balls in pond W18	**Solitude will address on their next visit , Matter has been addressed**
47	03.12.2026	Annuals	Steadfast	COMPLETED	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. New annuals will be installed on July 8th**
48	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**
49		Top Choice Treatment	Steadfast	08.12.2026	Need a proposal for top choice treatment	**Kevin has already sent and this will be included in the agenda**
50	06.11.2026	Mowing	Steadfast	COMPLETED	residents have been very vocal in advising that certain areas of the District have not been mowed and maintained	**Steadfast management will meet with Mark on Tuesday 06.23 to discuss areas that were potentially not included in the contract and areas that are in need of maintenance . An on site meeting was held and issues should now be handled**

EXHIBIT 8

RETURN TO AGENDA

Stantec staff visited Concord Station CDD to review a report of erosion related to Pond D2 and document our findings. During our review we documented erosion around the existing mitered end section (MES). Refer to the location map below for additional location information.

Greg Woodcock

Project Manager

Stantec

(352) 777-0183

Greg.Woodcock@Stantec.com

Location Map:

Location 1: MES not indicated in initial review. Due to drought conditions and lack of turf, undermining and erosion is taking place at a higher rate. Erosion and undermining of the mitered end section was observed. Place compacted 57 stone and rip rap under mitered end section and install rip rap a minimum of 2’ out from mitered end section. The rip rap is to extend from the top of the structure to the high water level. Sod all disturbed areas.

Location 2: Reviewed 12-1-2025 and indicated minor erosion review for additional maintenance. Based on current review severe erosion has taking place and cause the MES to collapse. Recommend removal and replacement of MES Erosion and undermining of the mitered end section. Place compacted 57 stone and rip rap under mitered end section and install rip rap a minimum of 2’ out from mitered end section. The rip rap is to extend from the top of the structure to the normal water level.

Location 3: Pond D1, reviewed 12-1-2025 and indicated minor erosion review for additional maintenance. It appears that a joint may have failed upstream from the mitered end section in the pipe. Excavate area to review joint. If joint is separated install a concrete collar around the joint for a watertight seal. Remove sediment from pipe. Erosion and undermining of the mitered end section has occurred. Place compacted 57 stone and rip rap under mitered end section and install rip rap a minimum of 3' out from mitered end section. The rip rap is to extend from the top of the structure to the high water level. Sod all disturbed areas.

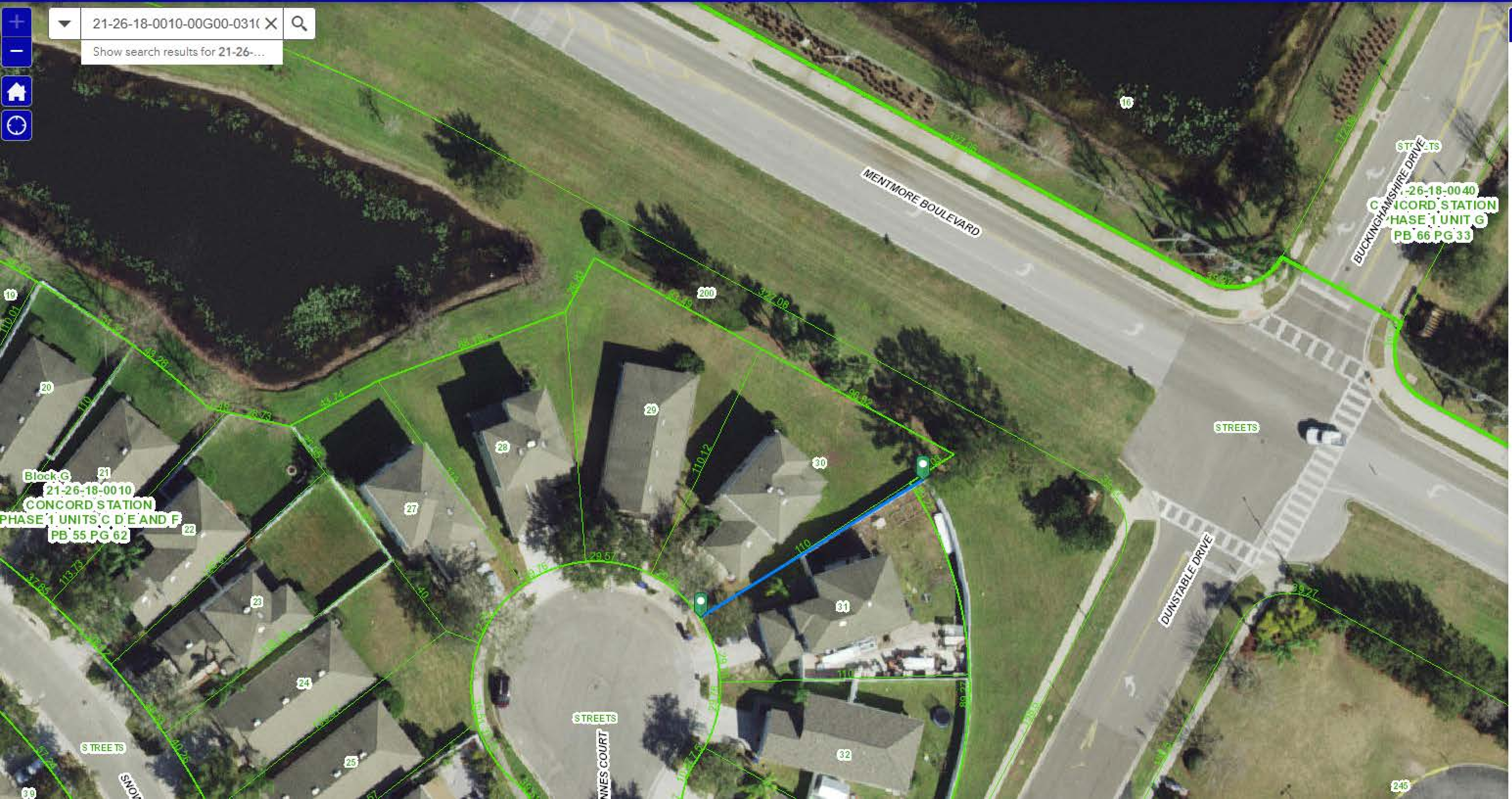
EXHIBIT 9

RETURN TO AGENDA

Mike Wells   Pasco County Property Appraiser

21-26-18-0010-00G00-031(

Show search results for 21-26-...



Measurement

Feet (US)

Measurement Result

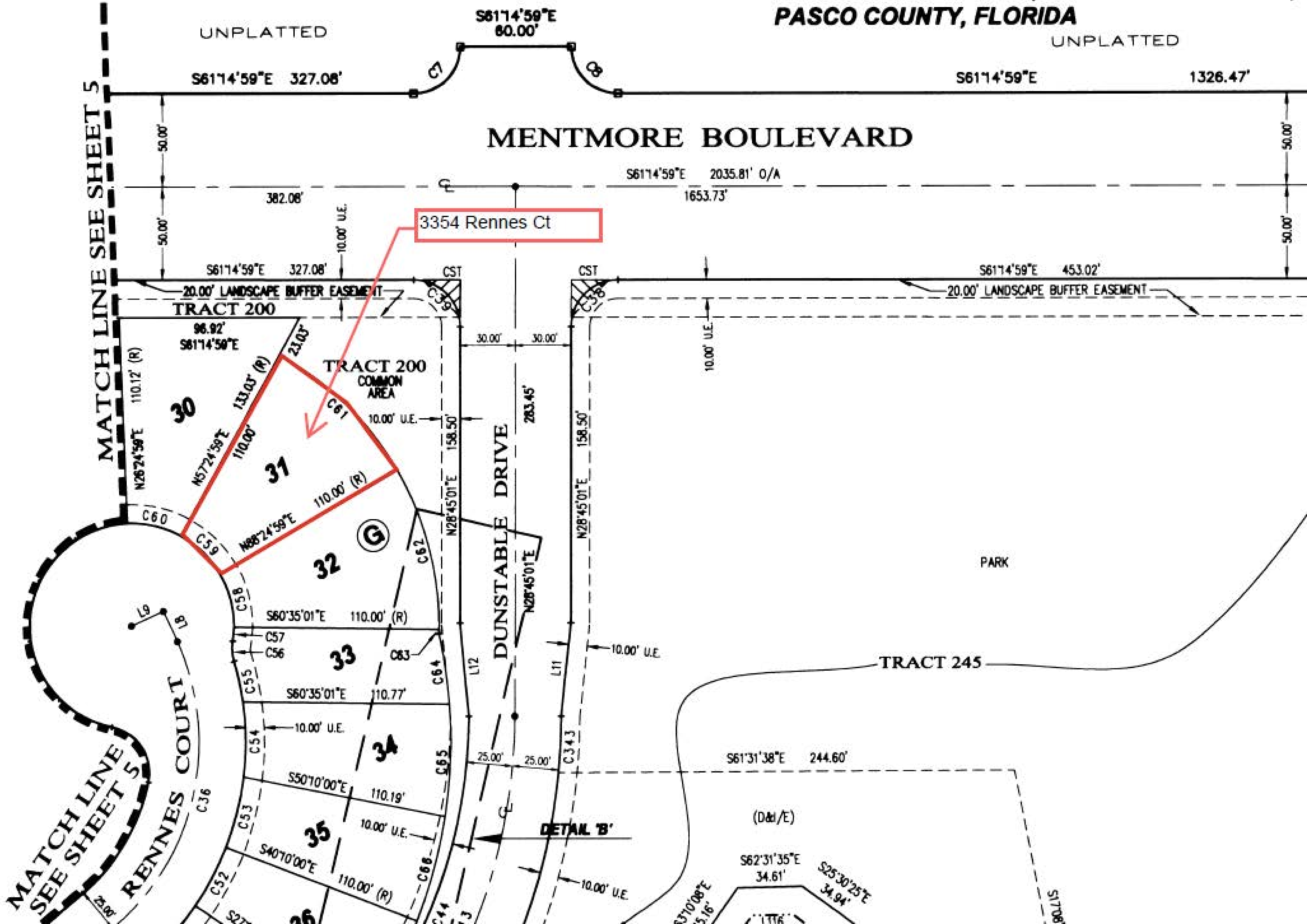
115 Feet (US)

Clear

CONCORD STATION PHASE 1 - UNITS "C", "D",

BEING A SUBDIVISION OF LAND LYING WITHIN SECTION 21, TOWNSHIP 26 SOUTH,

PASCO COUNTY, FLORIDA



ESTIMATE

Stivender Surveying, Inc.
PO Box 411
Lake Placid, FL 33862

info@stivendersurvey.com
+1 (863) 664-1222

Bill to
Concord Station CDD
255 Primera Boulevard
Suite 160
Lake Mary, FL 32746
United States

Ship to
Concord Station CDD
255 Primera Boulevard
Suite 160
Lake Mary, FL 32746
United States

Estimate details
Estimate no.: 2029
Estimate date: 08/04/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**Boundary**	Concord Station - Fence Survey Line	1	$1,325.00	$1,325.00

Total **$1,325.00**

Accepted date **Accepted by**

EXHIBIT 10

RETURN TO AGENDA

Stantec

PROFESSIONAL SERVICES AGREEMENT CHANGE ORDER

Change Order #	2026-1	Date	13 August 2026
"Stantec"	Stantec Consulting Services Inc.		
	Stantec Project # 238202030		
	380 Park Place Blvd., Suite 300 Clearwater, FL 33760 Ph: (352) 754-1240 email: greg.woodcock@stantec.com		
"Client"	Concord Station Community Development District		
	Client Project #		
	255 Primera Blvd., Suite 160 Lake Mary, FL 32746 Ph: (407) 574-3250 email: patricia@havenmgtsol.com		

Project Name and Location: Concord Station Community Development District, Pasco County Florida

In accordance with the original Professional Services Agreement dated 1 January 2025 and Change Orders thereto, the Agreement changes as detailed below are hereby authorized.

[Click here and enter detail changes or note attachment of details]

Total fees this Change Order	$	10,000.00
Original agreement amount	$	30,000.00
Total Agreement	**$**	**40,000.00**

Effect on Schedule: None

Payments shall be made in accordance with the original agreement terms. All other items and conditions of the original Agreement shall remain in full force and effect.

PURSUANT TO FLORIDA STATUTES CHAPTER 558.0035 AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR DAMAGES RESULTING FROM NEGLIGENCE.

Stantec Consulting Services Inc.		**Concord Station Community Development District**	
	Greg Woodcock, Project Manager Print Name and Title		______________________ Print Name and Title
Signature	______________________	Signature	______________________
Date Signed:	______________________	Date Signed:	______________________

EXHIBIT 11

RETURN TO AGENDA

CONCORD STATION
COMMUNITY DEVELOPMENT DISTRICT

EMPLOYEE POLICY
MANUAL

August 2026

TABLE OF CONTENTS

LIST OF APPENDICES

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 full time 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. Remote work is not authorized for any employee.

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. Full time 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 (PTO) for Full Time Positions

Paid Time Off (PTO) covers sick leave, personal leave, 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.

Eligible full time employees shall begin accruing PTO upon successful completion of the probationary period. PTO accrual for current full time employees shall run with the Concord Station Community Development District fiscal year. PTO shall accrue monthly based upon continuous years of service with the District as follows:

Years of Continuous Service	Annual PTO	Monthly Accrual
Through Year 2	10 days (80 hours)	6.7 hours per month
Beginning Year 3 through Year 5	12 days (96 hours)	8.00 hours per month
More than 5 years	15 days (120 hours)	10.00 hours per month

Employees may only use PTO that has been accrued and available in their PTO balance. PTO may not be borrowed or used in advance of accrual.

Any approved absence in excess of an employee's available accrued PTO balance shall be considered Leave Without Pay (LWOP), unless otherwise authorized by the District Board of Supervisors. Leave Without Pay may be subject to operational requirements and shall not relieve employees from complying with the District's attendance and leave policies.Up to 40 hours of unused PTO may be carried over from fiscal year to year. Employees may accumulate a maximum PTO balance of one hundred and sixty (160) hours. Any accrued PTO in excess of the maximum allowable balance shall be forfeited unless otherwise approved by the District Board of Supervisors.

No more than twelve (12) consecutive business days may be taken at one time (excluding weekends if not normally scheduled) unless specifically approved by the Clubhouse & Amenities Manager and the Board of Supervisors.

Unauthorized absences may result in Leave Without Pay and may be subject to disciplinary action. In emergency situations, employees shall notify the Clubhouse & Amenities Manager as soon as practicable.

Approval of PTO requests shall be based upon operational and staffing requirements. The District reserves the right to limit the number of employees on leave at any given time to ensure continuity of operations.

Transition of Existing PTO Balances. Effective June 11, 2026, PTO shall accrue in accordance with this policy. Any PTO accrued or previously approved under prior District practices or policies shall remain available to employees and shall not be forfeited by the adoption of this revised policy. Future PTO shall accrue monthly and may only be used once accrued. PTO may not be borrowed or advanced beyond an employee's available balance.

Separation from Employment. Upon separation from employment, employees shall be compensated for accrued but unused PTO, up to 40 hours, in accordance with District policy and applicable law.

Reservation of Rights. The District reserves the right to amend, suspend, or modify this PTO policy at any time, subject to approval by the Board of Supervisors and applicable law.

E. Holidays

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

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.

C. Employee Relationships

In order to minimize the risk of conflicts of interest and promote fairness, Concord Station Community Development District maintains the following policy with respect to romance in the workplace:

All romantic or dating relationships between employees are prohibited.

A supervisor or manager who has had a previous romantic or dating relationship with a subordinate or employee whose terms and conditions they may influence will not be involved in decisions relating to that individual's promotions, raises, termination, or other terms and conditions of employment.

All employees engaged in a romantic or dating relationship are required to notify the Employee Liason.

Employees in violation of this policy may be subject to termination of employment.

Concord Station Community Development District retains discretion in its enforcement of this policy. Decisions made under this policy will be made based on operational and business reasons and without regard to sex, race, color, religion, creed, age, national origin, citizenship, physical or mental disability, military service or application, pregnancy, childbirth, or related medical conditions, or any other protected characteristic under federal, state, or local law.

This policy is not intended to restrict communications or actions protected or required by state or federal law.

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.

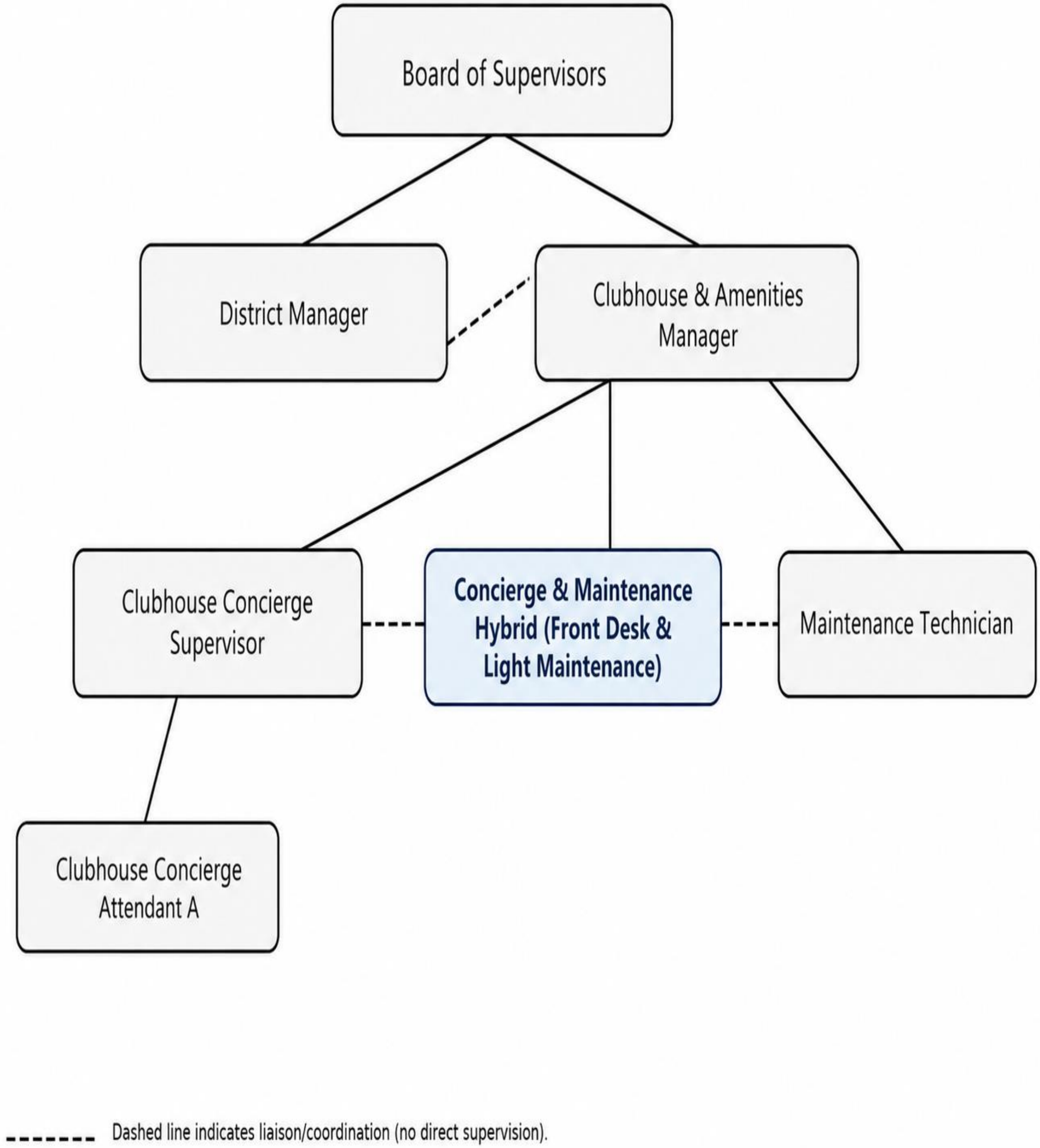
Legal Protections:

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)



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
- Other duties as assigned.

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

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
- Other duties as assigned.

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
- Other Duties as assigned.

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.
- Other duties as assigned.

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
- 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.
- Other duties as assigned.

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) **Involuntary Termination (check one)**

_____ Secured better position ____ Absenteeism or Tardiness
_____ Dissatisfied (type of work) ____ Failure to Meet Performance Expectations
_____ Dissatisfied (salary) ____ Insubordination
_____ Dissatisfied (supervisor) ____ Not qualified for the position
_____ Dissatisfied (working conditions) _____ Gross Misconduct
_____ Generally dissatisfied ____ Dishonesty or Theft
_____ Retirement _____ Job abandonment
_____ Returned to school _____ Death
_____ Moving out of area _____ Other
_____ Family or personal circumstances
_____ In Lieu of Discharge
_____ No Reason Given

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
COMMUNITY DEVELOPMENT DISTRICT

EMPLOYEE POLICY
MANUAL

~~June~~ August 2026

TABLE OF CONTENTS

4926-0820-6532.2

LIST OF APPENDICES

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~~full time 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. Remote work is not authorized for any employee.

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~~Full time 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 (PTO) for ~~Salaried~~Full Time Positions

Paid Time Off (PTO) covers sick leave, personal leave, 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.

Eligible ~~salaried~~full time employees shall begin accruing PTO upon successful completion of the probationary period. PTO accrual for current full time employees shall run with the Concord Station Community Development District fiscal year. PTO shall accrue monthly based upon continuous years of service with the District as follows:

Years of Continuous Service	Annual PTO	Monthly Accrual
Through Year 2	10 days (80 hours)	~~6.67~~6.7 hours per month
Beginning Year 3 through Year 5	12 days (96 hours)	8.00 hours per month
More than 5 years	15 days (120 hours)	10.00 hours per month

Employees may only use PTO that has been accrued and available in their PTO balance. PTO may not be borrowed or used in advance of accrual.

Any approved absence in excess of an employee's available accrued PTO balance shall be considered Leave Without Pay (LWOP), unless otherwise authorized by the District Board of Supervisors. Leave Without Pay may be subject to operational requirements and shall not relieve employees from complying with the District's attendance and leave policies.

Up to 40 hours of unused ~~Unused~~ PTO ~~shall carry~~may be carried over from fiscal year to year. Employees may accumulate a maximum PTO balance of one hundred and sixty (160) hours. Any accrued PTO in excess of the maximum allowable balance shall be forfeited unless otherwise approved by the District Board of Supervisors.

No more than twelve (12) consecutive business days may be taken at one time (excluding weekends if not normally scheduled) unless specifically approved by the Clubhouse & Amenities Manager and the Board of Supervisors.

Unauthorized absences may result in Leave Without Pay and may be subject to disciplinary action. In emergency situations, employees shall notify the Clubhouse & Amenities Manager as soon as practicable.

Approval of PTO requests shall be based upon operational and staffing requirements. The District reserves the right to limit the number of employees on leave at any given time to ensure continuity of operations.

Transition of Existing PTO Balances. Effective June 11, 2026, PTO shall accrue in accordance with this policy. Any PTO accrued or previously approved under prior District practices or policies shall remain available to employees and shall not be forfeited by the adoption of this revised policy. Future PTO shall accrue monthly and may only be used once accrued. PTO may not be borrowed or advanced beyond an employee's available balance.

Separation from Employment. Upon separation from employment, employees shall be compensated for accrued but unused PTO, up to ~~the maximum allowable accrual balance~~40 hours, in accordance with District policy and applicable law.

Reservation of Rights. The District reserves the right to amend, suspend, or modify this PTO policy at any time, subject to approval by the Board of Supervisors and applicable law.

E. Holidays

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

~~Early Close at 3:00pm (Floating) Holidays: Christmas Eve (December 24), New Year’s Eve (December 31), Valentines Day (February 140, Mother’s Day (2nd Sunday in May), Father’s Day (2nd Sunday in June).~~

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.

C. Employee Relationships

In order to minimize the risk of conflicts of interest and promote fairness, Concord Station Community Development District maintains the following policy with respect to romance in the workplace:

All romantic or dating relationships between employees are prohibited.

A supervisor or manager who has had a previous romantic or dating relationship with a subordinate or employee whose terms and conditions they may influence will not be involved in decisions relating to that individual's promotions, raises, termination, or other terms and conditions of employment.

All employees engaged in a romantic or dating relationship are required to notify the Employee Liason.

Employees in violation of this policy may be subject to termination of employment.

Concord Station Community Development District retains discretion in its enforcement of this policy. Decisions made under this policy will be made based on operational and business reasons and without regard to sex, race, color, religion, creed, age, national origin, citizenship, physical or mental disability, military service or application, pregnancy, childbirth, or related medical conditions, or any other protected characteristic under federal, state, or local law.

This policy is not intended to restrict communications or actions protected or required by state or federal law.

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:

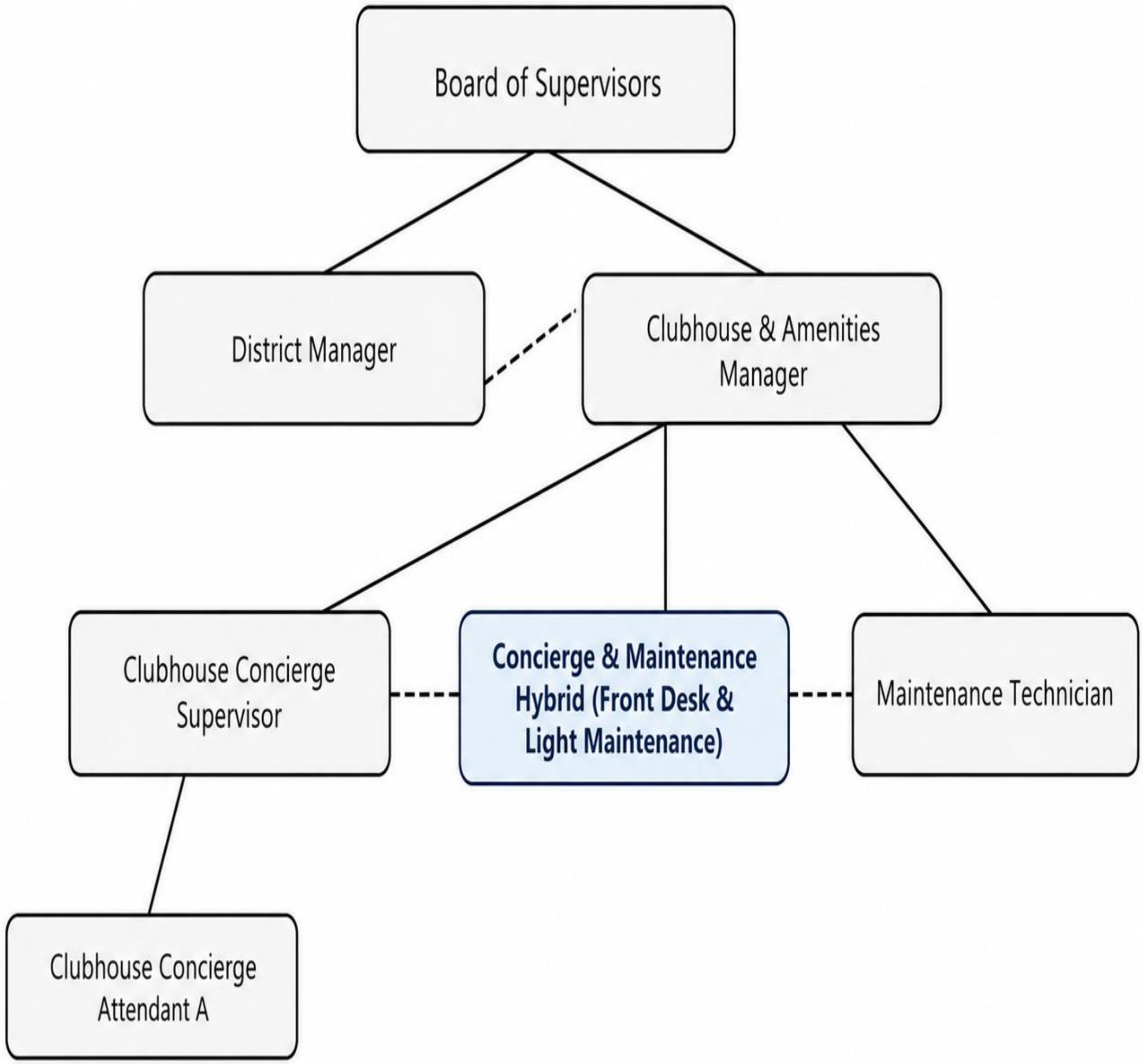
The at-will employment relationship may be modified only by a written agreement signed by both the employee and the Board of Supervisors or their authorized designee. This policy does not apply where a valid collective-bargaining agreement or specific written employment contract provides otherwise.

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
- Other duties as assigned.

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
- Other duties as assigned.

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
- Other Duties as assigned.

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.
- Other duties as assigned.

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.
- Other duties as assigned.

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) **Involuntary Termination (check one)**

_____ Secured better position _____ Absenteeism or Tardiness
_____ Dissatisfied (type of work) _____ Failure to Meet Performance Expectations
_____ Dissatisfied (salary) _____ Insubordination
_____ Dissatisfied (supervisor) _____ Not qualified for the position
_____ Dissatisfied (working conditions) _____ Gross Misconduct
_____ Generally dissatisfied _____ Dishonesty or Theft
_____ Retirement _____ Job abandonment
_____ Returned to school _____ Death
_____ Moving out of area _____ Other
_____ Family or personal circumstances
_____ In Lieu of Discharge
_____ No Reason Given

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

APPENDIX – 7

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

APPENDIX – 8

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

Summary report: Litera Compare for Word 11.12.0.83 Document comparison done on 8/4/2026 11:13:30 AM	
Style name: Default Style	
Intelligent Table Comparison: Active	
Original filename: Concord_Station_CDD_Employee_Handbook_UPDATED_July_2_ 2026.docx	
Modified filename: Concord_Station_CDD_Employee_Handbook_UPDATED_8-4 4926-0820-6532 v.2.docx	
Changes:	
Add	33
~~Delete~~	13
~~Move From~~	0
Move To	0
Table Insert	0
~~Table Delete~~	0
Table moves to	0
~~Table moves from~~	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	46

EXHIBIT 1

RETURN TO AGENDA

RESOLUTION 2026-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT ADOPTING EMPLOYEE POLICY MANUAL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Concord Station Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, to provide for efficient and effective District operations, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the Employee Policy Manual attached hereto as **Exhibit A** for immediate use and application; and

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

SECTION 1. The attached Employee Policy Manual are hereby adopted pursuant to this resolution as necessary for the conduct of District business. This Employee Policy Manual replace any prior versions of the Employee Policy Manual, and shall stay in full force and effect until such time as the Board of Supervisors may amend these policies.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 13 day of August 2026.

ATTEST:	**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**
______________________________	_____________________________________
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

Exhibit A: Employee Policy Manual

EXHIBIT A:

Employee Policy Manual

EXHIBIT 14

RETURN TO AGENDA

RESOLUTION 2026-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2026-11 TO RESET THE DATE, TIME, AND LOCATION OF THE PUBLIC HEARING REGARDING PROPOSED BUDGET FOR FISCAL YEAR 2026/2027, RATIFYING THE ACTIONS OF THE DISTRICT MANAGER AND CHAIRMAN IN RESETTING SUCH PUBLIC HEARING; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Concord Station Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, as amended, and

WHEREAS, the Board of Supervisors of the District ("Board") previously adopted Resolution 2026-11, approving the proposed budget for Fiscal Year 2026/2027 and setting public hearing on said approved budget, pursuant to Chapter 190, *Florida Statutes*, for August 13, 2026, at 6:00 p.m. at the Concord Station Clubhouse, 18636 Mentmore Blvd., Land O' Lakes, Florida 34638; and

WHEREAS, because the Board was unable to meet, the District Manager in consultation with the Chairman reset the public hearing to be held on August 31, 2026, at 6:30 p.m. at the same location as set forth in Resolution 2026-11, and the District Manager has caused the notice of the public hearing with the new date and time to be published consistent with the requirements of Chapter 190*, Florida Statutes*; and.

WHEREAS, the Board desires to ratify the District Manager and Chairman's actions in resetting and noticing for the amended public hearing date.

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

SECTION 1. RATIFICATION OF PUBLIC HEARING RESET. The actions of the District Manager and Chairman in resetting the public hearing and the District Secretary in publishing the notice of public hearing are hereby ratified. Resolution 2026-11 is hereby amended to reflect that the public hearing as declared in Resolution 2026-11 is re-set to August 31, 2026, at 6:30 p.m. at the Concord Station Clubhouse, 18636 Mentmore Blvd., Land O' Lakes, Florida 34638.

SECTION 2. RESOLUTION 2026-11 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2026-11 continue in full force and effect.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 31st day of August 2026.

ATTEST:	**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary	Chair/Vice Chair, Board of Supervisors

EXHIBIT 15

RETURN TO AGENDA

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

PROPOSED OPERATING BUDGET

October 1, 2026 – September 30, 2027

CONCORD STATION

A BALANCED BUDGET

FLORIDA STATUTE 189.

The total amount available from taxation and other sources, including balances brought forward for prior fiscal years, must equal the total of appropriations for expenditures and reserves.

CONCORD STATION

BOARD BUDGET DEVELOPMENT:

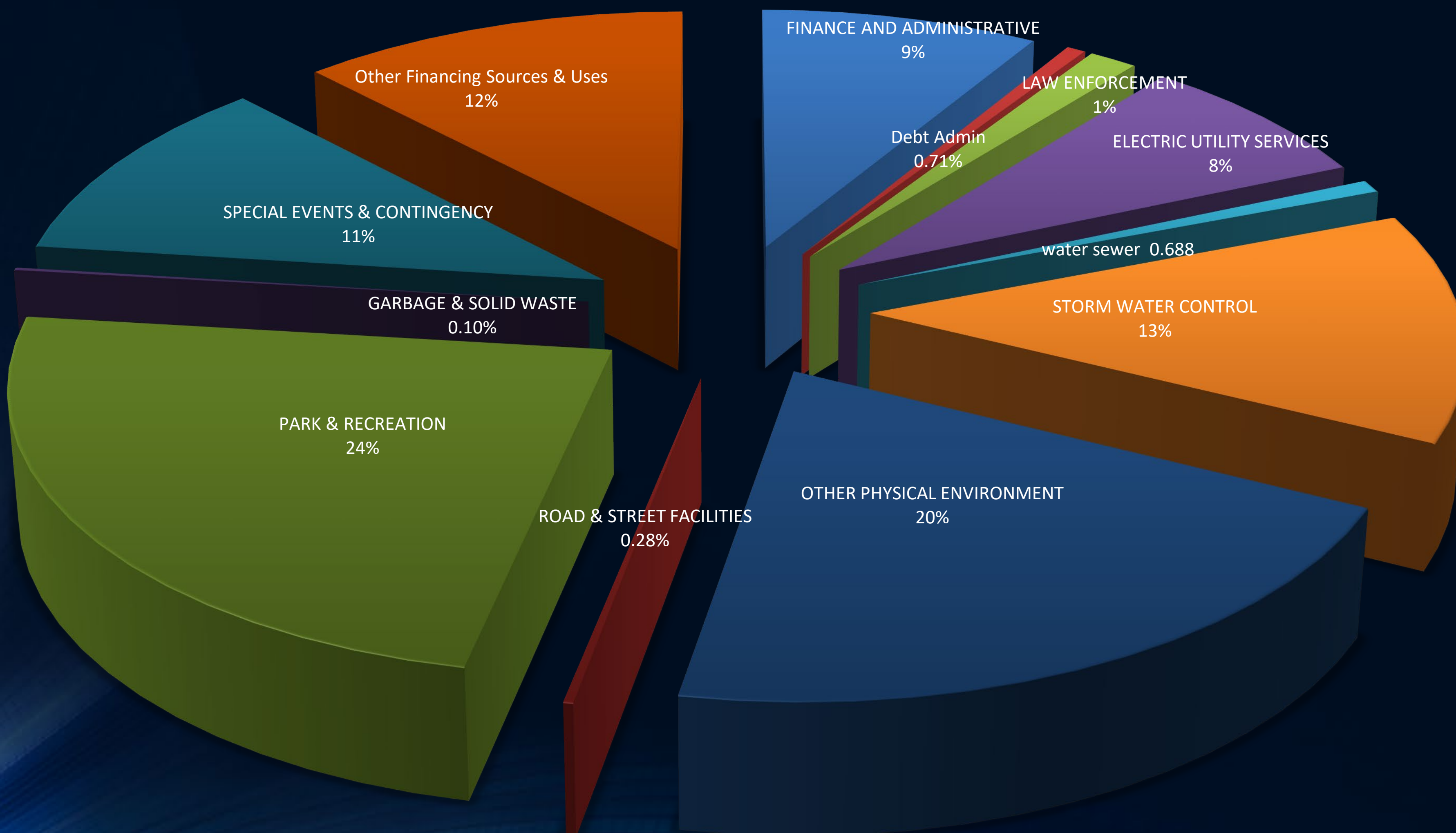
1. Review of Actual Expenditures of Prior Fiscal Years
2. Review of Contracts and Service Level Provided
3. Consideration of Future Service Needs

CONCORD STATION

NO INCREASE IN TOTAL ASSESSMENT – LOCKED DOWN FOR THREE YEARS !!!

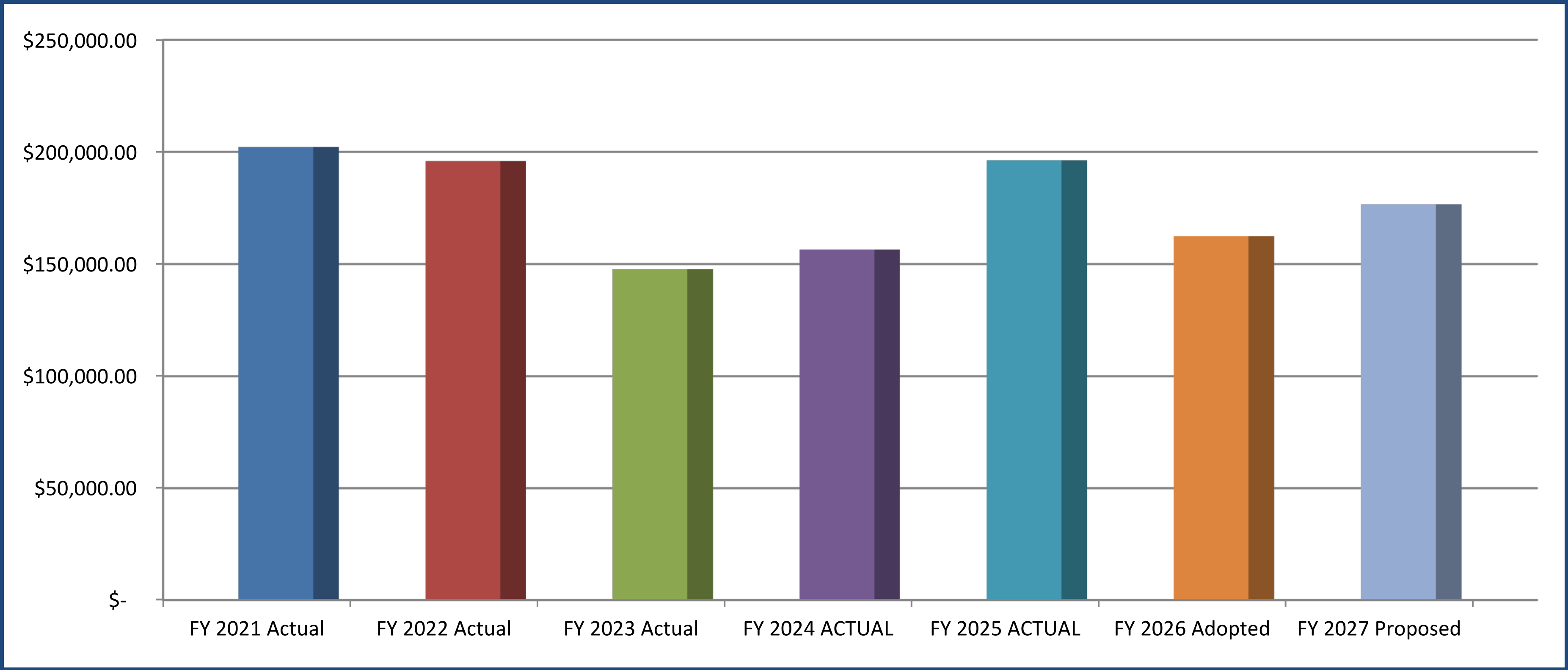
CONCORD STATION

FY 2027 Expenditure Summary: $2,044,847
Inclusive of $247,114 Transfer to the Reserve Fund



CONCORD STATION

Finance & Administrative: $176,638



FINANCE & ADMINISTRATIVE – 8.64% INCREASE OF $14.229

Budget Highlights Administrative:

L. 26 – Supervisor Fees - Inc. $1,000 to allow for 14 meetings/workshops in FY 27

L. 29 – Engineer – Inc. $5,000 to oversee the erosion and repair project

L. 30 – Assessment Roll – Dec. $2,500 pursuant to contract with Haven Mgt.

L. 33 – Auditing – Inc. $500 to account for increase related to FY 26 audit

L. 34 – Misc Mailing – Inc $300 to account for increase in postage mailings to residents

L. 35 - POL Insurance – Inc. $126 Confirmed amt. with EGIS insurance carrier

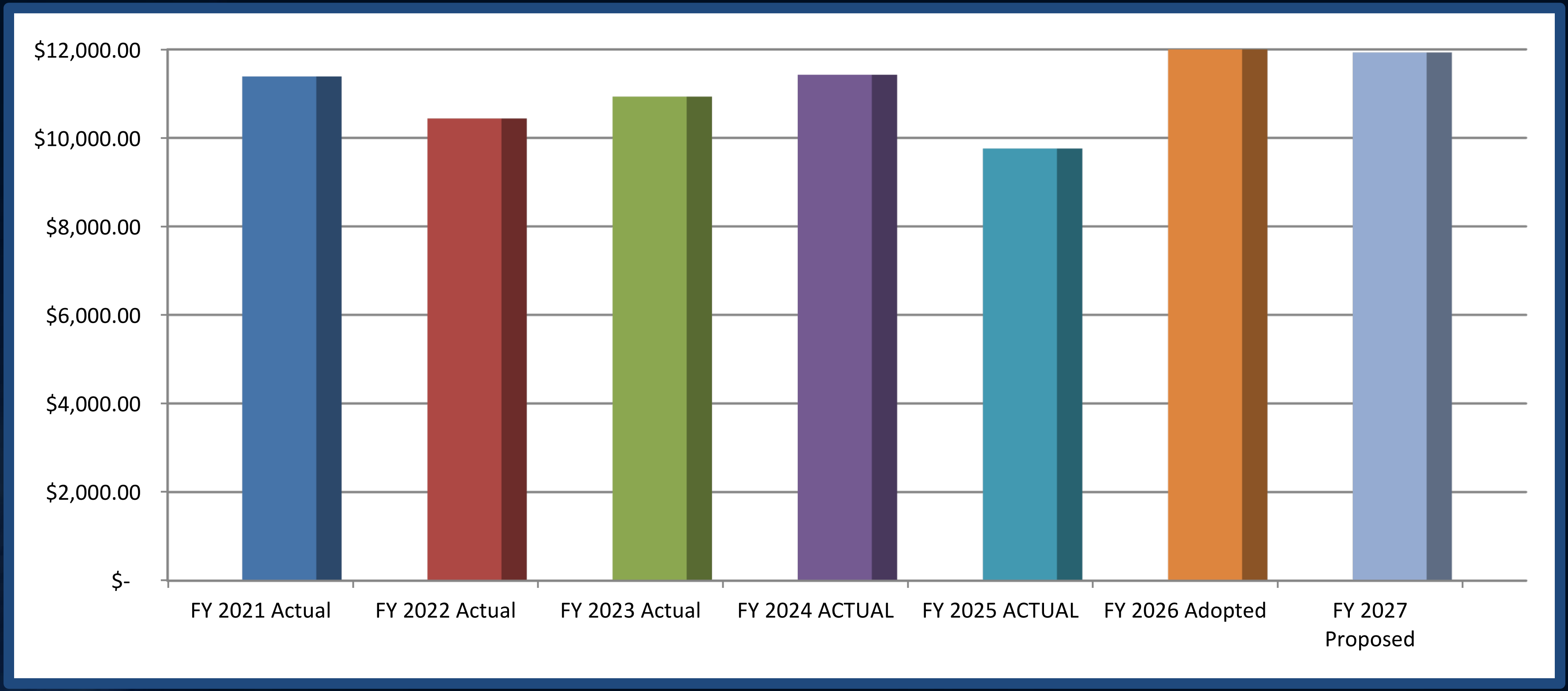
L 38 – Legal Advertising – Inc. $100 - to account for increase related to advertising for extra meetings

L41 – Website – Dec. $300 - Pursuant to contract with provider

L42 – Counsel – Inc $10,000 – Increased based on histrocial actual spending for legal services

CONCORD STATION

DEBT ADMINISTRATION : $11,930



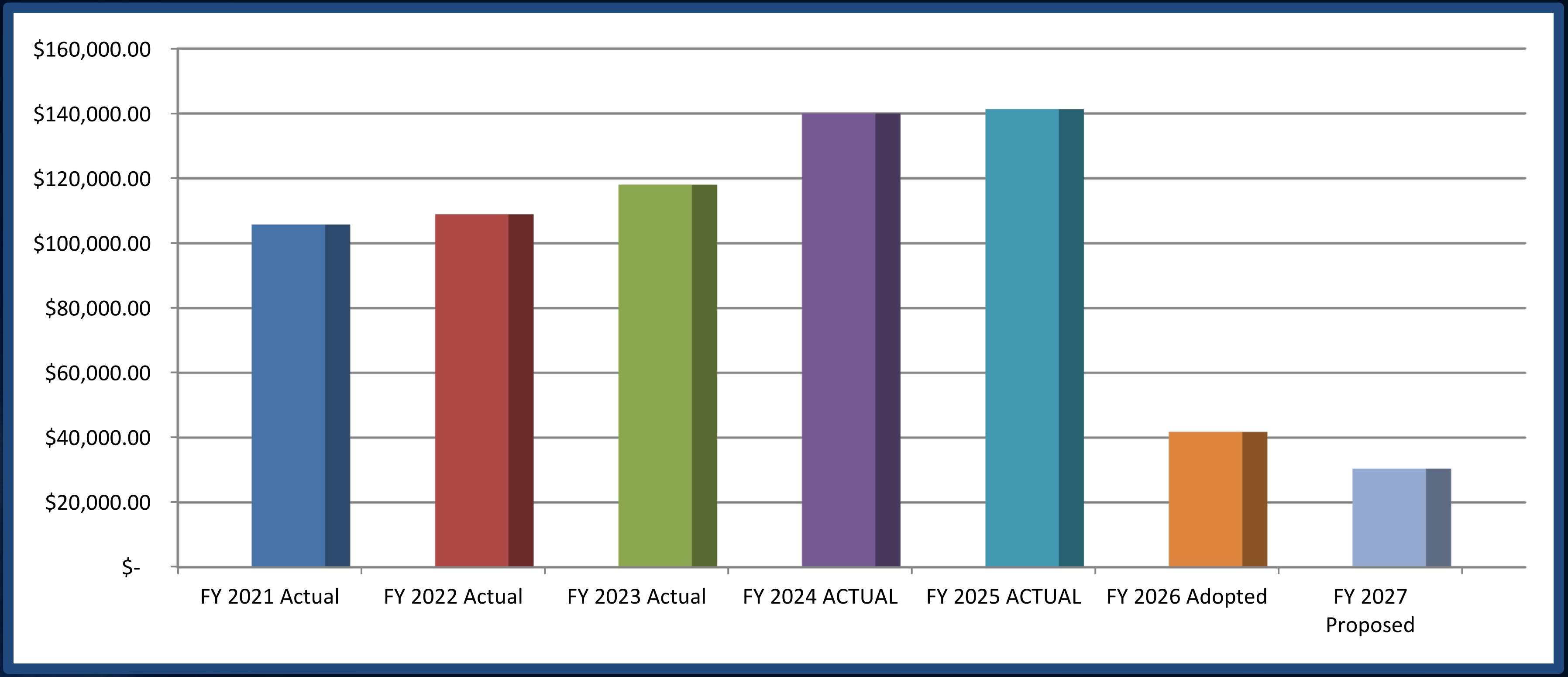
Debt Administration – 0.58% Decrease of $70

Budget Highlights Debt Administration:

L. 46 – Trustee Fees – Dec. $70 Confirmed with the Trustee

CONCORD STATION

LAW ENFORCEMENT/SECURITY - $ 30,422



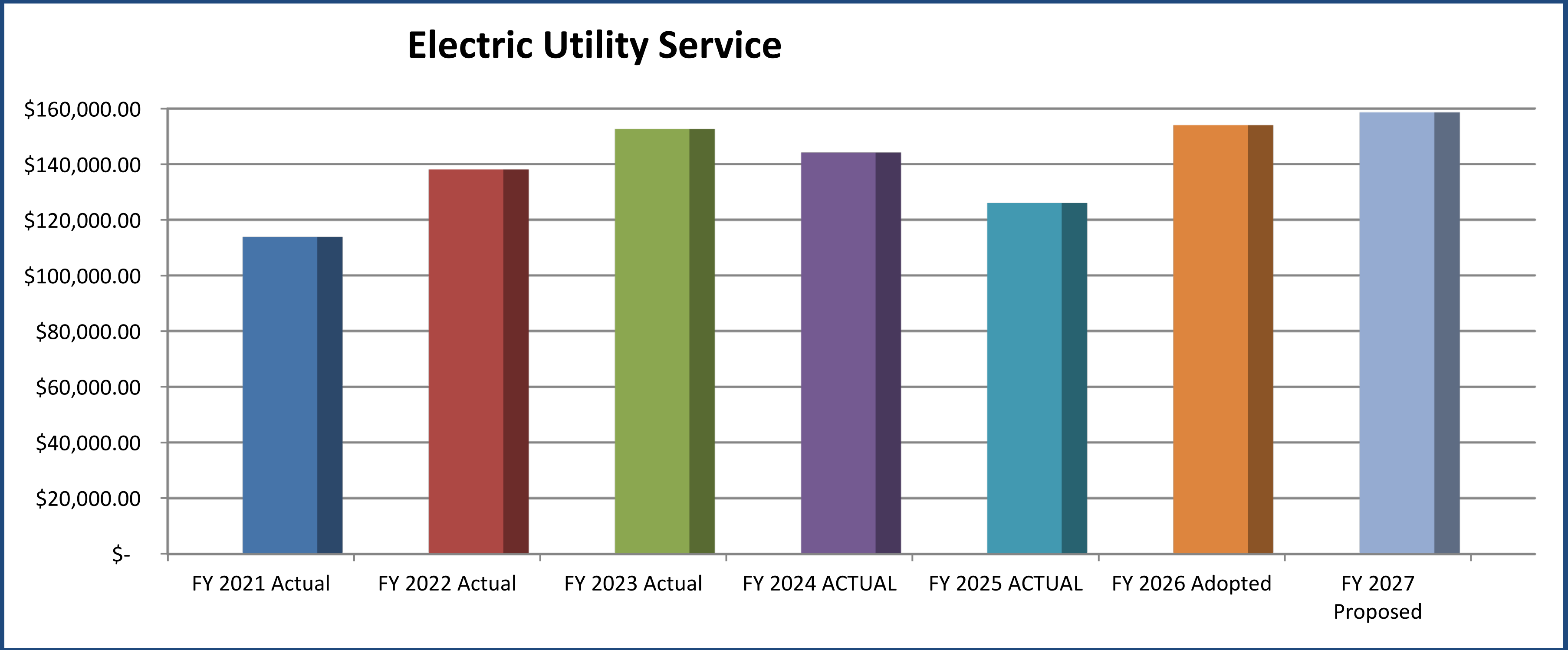
Law Enforcement/Security– 1.488% Decrease of $11,338

- Budget Highlights Law Enforcement/Security

L. 50 – Off Duty - Dec. $11,338 - amount to be utilized for off duty as deemed necessary by the Board of Supervisors

CONCORD STATION

ELECTRIC UTILITY SERVICE - $158,620



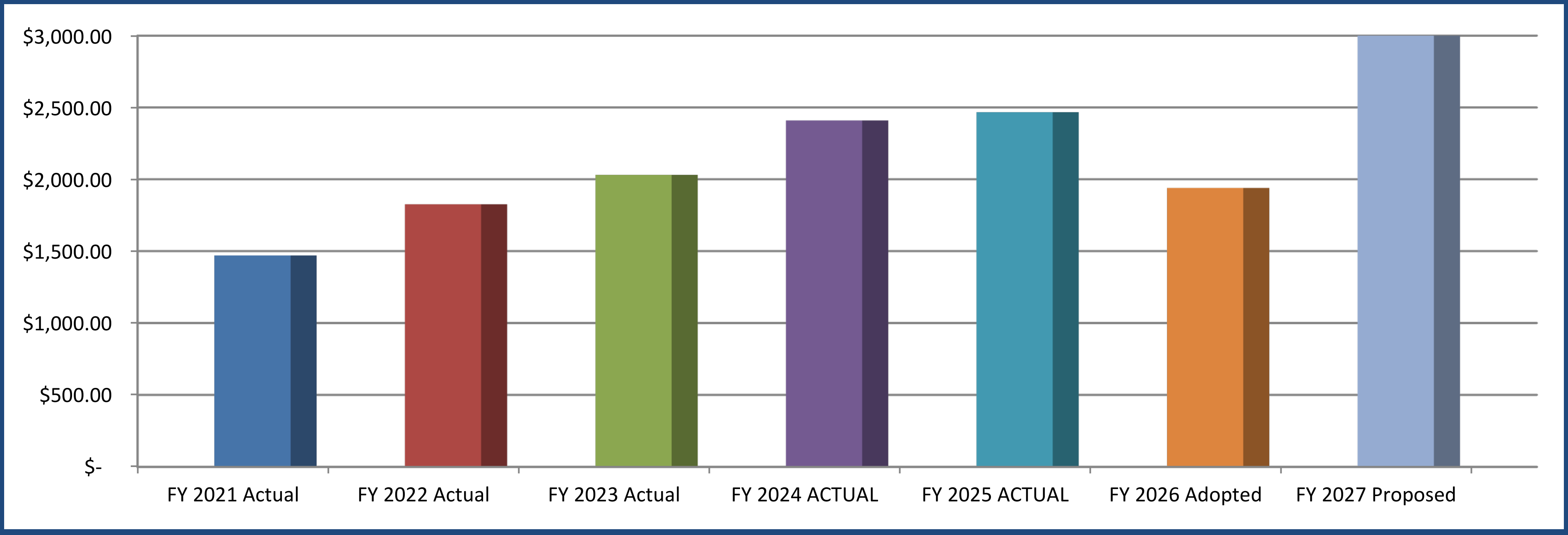
ELECTRIC UTILITY SVC – 7.75% INCREASE: $4,620

Budget Highlights Electric Utility Service:

Line 53 – Line 55 - $4,620 Increased in anticipation of a potential increase of 3% by the respective utility providers

CONCORD STATION

GARBAGE & SOLID WASTE - $3,000

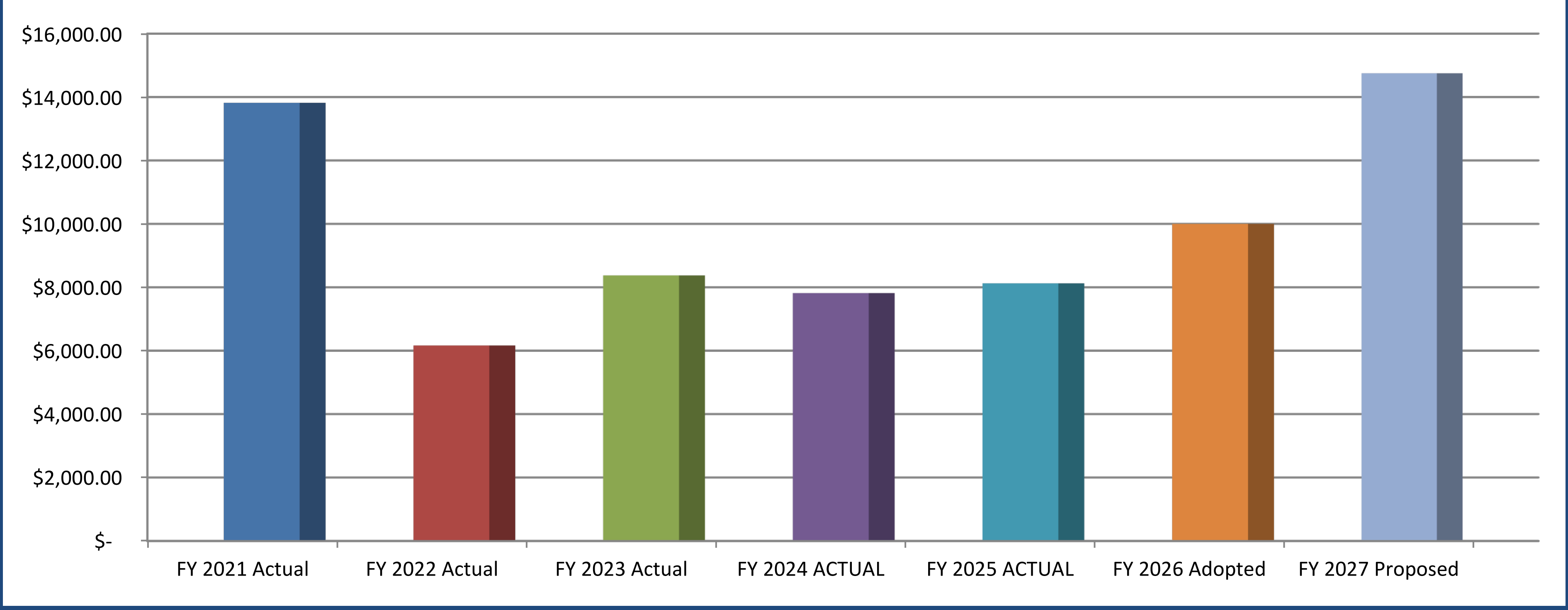


Garbage & Solid Waste– 0.15% Increase of $1,060

- Budget Highlights Solid
- L 58 – Solid Waste Assmt – Inc. $300 anticipated from the County
- L. 59 – Garbage – Inc. $760 in accordance with current biliing of $149 per month

CONCORD STATION

WATER & SEWER COMBINATION SERVICES - $14,750

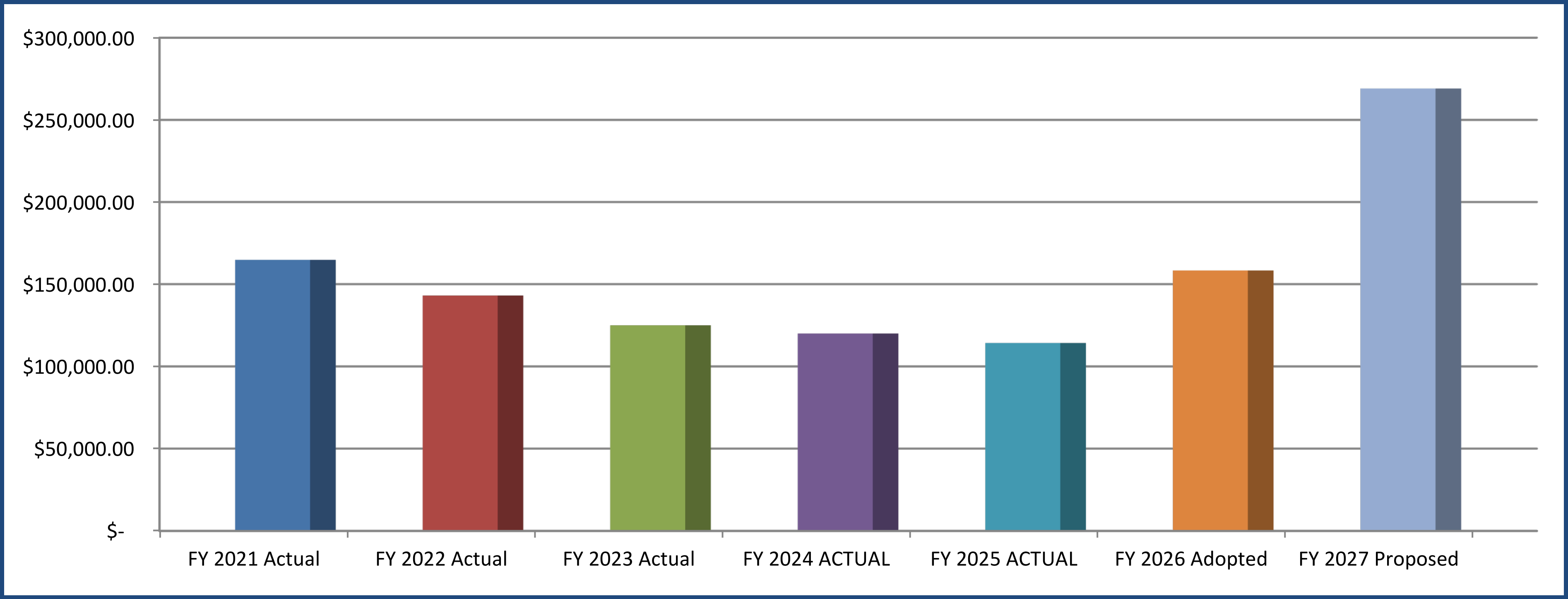


Water-Sewer Service .15% Increase of $4,750

- Budget Highlights Water Sewer Service
- L. 62 – Utility Recreation Facility – Pasco County was approved for a multi year rate hike plan of about 4.75%. Budget incorporates the anticipated increase.

CONCORD STATION

STORMWATER CONTROL - $269,075

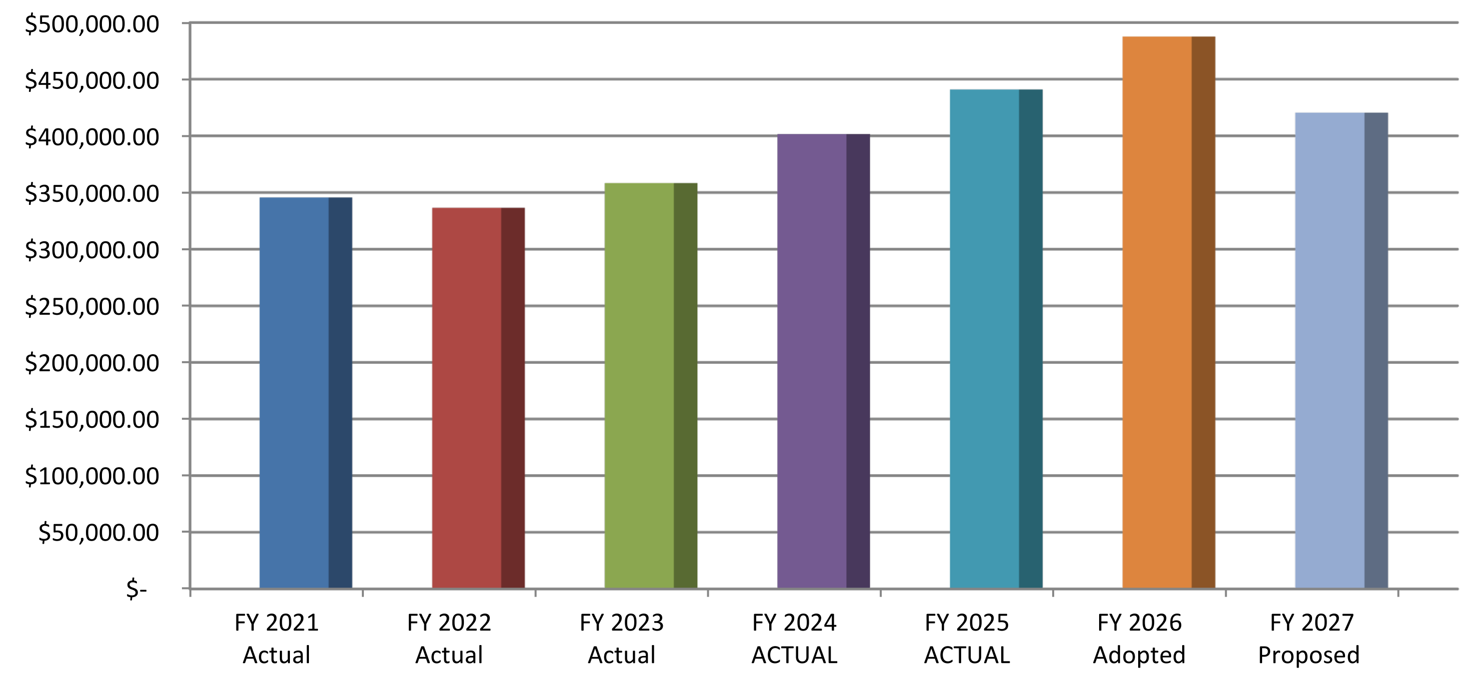


Stormwater Control – 13,160% Increase of $110,738

- Budget Highlights
- L. 66 – Aquatic Maint – Dec. $26,762 based on contract negotiations with vendor
- L. 67 - Lake/Pond – Inc. $55,000 restoration of banks due to erosion - ensure structural integrity
- Line 72 – Stormwater Maint - Inc. $82,500 to maintain clean and inspect stormwater drainage system and control structures

CONCORD STATION

OTHER PHYSICAL ENVIRONMENT - $420,477

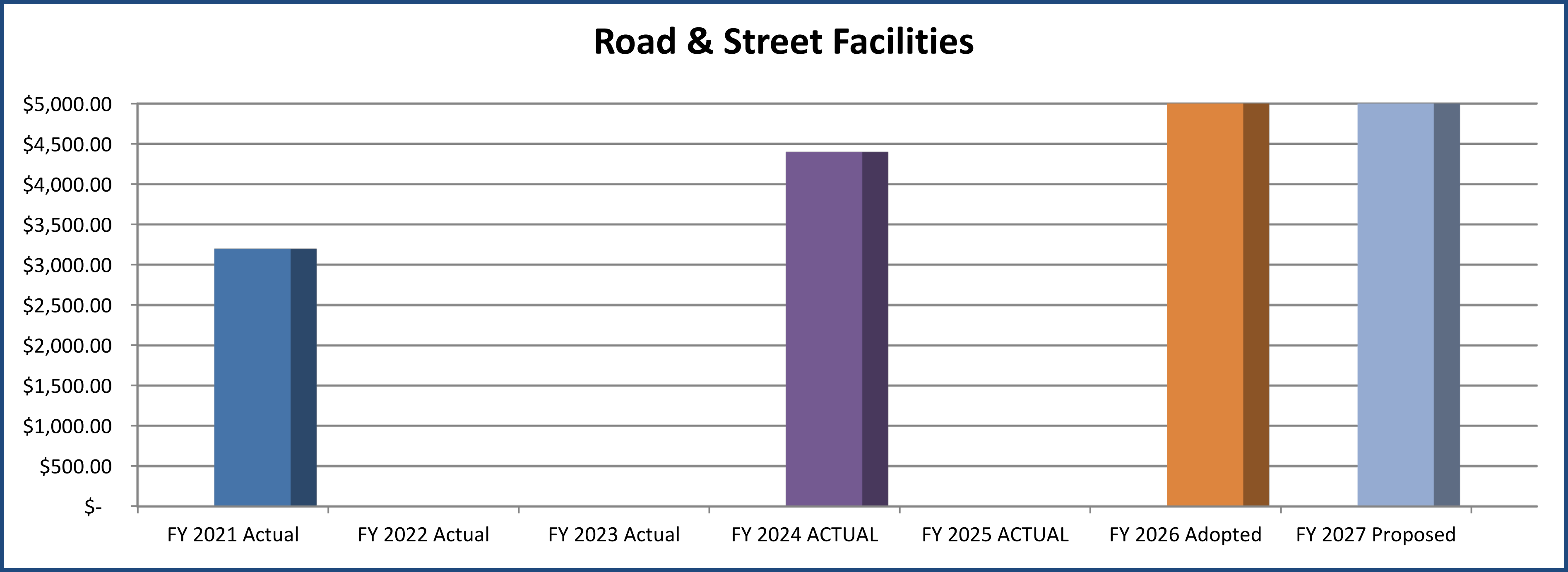


Other Physical Environment – 20.56% Decrease of $67,137

- Budget Highlights Other Physical Environment
- L. 81 -Fertilizer – Dec. $1,152 based on new landscape contract
- L. 85 – Decorations – Dec. $48,280 as decorations were purchased in 2026
- L. 86 – Pest Control – Dec. $6,200 based on new landscape contract
- L. 87 – Mulch – Dec. $100 based on new landscape contract
- L. 88 -Annuals – Inc. $2,900 – based on new landscape contract
- . 92 – Rust Prevention – Dec. $1,200 - decrease based on actual contract terms

CONCORD STATION

ROAD & STREET FACILITIES - $5,000



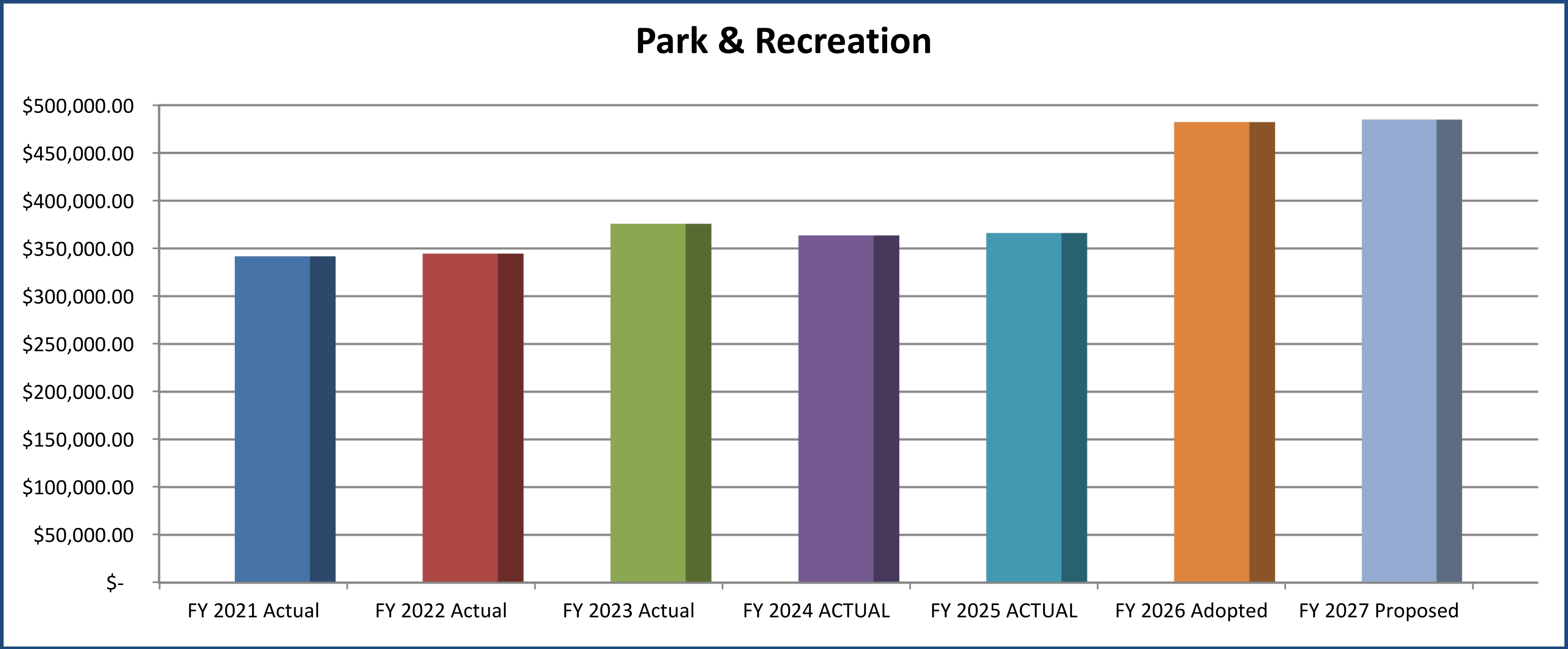
ROAD & STREET FACILITIES – 0.25%
NO INCREASE FROM FY 2026

Budget Highlights Solid Waste

NO CHANGE

CONCORD STATION

PARKS & RECREATION - $484,808

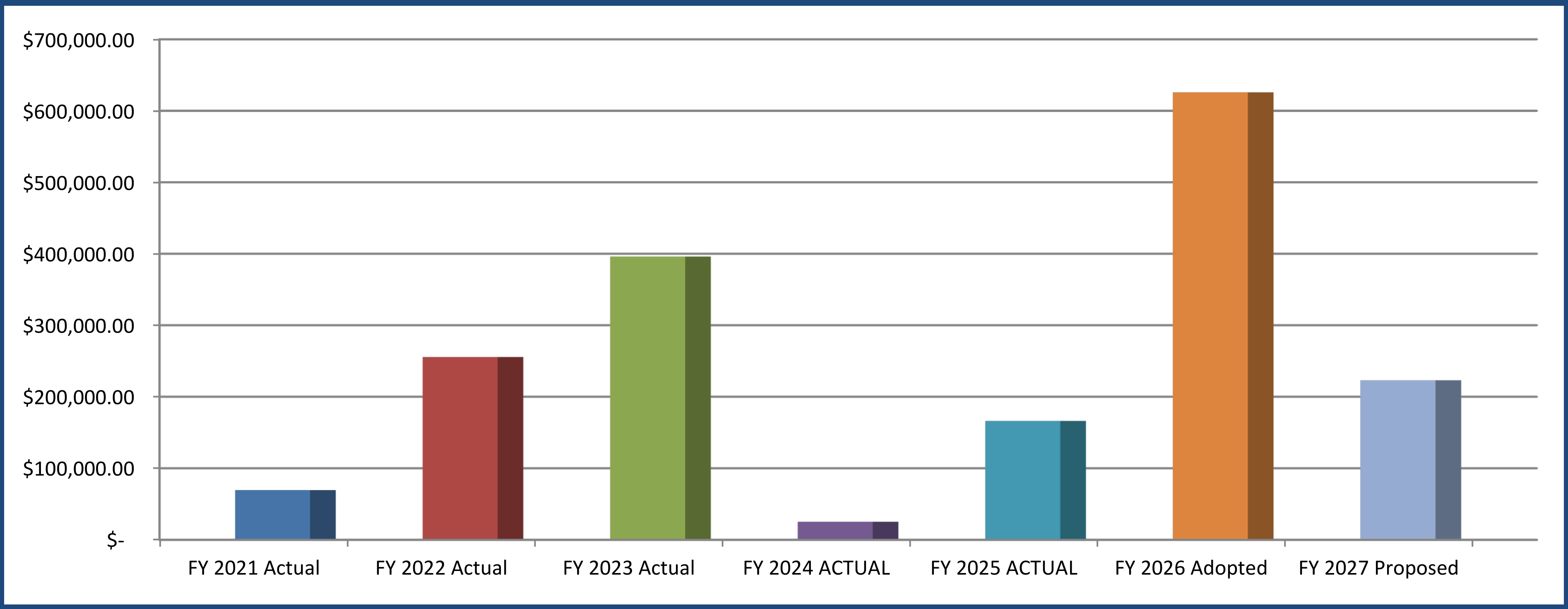


PARKS & RECREATION – 23.71% INCREASE OF $2,489

- Budget Highlights Park & Recreation:
- L. 99 – Employee – Inc. $2,687 for adjustments in employee classifications and cost of living
- L. 100 – Operations Maint – Inc, $8,000 for in house amenity team to make repairs around the District
- L. 109 – Security System - Dec. $5,828 based on contracts
- L. 118 – Pest Control – Dec. $620 based on current contract
- L. 120 – Wildlife – Dec. $2,000 based on historical usage

CONCORD STATION

SPECIAL EVENTS & CONTINGENCY: $223,013



Special Events & Contingency - 10.91% Decrease of $402,823

Budget Highlights Special Events & Contingency:

Overall Fund Balance Forward Decreased Due to Projects Being Addressed in FY 26

L. 126 - Miscellaneous Contingency – Decrease $151,987

L. 127 - Capital Outlay – Decrease $50,836

CONCORD STATION

TRANSFER TO RESERVES

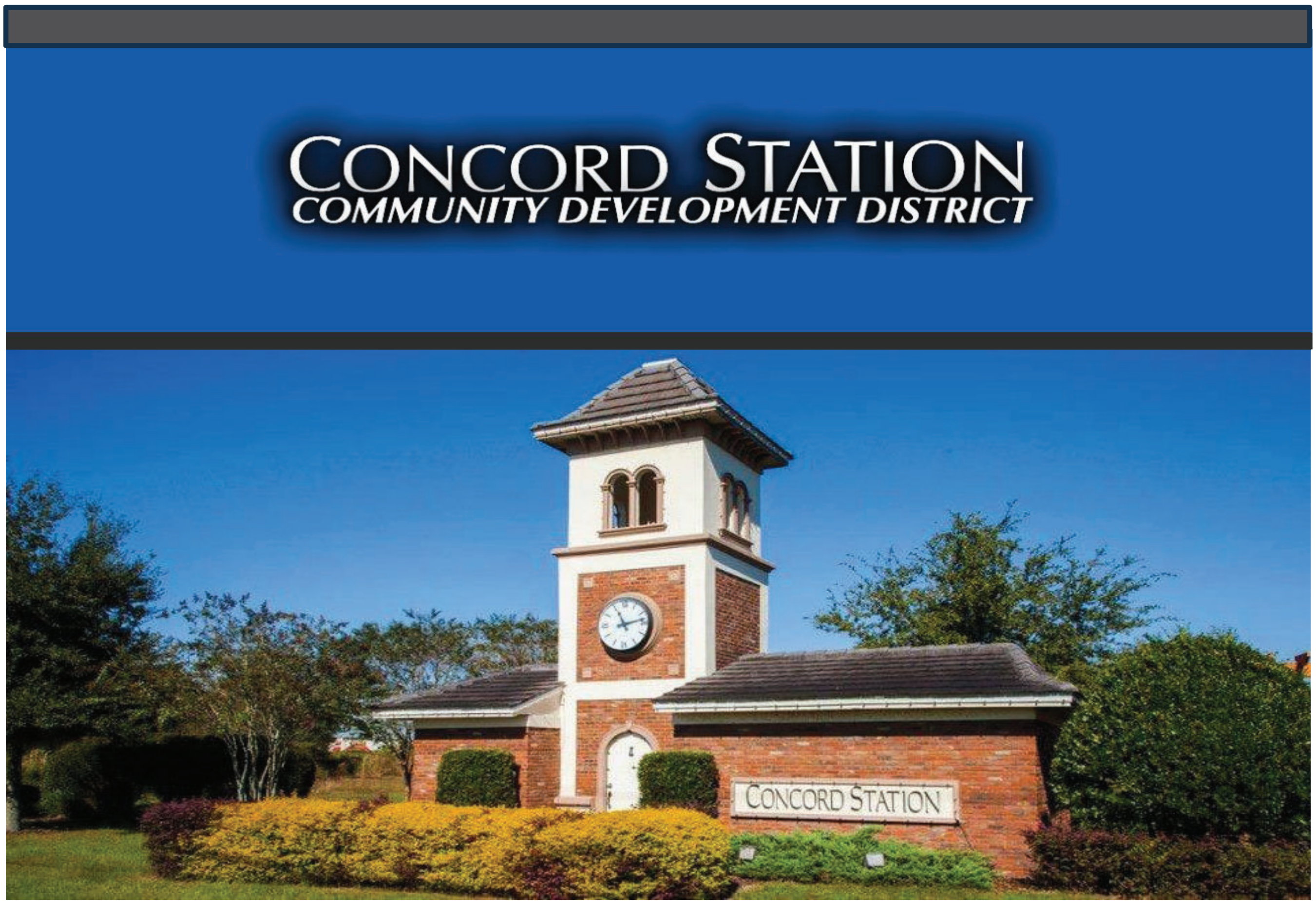
L. 132 – Tsfer to Capital Reserve Fund – Inc. $197,114

Transfers to the reserve fund - the District owns and maintains infrastructure and amenities that will eventually need significant repair or replacement and the reserve fund potentially mitigates the need for special capital assessments **later**

QUESTIONS/COMMENTS

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 2027 PROPOSED	VARIANCE 2026 to 2027
5	**REVENUES**								
6	**INTEREST INCOME**								
7	INTEREST EARNINGS-GF	434	3,653	34,806	76,368	96,709	-	-	-
8	**INTEREST INCOME Total**	**434**	**3,653**	**34,806**	**76,368**	**96,709**	**-**	**-**	**-**
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	-
11	TAX ROLL FOR TRANSFER TO RESERVE FUND	-	-	-	-	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**	**-**
13	**PRIOR YEAR BALANCE**								
14	FUND BALANCE - CAPITAL PROJECTS TO MISCELLANEOUS CONTINGENCY	-	-	-	-	-	350,000	-	(350,000)
15	FUND BALANCE FORWARD - UNASSIGNED	-	-	-	-	-	96,368	300,000	203,632
16	**PRIOR YEAR BALANCE Total**	**-**	**-**	**-**	**-**	**-**	**446,368**	**300,000**	**(146,368)**
17	**OTHER MISC. REVENUES**								
18	INSURANCE PROCEEDS	30,456	-	8,269	-	-	-	-	-
19	CLUB HOUSE RENTALS & TRANSPONDER	14,842	18,785	20,186	11,104	21,245	-	-	-
20	FEES FOR FENCE PROJECT	1,553	650	1,400	400	-	-	-	-
21	MISCELLANEOUS REVENUES	-	-	-	1,114	1,795	-	-	-
22	**OTHER MISC. REVENUES Total**	**46,851**	**19,435**	**29,855**	**12,618**	**23,040**	**-**	**-**	**-**
23	**REVENUES Total**	**1,424,927**	**1,397,120**	**1,640,833**	**1,852,907**	**1,894,222**	**2,191,215**	**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	14,000	1,000
27	ADMINISTRATIVE SERVICES	6,560	6,560	6,822	6,076	2,250	3,000	3,000	-
28	DISTRICT MANAGEMENT	31,148	31,323	33,208	35,775	33,497	33,750	33,750	-
29	DISTRICT ENGINEER	74,686	59,545	18,529	12,600	34,800	30,000	35,000	5,000
30	ASSESSMENT ROLL	5,408	5,408	5,625	7,376	2,500	2,500	-	(2,500)
31	FINANCIAL & REVENUE COLLECTIONS	5,408	5,408	5,624	3,709	2,500	2,500	2,500	-
32	ACCOUNTING SERVICES	22,000	22,000	22,880	18,788	16,000	16,000	16,000	-
33	AUDITING SERVICES	4,026	4,000	4,000	7,000	3,600	5,500	6,000	500
34	MISCELLANEOUS MAILINGS	-	1,852	1,659	927	1,966	1,500	1,800	300
35	PUBLIC OFFICIALS LIABILITY INSURANCE	2,502	2,627	2,824	3,737	3,215	3,519	3,648	129
36	BANK FEES	535	540	1,138	1,364	1,335	800	800	-
37	DUES, LICENSES & FEES	275	175	425	1,797	254	175	175	-
38	LEGAL ADVERTISING	946	1,136	2,483	600	925	1,500	1,600	100
39	TAX COLLECTOR/ PROPERTY APPRAISER FEES	150	150	150	150	702	150	150	-
40	ADA WEBSITE COMPLIANCE	1,538	1,538	1,515	1,515	1,515	2,015	2,015	-
41	WEBSITE FEES & FOR REMEDIATION	2,600	2,100	2,100	773	287	1,500	1,200	(300)
42	DISTRICT COUNSEL	32,643	39,793	28,494	40,311	76,904	45,000	55,000	10,000
43	**FINANCE AND ADMINISTRATIVE Total**	**202,225**	**195,956**	**147,676**	**156,498**	**196,250**	**162,409**	**176,638**	**14,229**

		FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED AMENDED	FY 2027 PROPOSED	VARIANCE 2026 to 2027
44	**DEBT ADMINISTRATION**								
45	DISSEMINATION AGENT	5,000	5,000	5,000	5,000	3,750	5,000	5,000	-
46	TRUSTEE FEES	5,388	4,938	5,432	5,927	6,009	6,500	6,430	(70)
47	ARBITRAGE REBATE CALCULATION	1,000	500	500	500	-	500	500	-
48	**DEBT ADMINISTRATION Total**	**11,388**	**10,438**	**10,932**	**11,427**	**9,759**	**12,000**	**11,930**	**(70)**
49	**LAW ENFORCEMENT**								
50	OFF DUTY DEPUTY	105,757	108,929	118,015	140,002	141,331	41,760	30,422	(11,338)
51	**LAW ENFORCEMENT Total**	**105,757**	**108,929**	**118,015**	**140,002**	**141,331**	**41,760**	**30,422**	**(11,338)**
52	**ELECTRIC UTILITY SERVICES**								
53	UTILITY SERVICES	7,143	12,316	12,660	13,004	13,410	16,000	16,480	480
54	UTILITY-RECREATION FACILITIES	26,689	27,808	33,958	30,210	22,481	32,000	32,960	960
55	UTILITY-STREET LIGHTS	80,012	98,000	105,997	100,972	90,137	106,000	109,180	3,180
56	**ELECTRIC UTILITY SERVICES Total**	**113,844**	**138,124**	**152,615**	**144,186**	**126,028**	**154,000**	**158,620**	**4,620**
57	**GARBAGE/SOLID WASTE CONTROL SERVICES**								
58	SOLID WASTE ASSESSMENT	757	824	1,003	902	1,068	900	1,200	300
59	GARBAGE-RECREATION FACILITY	713	1,002	1,028	1,508	1,399	1,040	1,800	760
60	**GARBAGE/SOLID WASTE CONTROL SERVICES Total**	**1,470**	**1,826**	**2,031**	**2,410**	**2,467**	**1,940**	**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	14,750	4,750
63	**WATER-SEWER COMBINATION SERVICES Total**	**13,817**	**6,164**	**8,375**	**7,817**	**8,124**	**10,000**	**14,750**	**4,750**
64	**STORM WATER CONTROL**								
65	PEST CONTROL	5,890	-	-	-	-	3,500	3,500	-
66	AQUATIC MAINTENANCE	81,069	74,964	74,152	92,820	110,676	120,837	94,075	(26,762)
67	LAKE/POND BANK MAINTENANCE & REPAIR	-	7,350	6,250	5,177	-	20,000	75,000	55,000
68	STORMWATER ASSESSMENTS	1,986	1,852	1,851	1,852	2,241	2,000	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	4,500	-
71	AQUATIC PLANT REPLACEMENT	-	-	-	-	-	2,500	2,500	-
72	STORMWATER SYSTEM MAINTENANCE	-	400	-	-	-	2,500	85,000	82,500
73	WETLAND INVASIVE AREAS MAINTENANCE	-	-	-	-	-	2,500	2,500	-
74	**STORM WATER CONTROL Total**	**164,787**	**143,082**	**124,983**	**119,997**	**114,225**	**158,337**	**269,075**	**110,738**
75	**OTHER PHYSICAL ENVIRONMENT**								
76	PROPERTY INSURANCE	13,261	15,704	18,888	28,638	34,223	37,161	33,300	(3,861)
77	GENERAL LIABILITY INSURANCE	2,798	2,938	3,158	3,269	3,596	4,523	4,629	106
78	ENTRY AND WALLS REPAIRS & MAINTENANCE	5,400	-	345	-	-	5,000	5,000	-
79	LANDSCAPE MAINTENANCE	228,550	228,000	251,310	257,475	264,458	264,350	255,000	(9,350)
80	WELL MAINTENANCE	-	-	-	-	-	500	500	-
81	LANDSCAPE- FERTILIZER	24,000	28,000	13,086	18,800	18,267	18,000	16,848	(1,152)
82	LANDSCAPE REPLACEMENT-PLANTS, SHRUBS, TREES	10,520	5,916	1,436	-	13,860	15,000	15,000	-
83	LANDSCAPE INSPECTION SERVICES	-	-	8,400	3,090	-	-	-	-
84	FIRE ANT TREATMENT	-	-	-	-	-	2,500	2,500	-
85	HOLIDAY DECORATIONS	12,875	26,700	17,800	20,763	-	58,280	10,000	(48,280)
86	LANDSCAPE- PEST CONTROL/OTC INJECTIONS	-	2,100	-	2,000	-	8,900	2,700	(6,200)

		FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED AMENDED	FY 2027 PROPOSED	VARIANCE 2026 to 2027
87	LANDSCAPE- MULCH	24,000	-	24,750	-	34,375	32,500	32,400	(100)
88	LANDSCAPE ANNUALS	-	-	-	6,420	4,630	5,900	8,800	2,900
89	LANDSCAPE- OTHER PEST CONTROL	-	-	-	-	5,266	-	-	-
90	FIELD SERVICES	8,400	8,400	-	-	-	-	-	-
91	IRRIGATION REPAIR	3,406	5,918	6,859	46,428	48,592	20,000	20,000	-
92	RUST PREVENTION	12,420	12,820	12,335	14,755	13,620	15,000	13,800	(1,200)
93	**OTHER PHYSICAL ENVIRONMENT Total**	**345,630**	**336,496**	**358,367**	**401,638**	**440,887**	**487,614**	**420,477**	**(67,137)**
94	**ROAD & STREET FACILITIES**								
95	ROADWAY REPAIR & MAINTENANCE	3,200	-	-	4,400	-	5,000	5,000	-
96	**ROAD & STREET FACILITIES Total**	**3,200**	**-**	**-**	**4,400**	**-**	**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	334,707	2,687
100	OPERATIONS MAINTENANCE & REPAIR	26,053	26,971	19,670	16,088	38,415	27,000	35,000	8,000
101	GATE MAINTENANCE & REPAIRS	-	240	-	29,778	19,732	1,000	1,000	-
102	COMPUTER SUPPORT MAINTENANCE & REPAIRS	151	2,376	144	460	484	2,000	2,000	-
103	FITNESS EQUIPMENT MAINTENANCE & REPAIRS	1,026	3,575	2,448	1,106	1,229	5,000	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	20,500	-
106	CLUBHOUSE- FACILITY JANITORIAL SUPPLIES	8,741	8,732	9,657	2,121	896	5,000	5,000	-
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	-
109	SECURITY SYSTEM MONITORING & MAINTENANCE	7,918	2,439	10,358	2,533	5,786	11,724	5,896	(5,828)
110	FACILITY A/C & HEATING MAINTENANCE & REPAIRS	1,208	3,202	-	1,134	-	5,000	5,000	-
111	FURNITURE REPAIR/REPLACEMENT	15,140	6,777	3,428	669	-	7,000	7,000	-
112	POOL PERMITS	425	425	475	425	-	425	425	-
113	PLAY GROUND EQUIPMENT MAINTENANCE & REPAIRS	695	4,478	1,272	1,395	481	2,500	2,500	-
114	VEHICLE MAINTENANCE	325	1,021	482	241	180	750	1,000	250
115	TELEPHONE, FAX & INTERNET	7,649	7,212	6,556	7,869	8,700	9,000	9,000	-
116	ATHLETIC/PARK COURT/FOUNTAIN MAINTENANCE	17,033	-	1,295	-	196	2,500	2,500	-
117	POOL/WATERPARK/FOUNTAIN MAINTENANCE	807	7,314	1,796	6,920	15,671	6,000	6,000	-
118	PEST CONTROL & TERMITE BOND	1,470	400	607	620	624	1,300	680	(620)
119	OFFICE SUPPLIES	2,969	1,799	3,928	2,656	525	3,500	3,500	-
120	WILD LIFE MANAGEMENT SERVICES	6,600	1,650	-	58	-	2,500	500	(2,000)
121	DOG WASTE STATION SUPLLIES	5,150	9,397	5,447	5,447	8,499	10,000	10,000	-
122	**PARK & RECREATION Total**	**341,742**	**344,539**	**375,791**	**363,719**	**366,096**	**482,319**	**484,808**	**2,489**
123	**SPECIAL EVENTS & CONTINGENCY**								
124	CLUBHOUSE-SPECIAL EVENTS	8,725	18,404	24,233	17,940	8,400	25,000	25,000	-
125	VISION PORJECTS 2026	-	-	-	-	-	200,000	-	
126	MISCELLANEOUS CONTINGENCY	14,554	48,327	56,878	7,191	117,941	250,000	98,013	(151,987)
127	CAPITAL OUTLAY	46,148	188,873	315,001	-	39,787	150,836	100,000	(50,836)
128	**SPECIAL EVENTS & CONTINGENCY Total**	**69,427**	**255,604**	**396,112**	**25,131**	**166,128**	**625,836**	**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**	**1,797,733**	**(343,482)**

		FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED AMENDED	FY 2027 PROPOSED	VARIANCE 2026 to 2027
130	**ADDITIONAL SOURCES/(USES) OF FUNDS**								
131	**OTHER FINANCING**			**-**					
132	INTERFUND TRANSFER TO CAPITAL RESERVE FUND	-	-	-	-	57,330	50,000	247,114	197,114
133	**OTHER FINANCING Total**	**-**	**-**	**-**	**-**	**57,330**	**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**	**2,044,847**	**(146,368)**
	NET CHANGE IN FUND BALANCE	51,640	(144,038)	(54,064)	475,682	265,597	-	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	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 1

RETURN TO AGENDA

RESOLUTION 2026-14
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN 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, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

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

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

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

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

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

SECTION 1. BUDGET

a. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Concord Station Community Development District for the Fiscal Year Ending September 30, 2027."

c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A.**

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

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

PASSED AND ADOPTED THIS 31 DAY OF August 2026.

ATTEST:

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

____
Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2027 Budget

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 2027 PROPOSED	VARIANCE 2026 to 2027
5	**REVENUES**								
6	**INTEREST INCOME**								
7	INTEREST EARNINGS-GF	434	3,653	34,806	76,368	96,709	-	-	-
8	**INTEREST INCOME Total**	**434**	**3,653**	**34,806**	**76,368**	**96,709**	**-**	**-**	**-**
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	-
11	TAX ROLL FOR TRANSFER TO RESERVE FUND	-	-	-	-	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**	**-**
13	**PRIOR YEAR BALANCE**								
14	FUND BALANCE - CAPITAL PROJECTS TO MISCELLANEOUS CONTINGENCY	-	-	-	-	-	350,000	-	(350,000)
15	FUND BALANCE FORWARD - UNASSIGNED	-	-	-	-	-	96,368	300,000	203,632
16	**PRIOR YEAR BALANCE Total**	**-**	**-**	**-**	**-**	**-**	**446,368**	**300,000**	**(146,368)**
17	**OTHER MISC. REVENUES**								
18	INSURANCE PROCEEDS	30,456	-	8,269	-	-	-	-	-
19	CLUB HOUSE RENTALS & TRANSPONDER	14,842	18,785	20,186	11,104	21,245	-	-	-
20	FEES FOR FENCE PROJECT	1,553	650	1,400	400	-	-	-	-
21	MISCELLANEOUS REVENUES	-	-	-	1,114	1,795	-	-	-
22	**OTHER MISC. REVENUES Total**	**46,851**	**19,435**	**29,855**	**12,618**	**23,040**	**-**	**-**	**-**
23	**REVENUES Total**	**1,424,927**	**1,397,120**	**1,640,833**	**1,852,907**	**1,894,222**	**2,191,215**	**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	14,000	1,000
27	ADMINISTRATIVE SERVICES	6,560	6,560	6,822	6,076	2,250	3,000	3,000	-
28	DISTRICT MANAGEMENT	31,148	31,323	33,208	35,775	33,497	33,750	33,750	-
29	DISTRICT ENGINEER	74,686	59,545	18,529	12,600	34,800	30,000	35,000	5,000
30	ASSESSMENT ROLL	5,408	5,408	5,625	7,376	2,500	2,500	-	(2,500)
31	FINANCIAL & REVENUE COLLECTIONS	5,408	5,408	5,624	3,709	2,500	2,500	2,500	-
32	ACCOUNTING SERVICES	22,000	22,000	22,880	18,788	16,000	16,000	16,000	-
33	AUDITING SERVICES	4,026	4,000	4,000	7,000	3,600	5,500	6,000	500
34	MISCELLANEOUS MAILINGS	-	1,852	1,659	927	1,966	1,500	1,800	300
35	PUBLIC OFFICIALS LIABILITY INSURANCE	2,502	2,627	2,824	3,737	3,215	3,519	3,648	129
36	BANK FEES	535	540	1,138	1,364	1,335	800	800	-
37	DUES, LICENSES & FEES	275	175	425	1,797	254	175	175	-
38	LEGAL ADVERTISING	946	1,136	2,483	600	925	1,500	1,600	100
39	TAX COLLECTOR/ PROPERTY APPRAISER FEES	150	150	150	150	702	150	150	-
40	ADA WEBSITE COMPLIANCE	1,538	1,538	1,515	1,515	1,515	2,015	2,015	-
41	WEBSITE FEES & FOR REMEDIATION	2,600	2,100	2,100	773	287	1,500	1,200	(300)
42	DISTRICT COUNSEL	32,643	39,793	28,494	40,311	76,904	45,000	55,000	10,000
43	**FINANCE AND ADMINISTRATIVE Total**	**202,225**	**195,956**	**147,676**	**156,498**	**196,250**	**162,409**	**176,638**	**14,229**

		FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED AMENDED	FY 2027 PROPOSED	VARIANCE 2026 to 2027
44	**DEBT ADMINISTRATION**								
45	DISSEMINATION AGENT	5,000	5,000	5,000	5,000	3,750	5,000	5,000	-
46	TRUSTEE FEES	5,388	4,938	5,432	5,927	6,009	6,500	6,430	(70)
47	ARBITRAGE REBATE CALCULATION	1,000	500	500	500	-	500	500	-
48	**DEBT ADMINISTRATION Total**	**11,388**	**10,438**	**10,932**	**11,427**	**9,759**	**12,000**	**11,930**	**(70)**
49	**LAW ENFORCEMENT**								
50	OFF DUTY DEPUTY	105,757	108,929	118,015	140,002	141,331	41,760	30,422	(11,338)
51	**LAW ENFORCEMENT Total**	**105,757**	**108,929**	**118,015**	**140,002**	**141,331**	**41,760**	**30,422**	**(11,338)**
52	**ELECTRIC UTILITY SERVICES**								
53	UTILITY SERVICES	7,143	12,316	12,660	13,004	13,410	16,000	16,480	480
54	UTILITY-RECREATION FACILITIES	26,689	27,808	33,958	30,210	22,481	32,000	32,960	960
55	UTILITY-STREET LIGHTS	80,012	98,000	105,997	100,972	90,137	106,000	109,180	3,180
56	**ELECTRIC UTILITY SERVICES Total**	**113,844**	**138,124**	**152,615**	**144,186**	**126,028**	**154,000**	**158,620**	**4,620**
57	**GARBAGE/SOLID WASTE CONTROL SERVICES**								
58	SOLID WASTE ASSESSMENT	757	824	1,003	902	1,068	900	1,200	300
59	GARBAGE-RECREATION FACILITY	713	1,002	1,028	1,508	1,399	1,040	1,800	760
60	**GARBAGE/SOLID WASTE CONTROL SERVICES Total**	**1,470**	**1,826**	**2,031**	**2,410**	**2,467**	**1,940**	**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	14,750	4,750
63	**WATER-SEWER COMBINATION SERVICES Total**	**13,817**	**6,164**	**8,375**	**7,817**	**8,124**	**10,000**	**14,750**	**4,750**
64	**STORM WATER CONTROL**								
65	PEST CONTROL	5,890	-	-	-	-	3,500	3,500	-
66	AQUATIC MAINTENANCE	81,069	74,964	74,152	92,820	110,676	120,837	94,075	(26,762)
67	LAKE/POND BANK MAINTENANCE & REPAIR	-	7,350	6,250	5,177	-	20,000	75,000	55,000
68	STORMWATER ASSESSMENTS	1,986	1,852	1,851	1,852	2,241	2,000	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	4,500	-
71	AQUATIC PLANT REPLACEMENT	-	-	-	-	-	2,500	2,500	-
72	STORMWATER SYSTEM MAINTENANCE	-	400	-	-	-	2,500	85,000	82,500
73	WETLAND INVASIVE AREAS MAINTENANCE	-	-	-	-	-	2,500	2,500	-
74	**STORM WATER CONTROL Total**	**164,787**	**143,082**	**124,983**	**119,997**	**114,225**	**158,337**	**269,075**	**110,738**
75	**OTHER PHYSICAL ENVIRONMENT**								
76	PROPERTY INSURANCE	13,261	15,704	18,888	28,638	34,223	37,161	33,300	(3,861)
77	GENERAL LIABILITY INSURANCE	2,798	2,938	3,158	3,269	3,596	4,523	4,629	106
78	ENTRY AND WALLS REPAIRS & MAINTENANCE	5,400	-	345	-	-	5,000	5,000	-
79	LANDSCAPE MAINTENANCE	228,550	228,000	251,310	257,475	264,458	264,350	255,000	(9,350)
80	WELL MAINTENANCE	-	-	-	-	-	500	500	-
81	LANDSCAPE- FERTILIZER	24,000	28,000	13,086	18,800	18,267	18,000	16,848	(1,152)
82	LANDSCAPE REPLACEMENT-PLANTS, SHRUBS, TREES	10,520	5,916	1,436	-	13,860	15,000	15,000	-
83	LANDSCAPE INSPECTION SERVICES	-	-	8,400	3,090	-	-	-	-
84	FIRE ANT TREATMENT	-	-	-	-	-	2,500	2,500	-
85	HOLIDAY DECORATIONS	12,875	26,700	17,800	20,763	-	58,280	10,000	(48,280)
86	LANDSCAPE- PEST CONTROL/OTC INJECTIONS	-	2,100	-	2,000	-	8,900	2,700	(6,200)

#		FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED AMENDED	FY 2027 PROPOSED	VARIANCE 2026 to 2027
87	LANDSCAPE- MULCH	24,000	-	24,750	-	34,375	32,500	32,400	(100)
88	LANDSCAPE ANNUALS	-	-	-	6,420	4,630	5,900	8,800	2,900
89	LANDSCAPE- OTHER PEST CONTROL	-	-	-	-	5,266	-	-	-
90	FIELD SERVICES	8,400	8,400	-	-	-	-	-	-
91	IRRIGATION REPAIR	3,406	5,918	6,859	46,428	48,592	20,000	20,000	-
92	RUST PREVENTION	12,420	12,820	12,335	14,755	13,620	15,000	13,800	(1,200)
93	**OTHER PHYSICAL ENVIRONMENT Total**	**345,630**	**336,496**	**358,367**	**401,638**	**440,887**	**487,614**	**420,477**	**(67,137)**
94	**ROAD & STREET FACILITIES**								
95	ROADWAY REPAIR & MAINTENANCE	3,200	-	-	4,400	-	5,000	5,000	-
96	**ROAD & STREET FACILITIES Total**	**3,200**	**-**	**-**	**4,400**	**-**	**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	334,707	2,687
100	OPERATIONS MAINTENANCE & REPAIR	26,053	26,971	19,670	16,088	38,415	27,000	35,000	8,000
101	GATE MAINTENANCE & REPAIRS	-	240	-	29,778	19,732	1,000	1,000	-
102	COMPUTER SUPPORT MAINTENANCE & REPAIRS	151	2,376	144	460	484	2,000	2,000	-
103	FITNESS EQUIPMENT MAINTENANCE & REPAIRS	1,026	3,575	2,448	1,106	1,229	5,000	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	20,500	-
106	CLUBHOUSE- FACILITY JANITORIAL SUPPLIES	8,741	8,732	9,657	2,121	896	5,000	5,000	-
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	-
109	SECURITY SYSTEM MONITORING & MAINTENANCE	7,918	2,439	10,358	2,533	5,786	11,724	5,896	(5,828)
110	FACILITY A/C & HEATING MAINTENANCE & REPAIRS	1,208	3,202	-	1,134	-	5,000	5,000	-
111	FURNITURE REPAIR/REPLACEMENT	15,140	6,777	3,428	669	-	7,000	7,000	-
112	POOL PERMITS	425	425	475	425	-	425	425	-
113	PLAY GROUND EQUIPMENT MAINTENANCE & REPAIRS	695	4,478	1,272	1,395	481	2,500	2,500	-
114	VEHICLE MAINTENANCE	325	1,021	482	241	180	750	1,000	250
115	TELEPHONE, FAX & INTERNET	7,649	7,212	6,556	7,869	8,700	9,000	9,000	-
116	ATHLETIC/PARK COURT/FOUNTAIN MAINTENANCE	17,033	-	1,295	-	196	2,500	2,500	-
117	POOL/WATERPARK/FOUNTAIN MAINTENANCE	807	7,314	1,796	6,920	15,671	6,000	6,000	-
118	PEST CONTROL & TERMITE BOND	1,470	400	607	620	624	1,300	680	(620)
119	OFFICE SUPPLIES	2,969	1,799	3,928	2,656	525	3,500	3,500	-
120	WILD LIFE MANAGEMENT SERVICES	6,600	1,650	-	58	-	2,500	500	(2,000)
121	DOG WASTE STATION SUPLLIES	5,150	9,397	5,447	5,447	8,499	10,000	10,000	-
122	**PARK & RECREATION Total**	**341,742**	**344,539**	**375,791**	**363,719**	**366,096**	**482,319**	**484,808**	**2,489**
123	**SPECIAL EVENTS & CONTINGENCY**								
124	CLUBHOUSE-SPECIAL EVENTS	8,725	18,404	24,233	17,940	8,400	25,000	25,000	-
125	VISION PORJECTS 2026	-	-	-	-	-	200,000	-	
126	MISCELLANEOUS CONTINGENCY	14,554	48,327	56,878	7,191	117,941	250,000	98,013	(151,987)
127	CAPITAL OUTLAY	46,148	188,873	315,001	-	39,787	150,836	100,000	(50,836)
128	**SPECIAL EVENTS & CONTINGENCY Total**	**69,427**	**255,604**	**396,112**	**25,131**	**166,128**	**625,836**	**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**	**1,797,733**	**(343,482)**

		FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED AMENDED	FY 2027 PROPOSED	VARIANCE 2026 to 2027
130	**ADDITIONAL SOURCES/(USES) OF FUNDS**								
131	**OTHER FINANCING**			-					
132	INTERFUND TRANSFER TO CAPITAL RESERVE FUND	-	-	-	-	57,330	50,000	247,114	197,114
133	**OTHER FINANCING Total**	**-**	**-**	**-**	**-**	**57,330**	**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**	**2,044,847**	**(146,368)**
	NET CHANGE IN FUND BALANCE	51,640	(144,038)	(54,064)	475,682	265,597	-	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	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 1

RETURN TO AGENDA

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) $	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	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 1

RETURN TO AGENDA

RESOLUTION 2026-15
[FY 2027 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2027 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Concord Station Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Pasco County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"FY 2027"**), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget (**"Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("**Assessment Roll**").

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

   a. Benefit Findings. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2027 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same**.**

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes,* the District is authorized to collect and enforce the Assessments as set forth below.

   a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

   b. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B,** is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

6. **SEVERABILITY.** 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.

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS 31 DAY OF August 2026.

ATTEST:

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

By:______________________________________

Its:______________________________________

Exhibit A: Adopted Budget
Exhibit B: Assessment Roll

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 2027 PROPOSED	VARIANCE 2026 to 2027
5	**REVENUES**								
6	**INTEREST INCOME**								
7	INTEREST EARNINGS-GF	434	3,653	34,806	76,368	96,709	-	-	-
8	**INTEREST INCOME Total**	**434**	**3,653**	**34,806**	**76,368**	**96,709**	**-**	**-**	**-**
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	-
11	TAX ROLL FOR TRANSFER TO RESERVE FUND	-	-	-	-	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**	**-**
13	**PRIOR YEAR BALANCE**								
14	FUND BALANCE - CAPITAL PROJECTS TO MISCELLANEOUS CONTINGENCY	-	-	-	-	-	350,000	-	(350,000)
15	FUND BALANCE FORWARD - UNASSIGNED	-	-	-	-	-	96,368	300,000	203,632
16	**PRIOR YEAR BALANCE Total**	**-**	**-**	**-**	**-**	**-**	**446,368**	**300,000**	**(146,368)**
17	**OTHER MISC. REVENUES**								
18	INSURANCE PROCEEDS	30,456	-	8,269	-	-	-	-	-
19	CLUB HOUSE RENTALS & TRANSPONDER	14,842	18,785	20,186	11,104	21,245	-	-	-
20	FEES FOR FENCE PROJECT	1,553	650	1,400	400	-	-	-	-
21	MISCELLANEOUS REVENUES	-	-	-	1,114	1,795	-	-	-
22	**OTHER MISC. REVENUES Total**	**46,851**	**19,435**	**29,855**	**12,618**	**23,040**	**-**	**-**	**-**
23	**REVENUES Total**	**1,424,927**	**1,397,120**	**1,640,833**	**1,852,907**	**1,894,222**	**2,191,215**	**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	14,000	1,000
27	ADMINISTRATIVE SERVICES	6,560	6,560	6,822	6,076	2,250	3,000	3,000	-
28	DISTRICT MANAGEMENT	31,148	31,323	33,208	35,775	33,497	33,750	33,750	-
29	DISTRICT ENGINEER	74,686	59,545	18,529	12,600	34,800	30,000	35,000	5,000
30	ASSESSMENT ROLL	5,408	5,408	5,625	7,376	2,500	2,500	-	(2,500)
31	FINANCIAL & REVENUE COLLECTIONS	5,408	5,408	5,624	3,709	2,500	2,500	2,500	-
32	ACCOUNTING SERVICES	22,000	22,000	22,880	18,788	16,000	16,000	16,000	-
33	AUDITING SERVICES	4,026	4,000	4,000	7,000	3,600	5,500	6,000	500
34	MISCELLANEOUS MAILINGS	-	1,852	1,659	927	1,966	1,500	1,800	300
35	PUBLIC OFFICIALS LIABILITY INSURANCE	2,502	2,627	2,824	3,737	3,215	3,519	3,648	129
36	BANK FEES	535	540	1,138	1,364	1,335	800	800	-
37	DUES, LICENSES & FEES	275	175	425	1,797	254	175	175	-
38	LEGAL ADVERTISING	946	1,136	2,483	600	925	1,500	1,600	100
39	TAX COLLECTOR/ PROPERTY APPRAISER FEES	150	150	150	150	702	150	150	-
40	ADA WEBSITE COMPLIANCE	1,538	1,538	1,515	1,515	1,515	2,015	2,015	-
41	WEBSITE FEES & FOR REMEDIATION	2,600	2,100	2,100	773	287	1,500	1,200	(300)
42	DISTRICT COUNSEL	32,643	39,793	28,494	40,311	76,904	45,000	55,000	10,000
43	**FINANCE AND ADMINISTRATIVE Total**	**202,225**	**195,956**	**147,676**	**156,498**	**196,250**	**162,409**	**176,638**	**14,229**

		FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED AMENDED	FY 2027 PROPOSED	VARIANCE 2026 to 2027
44	DEBT ADMINISTRATION								
45	DISSEMINATION AGENT	5,000	5,000	5,000	5,000	3,750	5,000	5,000	-
46	TRUSTEE FEES	5,388	4,938	5,432	5,927	6,009	6,500	6,430	(70)
47	ARBITRAGE REBATE CALCULATION	1,000	500	500	500	-	500	500	-
48	**DEBT ADMINISTRATION Total**	**11,388**	**10,438**	**10,932**	**11,427**	**9,759**	**12,000**	**11,930**	**(70)**
49	LAW ENFORCEMENT								
50	OFF DUTY DEPUTY	105,757	108,929	118,015	140,002	141,331	41,760	30,422	(11,338)
51	**LAW ENFORCEMENT Total**	**105,757**	**108,929**	**118,015**	**140,002**	**141,331**	**41,760**	**30,422**	**(11,338)**
52	ELECTRIC UTILITY SERVICES								
53	UTILITY SERVICES	7,143	12,316	12,660	13,004	13,410	16,000	16,480	480
54	UTILITY-RECREATION FACILITIES	26,689	27,808	33,958	30,210	22,481	32,000	32,960	960
55	UTILITY-STREET LIGHTS	80,012	98,000	105,997	100,972	90,137	106,000	109,180	3,180
56	**ELECTRIC UTILITY SERVICES Total**	**113,844**	**138,124**	**152,615**	**144,186**	**126,028**	**154,000**	**158,620**	**4,620**
57	GARBAGE/SOLID WASTE CONTROL SERVICES								
58	SOLID WASTE ASSESSMENT	757	824	1,003	902	1,068	900	1,200	300
59	GARBAGE-RECREATION FACILITY	713	1,002	1,028	1,508	1,399	1,040	1,800	760
60	**GARBAGE/SOLID WASTE CONTROL SERVICES Total**	**1,470**	**1,826**	**2,031**	**2,410**	**2,467**	**1,940**	**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	14,750	4,750
63	**WATER-SEWER COMBINATION SERVICES Total**	**13,817**	**6,164**	**8,375**	**7,817**	**8,124**	**10,000**	**14,750**	**4,750**
64	STORM WATER CONTROL								
65	PEST CONTROL	5,890	-	-	-	-	3,500	3,500	-
66	AQUATIC MAINTENANCE	81,069	74,964	74,152	92,820	110,676	120,837	94,075	(26,762)
67	LAKE/POND BANK MAINTENANCE & REPAIR	-	7,350	6,250	5,177	-	20,000	75,000	55,000
68	STORMWATER ASSESSMENTS	1,986	1,852	1,851	1,852	2,241	2,000	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	4,500	-
71	AQUATIC PLANT REPLACEMENT	-	-	-	-	-	2,500	2,500	-
72	STORMWATER SYSTEM MAINTENANCE	-	400	-	-	-	2,500	85,000	82,500
73	WETLAND INVASIVE AREAS MAINTENANCE	-	-	-	-	-	2,500	2,500	-
74	**STORM WATER CONTROL Total**	**164,787**	**143,082**	**124,983**	**119,997**	**114,225**	**158,337**	**269,075**	**110,738**
75	OTHER PHYSICAL ENVIRONMENT								
76	PROPERTY INSURANCE	13,261	15,704	18,888	28,638	34,223	37,161	33,300	(3,861)
77	GENERAL LIABILITY INSURANCE	2,798	2,938	3,158	3,269	3,596	4,523	4,629	106
78	ENTRY AND WALLS REPAIRS & MAINTENANCE	5,400	-	345	-	-	5,000	5,000	-
79	LANDSCAPE MAINTENANCE	228,550	228,000	251,310	257,475	264,458	264,350	255,000	(9,350)
80	WELL MAINTENANCE	-	-	-	-	-	500	500	-
81	LANDSCAPE- FERTILIZER	24,000	28,000	13,086	18,800	18,267	18,000	16,848	(1,152)
82	LANDSCAPE REPLACEMENT-PLANTS, SHRUBS, TREES	10,520	5,916	1,436	-	13,860	15,000	15,000	-
83	LANDSCAPE INSPECTION SERVICES	-	-	8,400	3,090	-	-	-	-
84	FIRE ANT TREATMENT	-	-	-	-	-	2,500	2,500	-
85	HOLIDAY DECORATIONS	12,875	26,700	17,800	20,763	-	58,280	10,000	(48,280)
86	LANDSCAPE- PEST CONTROL/OTC INJECTIONS	-	2,100	-	2,000	-	8,900	2,700	(6,200)

		FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED AMENDED	FY 2027 PROPOSED	VARIANCE 2026 to 2027
87	LANDSCAPE- MULCH	24,000	-	24,750	-	34,375	32,500	32,400	(100)
88	LANDSCAPE ANNUALS	-	-	-	6,420	4,630	5,900	8,800	2,900
89	LANDSCAPE- OTHER PEST CONTROL	-	-	-	-	5,266	-	-	-
90	FIELD SERVICES	8,400	8,400	-	-	-	-	-	-
91	IRRIGATION REPAIR	3,406	5,918	6,859	46,428	48,592	20,000	20,000	-
92	RUST PREVENTION	12,420	12,820	12,335	14,755	13,620	15,000	13,800	(1,200)
93	**OTHER PHYSICAL ENVIRONMENT Total**	**345,630**	**336,496**	**358,367**	**401,638**	**440,887**	**487,614**	**420,477**	**(67,137)**
94	**ROAD & STREET FACILITIES**								
95	ROADWAY REPAIR & MAINTENANCE	3,200	-	-	4,400	-	5,000	5,000	-
96	**ROAD & STREET FACILITIES Total**	**3,200**	**-**	**-**	**4,400**	**-**	**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	334,707	2,687
100	OPERATIONS MAINTENANCE & REPAIR	26,053	26,971	19,670	16,088	38,415	27,000	35,000	8,000
101	GATE MAINTENANCE & REPAIRS	-	240	-	29,778	19,732	1,000	1,000	-
102	COMPUTER SUPPORT MAINTENANCE & REPAIRS	151	2,376	144	460	484	2,000	2,000	-
103	FITNESS EQUIPMENT MAINTENANCE & REPAIRS	1,026	3,575	2,448	1,106	1,229	5,000	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	20,500	-
106	CLUBHOUSE- FACILITY JANITORIAL SUPPLIES	8,741	8,732	9,657	2,121	896	5,000	5,000	-
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	-
109	SECURITY SYSTEM MONITORING & MAINTENANCE	7,918	2,439	10,358	2,533	5,786	11,724	5,896	(5,828)
110	FACILITY A/C & HEATING MAINTENANCE & REPAIRS	1,208	3,202	-	1,134	-	5,000	5,000	-
111	FURNITURE REPAIR/REPLACEMENT	15,140	6,777	3,428	669	-	7,000	7,000	-
112	POOL PERMITS	425	425	475	425	-	425	425	-
113	PLAY GROUND EQUIPMENT MAINTENANCE & REPAIRS	695	4,478	1,272	1,395	481	2,500	2,500	-
114	VEHICLE MAINTENANCE	325	1,021	482	241	180	750	1,000	250
115	TELEPHONE, FAX & INTERNET	7,649	7,212	6,556	7,869	8,700	9,000	9,000	-
116	ATHLETIC/PARK COURT/FOUNTAIN MAINTENANCE	17,033	-	1,295	-	196	2,500	2,500	-
117	POOL/WATERPARK/FOUNTAIN MAINTENANCE	807	7,314	1,796	6,920	15,671	6,000	6,000	-
118	PEST CONTROL & TERMITE BOND	1,470	400	607	620	624	1,300	680	(620)
119	OFFICE SUPPLIES	2,969	1,799	3,928	2,656	525	3,500	3,500	-
120	WILD LIFE MANAGEMENT SERVICES	6,600	1,650	-	58	-	2,500	500	(2,000)
121	DOG WASTE STATION SUPLLIES	5,150	9,397	5,447	5,447	8,499	10,000	10,000	-
122	**PARK & RECREATION Total**	**341,742**	**344,539**	**375,791**	**363,719**	**366,096**	**482,319**	**484,808**	**2,489**
123	**SPECIAL EVENTS & CONTINGENCY**								
124	CLUBHOUSE-SPECIAL EVENTS	8,725	18,404	24,233	17,940	8,400	25,000	25,000	-
125	VISION PORJECTS 2026	-	-	-	-	-	200,000	-	
126	MISCELLANEOUS CONTINGENCY	14,554	48,327	56,878	7,191	117,941	250,000	98,013	(151,987)
127	CAPITAL OUTLAY	46,148	188,873	315,001	-	39,787	150,836	100,000	(50,836)
128	**SPECIAL EVENTS & CONTINGENCY Total**	**69,427**	**255,604**	**396,112**	**25,131**	**166,128**	**625,836**	**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**	**1,797,733**	**(343,482)**

		FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED AMENDED	FY 2027 PROPOSED	VARIANCE 2026 to 2027
130	**ADDITIONAL SOURCES/(USES) OF FUNDS**								
131	**OTHER FINANCING**			-					
132	INTERFUND TRANSFER TO CAPITAL RESERVE FUND	-	-	-	-	57,330	50,000	247,114	197,114
133	**OTHER FINANCING Total**	**-**	**-**	**-**	**-**	**57,330**	**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**	**2,044,847**	**(146,368)**
	NET CHANGE IN FUND BALANCE	51,640	(144,038)	(54,064)	475,682	265,597	-	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	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) $	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.

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) $	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 1

RETURN TO AGENDA

Concord Station CDD

Clubhouse & Amenities Manager Report

Board Meeting Date: August 13, 2026

1. Operations Summary

- Based on the current annualized payroll of approximately $294,507.72, the District will remain about $37,512 below the FY2026 personnel budget of $332,020. Even if the current annual workers' compensation premium of approximately $2,780 were to double, the District would still remain approximately $34,732 below the approved personnel budget.

2. Community Events

- Oktoberfest/Halloween Event, (October 31, 2026)
- Shred Event (November 14, 2026, 12:00-4:00pm)
- Holiday Event. (December)

3. Resident Concerns / Trends

- No significant concerns.

4. Current Project Updates

- Raking playground rubber mulch to better distribute mulch. Done.
- Raking of the volleyball sand to better distribute sand. Done.
- Replacement of damaged/stained ceiling tiles throughout the Clubhouse. ($284.79). Done.
- Removal of "No Fishing" signs from ponds throughout the Community. Done.
- Purchasing and installation of solar motion activated lighting at pool deck ($283.79). Done.
- Installation of Clubhouse "Under Camera Surveillance" signs. Done.
- Replacement/repair of soccer field nets – ($1279.68+$49.41=$1329.09). Done.
- Cleaned and removed all debris from Pool equipment area. Done.
- Repaired well pump pipe at the Mentmore/Sunlake intersection. ($65.92). Done.
- Reinstalled windbreaker at tennis court, as it was blown off fence by high winds. Done.
- Corrected soccer field nets as they were removed and placed backwards. Done.
- Replaced males restroom back door closer. ($82.00). Done.
- Replacement of plants in flowerpot at Clubhouse entrance. ($171.66). Done.
- Repaired soffits at the Clubhouse. ($21.18). Done.
- Clubhouse interior painting, intensive labor to move furniture and equipment around, tape areas, paint, and edge – ($307.83+$91.06+$349.71+$65.99+$13.59)
- Repairs to the Basketball Court chain link fence ($497.24). In Progress. Waiting for materials.
- Purchasing and installation of trash cans at fishing ponds. In progress. Waiting for additional funds.
- Replacement of 11 diffuser vents throughout the Clubhouse (metal to plastic) ($950.62). Replaced diffusers in activity room. Need to order diffusers for restrooms, gym, and game room.
- Pool deck furniture replacement. Furniture will be received in boxes and needs to be assembled. Labor intensive when it comes to manhours – ($38,270,00). Furniture ordered, waiting for delivery, is estimated for August 18. 2026.
- Progress in the replacement of partition hardware at the restrooms. Waiting on parts.

- Progress on ordering AED. Awaiting additional funds.
- Progress on scheduling AED/First Aid training. Require best available day from Supervisors, and additional funds.
- Progress on scheduling Oktorberfest. Have company aligned for event. Need to provide 50% payment to secure vendor.
- Scheduled Shred event for November 14. Need to make payment to secure vendor.
- 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– ($1702.33 for benches, $438.35 for materials) Waiting for delivery of benches.

6. Upcoming Maintenance & Projects Fiscal year 2026 thru 2027

- Pool bottom floor has developed another delamination area which requires repairs
- Opening deck drains at pool deck for cleaning, will take several days to open drains and power wash the canals– ($20 in gas for power washer)
- Lights improvements for courts, pool, and playground – ($3000)
- 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
- Repairs or replacing pool chair lifts

7. In House Projects and Repairs Completed since May 2025 (for reference)

- Repairs to the clubhouse entrance doors
- Power washing of the entire amenities pool deck and sidewalks
- Replacement of cabinets knobs at the kitchen, game room, and restrooms
- Replacement of the Volleyball court net
- Repairs and painting of the playground water fountain
- Monuments upgrade. Removal of all
- l wood, and construction of 27 concrete columns, and painting of all columns ($5,500)
- Correction of Clock Tower top, damaged by Hurricane Milton in October 2024 ($1,500)
- Repairs of many of the irrigation system components throughout the community after landscaping company canceled the contract
- Repairs to the fountain pumps (2)
- The cutting and disposal of several tress throughout the Community, preventing being overcharged by landscaping company

- Cleaning of the gym rubber floor for new equipment installation
- In house maintenance of the Kawasaki mule
- Clubhouse Exterior Painting – Completed ($1659.89)
- Splash Pad Cleaning & Recoating – Completed ($3117.62)
- 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)
- 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)
- Installed four hand air dryers 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)
- Refurbishment of first aid kit items – ($62.36)
- Correction of tennis court fence bent upwards and not completely to the bottom of the court- ($159.86)
- Replacement of photocontrol at Longwood monument – ($13.20)
- Repairs to the playground water fountain – ($70.20)
- Water fountain filter replacement
- Tennis court gate adjustment

Contracted Projects Completed Since May 2025

- Sidewalk repair on Mentmore by Wellington II
- Tennis and Basketball courts crack seal/coating
- Gym equipment replacement
- Monuments holiday lights installation
- Playground fence replacement
- Clubhouse Tile Cleaning / Regrouting – Completed ($2517.70)
- Security Cameras upgrade/installation
- Replacement of magnets to access control gates post lighting strike damages and vandalism ($6610.00)
- Clubhouse parking lot asphalt repairs and seal coating ($7550.00)

COLOR CODING OF ITEMS:

Projects Directly Supporting the Reserve Study

Projects Outside the Reserve Study – Completed, In Progress, and Planned

Projects Outside the Reserve Study - in progress or to be completed

Items outside the Reserve Study that require construction planning and building

EXHIBIT 2

RETURN TO AGENDA

Concord Station Community Development District

Summary Financial Statements

(Unaudited)

June 30, 2026

Concord Station
Balance Sheet
June 30, 2026

		General Fund	Reserve Fund	Debt Srv Fund	Total
1	**Assets:**				
2	Cash - Operating Account Southstate	39,602	-	-	39,602
3	Cash - Money Market Account	2,044,241	809,387	-	2,853,628
4	Cash - Operating (Square)	23,239	-	-	23,239
5	Debit Card	1,274	-	-	1,274
6	Investments:				
7	Revenue Trust Fund	-	-	435,088	435,088
8	Interest Fund	-	-	-	-
9	Debt Service Reserve Fund	-	-	917,982	917,982
10	Prepayment Fund	-	-	98,456	98,456
11	Accounts Receivable	1,000	-	-	1,000
12	On-Roll Assessments Receivable	10,332	-	10,848	21,180
13	Due from Other Funds	-	-	37,344	37,344
14	Deposits	6,591	-	-	6,591
15	Prepaid Items	48,849	-	-	48,849
16	**Total Assets**	$ 2,175,130	$ 809,387	$ 1,499,718	$ 4,484,235
17	**Liabilities:**				
18	Accounts Payable	8,763	-	-	8,763
19	Accrued Payable	15,312	-	-	15,312
20	Due to Other Funds	37,344	-	-	37,344
21	Deposits Payable	-	-	-	-
22	Deferred Revenue - On-Roll	10,332	-	10,848	21,180
23	**Fund Balance:**				
24	Non-Spendable:	55,440	-	-	55,440
25	Assigned - Reserved	331,869	809,387	-	1,141,256
26	Restricted	-	-	1,488,869	1,488,869
26	Unassigned	1,000,162	-	-	1,000,162
27	Net Change in Fund Balance	715,908	-	-	715,908
28	**Total Liabilities & Fund Balance**	$ 2,175,130	$ 809,387	$ 1,499,718	$ 4,484,235

Concord Station
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through June 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	$ 1,694,847	$ 1,684,515.07	$ (10,332)
3	Tax Roll for Transfer to Reserve Fund	50,000	50,000	50,000	-
4	Fund Balance Forward	446,368	-	-	-
5	Interest Income	-	-	84,549	84,549
6	Clubhouse Rentals	-	-	17,917	17,917
7	Fees for Fence Project	-	-	-	-
8	Key/Access/Transponder Revenue	-	-	-	-
9	Miscellaneous Revenue	-	-	26,646	26,646
10	**Total Revenues**	**2,191,215**	**1,744,847**	**1,863,627**	**118,780**
11					
12	**Expenditures:**				Variance (Over) / Under
13	**Financial & Administrative**				
14	Supervisor Compensation	13,000	9,750	10,600	(850)
15	Administrative Services	3,000	2,250	1,000	1,250
16	District Management	33,750	25,313	19,741	5,572
17	District Engineer	30,000	22,500	20,614	1,886
18	Assessment Roll	2,500	1,875	625	1,250
19	Financial & Revenue Collections	2,500	1,875	1,458	417
20	Accounting Services	16,000	12,000	9,333	2,667
21	Auditing Services	5,500	3,700	3,700	-
22	Miscellaneous Mailings	1,500	-	-	-
23	Public Officials Liability Insurance	3,519	3,316	3,316	-
24	Bank Fees	800	600	777	(177)
25	Dues, Licenses & Fees	175	175	4,070	(3,895)
26	Legal Advertising	1,500	1,125	468	657
27	Tax Collector/Property Appraiser Fee	150	150	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	54,810	(9,810)
31	**Total Financial & Administrative**	**162,409**	**132,644**	**132,250**	**394**
32					
33	**Debt Administration**				
34	Dissemination Agent	5,000	3,750	2,083	-
35	Trustee Fees	6,500	-	-	-
36	Arbitrage Rebate Calculation	500	500	500	-
37	**Total Debt Administration**	**12,000**	**4,250**	**2,583**	**-**
38					
39	**Securty Operations**				
40	Off Duty Deputy	41,760	31,320	-	31,320
41	**Total Security Operations**	**41,760**	**31,320**	**-**	**31,320**
42					
43	**Electric Utility Services**				
44	Utility Services	16,000	12,000	9,162	2,838
45	Utility - Recreation Facilities	32,000	24,000	19,969	4,031
46	Utility - Streetlights	106,000	79,500	72,255	7,245
47	**Total Electric Utility Services**	**154,000**	**115,500**	**101,386**	**14,114**
48					
49	**Garbage/Solid Waste Control Services**				
50	Solid Waste Assessment	900	900	1,104	(204)
51	Garbage - Recreation Facilities	1,040	1,040	1,524	(484)
52	**Total Garbage/Solid Waste Control Services**	**1,940**	**1,940**	**2,628**	**(688)**

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

53					
54	**Water-Sewer Combination Services**				
55	Utility - Recreation Facilities	10,000	7,500	5,578	1,922
56	**Total Water-Sewer Combination Services**	**10,000**	**7,500**	**5,578**	**1,922**
57					
58	**Stormwater Control**				
59	Pest Control	3,500	2,625	-	2,625
60	Aquatic Maintenance	120,837	90,628	78,857	11,771
61	Lake/Pond Bank Maintenance & Repair	20,000	20,000	40,854	(20,854)
62	Stormwater Assessments	2,000	1,871	1,871	-
63	Wetland Monitoring & Maintenance	-	-	-	-
64	Fountain Service Repair & Maintenance	4,500	3,375	-	3,375
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**	**118,499**	**121,581**	**(3,083)**
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	3,750	-	3,750
74	Landscape Maintenance	264,350	198,263	192,425	5,838
75	Well Maintenance	500	375	-	375
76	Landscape - Fertilizer	18,000	13,500	6,765	6,735
77	Landscape Replacement Plants, Shrubs, Trees	15,000	11,250	811	10,439
78	Landscape Inspection Services	-	-	-	-
79	Fire Ant Treatment	2,500	1,875	-	1,875
80	Holiday Decorations	58,280	43,710	-	43,710
81	Landscape - Pest Control/OTC Injections	8,900	6,675	575	6,100
82	Landscape - Mulch	32,500	24,375	-	24,375
83	Landscape - Annuals/Flowers	5,900	1,475	1,475	-
84	Landscape - Pest Control	-	-	-	-
85	Irrigation Repair	20,000	15,000	17,115	(2,115)
86	Rust Prevention	15,000	11,250	10,215	1,035
87	**Total Other Physical Environment**	**487,614**	**373,182**	**271,377**	**101,805**
88					
89	**Road & Street Facilities**				
90	Roadway Repair & Maintenance	5,000	5,000	7,550	(2,550)
91	**Total Road & Street Facilities**	**5,000**	**5,000**	**7,550**	**(2,550)**
92					
93	**Parks & Recreation**				
94	Management Contract	-	-		-
95	Amenity Management Contracted Employee Salaries	332,020	249,015	208,083	40,932
96	Clubhouse Maintenance & Repair	27,000	27,000	34,287	(7,287)
97	Gate Maintenance & Repair	1,000	1,000	9,130	(8,130)
98	Computer Support, Maintenance & Repair	2,000	1,500	-	1,500
99	Fitness Equipment Maintenance & Repair	5,000	3,750	1,076	2,674
100	Clubhouse Facility Janitorial Services	20,500	15,375	11,250	4,125
101	Clubhouse Facility Janitorial Supplies	5,000	3,750	-	3,750
102	Pool Service Contract	27,600	20,700	20,700	-
103	Security System Monitoring Services & Maintenance	11,724	11,724	26,391	(14,667)
104	Facility A/C & Heating Maintenance & Repair	5,000	3,750	-	3,750
105	Furniture Repair & Replacement	7,000	5,250	-	5,250
106	Pool Permits	425	425	425	-
107	Playground Equipment Maintenance & Repairs	2,500	1,875	-	1,875
108	Vehicle Maintenance	750	563	-	563

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

109	Telephone, Fax & Internet	9,000	6,750	6,607	143
110	Athletic Court/Field/Playground Maintenance	2,500	1,875	-	1,875
111	Pool/Water Park/Fountain Maintenance	6,000	4,500	2,745	1,755
112	Pest Control & Termite Bond	1,300	975	476	499
113	Office Supplies	3,500	3,500	3,826	(326)
114	Wildlife Management Services	2,500	1,875	-	1,875
115	Dog Waste Station Supplies and Maintenance	10,000	7,979	7,979	-
116	**Total Parks & Recreation**	**482,319**	**373,131**	**332,976**	**40,155**
117					
118	**Special Events & Contingency**				
119	Clubhouse - Special Events	25,000	18,750	6,187	12,563
120	Miscellaneous Contingency	450,000	113,056	113,622	(567)
121	Capital Outlay	150,836	-	-	-
122	**Total Special Events & Contingency**	**625,836**	**131,806**	**119,809**	**11,996**
123					
124	**Total Expenditures Before Other Financing Sources**	**2,141,215**	**1,294,772**	**1,097,720**	**195,385**
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**	**1,344,772**	**1,147,720**	**195,385**
129					
130	Transfer In			**-**	
131					
132	**Total Excess Expenditures Over (Under) Revenues**	**-**	**400,075**	**715,908**	**314,166**
133					
134	**Fund Balance - Beginning**			**1,387,471**	
135					
136	**Fund Balance - Ending**			**2,103,378**	

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

		Adopted Budget	Actual Year to Date
1	**Revenues:**		
2	Special Assessments - On-Roll, Net	$ 1,831,880	$ 1,821,032
3	Prepayment Revenue	-	12,897
4	Interest	-	31,628
5			
6	**Total Revenues**	**1,831,880**	**1,865,557**
7			
8			
9	**Expenditures:**		
10			
11	Debt Service Obligation , Net	1,831,880	1,810,951
18			
19	**Total Expenditures**	**1,831,880**	**1,810,951**
20			
21	**Excess Expenditures Over (Under) Revenues**	**-**	**54,606**
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**	**-**	**1,488,870**

Concord Station
Balance Sheet
June 30, 2026

Balance per Bank Statement	$	99,468.95
Plus: Deposits in Transit		-
Less: Outstanding Checks		(59,866.50)
	$	**39,602.45**
Beginning Balance		198,787.97
Receipts		775.66
Disbursements		(67,558.05)
Balance per Book	**$**	**132,005.58**

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
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 Collector	property taxes			1,870.64	124,160.32
12/8/2025	5175	Mike Fasano Pasco County Tax Collector	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
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
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
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**
5/1/2026		5292	Florida Dept of Health In Pasco County	Permit # 51-60-1969945/Bill # 51-BID-8201002			145.00	198,642.97
5/1/2026		5293	Florida Dept of Health In Pasco County	Permit # 51-60-00674/Bill # 51-BID-8201330			280.00	198,362.97
5/4/2026	050426ach		Grau and Associates	Auditing Services FY 9/30/25			1,500.00	196,862.97
5/4/2026		5294	Solitude Lake Management		5464		7,839.55	189,023.42
5/4/2026		5295	Kutak Rock LLP	Prof Legal Svcs			2,927.50	186,095.92
5/4/2026		5296	M&G Investors, LLC	Janitorial Services-Weekly Cleaning			1,250.00	184,845.92
5/4/2026	050426ach11		Duke Energy	0000 Trinity Cottage Dr. stat 4A			1,061.41	183,784.51
5/5/2026		5298	Suncoast Rust Control, Inc.	Commercial Svc: Monthly water treatment			1,135.00	182,649.51
5/6/2026		5300	ECS Integrations LLC	pvc pipe			1,755.00	180,894.51
5/7/2026		5/7/2026	Heartland Payroll	Payroll - Need Backup			96.00	180,798.51
5/7/2026	05/07/26-2		Heartland Payroll	Employee Payroll			1,902.84	178,895.67
5/7/2026	05/07/26-3		Heartland Payroll	Payroll 05/07/26 - Need Backup			8,341.97	170,553.70
5/8/2026		5301	Suncoast Pool Service	Swimming Pool Service			2,300.00	168,253.70
5/11/2026		5302	Steadfast Alliance	irrigation repairs			5,950.00	162,303.70
5/11/2026		5299	Haven Management Solutions, LLC	April Management Services			4,812.50	157,491.20

5/14/2026	051426ach		ADT Security Services	18636 Mentmore Blvd			65.02	157,426.18
5/14/2026	051426ach		Bright House Networks	18636 MENTMORE Blvd Need Backup			738.42	156,687.76
5/16/2026		5303	Pasco County Property Appraiser	Annual renewal fee.			150.00	156,537.76
5/16/2026		5304	LLS Tax Solutions Inc.	arbitrage calc			500.00	156,037.76
5/16/2026		5305	Steadfast Alliance	irrigation repairs			480.00	155,557.76
5/19/2026	051926ach		FL Dept of Revenue	Sales Tax			289.28	155,268.48
5/20/2026		5306	Arrow Exterminators Inc	pest control			54.00	155,214.48
5/20/2026		5307	Jessica LaBarbera.	BOS MTG 05/14/26			200.00	155,014.48
5/20/2026		5308	Fred Berdeguez	05-14-26 bos mtg			200.00	154,814.48
5/20/2026		5309	Marcela Cisternas	05-20-26 BOSMTG			200.00	154,614.48
5/20/2026		5310	Kevin Wagner	05-14-26 BOSMTG			200.00	154,414.48
5/21/2026		5311	Devin Lofton	Reimbursement			250.00	154,164.48
5/21/2026		5312	Business Observer	Legal Advertising			61.25	154,103.23
5/21/2026	052126ach		Pasco County Utilities Services Branch	3662 BUCKINGHAMSHIRE DR			11.00	154,092.23
5/21/2026	052126ach2		Pasco County Utilities Services Branch	18636 MENTMORE BOULEVARD			581.97	153,510.26
5/21/2026	052126ach3		Pasco County Utilities Services Branch	3662 BUCKINGHAMSHIRE DR			11.00	153,499.26
5/21/2026		5/21/2026	Heartland Payroll	Payroll - Need Backup			96.00	153,403.26
5/21/2026	05/21/26-2		Heartland Payroll	Employee Payroll - Need Backup			2,035.19	151,368.07
5/21/2026	5/21/26-3		Heartland Payroll	Payroll 05/21/26 - Need Backup			8,757.73	142,610.34
5/24/2026	052426ach		WASTE MANAGEMENTINC.OF FLORIDA,	Waste Mgt Svc			148.23	142,462.11
5/26/2026		5314	Jessica LaBarbera.	BOS MTG 04/09/26			200.00	142,262.11
5/26/2026		5315	Your Total Entertainment, LLC	Summer Bash Event-Deposit			1,164.50	141,097.61
5/26/2026	052626ach		Duke Energy	3440 Buckinghamshire Blvd Entry Light			30.80	141,066.81
5/26/2026	052626ach1		Duke Energy	18636 Mentmore Blvd - clubhouse/pool			1,721.13	139,345.68
5/26/2026	052626ach3		Duke Energy	18230 SNOWDONIA DR			30.80	139,314.88
5/26/2026	052626ach4		Duke Energy	18108 MENTMORE BLVD lite entry			30.80	139,284.08
5/26/2026	052626ach5		Duke Energy	19069 lake patience rd sign			282.51	139,001.57
5/26/2026	052626ach6		Duke Energy	18433 MENTMORE BLVD irrig			75.32	138,926.25
5/26/2026	052626ach7		Duke Energy	19109 Mentmore Blvd - Wall Light			30.80	138,895.45
5/26/2026	052626ach8		Duke Energy	18552 Mentmore Blvd - Entry Light			33.25	138,862.20
5/26/2026	0526269		Duke Energy	3753 Tuckerton Dr - Irrig			111.71	138,750.49
5/26/2026	052626ach11		Duke Energy	18933 Chislehurst Dr - Irrig			30.80	138,719.69
5/26/2026	052626ach12		Duke Energy	19135 Manassas Dr - Sign Lights			30.80	138,688.89
5/26/2026	052626ach16		Duke Energy	18661 State Road 54			170.25	138,518.64
5/26/2026	052626ach17		Duke Energy	18933 Mentmore Blvd - Sign Lights			1,234.43	137,284.21
5/26/2026	052626ach18		Duke Energy	18636 Mentmore Blvd - maint			45.92	137,238.29
5/26/2026	052626ach19		Duke Energy	3869 SUNLAKE BLVD sign irrig			30.80	137,207.49
5/26/2026	052626ach20		Duke Energy	18636 Mentmore Blvd - Splash			198.21	137,009.28
5/26/2026	052626ach21		Duke Energy	3444 TUCKERTON DR sign entry			30.80	136,978.48
5/26/2026	052626ach22		Duke Energy	3882 SUNLAKE BLVD SIGN			65.58	136,912.90
5/26/2026	052626ach30		Duke Energy	3936 Buckinghamshire Drive - Irrig			67.62	136,845.28
5/28/2026	052826ach		Duke Energy	(576) 10920 STATE ROAD 54 - Sign Lights			5,615.36	131,229.92
5/28/2026				Deposit		775.66		132,005.58
5/31/2026						**775.66**	**67,558.05**	**132,005.58**
6/1/2026		5317	M&G Investors, LLC	Janitorial Services			1,250.00	130,755.58
6/1/2026		5316	Haven Management Solutions, LLC	April Management Services			4,812.50	125,943.08
6/1/2026		5318	Suncoast Rust Control, Inc.	Monthly water treatment			1,135.00	124,808.08
6/2/2026	060226ach		Duke Energy	0000 Trinity Cottage Dr. stat 4A			1,061.41	123,746.67
6/2/2026	060226ach		Bright House Networks	18636 MENTMORE Blvd			738.42	123,008.25
6/3/2026	060326ach1		Heartland Payroll	Payroll 06-03-26			8,601.60	114,406.65
6/3/2026	060326ach2		Heartland Payroll	Employee Payroll			1,986.78	112,419.87
6/3/2026	060326ach3		Heartland Payroll	Payroll			96.00	112,323.87
6/4/2026		5320	Steadfast Alliance	irrigation repairs			927.36	111,396.51
6/4/2026		5321	Steadfast Alliance	irrigation repairs			3,938.00	107,458.51
6/5/2026		5324	Steadfast Alliance	landscape maint			21,250.00	86,208.51
6/5/2026		5325	Grau and Associates	Auditing Services FY 25			2,200.00	84,008.51
6/5/2026		5326	Suncoast Pool Service	Pool service			2,300.00	81,708.51
6/7/2026		5327	Solitude Lake Management		5464		7,839.55	73,868.96
6/8/2026		5328	Advanced Drainage Solutions	Multiple Invoices			40,854.00	33,014.96
6/8/2026		5329	Steadfast Alliance	Multiple Invoices			5,611.92	27,403.04
6/8/2026				Funds Transfer		100,000.00		127,403.04
6/11/2026		5330	Fitness Logic	Repairs/Maint			175.00	127,228.04
6/11/2026		5331	Kutak Rock LLP	Prof Legal Svcs			1,720.00	125,508.04
6/14/2026	061426ach		ADT Security Services	18636 Mentmore Blvd			65.02	125,443.02
6/15/2026		5332	Arrow Exterminators Inc	pest control			54.00	125,389.02
6/15/2026		5338	Jessica LaBarbera.	BOS MTG 06/11/26			200.00	125,189.02
6/15/2026		5339	Randall W. Griffin	06-15-26 BOSMTG			200.00	124,989.02
6/15/2026		5340	Fred Berdeguez	06-11-26 bos mtg			200.00	124,789.02
6/15/2026		5341	Marcela Cisternas	06-11-26 BOSMTG			200.00	124,589.02
6/15/2026		5342	Kevin Wagner	06-15-26 BOSMTG			200.00	124,389.02
6/16/2026	061626ach		WASTE MANAGEMENTINC.OF FLORIDA,	Waste Mgt Svc			148.23	124,240.79
6/17/2026	061726ach		ECS Integrations LLC	camera mgmt			11,150.00	113,090.79
6/17/2026	061726ach2		ECS Integrations LLC	50 keyfobs			350.00	112,740.79
6/17/2026	061726ach1		Heartland Payroll	Payroll 06/17/26			9,365.75	103,375.04
6/17/2026	061726ach2		Heartland Payroll	Employee Payroll			2,180.72	101,194.32
6/17/2026	061726ach3		Heartland Payroll	Payroll			96.00	101,098.32
6/19/2026	061926ach		Pasco County Utilities Services Branch	3662 BUCKINGHAMSHIRE DR			11.00	101,087.32
6/19/2026	061926ach2		Pasco County Utilities Services Branch	18636 MENTMORE BOULEVARD			635.32	100,452.00
6/19/2026	061926ach2		Pasco County Utilities Services Branch	19322 umbrella place			11.00	100,441.00
6/19/2026	061926ach22		FL Dept of Revenue	Sales Tax			245.13	100,195.87
6/21/2026		5333	Westshore Paving LLC	commercial sealing/stripping			7,550.00	92,645.87
6/22/2026		5344	Your Total Entertainment, LLC	Summer Bash Event-Remaining Balance			1,164.50	91,481.37
6/23/2026	062326ach		Heartland Payroll	Payroll 06-23-26			8,601.60	82,879.77
6/23/2026	062326ach2		Heartland Payroll	Employee Payroll			1,588.04	81,291.73
6/23/2026		6/23/2026	Credit Card Charges	Credit Card Purchases			6,368.09	74,923.64
6/24/2026		5335	Cintas Fire 636525	inspection-sprinkler			295.00	74,628.64
6/24/2026	062426ach		Duke Energy	3440 Buckinghamshire Blvd -Sign			30.80	74,597.84
6/24/2026	062426ach1		Duke Energy	18230 SNOWDONIA DR			30.80	74,567.04
6/24/2026	062426ach3		Duke Energy	18108 MENTMORE BLVD lite entry			30.80	74,536.24
6/24/2026	062426ach4		Duke Energy	18433 MENTMORE BLVD irrig			50.04	74,486.20
6/24/2026	062426ach5		Duke Energy	19109 MENTMORE BLVD entr wall			30.80	74,455.40
6/24/2026	062426ach8		Duke Energy	18933 Chislehurst Dr - Irrig			31.82	74,423.58
6/24/2026	062426ach9		Duke Energy	19135 Manassas Dr - Sign Lights			30.80	74,392.78

6/24/2026	062426ach10		Duke Energy	3936 Buckinghamshire Drive - Irrig		67.30	74,325.48
6/24/2026	062426ach11		Duke Energy	18661 State Road 54		51.86	74,273.62
6/24/2026	062426ach12		Duke Energy	18636 Mentmore Blvd - maint		88.90	74,184.72
6/24/2026	062426ach13		Duke Energy	3869 SUNLAKE BLVD sign irrig		30.80	74,153.92
6/24/2026	062426ach14		Duke Energy	18636 Mentmore Blvd - Splash		231.58	73,922.34
6/24/2026	062426ach15		Duke Energy	3444 TUCKERTON DR sign entry		30.80	73,891.54
6/24/2026	062426ach16		Duke Energy	3882 SUNLAKE BLVD SIGN		90.59	73,800.95
6/24/2026	062426ach18		Duke Energy	18636 Mentmore Blvd - clubhouse/pool		1,869.68	71,931.27
6/24/2026	062426ach19		Duke Energy	18552 Mentmore Blvd - Entry Light		30.80	71,900.47
6/25/2026		5336	Jessica LaBarbera.	June workshop		200.00	71,700.47
6/25/2026		5343	Fred Berdeguez	June Workshop		200.00	71,500.47
6/25/2026		5344	Marcela Cisternas	June Workshop		200.00	71,300.47
6/25/2026		5345	Kevin Wagner	June Workshop		200.00	71,100.47
6/25/2026	062526ach1		Duke Energy	19069 lake patience rd sign		92.12	71,008.35
6/25/2026	062526ach2		Duke Energy	3753 Tuckerton Dr - Irrig		110.64	70,897.71
6/25/2026	062526ach4		Duke Energy	18933 Mentmore Blvd - Sign Lights		1,205.65	69,692.06
6/29/2026		5348	Steadfast Alliance	landscape maint		21,250.00	48,442.06
6/29/2026		5349	ECS Integrations LLC	gate repair		2,315.00	46,127.06
6/29/2026		5350	ECS Integrations LLC	gate repair-locks		990.00	45,137.06
6/29/2026	062926ach1		Duke Energy	(576) 10920 STATE ROAD 54 - Sign Lights		5,534.61	39,602.45
6/30/2026					**100,000.00**	**192,403.13**	**39,602.45**

EXHIBIT 21

RETURN TO AGENDA

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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August 13, 2026

To Board of Supervisors
Concord Station Community Development District
255 Primera Boulevard, Suite 160
Lake Mary, FL 32746

We are pleased to confirm our understanding of the services we are to provide Concord Station Community Development District, Pasco County, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Concord Station Community Development District as of and for the fiscal years ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis

2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies.

You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards.*

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed $3,800 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Concord Station Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

____
Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Concord Station Community Development District.

By: ___________________________________

Title: ___________________________________

Date: ___________________________________

Florida Institute of Certified Public Accountants

AICPA Peer Review Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

EXHIBIT 22

RETURN TO AGENDA

MINUTES OF 06/11/2026 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, June 11th, 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
Randy Griffin .... Board of Supervisors, Vice Chair
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 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, Griffin, Cisternas, Wagner, and Berdeguez were present in person.

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

An audience member requested clubhouse and amenity staff members who address unaccompanied children wear an item that identifies them as clubhouse employees.

An audience member informed the Board that Steadfast had not been mowing behind Marmalade Court 3450 and 3452. Mr. Hiller confirmed he would address those areas tomorrow.

III. Professional Vendor Presentations

A. Solitude Lake Management

1. Waterway Inspection Report – Emelina Robinson

Ms. Robinson presented the Solitude Lake Report, noting that large rocks had fallen into the channel for the water flow structure for ponds W30 and W31. She confirmed that her team would remove the rocks during their visit next week. Ms. Robinson advised that there were not any algae blooms in the pods she inspected during this report. Supervisor Griffin asked if Ms. Robinson knew how the rocks fell into the water. Ms. Robinson mentioned that there are occasional issues with adolescents throwing rocks into the water, noting that she and her team would observe the area and other structures for similar issues. Ms. Robinson noted that they were trying to stay on track of clearing the pond shorelines. She advised they would monitor the lily pads in the lake by Mentmore, Supervisor Cisternas noted there were balls in W18. Ms. Robinson confirmed that she or a technician could take care of that.

B. Steadfast Environmental Services – Yovani Cordero and Kevin Hiller

1. Irrigation Maintenance Report

Ms. Cordero reported that Jeanette had the clubhouse irrigation running 100% without any issues from the timer. She reported that they had to wire track 2 valves that were across the clubhouse because they were on battery timers. Ms. Cordero advised that Jeanette found that the wire under the ground was damaged. She noted that she did not have a proposal for this item as it was only 2 to 3 valves, and not an immediate issue. She explained that if they were to address this issue now, they would have to jack and bore again. Ms. Cordero advised that they could use battery timers for the time being, or place a small, solar timer for 2 valves. She advised against the solar timer, noting that it would stick out of the ground and be an eyesore. She explained that the issue was that the 2 valves were not communicating and confirmed for the Board that she would honor the estimated a not to exceed amount of $3,458 next year if they wished to wait. She noted the bulk of that price was the cost to jack and bore. Chairwoman LaBarbera asked if it would be more beneficial to wait and see how many valve issues there are. Ms. Cordero advised the Board to wait, as it was not an emergency item. Supervisor Berdeguez noted they were heading into the rainy season and it would be wise to wait. Ms. Cordero informed the Board that Pasco County was doing work by the lift station. She reported that they were very close to the water, though they hadn't broken anything yet. Supervisor Berdeguez asked about the open box and the lack of running water by the retreat. Ms. Cordero confirmed that everything was on a timer and that everything was flowing, even the flower beds. She advised she would double check.

2. Landscape Daily Logs

Mr. Hiller advised that the district would legally receive extra water for irrigation once they put new flowers in. He asked the Board if they were ready to put in flowers now that the irrigation system was up and running. He advised that they would set up the annual zones internally. Ms. Cordero advised that the watering would occur in the mornings, between 4 and 5:30 in the morning. Chairwoman LaBarbera noted she had received an email from a resident at the retreat reporting that the sprinklers were hitting the fences and causing rust. She relayed the resident's report that there was rust along the sidewall for the pocket park, weeds in the park, and that the trees had been the same size for about 4 years. Ms. Cordero noted the trees' growth may have been stunted by irrigation issues. Mr. Hiller noted the pocket park trees do not grow fast and advised that he would investigate them tomorrow. Mr. Hiller further advised that they would have to cut the growth at one of the access points to get to one of the ponds. Chairwoman LaBarbera asked who was on an easement and put up a fence without getting CDD approval so that they could gain access from those points. Mr. Hiller advised that he hadn't found any areas that were blocked, though he noted there were areas he still needed to check. He confirmed he had found the access point for pond W12 and reported that the pink maintenance lines were a little off. He noted that his only concern was that their weed eaters would tear the plastic off the white fence. Mr. Hiller confirmed that he had mentioned the problem to Mr. Looknanan, who had confirmed that he would reach out to some of the home owners to ask them to spray Roundup, or to allow the landscaping team to do so. Chairwoman LaBarbera expressed concerns over spraying non-CDD property. She suggested they inform the owners and leave the choice in their hands.

Mr. Hiller confirmed he would put together a proposal for the flowers, noting that it would be around $2,300. He reiterated that they would make sure all the water was adjusted, noting that some more rain would help. Mr. Hiller also noted that they did get the palm trees trimmed. Mr. Looknanan mentioned the rust on the fences. Ms. Cordero suggested Snowcap, which would lighten the rust, and Rustoff, which was PVC safe. Mr. Hiller asked the board when they would like to plant their annuals. He suggested a not to exceed amount of $2,400. He suggested the summer mix of 5 different flowers.

Ms. Thibault opened the floor to audience comments on this walk-on agenda item. Hearing none, Ms. Cordero noted the clubhouse area would be watered on Thursday between midnight and 4 am. She advised that everywhere else would be watered on Fridays, also starting at midnight.

On a MOTION by Chairwoman LaBarbera, SECONDED by Supervisor Berdeguez, WITH ALL IN FAVOR, the Board Approved the Not to Exceed of $2,400 for Annuals for the Concord Station Community Development District.

C. Presentation of Team Deliverables –

D. District Engineering – Stantec – Greg Woodcock

Ms. Thibault reported that Mr. Woodcock did not have anything to report and abstained from attending the meeting to save the District on engineering fees. Supervisor Griffin noted some of the riprap had been falling off. He asked if Mr. Woodcock's team would take a look at that. He also asked if all of the home-bank erosion projects had been completed. Ms. Thibault advised that they had about $75,000 budgeted for the next year.

E. Kutak Rock – District Counsel – Kyle Magee

1. Discussion of Fishing Signage Draft Language

Mr. Magee reported that he had synthesized the policies to fit on the average sized sign. Chairwoman LaBarbera suggested the bullet points would be too large for a sign. She shared her understanding of the policy to be that all ponds are allowed to be fished in as long as there is catch and release, no nets, etc. She suggested all 'no fishing' signs be removed. The Board discussed the inconsistencies in the signage and the policy. Mr. Magee noted that other districts have signs similar to what he was proposing. Chairwoman LaBarbera suggested residents may not want to read that much. Supervisor Cisternas suggested placing a few lines of text and a QR code on the sign. Supervisor Griffin suggested taking the signs down. Chairwoman LaBarbera suggested placing extra trash cans to mollify resident complaints about trash everywhere. Supervisor Cisternas expressed concerns over human exposure to wildlife if they don't have a sign warning about wildlife. Mr. Magee noted that another district of his had contacted the insurance provider, Egis, and found that there was no requirement for wildlife signage, though they would recommend it. Supervisor Berdeguez suggested only placing signs on bigger ponds. The Board agreed to remove all signs that say, "no fishing".

2. Discussion on HOA Tot Lot

Mr. Magee reported that he had reached out to the HOA legal counsel regarding the transfer of the tot lot and the second proposed lot. He noted he had just received an answer from their legal counsel stating that he did not have direction from the HOA Board as to whether they wish to engage. Supervisor Cisternas advised that the HOA had unofficially approved the no to exceed $50,000 but were unable to get it to him because they did not have enough of a quorum on Tuesday to make it official. She advised that the members in attendance did agree to the not to exceed and that he should expect to receive that in the next week or so. Mr. Magee confirmed he would start drafting documents to get that transfer started once he receives the official confirmation.

F. Clubhouse and Amenities Manager – 7:38

1. Presentation of Amenity Center Report

Mr. Looknanan asked to move the concierge maintenance hybrid profile position proposal to the end of his report as he had a prepared presentation. He reported that they were on track for the summer splash event on June 27th. He reported that 2 residents came into the clubhouse to complain about solicitors. Mr. Looknanan asked if they should get bigger signs. Chairwoman LaBarbera noted that it wouldn't make a difference. Supervisor Berdeguez asked if they were wearing badges. Chairwoman LaBarbera noted there is the non-emergency line, but by the time the police have come out, the people are usually gone.

Mr. Looknanan addressed the reckless operations of electric bikes and scooters throughout the neighborhood. He noted the sheriffs have been stopping the e-bikes. It was pointed out that children under 8 have to be accompanied by an adult at the playground, and children 9 through 12 could be there unsupervised. Chairwoman LaBarbera suggested updating the signs. Supervisor Cisternas noted they had replaced the signs recently and found that they didn't have all of the rules posted on them currently. Supervisor Griffin noted that the signs were correct, noting that anyone who had read the policy and requirements should know what the rules are. Ms. Thibault advised that the policies were available on the District website. A resident noted that the sign noted no children over 12 on the equipment and children under the age of 8 must be accompanied by an adult. He stated that the rules didn't indicate that his 10- and 11-year-old children needed to be accompanied by an adult. Chairwoman LaBarbera advised that it was in the rules that if they are under 16, they need to be accompanied by an adult. The resident stated that Mr. Looknanan had said he could flatten or tighten the rules as he saw fit. Mr. Looknanan denied saying that and noted that what he actually said was that the children who were 16 and 17, who were misbehaving, could be asked to leave. The resident stated the issue was not that children were misbehaving. He reiterated his statement regarding Mr. Looknanan's comment about the rules. Ms. Thibault asked if the Board wanted to consider adjusting the signage. The Board decided against it.

Mr. Looknanan advised that all of the projects in green in the report had been completed. He noted projects under current project updates that were not highlighted, were completed in the last month. Supervisor Griffin asked where they stood with the parking lot paving and ECS. Mr. Looknanan advised that the parking lot paving would be next week, and that ECS had completed the technical report and the tennis court. He advised that ECS had an issue with the payment that delayed the schedule. Ms. Thibault noted she was unaware of this update. Supervisor Griffin asked Mr. Looknanan to get with the decision maker and give them a date to complete this project. Mr. Looknanan advised that along with the parking lot seal coating, they would be seal coating the inside section of the clubhouse parking lot. He asked the Board if they had any preferences for paint or color. Chairwoman LaBarbera wanted to make sure the parking lot project would not be pushed to Father's Day weekend in the event of weather delays. Mr. Looknanan informed the Board of the coating process. Chairwoman LaBarbera noted she did not have a preference on color. Supervisor Cisternas asked about paint samples. She noted she would stop by his office to look at them.

Mr. Looknanan presented the projects for FY 2026 and 2027. Supervisor Berdeguez asked about the gate magnets. Mr. Looknanan confirmed that they were not able to get credit for the other unused magnets. Chairwoman LaBarbera stated that they had to purchase new locks when they put up the new fence. Ms. Thibault advised that they had included a budget of about $100,000 for fiscal year 25-26. Supervisor Cisternas mentioned the benches in Tuckerton for $3,000, $1,500 per bench. Mr. Looknanan advised that $3,000 was the not to exceed amount.

Mr. Looknanan presented the pool furniture proposals. He noted that the Home Depot furniture was less costly, but not in stock. Supervisor Griffin expressed his concerns regarding the pollywood proposal, noting that brand weakens in the sun. Supervisor Cisternas shared that she had 8 chairs from Lowe's sitting in the sun in her backyard, noting that the furniture is supposed to last for a long time in the sun. Supervisor Wagner asked Ms. Thibault if any of her other districts use pollywood. She advised that they used the aluminum, likely because they were lighter and easier to replace. Chairwoman LaBarbera asked about the storage methods in case of a hurricane or storm. Mr. Looknanan noted that they would place them in the clubhouse. Supervisor Cisternas noted that the furniture was heavy enough for a child to be unable to lift it. The board discussed the price comparison, noting the difference between repairing and buying new was only about $1,000. Ms. Thibault advised that the furniture was considered for the FY 25-26 fiscal year budget. Chairwoman LaBarbera noted that she did not have experience with pollywood. The Board noted they were more comfortable with cushions. Mr. Looknanan asked about strapping the lounges. Supervisor Cisternas suggested against it. The Board noted chlorine removed color from the cushions, and they get stained from food and drinks. Supervisor Wagner noted their immediate need was tables and chairs, noting that the tables were falling apart. Supervisor Griffin stated the Board's decision to replace the tables with Pollywood. Chairwoman LaBarbera stated she would like to keep the chairs and lounges uniform and the tables uniform with each other. Ms. Thibault asked Mr. Looknanan to gather proposals for Pollywood tables and side tables, and aluminum for the loungers and chairs. Supervisor Cisternas reiterated the Board direction. Ms. Thibault noted the time was 7:37.

2. Discussion of the Updated Concord Station CDD Employee Handbook

Mr. Looknanan began his presentation by noting that they have high amenity usage, weekend activity, in-house projects, and resident expectations. He stated that the goal was to improve operational flexibility while maintaining cost control. Mr. Looknanan presented the current operational system, noting that large projects have often been limited and take longer than anticipated to complete. He reminded the Board of previous resident complaints about how long it took them to build the monuments. Mr. Looknanan presented the current challenges the amenity team was facing, noting that they have increased weekend and summer amenity usage and that one full-time employee was not sufficient to deal with the children and motorized vehicles. He stated that they have a need for visible operational presence during peak periods and that the purpose of the hybrid position would be to provide double coverage during weekends and peak usage periods. Mr. Looknanan advised that the position would assist with portal duties, rapid response operational items, light maintenance tasks, and preventative maintenance tasks. He explained that having one employee performing multiple operational functions would be more cost effective than separate positions, allowing management and maintenance staff to focus on larger projects, would improve physical service levels and resident experience, and would improve cleanliness and responsiveness. Mr. Looknanan continued, noting that the hybrid position would support the faster handling of operation concerns, and provide additional support during advanced and high traffic areas. He referenced last month's meeting, noting that every time they bring someone on for a part-time job, they leave once they have found a full-time position. Mr. Looknanan noted he would rather have a full-time position that would grant him the flexibility to fill multiple positions. Supervisor Griffin voted to support Mr. Looknanan, noting that he trusted him to run the clubhouse. He supported Mr. Looknanan's request to bring the employee he suggested into the full-time hybrid role. Supervisor Berdeguez agreed. Chairwoman LaBarbera noted she was fine with making the role full-time but questioned how the position would help maintenance. She agreed that they did need someone to cover the pool and concierge duties but did express concerns over the need for the role in 6 months when all of the big projects had been completed. Mr. Looknanan noted that he had done the math and found that even with the added salary they would be below budget, expending $317,000 with the full-time role filled for a year. Chairwoman LaBarbera reiterated her concerns about the long-term need for the hybrid position. She noted that Mr. Looknanan may need 2 full-time concierge staff members. The Board discussed Olivia's hours, noting that she was working 29 hours and was not receiving benefits. Supervisor Wagner noted they did not remember agreeing to go over 29 hours because they would have to provide benefits. Supervisor Cisternas stated they had agreed not to approve more than 29 hours. Chairwoman LaBarbera noted that the problem was that Olivia had been working over 29 hours and they had not been providing her benefits. Supervisor Wagner suggested calling a motion to vote. Ms. Thibault presented the options to the Board, stating that they were sticking to the status quo, consideration of the hybrid position, or consideration of an additional part-time concierge position.

On a MOTION by Supervisor Griffin, SECONDED by Supervisor Berdeguez, WITH A NAY FROM Supervisor Cisternas, the Board Approved the Hybrid Position at $18 with a $350 Insurance Stipend for the Concord Station Community Development District.

Chairwoman LaBarbera asked about vacation time. Mr. Looknanan confirmed that everyone would get 10 days. He confirmed the days are given as soon as the employee starts full-time as stated in the handbook. Supervisor Cisternas suggested they rewrite that policy to avoid misuse. Ms. Thibault asked Mr. Magee to revise the handbook so the time off would accrue over time. Chairwoman LaBarbera asked how this update would work for employees who were hired before the policy change. Mr. Magee stated he would have to reach out to someone in his firm with more employment law expertise.

Supervisor Cisternas reminded Mr. Looknanan about the staff badges. He reported they would arrive on Monday. She reminded Mr. Looknanan about the defibrillator and asked if there was any Red Cross training. Chairwoman LaBarbera noted that at least a year ago, they had spoken about purchasing a defibrillator for about $2,400 to $3,000 but were advised by counsel that it would be a liability. Supervisor Cisternas advised that she had sent the information for a training intended to provide assistance while waiting for EMS to arrive to Mr. Looknanan. She noted it was $40 and would take about 45 minutes. The Board agreed for Mr. Looknanan to look into the programs and insurance.

Chairwoman LaBarbera commented on the rust in the District. Ms. Thibault confirmed it was the well water that was causing the rust issues. Chairwoman LaBarbera asked if they had looked into another company. Mr. Looknanan noted that he had spoken to Suncoast. Supervisor Griffin noted that the injections were going in but not coming out. Chairwoman LaBarbera expressed her concerns that they were wasting money. She emphasized the need to call Suncoast on a regular basis to deal with the rust.

Ms. Thibault noted it was 8:05.

IV. District Manager

1. Presentation of the FY 2026-2027 Proposed Budget

2. Consideration to Adopt Resolution 2026-11 Adopting the Preliminary Budget and Setting a Public Hearing

Ms. Thibault presented the budget, noting that it did not consider an overall increase. She reported it did consider $300,000 to come forward from their fund balance, a $14,229 increase for financial and administrative costs, $10,000 of which was a District Counsel increase, a $5,000 increase for the District Engineer, a $300 decrease for the website, a $2,500 decrease from Haven, a $70 decrease for the debt administrative total, a $4,620 increase to the electric utility services, a $1,060 increase in solid waste assessment, and an overall $4,750 increase in utility recreation. Ms. Thibault also reported a $110,738 increase in stormwater control, an overall $67,137 decrease in physical environment, a decrease in insurance, a $9,350 decrease related to the Steadfast contract, a $1,152 decrease in landscape fertilizer, a $48,280 decrease in holiday decorations, a $6,200 decrease in landscape pest control, and a $100 decrease in landscape mulch. She continued, noting that landscape annuals increased by $2,900, roadway repair and maintenance remained flat at $5,000, parks and recreation increased $2,687, an increase of $8,000 in operations, maintenance, and repair. Ms. Thibault noted wildlife management services would decrease $2,000, and the salaries would increase by $687. She continued, stating that they impacted the reserve study with about a 20% increase to close the $467,000 they were underfunded. Supervisor Wagner noted that the reserve would go from $785,000 to just over a million. Ms. Thibault explained the difference between carry-forward money and the reserves and noted they would have about $56,000 in the non-spendable, $262,000 assigned to subsequent year's expenditures, $1,032,970 assigned to capital reserves, and $401,319 unassigned. Supervisor Wagner explained that they were not increasing assessments this year but would for fiscal year 2028. Ms. Thibault and Supervisor Wagner answered questions, noting that they were not going on record to say they were decreasing this fiscal year and increasing the next. Chairwoman LaBarbera noted that they won't know what their savings will look like next year.

On a MOTION by Chairwoman LaBarbera, SECONDED by Supervisor Wagner, WITH ALL IN FAVOR, the Board Adopted Resolution 2026-11 Adopting the Preliminary Budget and Setting a Public Hearing for the Concord Station Community Development District.

3. Consideration to Approve LLS Tax Solutions Proposal for Arbitrage Services - $500

Ms. Thibault informed the board that they were required by the trust indenture to have an arbitrage rebate calculation done annually on the bond. Supervisor Wagner and Ms. Thibault explained that this would keep them from arbitrage liability,

On a MOTION by Supervisor Wagner, SECONDED by Chairwoman LaBarbera, WITH ALL IN FAVOR, the Board Approved the LLS Tax Solutions Proposal for Arbitrage Services for $500 for the Concord Station Community Development District.

4. Reminder: Form 1 – Due July 1

Ms. Thibault reminded the Board.

V. Administrative Items

A. Consideration for Acceptance – April 2026 Unaudited Financial Statements

Ms. Thibault informed the Board that they were trending favorably at $169,731. She noted that Mr. Looknanan had projects earmarked in the amount of $89,447.

On a MOTION by Supervisor Berdeguez, SECONDED by Supervisor Cisternas, WITH ALL IN FAVOR, the Board Accepted the April 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 May 14, 2026

The Board agreed to table the item until the next meeting.

VI. Other Items to be Introduced

A. Consideration to Approve Duke's Outdoor Lighting Agreement

Ms. Thibault informed the Board that the proposal would save the District $122.49 each month. She reported that the fixture charge was decreased by $64.64, the maintenance charge decreased about $47.76, and the energy charge decreased about $10.09. Supervisor Cisternas asked about the 10-year minimum service term. Ms. Thibault confirmed that was standard. Mr. Magee confirmed that he would take a look at the agreement.

On a MOTION by Supervisor Berdeguez, SECONDED by Supervisor Wagner, WITH ALL IN FAVOR, the Board Approved Duke Energy's Outdoor Lighting Agreement for the Concord Station Community Development District.

C. Consideration to Approve Proposal for Staff Uniforms - $411.75

Mr. Looknanan advised that they had decided on 3 shirts per employee. Supervisor Cisternas suggested employees have to purchase their own shirts if they lose or ruin them. Chairwoman LaBarbera suggested they get the shirts back, noting that they will replenish the 3 shirts each year.

On a MOTION by Supervisor Cisternas, SECONDED by Chairwoman LaBarbera, WITH ALL IN FAVOR, the Board Approved the Proposal for Staff Uniforms at $411.75 for the Concord Station Community Development District.

D. Presentation of Letter to the Board

Ms. Thibault presented the financial audit noting that there were not any issues with staff, ethics, or significant accounting assets. She noted that estimates were maintained correctly, and accounting practices were maintained.

E. Presentation of Concord Station CDD Final Financial Report

Ms. Thibault emphasized the importance of the first page of the report where it stated that in their opinion, the financial statements refer to above fairly present, in all material aspects, the financial position of the governmental activities in each major fund of the district as of September 30, 2025. She advised that the last page was the most important as it stated that they had discussed findings and recommendations, of which there were none for the current year. The letter noted they were in compliance with the provisions of the Auditor General of the State of Florida. Ms. Thibault noted she would be happy to walk them through the document

On a MOTION by Chairwoman LaBarbera, SECONDED by Supervisor Cisternas, WITH ALL IN FAVOR, the Board Approved the Final Financial Report for the Concord Station Community Development District.

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

A resident reported that the lightning proximity alerts were not working. He shared his understanding that signs couldn't list all of the rules and emphasized that the signs do not match the rules listed in the policy. He suggested a barcode be placed on the sign that would address that and clarify which rules the residents should follow. He thanked the Board for purchasing the uniforms, noting that random individuals should not be addressing resident children.

VIII. Supervisor Requests

Supervisor Cisternas asked if they could place shrubs over the 10 fence panels on Buckinghamshire that had been stained with rust. She noted the panels had been sprayed several times already and that if they have been damaging residents' property, they should own up to it and get it fixed. Chairwoman LaBarbera agreed and suggested they also find a solution to prevent further staining. Supervisor Berdeguez suggested adjusting the sprinkler heads. Chairwoman LaBarbera suggested they put up bushes and shrubbery by all of the fence areas that had been affected, including the retreat. Supervisor Cisternas suggested they start with Buckinghamshire, stating that it wouldn't be fair to those residents to have to wait for an assessment of the entire community to be conducted. Chairwoman LaBarbera asked about the cost of bushes/shrubbery. Supervisor Cisternas noted that there wasn't a perfect solution. Chairwoman LaBarbera asked Mr. Looknanan to gather proposals for the bushes/shrubbery. Supervisor Wagner stated that he was fine adding hedges to the Buckinghamshire panels because they had sprayed it at least 3 times. He suggested they attempt the spray on the rest of the areas suffering from rust before placing shrubs there. Chairwoman LaBarbera asked about the cost. Supervisor Cisternas noted that she would work with Mr. Looknanan regarding the Buckinghamshire panels and asked that he work on getting a quote from Steadfast.

A resident asked if there was a service to pick up tree limbs that residents had cut from their yards. Supervisor Griffin noted that they could speak to Steadfast. Ms. Thibault noted the time was 8:40.

A. Discussion of Clubhouse Hours of Operation

B. Discussion of Early Closures

Supervisor Cisternas reported that she had seen Mr. Hernandez leaving early. When she asked him about it, he stated that the clubhouse closed at 7 pm that day and to turn off the lights when they left. She expressed her concerns that he would feel comfortable leaving the clubhouse unsupervised with 2 people who had nothing to do with the clubhouse. She noted she left with the other person there, though she stated that she couldn't find the lights and had been able to walk into the office to make a photocopy. She expressed concern that someone else may have been able to walk in and take something or break something. She reiterated her concern that Mr. Hernandez felt comfortable leaving. Mr. Looknanan advised that Mr. Hernandez had called him and asked if he could leave early. He reported that he had asked him who was there and told Mr. Hernandez to ask them if they were okay closing up behind him. Supervisor Cisternas stated that he did not ask, he just told them he was leaving and that they could turn out the lights on their way out. Mr. Looknanan noted there usually isn't anyone there after 7 pm and apologized if he had misstepped. Supervisor Cisternas suggested that they do not do that in the future, noting that she was uncomfortable being tasked with that responsibility that she had no knowledge of. Chairwoman LaBarbera suggested that he should have told them he was looking to leave. It was noted that everyone there are residents, they know they're on camera and are unlikely to steal. Supervisor Cisternas reiterated that she was uncomfortable with that responsibility. Supervisor Griffin noted this was a teachable moment for Mr. Hernandez, as he should have gone to supervisor Cisternas and relayed that he had permission from Mr. Looknanan and asked if she was comfortable with him leaving. He emphasized that it has to be a compromise. Supervisor Cisternas noted that it gets darker later, so it does not make sense to close the clubhouse early when people are still allowed in the pool. She also noted that the clubhouse closes early on Valentine's Day, Mother's Day, and Father's Day, and suggested they change those hours to reflect the regular clubhouse business hours. Supervisor Cisternas noted that if they leave the clubhouse at 7 pm and there are still people inside, there is no one there to make sure they leave at 8 pm. She mentioned safety concerns as well, noting that there would be no one to call if something happened. Supervisor Cisternas suggested they close the clubhouse at 8 pm when the pool closes. She noted that their sign doesn't state an exact time, it just says dusk to dawn. Chairwoman LaBarbera suggested they place bright motion lights around the pool to act as a deterrent. Mr. Looknanan advised that the cameras do not record videos of the motion activation. Mr. Looknanan listed some of the holiday hours. Ms. Thibault advised that they would need to amend the employee handbook and the website to change the hours for the selected holidays. Motion to adjust the hours for Mother's Day, Father's Day, and Valentine's Day failed 3-2.

Supervisor Berdeguez stated that some of the dog stations needed to be refurbished.

A resident asked if the plants around the pool were growing back. The Board noted that the previous landscape company cut the bottle brush back and it likely killed it. The resident noted that the plants were nice for privacy around the pool.

IX. Adjournment – 8:59

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 Berdeguez, SECONDED by Supervisor Griffin, 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 2

RETURN TO AGENDA

MINUTES OF 07/09/2026 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, July 9th, 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 (via virtual means) .... Irrigation Manager, Steadfast
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)*

No audience comments.

III. Professional Vendor Presentations

A. Solitude Lake Management

1. Waterway Inspection Report – Emelina Robinson

Ms. Robinson presented the Solitude Lake Report, noting that all of the sites were algae free. She noted there were some sites that needed extra shoreline attention due to water levels. Ms. Robinson reported that they had picked up a handful of the balls and trash at W18 and that the flow structures looked good. She advised she would be in the Drexel and roadside ponds this month for the next report and would be looking for trash. She also advised that they try to keep the submerged vegetation from growing to the top of the ponds. Mr. Looknanan reported that he could see the growth in the center of some of the ponds when he drove past them, to which Ms. Robinson confirmed she would make note of the ponds that need more attention. Supervisor Cisternas advised that the aquatics team remain aware of the alligator by W18.

B. Steadfast Environmental Services – Yovani Cordero and Kevin Hiller

1. Irrigation Maintenance Report

Mr. Hiller reported that the Trilby area had been mowed and that the service areas on the map had been corrected. He noted that it was difficult to get their weed eaters near the PVC fences and reported that one of his production managers would take care of spraying the fence lines Mr. Hiller confirmed that the flowers were planted, and the irrigation had been adjusted to take care of them. He pointed out the rust in the wells, which Ms. Cordero responded to, noting that

Mr. Looknanan had called her and asked about solutions for the rust. Chairwoman LaBarbera asked if the Mr. Looknanan had quotes from other rust-removal companies. Mr. Looknanan advised that he had one who came for an inspection and left interesting comments. Mr. Hiller advised that the rust would start to show more now that the irrigation system was running. Supervisor LaBarbera requested that the sprinkler heads be adjusted so as not to hit any of the fences and asked if there was anything they could put over the sprinklers. Mr. Hiller shared his concerns over the maintenance aspect. He advised that there was a product at Home Depot that would help remove rust. Ms. Cordero recommended SnowCap Rust Stain Remover, noting that she would be purchasing it for her technicians. She advised that Home Depot sold gallons of Rust Off, though she added that she had not used it or seen results from its application. Ms. Cordero informed the Board that she owned a test kit and has done her own water testing. She advised that they could also send the water to SiteOne, who read for all of the testing, including salt, iron, PH levels, etc. She advised that they could pull samples from the wells and have them tested, noting that she was aware that they were getting quotes from rust companies. Mr. Hiller commented on his experience working with rust and cautioned the Board about the deep rust he had spotted, noting that it was a huge issue. He explained that the company measures the parts per million in the rust and the solution they apply neutralizes some of it but only works to a certain degree if the parts per million are too high. Mr. Hiller noted that happens when a shallow well is dug, as the aquifer is usually about 300-400 feet deep. He advised that another community that had this issue and had to drill a new well down to 400 feet to get clean water. He suggested the District get their water checked. Mr. Hiller explained that the iron in the water oxidizes when it hits air, causing the staining. He continued, reporting that if the parts per million is really high, the solution would only work to a certain point, likely fading the rust but not completely removing it. Mr. Looknanan advised that the man who had come and inspected the well noted some issues with the coloring of the water. Ms. Cordero confirmed that the color depends on the chemical being used, but that she usually purchases the chemical with dye in it so they can see there is something in the water. Supervisor Berdeguez suggested asking Suncoast what chemical they have been using. Chairwoman LaBarbera asked if testing could be done in the moment. Mr. Looknanan informed the Board that the containers were full, but Suncoast Rust had not been around recently. Mr. Hiller advised that either the pumps were not set correctly, or Suncoast Rust had not been checking them. Mr. Looknanan noted that Suncoast was supposed to be there twice a month. He had last received a response from them on June 16. Chairwoman LaBarbera suggested giving Suncoast Rust their notice as they were going to find someone new to take care of the rust either way.

On a MOTION by Chairwoman LaBarbera, SECONDED by Supervisor Cisternas, WITH ALL IN FAVOR, the Board Motioned to Provide Notice to Suncoast Rust to Terminate for the Concord Station Community Development District.

2. Landscape Daily Logs

Ms. Cordero reported that the crew found a mainline break on Dunstable during their inspection of the annuals. She noted that they had fixed it at no cost to the District, as they needed it to ensure the water continued to flow for the new annuals. Ms. Cordero noted that inspections were on schedule for next week, and they would be on-site checking the controllers. Supervisor Berdeguez asked if Ms. Cordero noticed the missing handle he had mentioned to her. She noted that she had not, but that she would contact Jeanette to discuss what she had found. Ms. Cordero shared that Mr. Looknanan had messaged her that the area was running excessively, and they had closed it down. She confirmed that the lines were on battery timers as they did not run wire through that area. Ms. Cordero advised that the Umberland clock, also addressed as well/timer number 5, would be the first clock inspected when Jeanette went out the next week. Supervisor Berdeguez confirmed that they had 3 boxes in that area. He noted they had a question about a tree on Hamstead, a Crepe Myrtle that looked dead with the leaves still on it. Mr. Hiller shared that the pond crew was back tomorrow, noting that it would take about 3 days to get through all the ponds, and that he would look at it tomorrow.

3. Consideration to Approve Steadfast Fertilization and Pesticide Application Proposal - $2,808

Ms. Thibault advised that Steadfast was required by their contract to bring forward the amount to be approved before the fertilizer was laid out. Mr. Hiller explained that a lot of their contracts were billed automatically, and someone in their admin overlooked the charge and billed it, which has since been corrected. Ms. Thibault advised that the District was budgeted $18,000 for fertilizer and chemicals pursuant to the contract, and the budgeted cost was $28,000. Mr. Hiller noted they had a lot of mixed grass and weeds, and recommended the District focus on insect control. Supervisor Cisternas noted that they had been debating between fertilizer and the more expensive option, Topchoice. Mr. Hiller shared his concerns over using Topchoice, noting that it is a very strong pesticide and if used in large areas could be harmful to children and animals. He noted a targeted area could be flagged and treated but shared his hesitancy in blanket treating a large area. Supervisor Cisternas noted Mentmore and Sunlake were problem areas for ants and commented that if they did decide to treat it, they could coordinate with the community by sending communication informing residents that they would be treating a certain area. Mr. Hiller advised that they place signs around specific areas and warn residents not to walk animals or let their kids run through the areas being treated. He noted they would only need to stay off those spaces for a few days. Supervisor Cisternas suggested they could use the funds for Topchoice if they decided not to fertilize. Ms. Thibault advised the Board that they had $2,500 budgeted for Topchoice in the common areas per the contract. Mr. Hiller stated that he would need to look into the spread rate and confirmed that Topchoice is primarily for ants, though it would also kill other insects, beneficial or not. He shared that they would get a year of control with Topchoice, also noting that he and his team carry ant bait on them and apply it when necessary. Chairwoman LaBabera advised they bring this item back. Ms. Cordero confirmed that her team also carries ant bait on them.

Ms. Cordero asked Mr. Looknanan for an update on the repairs being conducted near the Pasco County Lift Station. She also asked him if his team was planning on fixing the hedge that had been ripped out. Mr. Looknanan advised that he did not have an answer for her at this time. He noted they had left a mess out there. Ms. Cordero advised that they had fixed a lateral break in the area. Mr. Hiller confirmed he would bring the Topchoice back next month. The Board decided to table the fertilizer proposal.

4. Consideration to Approve Steadfast Wood Line Cleanup proposal - $280

Mr. Hiller advised that he had his team take care of this item, and confirmed the proposal was no longer needed.

5. Consideration to Approve Steadfast Annuals Installation to the Monument Signs – $2,320

Mr. Hiller advised that this item was completed on July 7. Chairwoman LaBarbera asked that pictures and labels be included in the reports so that they can be sure of the areas being discussed.

C. Presentation of Team Deliverables –

Mr. Magee confirmed they had not received a response from Anchor Stone. Ms. Thibault marked that item as complete. She also marked the summer event complete, as it had already passed. Item 14 was a duplicate item and was deleted and the flower installation was marked as complete. Chairwoman LaBarbera asked about the timing of the signage repairs task. Mr. Looknanan advised that it was ongoing. Chairwoman LaBarbera asked if the team could take a day to finish all of the sign repairs. Supervisor Cisternas noted that county signs were not a priority Chairwoman LaBarbera noted the fishing pond signs needed to be removed. She suggested working on one project at time rather than spreading it out over several days so that they could start crossing items off the list. She agreed that the leaning stop signs were not a priority. Mr. Looknanan confirmed that they were in the process of removing the fishing signs. Supervisor Cisternas shared that she didn't believe they should be using their resources to straighten their street signs. Chairwoman LaBarbera noted they could if the sign is leaning down or bent over, but not if it was simply crooked. Then, she noted, it would be better for the County to handle. Supervisor Cisternas noted that though she had not called herself, she had heard from members of the community that the County responded quicky to calls reporting signs because they are so close to a school. Chairwoman LaBarbera shared that she had called the county to change the time on the lights for the school, and they had been responsive and quick to get everything changed.

Supervisor Cisternas noted that the Tuckerton benches were on the list but not completed and asked for a status update on the pergola. Mr. Looknanan noted those were construction projects for fiscal year 2026 to 2027. He advised that they were attempting to prioritize items that were on the reserve study. Supervisor Cisternas reiterated that the benches and pergola had been on the list for a long time. Mr. Looknanan explained that the list displayed the current progress updates and the upcoming maintenance. He explained the difference between green and blue on the sheet, noting section 7 was complete. Mr. Looknanan offered to move the items up on the list. Supervisor Cisternas noted that she had asked if the pergola project would be completed by August and recounted the discussions she and Mr. Looknanan had at that time. She noted that Mr. Looknanan had stated they would be done by the end of September, and expressed her concern that it is mid-July, and she has not seen any movement regarding the steps he had outlined regarding the pergola. She asked if the items they were currently working on were a higher priority than items that had been on the list for a long time. Mr. Looknanan asked what Supervisor Cisternas would like moved up in the list. Supervisor Cisternas noted that she was unsure of the difference between blue and green on the list. Chairwoman LaBarbera explained that she took Mr. Looknanan's list and prioritized it based on her opinion of when these items should be completed. She noted that replacing the magnets to access the control gates should be first. Mr. Looknanan advised that ECS was working with the manufacturers to get the reader to work or to get a new one on warranty. Chairwoman LaBarbera shared her frustration over the amount of money that has been poured into the system provided by ECS, and the amount of time it has taken to get the locks installed.

Chairwoman LaBarbera asked what was wrong with the tennis court gate. Mr. Looknanan advised that the item was complete, noting that the gate had shifted and needed to be adjusted. He explained the court fencing, noting that a resident had complained about the balls. Mr. Looknanan advised that the item was complete. Chairwoman LaBarbera noted that took care of two items and listed her top priority tasks: putting up the pergola and replacing the pool deck furniture. She noted that the rest of the list was organized into items that could be dealt with quickly. She listed the purchasing and installation of solar motion activated lights, replacement of the volleyball net and pole padding, and removal of the "no fishing" signs. Mr. Looknanan noted that the volleyball courts were done and explained that the signs from the major ponds have been removed, but he had not marked the task as complete because he could not be sure all of the signs had been removed. Supervisor Cisternas suggested Mr. Salas take a map and check all of the ponds for remaining signage. Chairwoman LaBarbera continued, listing the installation of the clubhouse under the camera surveillance signs, which Mr. Looknanan advised he was in the process of completing, the repair or replacement of the soccer nets, marked as complete, and replacement of the plants at the front entrance, for which Mr. Looknanan asked for clarification. The Board noted that a proposal from Steadfast would be needed regarding the plants by the front entrance. Chairwoman LaBarbera continued, listing breaking the playground mulch and raking the volleyball sand as items that could be done within a few hours. She noted she was reprioritizing the list and shared that Mr. Looknanan, and his team had already completed a majority of the items. Chairwoman LaBarbera listed the redistribution of the volleyball stand, replacement of damaged stained ceiling, and the diffuser vents. She noted she could mark the estimated amount of time to complete each task next to each item on the list. Mr. Looknanan explained that the playground water fountain was leaking from the bottom. He addressed the lights improvements for the courts, pool, and playground and the clubhouse interior painting, noting that the office, main lobby, gym, and restrooms were still in progress. He gave a 3 to 4 day estimate to complete each section of painting. Chairwoman LaBarbera suggested spending a day painting, noting Mr. Hernandez could do it on a slow day. Supervisor Cisternas reiterated Mr. Looknanan's estimated completion time. Supervisor Berdeguez noted the amenity team could not stop their daily tasks focusing on painting. Supervisor Cisternas suggested two maintenance staff members could switch off the painting and daily tasks, so it is still being addressed. Chairwoman LaBarbera reiterated that numerous items on the list could be completed in a day or two. The Board discussed the clubhouse activities during the day, noting that most of those activities are scheduled in advance.

Mr. Looknanan advised that the replacement of the control on the Longwood monument and the replacement of the water fountain filter were both completed. Chairwoman LaBarbera confirmed that the purchase and installation of the trash cans by the fishing ponds was not completed. She advised that the next items on her list were longevity projects before listing the opening of the deck drains to clean the pool, the sidewalk repairs, the replacement and upgrade of the pool and splash pad equipment, the replacement or repairs of the pool chair lifts, and the Tuckerton benches. Chairwoman LaBarbera noted they only had 18 items on the list left to be completed. Supervisor Wagner suggested they refer to the items as maintenance rather than capital construction because the benches for Tuckerton and the pergola were capital-based. Chairwoman LaBarbera noted the clubhouse painting would take the longest. Supervisor Wagner suggested aiming to get the pergola done by the end of September. He asked the Board what they wanted Mr. Looknanan to focus on, mentioning the maintenance items before the construction items and vice versa. Supervisor Cisternas asked Mr.

Looknanan when they would need to start the pergola in order to have it done by the end of September, accounting for a few days of rain, getting the concrete cured, etc. Mr. Looknanan estimated 45 days, and Supervisor Cisternas marked August 15 as the start date for the pergola. She asked about the timeline for the Tuckerton benches, noting that they should be done soon so the children can have somewhere to sit and place their items when playing outside. Supervisor Wagner noted that pushing up the bench project could push back some of the maintenance items. He noted Olivia should be able to complete some of the maintenance items while other projects are being worked on. Supervisor Cisternas noted that if Mr. Looknanan started on the Tuckerton benches today, they could have them done by July 31. Chairwoman LaBarbera confirmed the start date to be no later than July 16 to be completed by July 31. She clarified that a resident had been blasting the Board on Facebook for not having put up the pergola yet. Chairwoman LaBarbera recapped the discussion, stating that the bench project would begin July 16 to be completed July 31, the pergola project would start on August 15 and be completed by the end of September, which leaves the amenity team until July 16 to resolve the maintenance tasks. The maintenance tasks listed were replacing/repairing the pool deck furniture, installing the motion lights, double checking that all "no fishing" signs were removed, raking the playground mulch and the sand volleyball court, replacing the ceiling tile and diffuser vents, improving the playground lights, painting the clubhouse, and purchasing the trashcans. She noted that they would get a bid for the plants by the entrance, that the playground lights could be pushed back as they would require more research, and the trash cans would be discussed. Supervisor Berdeguez asked when the opening of the pool deck and drains would occur. Supervisor Cisternas reminded the Board that they had decided to wait until after the summer to address those items to avoid closing the pool during peak hours. Mr. Looknanan explained the drain cleaning process, noting that they would remove them and power wash. He noted it could be a one-person job. Chairwoman LaBarbera noted that she had the drains listed as a long-term project to be addressed after the pergola is completed. Ms. Thibault added the items to her deliverables list.

Mr. Looknanan expressed his appreciation for the list, noting that it provided him with direction. Chairwoman LaBarbera noted that she believed the list would allow them to accomplish more tasks. Ms. Thibault asked if the Board wanted to add a deliverable date for the card reader at the gate to be completed. Chairwoman LaBarbera asked where that item was last addressed. Mr. Looknanan reported that he had not been able to speak to ECS and get an update. He reported that a child in the District had yanked off two cables attached to a pole and was dragging the pole around. Chairwoman LaBarbera asked if the incident was caught on camera. Mr. Looknanan shared that the child was banned for 30 days. Chairwoman LaBarbera advised that they could pursue recovery costs from the resident if he was caught on camera. Mr. Looknanan advised that he was banking on the warranty. He noted the incident occurred before they had installed the cameras. Chairwoman LaBarbera stated that they need to be collecting video footage any time vandalism occurs. Supervisor Cisternas advised that the parents should also be notified of any incident of vandalism conducted by their child/children, noting that the verbiage could be established by District Counsel in the case of a civil suit. Mr. Magee advised that that was the standard process they conduct in other districts, noting that they also typically include an amenity suspension. He confirmed that with solid proof of vandalism, they could pursue reimbursement from the family. Supervisor Cisternas asked if there was a standard template Mr. Magee could supply to Mr. Looknanan so when incidents occur her would already have the documents with the approved language. Mr. Magee advised that they do have standard letters, though he noted that per Florida statute, security footage is considered confidential and exempt and is not usually released without a court order. Ms. Thibault acknowledged that it was 7:55 pm.

D. District Engineering – Stantec – Greg Woodcock

Ms. Thibault reported that Mr. Woodcock did not have anything to report and abstained from attending the meeting. Supervisor Cisternas asked Ms. Thibault to confirm with Mr. Woodcock that the fence at the blue house across the street, at 3354 Rennes Court, was encroaching on CDD property. Ms. Thibault confirmed that she would ask Mr. Woodcock to measure the area and noted that if he could not get a clear measurement, they would need to order a survey. Chairwoman LaBarbera noted the resident may have been building something in his yard. The Board members noted they did not recall this specific fence/ACC request.

E. Kutak Rock – District Counsel – Kyle Magee

1. Discussion of Tot Lot and Secondary Lot

Mr. Magee reported that he had reached out to the HOA attorney several times since the last meeting and had not received a response until today. He shared that the email response stated that the HOA had approved the not-to-exceed amount for the structure on the second lot. Mr. Magee noted that the email did not include confirmation that the HOA would cover any title, legal, and engineering fees, but assuming that they would, he would begin drawing up the paperwork to effectuate those transfers. Mr. Magee confirmed that the not-to-exceed amount was $50,000. He noted he would wait for confirmation on the fees before drafting any paperwork.

Supervisor Cisternas asked Mr. Magee if there were any clauses in their employee handbook that address personal or romantic relationships within the workplace, specifically regarding employees who report to one another. Mr. Magee noted that he had not reviewed the employee handbook as a whole, but he confirmed he could check. The Board agreed that adding a clause regarding relationships would be a smart idea. Mr. Magee advised that the firm could handle it, noting that they are likely to have standard language that could be applied to the handbook.

F. Clubhouse and Amenities Manager

1. Presentation of Amenity Center Report

Mr. Looknanan reported on the summer splash event that occurred on June 27. He shared that it was going well until it rained, noting that the rain only lasted for two hours. Mr. Looknanan informed the Board that they had spent $4,544 ono the event, remaining under the not-to-exceed amount of $5,000. He reported that the farmhouse and waterslide were successful.

Mr. Looknanan shared that he was considering hosting a joint Oktoberfest and Halloween event, noting that Halloween is on a Saturday. He confirmed that they had the bounce house up but had to put it away because of the rain. He also confirmed it had been cleaned. Mr. Looknanan reported a resident's concerns regarding children crossing through his yard to gain access to the ponds. He noted that the resident had submitted a fence request and it had been approved. He mentioned that there had been a request for a shred event. Supervisor Cisternas recalled that they had voted to only hold a shred event once a year and noted that she had some paper but not enough for the event. She suggested they host the shred event in October 2026. Supervisor Berdeguez suggested that could be an email blast to the residents. Supervisor Cisternas noted that Saturdays tend to work best for the community but fill up quickly with the company. She suggested they could avoid that happening by scheduling the event now.

2. Consideration to Approve Furniture Proposals

Mr. Looknanan advised that the first two proposals, Polywood Furniture and Home Depot Polywood Pool Furniture, were the same proposals the Board had been discussing. He noted that his direction hand been to do the Polywood tables, chairs, and small tables. He also noted that the last proposal provided by Home Depot included 10 big tables, 40 chairs, and 10 small tables. Mr. Looknanan estimated that the total amount would be about $12,000. Supervisor Cisternas shared that she did not like the strapped lounge chairs with the polywood tables. She noted her preference for the other proposal Mr. Looknanan presented, stating that it had a more elevated look and would last longer. Chairwoman LaBarbera shared that she did not have a preference. Supervisor Berdeguez asked if they would need cushions for the lounge chair, noting that the vinyl could be more comfortable. Supervisor Cisternas shared positives to the polywood set, noting that it would last longer, be easier to clean, would not get too warm in the sun, and would be easy to stack or put away in the case of a hurricane. The Board discussed potential hurricane measures. Supervisor Cisternas advised that it would be a one-time big investment, and they would not have to worry about it for a while because of the 20-yeat warranty. She noted the only thing not under warranty would be the hardware. The Board noted that the difference in price between the proposals was not significant. Chairwoman LaBarbera asked if they were waiting to see what Home Depot offered for the lounge chairs. Supervisor Cisternas recalled that they did not reach out for an estimate because they had decided to go with the strapped lounge chairs. She noted that they had approved $45,000 for the furniture and shared that they were already going to be significantly under budget. She suggested they give Mr. Looknanan a not-to-exceed amount for the lounge chairs and have him move forward. Ms. Thibault noted that one proposal came with 40 chairs, and that the lounge chairs on the Home Depot Pro proposal were about $350 apiece. The Board noted that they had 70 lounges and discussed the purchase of umbrellas, noting the color scheme options. Ms. Thibault asked Mr. Looknanan if the tables had holes for the umbrellas. The Board noted that the provided images did not show holes in the tables. They asked Mr. Looknanan to double check and make sure the tables had holes and pushed umbrellas to the next meeting.

On a MOTION by Chairwoman LaBarbera, SECONDED by Supervisor Cisternas, WITH ALL IN FAVOR, the Board Approved the Not-to-Exceed Amount of $40,000 for the Polywood Pool Furniture, Including the 70 Loungers, and Ensuring There are Holes in the Tables for the Umbrellas and that the District Does Not Pay Tax for the Concord Station Community Development District.

The Board agreed on the sand color, noting that if they could not find all items in sand, they would go with the slate grey. The umbrellas were to be brought back to the next meeting.

3. Consideration to Approve AED and First Aid Training Proposals:

Mr. Looknanan presented the proposals. Chairwoman LaBarbera asked if there was any liability with their insurance or any additional coverage they would need. Ms. Thibault advised that she had reached out to their insurance provider, and they had informed her that they would have more of a liability if they did not have the approved AED and first aid training. She confirmed that the insurance company recommended certification and training. Chairwoman LaBarbera noted they would put all new hires through the training. Supervisor Cisternas noted that the training she recommended was reasonable, $40, and self-paced. Mr. Looknanan noted that it did not include the two-year certificate with the Red Cross. Supervisor Cisternas noted that Red Cross also offered the class she had recommended and suggested that they might offer courses at different levels. She explained that the training she was discussing was called a variation of “while help arrives” or “until help arrives,” noting that it was intended to train someone to take basic precautionary measures to assist in an emergency until EMS arrives. Supervisor Cisternas agreed they should train new staff with these programs. Mr. Looknanan noted that the other training included a certificate, noting that they charge for a group pf people. Supervisor Cisternas noted there would be three Board members and a full class. Mr. Looknanan explained that the training would be four and a half hours of solo learning and four and a half hours of certified training in the clubhouse.

Ms. Thibault asked the Board which proposal they wanted to consider. They discussed the pros and cons of the proposals, noting that AED Plus had a free wall cabinet with buttons, and the Avive Connect package was bilingual. Supervisor Cisternas noted that the ZolAED3 is semi-automatic versus the other proposal that was automatic. She suggested they need as much automation as possible. Supervisor Cisternas asked to revise the motion to include the wall cabinet.

On a MOTION by Supervisor Cisternas, SECONDED by Supervisor Wagner, WITH ALL IN FAVOR, the Board Approved Mr. Looknanan to Proceed with Purchasing the Avive Connect AED for $1,650 Including a Wall Cabinet to Mount in a Location that is Accessible in the Clubhouse for the Concord Station Community Development District.

American Red Cross First Aid/CPR/AED Group Training Proposal $1,732 8:34

Ms. Thibault asked if there was a motion.

On a MOTION by Chairwoman LaBarbera, SECONDED by Supervisor Berdeguez, WITH ALL IN FAVOR, the Board Approved the In-Person Group Training for up to 8 Participants for $1,732 for the Concord Station Community Development District.

4. Consideration to Approve Barco Products Trash Bin Proposal - $4,970

Mr. Looknanan presented the trash bin proposals noting one was matched metal with a metal dome on top, and the second proposal is matched metal with plastic cover on top. The Board discussed whether there was a need for 10 trash cans. Supervisor Cisternas noted that they wanted trash cans for Tuckerton where the benches are going to go, though she noted that one was already there. She confirmed that they would need a trash can by the pergola and noted that there were other areas they had talked about placing trash cans. Chairwoman LaBarbera recalled that during the discussion they had talked about removing the signs and the Board had noted that some people would leave their trash behind. Supervisor Berdeguez asked how many trash cans they need. Chairwoman LaBarbera noted that they have suggested 10, explaining that they have Waterford Retreat that could use two in the big field. She asked how they would stake these down, suggesting concrete slabs. Ms. Thibault suggested adding a footer and connecting a little chain to the footer. Supervisor Berdeguez shared his worries about kids flipping the cans over, though he noted that if they were heavy enough, they shouldn't fall. Supervisor Cisternas noted that they do need the trash cans, and she reiterated Supervisor Wagner's point that once they have possession of the Trilby lot, they would probably want to put a trash can out there. She noted that they need a minimum of 7 trashcans, so they might as well get 10. Chairwoman LaBarbera noted that they would leave it up to Mr. Looknanan to secure the trash cans. He suggested using the yellow poles and concrete to secure the cans. Chairwoman LaBarbera suggested painting the poles green to blend into the conservation area better.

On a MOTION by Supervisor Berdeguez, SECONDED by Supervisor Cisternas, WITH ALL IN FAVOR, the Board Approved the Barco Products Trash Bin Proposal for $4,970 with Mr. Looknanan to Secure and Paint the Poles Green for the Concord Station Community Development District.

5. Discussion of the Updated Concord Station CDD Employee Handbook

Ms. Thibault advised that the Board would be considering adding verbiage as to romantic relationships to the handbook to prevent nepotism and issues with romantic relationships. Supervisor Cisternas suggested the verbiage be romantic/personal relationships to avoid conflicting situations.

Ms. Thibault reported that Chairwoman LaBarbera noticed a bit in the handbook that states that in order to receive PTO, the staff member is expected to be salaried. She noted that most of their employees don't qualify as salaried employees by virtue of their position. She asked if the Board would like to make that change to full-time instead of salaried. Supervisor Cisternas asked what the term PTO was referring to, noting it could be a time off bank or days meant specifically for vacation. The Board agreed that PTO was referring to a bank of time off. Ms. Thibault confirmed they would change the verbiage to say that the PTO is for full-time individuals versus salaried. She asked if they wanted to provide an interim for full-time employees to accrue PTO. Supervisor Cisternas asked for confirmation as to the current status quo. Ms. Thibault noted there may have been a misconception that some individuals should have been salaried and were already accruing PTO despite not qualifying under DOL rules as salaried individuals. She noted this would apply to Mr. Salas. Mr. Hernandez and Olivia. Supervisor Cisternas advised that they be very clear in how they outline how each employee accrues PTO. Chairwoman LaBarbera presented her breakdown, explaining that each pay period each person would accrue 3.07 hours of leave time. At the end of the 12 months, they would accrue 80.02 hours, or 10 days. Supervisor Cisternas asked if seniority had been factored into that at all. Chairwoman LaBarbera note that beginning year three through five a senior staff member would accrue 12 days and then after five years, they would accrue 15 days. She noted that the PTO year would match the fiscal year, and that PTO days would be 10 days, 80 hours, and the accrual rate would be 6.67 hours per month or 3.07 hours for every pay period. She advised that existing employees would begin accruing on their hire date or after their first pay period. Chairwoman LaBarbera continued, sharing that employees may roll 40 hours of PTO into the next year, and employees who separate from employment would be paid for any unused PTO up to 40 hours unless terminated by the District. She clarified the floating holidays would be holiday pay for holidays that they were still open for. Supervisor Wagner suggested employees get two floating holidays per fiscal year. Supervisor Cisternas suggested that an hourly part-time employee would only get paid for hours they worked on an early close day. She suggested salary would get paid for the whole day, even if they leave early. Mr. Magee advised that there was no right or wrong regarding PTO, noting that it was up to the discretion of the Board. Chairwoman LaBarbera advised that the handbook stated no more than 12 consecutive days could be taken at a time, and she noted that time had to be taken in advance. Supervisor Cisternas suggested employees be allowed to take more than 12 consecutive days with Board approval. Mr. Looknanan asked how this would apply to employees like himself or Olivia. Chairwoman LaBarbera asked if Mr. Looknanan had his two weeks accrued. Mr. Looknanan confirmed he did.

Chairwoman LaBarbera explained that existing employees would begin accruing on October 1. Mr. Magee suggested that staff who were accruing before the new policy keep their hours. Chairwoman LaBarbera agreed that employees would not lose their accrued time.

Chairwoman LaBarbera suggested that job descriptions should end with "other duties as assigned," and that the "admin duties" should be removed from the hybrid job description.

On a MOTION by Supervisor Cisternas, SECONDED by Chairwoman LaBarbera, WITH ALL IN FAVOR, the Board Approved the Addition to the Employee Handbook Stating No Romantic or Personal Relationships and the Changes Made to the PTO Policy Regarding Full-Time Hourly employees and PTO Accrual for the Concord Station Community Development District.

Ms. Thibault asked Mr. Magee to put the addition together. Mr. Magee asked Ms. Thibault to send him her notes.

On a MOTION by Chairwoman LaBarbera, SECONDED by Supervisor Berdeguez, WITH ALL IN FAVOR, the Board Agreed to Allow Olivia to Accrue PTO Based on the Full-Time Start Date for the Concord Station Community Development District.

Chairwoman LaBarbera noted that in the past they had received pay stubs on their check register. She stated that she wanted to get back to things they used to do that kept them more organized, including the timesheets, punch-in and out times, pay stubs, etc. She asked that Ms. Thibault get back to publishing the schedule so everyone can be aware of who is where. Chairwoman LaBarbera asked that if there is an emergency closure for whatever reason that she and the Vice Chair be informed prior to the close. Supervisor Cisternas noted they did have an incident involving a plumbing issue in the bathroom with the previous Board where it was decided that they would not close the clubhouse without consulting the chair first.

On a MOTION by Chairwoman LaBarbera, SECONDED by Supervisor Wagner, WITH ALL IN FAVOR, the Board Agreed that Before any Decision is Made Prior to an Emergency Closure, it be Taken to the Chair, followed by the Vice Chair if the Chair is Not Available, and the District Manager if Neither Can be Reached for the Concord Station Community Development District.

Ms. Thibault advised that the check register contains a lot of personal information regarding an employee and is not considered a document. She noted that it would not be susceptible to a public records request until it had been created and distributed. Ms. Thibault confirmed that it needed to be redacted. Chairwoman LaBarbera offered suggestions to redact the document, noting they could create a snip of the document. Supervisor Cisternas noted that with the snipping tool, they could black out in the snipped screenshot. Chairwoman LaBarbera expressed her concerns that someone could edit the document and be able to view that information. Supervisor Wagner noted that snipping the document might be a better choice than trying to redact it. Mr. Looknanan advised that the staff schedule was published. Mr. Magee requested that he view the first round of documents for distribution to ensure private information was not being shared.

Ms. Thibault advised that Exhibit 18 was tabled.

IV. District Manager

V. Administrative Items – 9:19

A. Consideration for Acceptance – May 2026 Unaudited Financial Statements

Ms. Thibault informed the Board that they were trending favorably, noting that line 121 was the capital outlay, which could cover the 18 projects that had been listed out during the meeting. She advised that the revenues were primarily in excess about $97,000 because they had earned $77,000 in interest income. She noted those funds remained in the money market to be transferred once a month as needed.

On a MOTION by Chairwoman LaBarbera, SECONDED by Supervisor Wagner, WITH ALL IN FAVOR, the Board Accepted the May 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 May 14, 2026

Chairwoman LaBarbera noted line 90 should be Buckinghamshire and frogs should be fronds. She noted line 96 should be District access and not Board access. Line 227 needed clarification on who was being referred to, Danny or Juan. Chairwoman LaBarbera noted it should be Juan, not Danny. Chairwoman LaBarbera asked to table the June minutes.

On a MOTION by Chairwoman LaBarbera, SECONDED by Supervisor Cisternas, WITH ALL IN FAVOR, the Board Accepted the Minutes of the Board of Supervisors Held on May 14, 2026 for the Concord Station Community Development District.

VI. Other Items to be Introduced

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

VIII. Supervisor Requests

Supervisor Cisternas noted that in May, Mr. Looknanan had said that the tennis windscreens would be taken care of in 12 months. She noted it was not included in the list of projects to be completed. Mr. Looknanan advised that it was completed. Supervisor Cisternas noted that another month had passed since the shrubs in Buckinghamshire had been addressed. She recalled that they had never looked for quotes for shrubs because they were working on removing the staining. She reminded the Board that the ask was to plant some kind of shrub in front of the 6-foot panels in Buckinghamshire that have rust stains. Supervisor Berdeguez suggested removing the panels. Chairwoman LaBarbera advised that it would continue to occur until they could adjust the sprinklers. She suggested that either Suncoast Rust was not putting any anti-rust chemicals in the pumps, or that the pumps were not working.

On a MOTION by Chairwoman LaBarbera, SECONDED by Supervisor Cisternas, WITH ALL IN FAVOR, the Board Agreed to Plant a Shrub to the Height of the Fence with a Proposal from Steadfast for the Concord Station Community Development District.

IX. Adjournment – 9:33

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 Berdeguez, SECONDED by Supervisor Griffin, 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 24

RETURN TO AGENDA

Outlook

Fw: Accurate Time Tracking for Payroll and Worker's Compensation - Concord Agenda - Other Items to Be introduced

From Patricia Thibault <Patricia@havenmgtsol.com>
Date Thu 8/6/2026 9:19 AM
To Mairyn Krause <Mairyn@havenmgtsol.com>

Please see the below - please include all the emails from below in the agenda package for "Discussion of Workers Comp Policy"

Patricia Thibault
District Manager
Haven Management Solutions
255 Primera Blvd, Suite 160
Lake Mary, Fl 32746

From: Randall Griffin <seat3@concordstationcdd.com>
Sent: Thursday, August 6, 2026 8:39 AM
To: Concord Station Manager <concordstationmgr@gmail.com>; Patricia Thibault <Patricia@havenmgtsol.com>
Subject: Re: Accurate Time Tracking for Payroll and Worker's Compensation

Good morning, everyone,

Given the ongoing discussion surrounding this matter, I believe it is appropriate to bring it before the Board of Directors during next week's monthly meeting. I do not want to be the sole voice on this issue, as I believe it is a policy decision that should be discussed and decided collectively by the Board.

Patricia, would you please add this item to the meeting agenda? I would also appreciate it if you could have the related email correspondence available so each Board member can review the discussion and follow the conversation during the meeting.

My primary concern centers on the practice of **pre-scheduling 14 maintenance hours each week** for the hybrid position without first establishing a clear and consistent maintenance work plan. Simply because the hybrid position exists does not necessarily mean there will always be 14 hours of maintenance work required each week. If those hours are not consistently needed, assigning them in advance could result in the community paying more than necessary by shifting time from concierge duties to the higher-rated maintenance classification. In my opinion, this is likely the primary concern other Board members will have with the proposal.

Additionally, if we instruct our Workers' Compensation carrier to allocate 14 hours per week under the maintenance classification, which is currently rated at **$2.14 per $100 of payroll**, and those maintenance hours are not actually worked or needed, the carrier is unlikely to continually adjust the classification from week to week. As a result, the Community could end up overpaying its Workers' Compensation premium throughout the policy year, with the hope of receiving a refund or credit only after the annual audit.

As Board members, we have a fiduciary responsibility to manage the Community's funds prudently and ensure that expenses accurately reflect actual operations. For that reason, I believe this decision should be made collectively by the Board rather than based solely on my individual opinion.

Thank you, and I look forward to discussing this matter with everyone at next week's meeting.

Respectfully,

Randy

From: Concord Station Manager <concordstationmgr@gmail.com>
Sent: Thursday, August 6, 2026 7:50 AM
To: Patricia Thibault <Patricia@havenmgtsol.com>
Cc: Randall Griffin <seat3@concordstationcdd.com>
Subject: Re: Accurate Time Tracking for Payroll and Worker's Compensation

Good day, All,
After reviewing the Hybrid position’s assignments and accounting for lunch breaks, front desk coverage during the other concierge’s lunch period, and the employee’s assigned concierge responsibilities, the weekly maintenance allocation is more accurately reflected as follows:

- **Monday:** 10:00 a.m. – 12:30 p.m.; 1:30 p.m. – 3:30 p.m. = **4.5 hours**
- **Tuesday:** 11:00 a.m. – 12:30 p.m.; 1:30 p.m. – 3:30 p.m. = **3.5 hours**
- **Wednesday:** 11:00 a.m. – 12:30 p.m.; 1:30 p.m. – 3:30 p.m. = **3.5 hours**
- **Thursday:** Off
- **Friday:** 1:00 p.m. – 3:30 p.m. = **2.5 hours**
- **Saturday:** Off
- **Sunday:** Concierge duties, including maintaining the amenities areas, performing routine property walkthroughs, and assisting residents as needed.

Total weekly maintenance hours: 14.0
Going forward, I will track the Hybrid position’s daily assignments in accordance with the direction provided.
Respectfully,

On Wed, Aug 5, 2026 at 6:46 PM Patricia Thibault <Patricia@havenmgtsol.com> wrote:

> I completely understand your position on the matter - Ryan from Heartland suggested the below two options:
>
> Just need a verifiable way to prove what money they were paid for office clerical work vs maintenance work. One way we have seen people do this is, they either have dedicated days that they do office work vs maintenance work. In addition to this, some places will choose to pay the employees at two different rates depending on the work they are doing.. The carrier is able to have one employee in multiple class codes,

I believe that he budget we established for personnel has the capacity to absorb the additional workers comp costs as I included an overall 2% contingency for each employee. I do not see the need to increase this line item.

We do need to give them some sort of estimate in order to advance.

Patricia Thibault
District Manager
Haven Management Solutions
255 Primera Blvd, Suite 160
Lake Mary, Fl 32746

From: Randall Griffin <seat3@concordstationcdd.com>
Sent: Wednesday, August 5, 2026 6:30 PM

To: Patricia Thibault <Patricia@havenmgtsol.com>; Concord Station Manager <concordstationmgr@gmail.com>
Subject: Re: Accurate Time Tracking for Payroll and Worker's Compensation

I absolutely do not want to set a standard of 20 hours per week billed at the maintenance code as that will get very costly for us.

This matter was not considered when determining the cost of this position.

We will need to get with Heartland to see if they offer a Job Costing option so as to be more direct on how this position is monitored.

The BOD will need to require details on what projects Olivia is working on, how long each project is taking and what other projects are pending to determine estimated maintenance needs.

We need to establish a lower estimated payroll schedule so the billing does not get out of control.

Randy

From: Patricia Thibault <Patricia@havenmgtsol.com>
Sent: Wednesday, August 5, 2026 6:13 PM
To: Randall Griffin <seat3@concordstationcdd.com>; Concord Station Manager <concordstationmgr@gmail.com>
Subject: Re: Accurate Time Tracking for Payroll and Worker's Compensation

Good Evening All

I agree with the need to maintain the supporting documentation required for compliance and the annual workers' compensation audit.

Per Ryan's email below, we do need to provide an estimated payroll schedule so the carrier can establish billing. Would it make sense to submit the proposed schedule as our estimate and then maintain the supporting documentation throughout the policy period to substantiate the actual payroll during the audit?

At this point, we need to provide an estimated payroll schedule so billing can be established.

Thanks much for your additional input so that billing can be established.

Patricia Thibault
District Manager
Haven Management Solutions
255 Primera Blvd, Suite 160
Lake Mary, Fl 32746

From: Randall Griffin <seat3@concordstationcdd.com>
Sent: Wednesday, August 5, 2026 5:07 PM
To: Patricia Thibault <Patricia@havenmgtsol.com>; Concord Station Manager <concordstationmgr@gmail.com>
Subject: Accurate Time Tracking for Payroll and Worker's Compensation

I do not agree with this suggestion, as the hours worked must be recorded accurately for every day, shift, and week. Estimating time is not an acceptable approach, particularly given the significant difference in Workers' Compensation (WC) rates between the clerical and maintenance classifications—approximately $2.00 per $100 of payroll. Even small inaccuracies can result in substantial additional costs to the community over time.

It is critical that these costs are managed carefully, as the financial impact of misclassification can accumulate very quickly.

Mark, you will need to monitor and document Olivia's exact hours worked in each role every day and report those hours accordingly. This is the only way the Board of Directors can accurately understand how many hours are being worked in each capacity while also ensuring that payroll expenses are allocated correctly and remain within budget.

Additionally, there is an important Workers' Compensation liability concern. If Olivia were injured while performing her duties and her time had been incorrectly coded, the Workers' Compensation carrier could deny coverage for the claim or assess additional premiums and penalties during a payroll audit.

To ensure compliance and maintain accurate records, I recommend developing a daily shift-tracking document that both you and Olivia complete each shift. This document should clearly identify the hours worked in each role and should be retained for the Board of Directors, the payroll provider, and the Workers' Compensation carrier. Maintaining this documentation is the most reliable way to accurately capture the capacity in which she is working for payroll allocation, budgeting, and Workers' Compensation reporting.

Thank you.

Randy

From: Patricia Thibault <Patricia@havenmgtsol.com>
Sent: Wednesday, August 5, 2026 10:52 AM
To: Concord Station Manager <concordstationmgr@gmail.com>
Cc: Randall Griffin <seat3@concordstationcdd.com>
Subject: Re: Fw: Concord Station

Looks great to me and will advance once we have Supervisor Griffin input !!!

Patricia Thibault
District Manager
Haven Management Solutions
255 Primera Blvd, Suite 160
Lake Mary, Fl 32746

From: Concord Station Manager <concordstationmgr@gmail.com>
Sent: Wednesday, August 5, 2026 10:48 AM
To: Patricia Thibault <Patricia@havenmgtsol.com>
Cc: Randall Griffin <seat3@concordstationcdd.com>
Subject: Re: Fw: Concord Station

Good day, Patricia, et al.,

After reviewing the attached schedule and comparing the hours during which the Maintenance Technician and Hybrid Employee are scheduled to work at the same time, I believe a reasonable and documentable allocation would be 20 hours per week for maintenance duties and 20 hours per week for concierge duties.

The proposed maintenance allocation is as follows:

Monday: 10:00 a.m.–3:30 p.m. — 5.5 hours
Tuesday: 11:00 a.m.–3:30 p.m. — 4.5 hours

Wednesday: 11:00 a.m.–3:30 p.m. — 4.5 hours
Thursday: Off
Friday: 1:00 p.m.–3:30 p.m. — 2.5 hours
Saturday: Off
Sunday: Property inspections and trash collection — 3 hours

Total maintenance allocation: 20 hours per week

The remaining 20 hours of the employee's 40-hour workweek would be allocated to concierge responsibilities.

This methodology would provide a consistent 50/50 allocation for workers' compensation classification purposes. While the Hybrid Employee's assignments may vary from day to day based on operational needs, this allocation provides a practical and supportable method for classifying the position.

Please let me know your thoughts or whether you would prefer a different method of documenting the allocation.

Thank you,
Mark A. Looknanan, Jr.
Concord Station CDD
Clubhouse and Amenity Manager
concordstationmgr@gmail.com
(o) 813-909-4569
(c) 860-857-3311

On Wed, Aug 5, 2026 at 10:06 AM Patricia Thibault <Patricia@havenmgtsol.com> wrote:

Hi and Good Morning

In an effort to true up the workers comp insurance to our new "real" we need to devise a methodology that addresses the hybrid positions so that these salaries are not totally in the building operations class code.

Pursuant to the below: the rate for the admin class code is $0.14 for every $100 in payroll they receive. Building Operations class code is $2.14 for every $100 in payroll.

Please see a suggested methodology - utilize different days. However, we would possibly be held accountable to account for hours and maintain records based on the days.

I welcome your further thoughts

Patricia Thibault
District Manager
Haven Management Solutions
255 Primera Blvd, Suite 160
Lake Mary, Fl 32746

From: Ryan Wajdowicz <rwajdowicz@cisllcfl.com>
Sent: Wednesday, August 5, 2026 9:49 AM
To: Patricia Thibault <Patricia@havenmgtsol.com>; Megan Carey <mcarey@cisllcfl.com>
Subject: RE: Concord Station

Just need a verifiable way to prove what money they were paid for office clerical work vs maintenance work. One way we have seen people do this is, they either have dedicated days that they do office work vs maintenance work. In addition to this, some places will choose to pay the employees at two different rates depending on the work they are doing.

The carrier is able to have one employee in multiple class codes, you just have to able to prove it when the audit comes around. Otherwise the default to the highest rated code.

Ryan Wajdowicz
Insurance Advisor
3438 Colwell Ave
Tampa, FL 33614
813-288-1000
rwajdowicz@cisllcfl.com

"Did you know we also provide personal lines insurance?"

From: Patricia Thibault <Patricia@havenmgtsol.com>
Sent: Wednesday, August 5, 2026 9:46 AM
To: Ryan Wajdowicz <rwajdowicz@cisllcfl.com>; Megan Carey <mcarey@cisllcfl.com>
Subject: Re: Concord Station

So what would it take to prove it out

Patricia Thibault
District Manager
Haven Management Solutions
255 Primera Blvd, Suite 160
Lake Mary, Fl 32746

From: Ryan Wajdowicz <rwajdowicz@cisllcfl.com>
Sent: Wednesday, August 5, 2026 9:38 AM
To: Patricia Thibault <Patricia@havenmgtsol.com>; Megan Carey <mcarey@cisllcfl.com>
Subject: RE: Concord Station

8810 is Office Clerical with zero out of the office exposure.

9014 is Building Operations/Maintenance with in and out of the office exposure.

With regards to hybrid positions, the carrier will always default 100% of their pay into the highest rated class code (9014) unless you can prove what pay they received for office clerical work and what pay they received for outside the office/maintenance work. For example if Joe is a hybrid employee being paid $60k/year with 70% office work and 30% maintenance work. Unless you can prove what money he was paid for office work vs maintenance work, they are going to lump Joe's entire payroll in the highest class code.

Unless you have a creative way of tracking how much pay those hybrid employees for office work vs maintenance work, the carrier will lump all of the hybrid workers in the highest rated class code.

Ryan Wajdowicz
Insurance Advisor
3438 Colwell Ave
Tampa, FL 33614
813-288-1000
rwajdowicz@cisllcfl.com

From: Patricia Thibault <Patricia@havenmgtsol.com>
Sent: Wednesday, August 5, 2026 9:28 AM
To: Megan Carey <mcarey@cisllcfl.com>
Cc: Ryan Wajdowicz <rwajdowicz@cisllcfl.com>
Subject: Re: Concord Station

My apologies - please advise me as to what the class codes are for the 2 in question. Also the hybrid positions should be split as they are split between maintenance and administrative

Patricia Thibault
District Manager
Haven Management Solutions
255 Primera Blvd, Suite 160
Lake Mary, Fl 32746

From: Megan Carey <mcarey@cisllcfl.com>
Sent: Wednesday, August 5, 2026 9:20 AM
To: Patricia Thibault <Patricia@havenmgtsol.com>
Cc: Ryan Wajdowicz <rwajdowicz@cisllcfl.com>
Subject: FW: Concord Station

Good morning Patricia,

Just to confirm before we submit the payroll change for issuance, we are updating 9014 class code to $197,820 (positions 1-3) and 8810 class code to $70,772 (positions 4-5) based on the communications below.

1. *Amenity Manager - Hybrid Maintenance and Amenity Management - $87,442 - full time*
2. *Maintenance - 100% - $66,303 - full time*
3. *Maintenance Hybrid and Concierge Services - $ 44,075 - full time*
4. *Concierge Supervisor - $52,562*
5. *Concierge Part time - 20 hours weekly - $18,210*

Kindly confirm and I'll get this processed for you right away.

Thank you and have a great day!

Thanks,
Megan Carey
Account Manager

Commercial Insurance Specialists, LLC
[*3438 Colwell Ave*](#)
[*Tampa, FL 33614*](#)
(813) 288-1000 ext 1115
(813) 330-2424 Fax
mcarey@cisllcfl.com

Workers Comp • Property • Professional (E & O) • Liability • Auto

I would like to emphasize that the discussion set forth above is only an insurance/risk management perspective and is NOT legal advice. We do not provide legal advice as we are not qualified to do so. I highly recommend that you seek the advice of legal counsel in order to become more fully apprised of the legal implications related to these issues.

From: Patricia Thibault <Patricia@havenmgtsol.com>
Sent: Tuesday, August 4, 2026 12:21 PM
To: Ryan Wajdowicz <rwajdowicz@cisllcfl.com>
Subject: Re: Concord Station

Hey Ryan

I am thinking your inquiring as to the hybrid - the out of office would involve painting, signage removal, basic maintenance.

I am thinking all of the hybrid and the maintenance would fall under the building operations

Patricia Thibault
District Manager
Haven Management Solutions
255 Primera Blvd, Suite 160
Lake Mary, Fl 32746

From: Ryan Wajdowicz <rwajdowicz@cisllcfl.com>
Sent: Tuesday, August 4, 2026 11:43 AM

To: Patricia Thibault <Patricia@havenmgtsol.com>
Subject: RE: Concord Station

What percentage of their job would be out of the office – and what job duties would they be doing out of the office?

Reason I am asking is – we can list whatever class code we'd like, but when the policy is audited they will verify employee duties and what class code they should be covered under. If we list those persons as Clerical, the rate for their class code is $0.14 for every $100 in payroll they receive. The auditor will place each employee in the highest rated class code based on their job duties. So if they change that employees class code to Building Operations because they occasionally do building maintenance, that class code is $2.14 for every $100 in payroll.

Being the Building Operations class code is 15x higher than the Clerical class code… just making sure we don't get in a bind where we classify one person as Clerical when then should be Building Operations and you owe money at audit.

Feel free to give me a call if you want to review this further, tried to explain it as best as possible over email but sometimes talking it through is better. Thanks!

Ryan Wajdowicz

Insurance Advisor

3438 Colwell Ave

Tampa, FL 33614

813-288-1000

rwajdowicz@cisllcfl.com

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EXHIBIT 25

RETURN TO AGENDA

CONCORD STATION