

**CELEBRATION COMMUNITY
DEVELOPMENT DISTRICT**

AGENDA PACKAGE

APRIL 19, 2011

DMH

Celebration Community Development District

Board of Supervisors

Tom Sunnarborg, Chairman
Lee Moore, Vice Chairman
Bruce Carlson, Secretary
Floyd McCollum, Treasurer
Cliff Akey, Assistant Secretary



Gary L. Moyer, District Manager
Jan Carpenter, District Counsel
Mark Vincutonis, District Engineer
Brian Smith, Field Manager

April 12, 2011

Dear Board Members:

The regular meeting of the Board of Supervisors of the Celebration Community Development District will be held at 6:30 P.M. on **Tuesday, April 19, 2011** at Heritage Hall, 951 Spring Park Street, Celebration, Florida.

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Administrative Matters and Announcements**
5. **Approval of the Meeting Agenda**
6. **Public Comment Period** (*Please complete a Speaker Request Form*)
7. **Consent Agenda**
 - A. Minutes of the March 16, 2011, Regular Meeting
 - B. Invoices and Check Register
8. **Action Items for Approval** (*Please complete a Speaker Request Form to comment on an item*)
 - A. Resolution 2011-04 Recognizing the Contributions of Matt Kelly
 - B. Resolution 2011-05 Appointing Stephen Bloom as Assistant Treasurer
 - C. Maintenance Facility Proposal for Engineering Services
9. **Regular Reports**
 - A. District Manager: *Financial Statements, Website Statistics*
 - B. Field Operations: *Monthly Highlight Report, Communication and Complaint Log*
 - C. Major Contractors: *Girard Environmental*
 - D. Attorney
 - E. Engineer
 - F. Chairman
 - G. The Celebration Company's Representative (*report for items of interest to the CDD*)
 - H. Celebration Joint Committee (CJC) Representative (*quarterly*)
 - I. Audit Committee (*periodic*)
10. **Updates and Discussion Items**
 - A. Driving in Alleys
 - B. Government Representative
11. **Other Business and Supervisor Comments**
12. **Adjournment**

I look forward to seeing you at the meeting. If you need anything in the meantime, please do not hesitate to contact me.

Sincerely,

Gary L. Moyer
District Manager

District Office:
610 Sycamore Street, Suite 130
Celebration, FL 34747
407-566-1935

www.CelebrationCDD.org

Meeting Location:
Celebration Community Center
851 Celebration Avenue
Celebration, FL 34747

Fifth Order of Business

Celebration Community Development District

Board of Supervisors

Tom Sunnarborg, Chairman
Lee Moore, Vice Chairman
Bruce Carlson, Secretary
Floyd McCollum, Treasurer
Cliff Akey, Assistant Secretary



Gary L. Moyer, District Manager
Jan Carpenter, District Counsel
Mark Vincutonis, District Engineer
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Regular Meeting Agenda

April 19, 2011 – 6:30 p.m.

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 - B. Government Representative
11. **Other Business and Supervisor Comments**
12. **Adjournment**

NOTES:

The audit committee will meet Monday, May 2, 2011, at 6:30 p.m.
The next regular CDD meeting is Tuesday, May 17, 2011, at 6:30 p.m.

District Office:

610 Sycamore Street, Suite 130
Celebration, FL 34747
407-566-1935

www.CelebrationCDD.org

Meeting Location:

Celebration Community Center
851 Celebration Avenue
Celebration, FL 34747

Seventh Order of Business

7A

MINUTES OF MEETING CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Celebration Community Development District was held Wednesday, March 16, 2011, at 6:30 p.m. at Heritage Hall, 951 Spring Park Street, Celebration, Florida.

Present and constituting a quorum were:

Tom Sunnarborg	Chairman
Lee Moore	Vice Chairman
Bruce Carlson	Secretary
Floyd McCollum	Treasurer
Cliff Akey	Assistant Secretary

Also present were:

Gary Moyer	Manager: Moyer Management Group
Colt Little	Attorney: Latham, Shuker, Eden & Beaudine
Mark Vincutonis	Engineer: Hanson Walter & Associates
Brenda Burgess (<i>by phone</i>)	Moyer Management Group
Jim Parker	The Celebration Company
Brian Smith	Severn Trent Services
Residents and Members of the Public	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Sunnarborg called the meeting to order at 6:35 p.m.

SECOND ORDER OF BUSINESS

Roll Call

Mr. Moyer called the roll and stated a quorum was present for the meeting.

THIRD ORDER OF BUSINESS

Pledge of Allegiance

Mr. Sunnarborg led the *Pledge of Allegiance*.

FOURTH ORDER OF BUSINESS

Administrative Matters and Announcements

Mr. Sunnarborg stated for those who are new to our community or watching our meeting for the first time, please note that the Celebration CDD ("CCDD") is a local unit of special-purpose government created pursuant to Chapter 190, Florida Statutes. That means that we are a real, elected public government, just a special-purpose government, limited by what the Statute expressly allows us to do, as opposed to general-purpose

governments such as Cities and Counties that do as they choose except for what is prohibited by law. We are not the Enterprise CDD, which is the water utility company responsible for the infrastructure at Celebration Place, Water Tower Place, and west of I-4. We are also not the residential (CROA) or commercial (CNOA) property owners association. Our primary responsibilities include the financing and construction of the community's streets and alleys, roadway lighting, stormwater management systems, walking trails, sidewalks, boardwalks, and some of the passive parks, as well as the maintenance of those same facilities, including the street trees, stormwater quality, and aquatic weed control. We are also responsible for the enhancement of some Osceola County services, such as mosquito control. Please also note that you can retrieve much more information about the CCDD, who we are, what we do, which physical areas we are responsible for versus other entities, how to get in contact with us, and public records on our website, www.CelebrationCDD.org.

Mr. Sunnarborg stated I have a few announcements. Please be careful not to over fertilize or overwater your landscape. Know that there is already plenty of phosphate and nitrogen in the reuse irrigation water. Please do not wash your landscape clippings down the storm drains or allow your contractors to do so, as that additional organic matter is a primary contributor to our water quality management challenges. Please remember that it is not acceptable to put up signs in our CDD right-of-way. Our staff is authorized to remove signs placed in the right-of-way, which is generally the area between the sidewalk and the curb. Please remember that the speed limit in Celebration is 25 mph unless posted otherwise, and our stop signs really do mean stop.

FIFTH ORDER OF BUSINESS

Approval of the Meeting Agenda

Mr. Sunnarborg reviewed the agenda and requested any changes.

Mr. Moore stated I would like to add two items as discussion items: the workshop for the maintenance facility and creating a government representative position.

On MOTION by Mr. McCollum, seconded by Mr. Carlson, with all in favor, approval was given to the meeting agenda as amended.

SIXTH ORDER OF BUSINESS

Public Comment Period

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS **Consent Agenda**

A. Minutes of the February 15, 2011, Regular Meeting

B. Invoices and Check Register

Mr. Sunnarborg reviewed the Consent Agenda, and requested any corrections, additions, or deletions to the minutes.

Mr. McCollum stated I have one very minor grammar correction on page 5, in the paragraph where Mr. Smith is speaking, it should read, “which I provided.”

On MOTION by Mr. Moore, seconded by Mr. Carlson, with all in favor, approval was given to the Consent Agenda, minutes as amended.

EIGHTH ORDER OF BUSINESS **Action Items for Board Approval**

A. Proposals for South Village Alley Repairs

Mr. Vincutonis reviewed the summary of bids received for alley repairs in South Village, which are included in the agenda package and available in the District Office for public review during normal business hours.

Mr. Vincutonis stated some of the prices from the bidders increased from the last time we solicited proposals, which is shown in the summary. The prices are very competitive and very close. Staff recommends accepting the proposal from Middlesex who is the second lowest proposer. I have worked with them in other CDDs. They are very proactive and easy to work with. They were quick to address issues and they performed the work very quickly. Ranger Construction provided the lowest price, but I have no experience with that firm.

Mr. Smith stated I have not worked with Ranger Construction, either. I have done quite a bit of work with Middlesex. With the original infrastructure, they were a subcontractor to some of the larger contractors. They always seemed to do a good job and they follow up well. They have good management of the job they are doing.

Mr. Sunnarborg asked what was the purpose of the rebid?

Mr. Vincutonis stated the original prices were expiring this week, and there were some adjustments in prices due to trucking costs and the price of asphalt.

Mr. Sunnarborg asked are they all lump-sum, fixed-price bids?

Mr. Vincutonis stated no, they are based on tonnage, which is how we requested them. We requested prices for an inch depth based on what we learned in North Village. Jr. Davis did not request additional charges when they were required to lay additional

material, since some of the turn around areas were three to four inches deep in some areas.

Mr. Sunnarborg asked have Mr. Smith and Mr. Vincutonis both reviewed all the exceptions and conditions and qualifications in the bids? I reviewed them, and I found quite a few exceptions in Ranger's bid that I was uncomfortable with. Is that partly the reason why you are recommending Middlesex?

Mr. Smith stated yes, in part, plus I have not seen any work they have done and I am not familiar with them. I do not know anyone who is familiar with them. We are very familiar with the other four companies. APAC has done work for us in the past, and they were very difficult to work with.

Mr. Carlson asked was the initial amount for Middlesex an adjusted amount or before the adjustment?

Mr. Vincutonis stated it was their price before the adjustments. Middlesex provided their price a few days later than Ranger and Orlando Paving Company, where they had seen some of the price increases. They changed their price and they did have an overage on the tonnage on the first price.

Mr. Smith stated Mr. Vincutonis and I agree recommending Middlesex to the Board, based on their price and the quality of work they have provided in the past. All the other contractors could have billed us for any additional asphalt, although very few of them have. Jr. Davis probably had the most because we had issues with ponding that we could not get rid of.

On MOTION by Mr. Carlson, seconded by Mr. McCollum, with all in favor, approval was given to accept the proposal from Middlesex to perform South Village alley repairs, as discussed, in the amount of \$156,264.55.
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Mr. Vincutonis stated we will be finalizing a contract with Middlesex with the attorney's review.

Mr. Smith stated Middlesex indicated they could begin work very quickly. Staff will complete our work during the next month on the sidewalk cuts, driveway cuts, and making sure all the drainage structures are straight as well as all other concrete repairs. Middlesex should be able to start at the beginning or middle of April.

Mr. Akey asked what is the estimated completion date?

Mr. Vincutonis stated probably 30 days to do the actual work. Depending on when they get started, everything should be complete by May 30, 2011.

B. Proposals for Painting Street Light Fixtures on Celebration Boulevard

Mr. Smith reviewed the proposals received for painting street light fixtures on Celebration Boulevard, which are included in the agenda package and available in the District Office for public review during normal business hours.

Mr. Smith stated I am very comfortable with the price provided by Cardinali's Painting & Wallcovering. They have an office on Disney property where they work out of. Mr. Jeb Stuart also met with them, and he is comfortable recommending this company, as well. At this price of \$70 per fixture, we believe it will be a good value for the community. We will be overseeing their work. My staff is currently painting all the fixtures downtown, which is very similar where you are painting on a lift. My staff can do about three fixtures per day, so we understand the process and we can provide oversight of their work. We have reviewed all the locations of street light poles, and this is the location that is in the most need of painting.

Mr. Carlson asked will they be using the same coatings?

Mr. Smith stated yes. Some of the description provided by Daniel Painting Service caused me some concern regarding their process. It was the way he worded things that I was not comfortable with. Mr. Stuart and I met with the staff of Cardinali and explained it is a three-step process to get them to look good. We have found that the powder coating gets dusty in a very short period of time, so the product we are currently using is working well. It is the same variety of paint. They may use a different manufacturer. We are using Pittsburgh Paints, and we asked them to use that same supplier.

Mr. Akey asked was the scope of services the same for all three bids: power wash, prime, and paint?

Mr. Smith stated yes. We want them to clean the fixtures. The proposals from Mike's Painting showed pressure washing. Cardinali's proposal is for cleaning, which you have to do on the lift. You cannot pressure wash them. They have to be cleaned with a solution prior to painting.

Mr. Akey asked they will do that the entire length of the pole?

Mr. Smith stated my staff will clean the poles since that is easy for us to do and we have the equipment to do that. We do not pressure wash them but we spray a light mixture of water and chlorine on them to remove the mold.

Mr. Moore stated this proposal is for 213 poles. How many do we have in town?

Mr. Smith stated 700.

Mr. Sunnarborg asked for clarification, is this the southern part of Celebration Boulevard, not into North Village?

Mr. Smith stated that is correct; it is Celebration Boulevard from Campus Street to the high school.

Mr. Moore asked how often do we think we need to perform this work? Every four years?

Mr. Smith stated those poles were installed about ten or eleven years ago, so we will probably need to do this every ten years. They will start to fade almost immediately but it is the degree of fading that they sustain over a period of time.

Mr. Sunnarborg stated I agree it is time to paint them.

<p>On MOTION by Mr. Carlson, seconded by Mr. Moore, with all in favor, approval was given to accept the proposal from Cardinali's Painting & Wallcovering to paint the fixtures on the street light poles on Celebration Boulevard, as discussed, in the amount of \$14,910.</p>
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C. Acceptance of Way-Finding Signs from The Celebration Company

Mr. Moyer stated the Board has discussed this issue a couple times in previous meetings over the last couple years, in which the ownership and control of the way-finding signs was discussed. Since The Celebration Company has neared completion of the project, I understood the consensus of the Board to be that the District was probably in the best position to take over that responsibility for those signs. Mr. Sunnarborg and I met with Mr. Matt Kelly recently and raised that issue. Mr. Parker has facilitated moving this item forward on his behalf, and we are very close to being able to accept a bill of sale that Mr. Little and his firm have been working on. All the pieces are coming together. The intent is that if the Board is in agreement, with the bill of sale in substantially the form that has been presented to you, to approve the transfer once it is offered to us by The Celebration Company.

Mr. Little stated we received some revisions to the bill of sale from The Celebration Company just prior to this meeting, and there are some changes I want to work out with them before it is finalized. The Board can accept it today subject to a final bill of sale and delegate authority to a Board member to execute it upon completion, or we can wait until

the next meeting to present it to the Board in its final form. We distributed an updated exhibit that Mr. Parker prepared.

Mr. Parker stated the exhibit is current with regard to the location of the signs. Some of the signs do not need the messages changed yet, but at some point in time, you may want to do that.

Mr. Sunnarborg stated when the announcement was made that Mr. Kelly was going to leave The Celebration Company, Mr. Moyer and I were brainstorming on some things. Other than us losing a good person and a good partner in the community, what are some things that might get lost with him leaving. This seemed like something easy to ask him to transfer to the CDD. This is not an urgent matter, other than to complete it while Mr. Kelly is still with the company and can sign it. We do not know who will have authority over these kinds of things going forward. There will be someone to replace him but we do not know who that is yet, and it could be someone in California who we do not know. My recommendation is to complete this sooner rather than later. The reason it even came to mind is that the one at Waterside Drive and Celebration Avenue has been hit and cracked, and it has been fixed but it is not quite plumb. It is the kind of thing that we probably care about more than others, so why not just take responsibility for these signs going forward. The Celebration Company retains the right to add signs in the right-of-way for their own purposes, so they are not giving us that right. They are just giving us through a bill of sale and a cost of \$10 all of the way-finding signs to our ownership and to our maintenance responsibility. Is there anything on the changes they submitted that is controversial or difficult?

Mr. Little stated there is some language where they are asking us to indemnify them for anything arising directly or indirectly for use of the signage, and I am not comfortable with that. From the District's standpoint, we are a governmental entity and do not indemnify other entities, and we are also taking the signs "as is" so I prefer not to indemnify them for anything that is wrong with them in the future.

Mr. Sunnarborg stated my sense is that this is pretty easy and straight forward and we should be able to complete this while Mr. Kelly is still at the company.

On MOTION by Mr. Moore, seconded by Mr. McCollum, with all in favor, approval was given to accept the bill of sale from The Celebration Company for the way-finding signs, in substantial form, subject to final review by the attorney and the Chairman, as discussed.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Manager – Financial Statements

Mr. Moyer reviewed the financial statements, which are included in the agenda package and available in the District Office for public review during normal business hours.

Mr. Moyer stated on the non-ad valorem assessments, we levied \$2.741 million and have collected \$2.464 million, which represents approximately 92% of the assessments. We are well positioned to collect all of our assessments as we near the deadline at the end of March. Through February 28, 2011, our expenses are \$152,000 under budget, which might appear a little misleading. Generally we do not spend as much during the winter as we do in the summer. Those will fall in line at the end of the budget year and we do not expect any significant changes at the end of the year.

B. Field Operations

i. Monthly Highlight Report

Mr. Smith reviewed the Field Highlight Report, which is included in the agenda package and available in the District Office for public review during normal business hours.

Mr. Smith stated we are progressing through downtown fairly rapidly. We are finished with most of our hardscape painting work. The fixtures are progressing well and then we will focus on concrete repairs in Celebration Village, including sidewalk and other concrete repairs and replacements. There are 100 taller poles where we need to use the lift to paint the fixtures. Right now we are completing three per day and I am hoping to increase that to four per day. They look good and they have a quality coating on them. We expect to finish the downtown area by next month. We continue to pressure wash and do other cleaning downtown so that it is complete for the car show in April.

ii. Communication and Complaint Log

Mr. Smith reviewed the communication and complaint log, which is included in the agenda package and available in the District Office for public review during normal business hours.

iii. RCID Water Quality Report

Mr. Smith stated I met with RCID regarding our stormwater quality issues. Mr. Eddie Snell provided some information that shows two locations where we are trending down. That water quality is cleaning up in response to some of the things we are doing. Mr. Snell will also provide the most updated information that I will forward to all of you. I have not reviewed it yet, and I will provide a more current update at the next meeting. This information shows that the last sampling they took was in December, so I am hoping we will have some more current information.

Mr. Sunnarborg asked for us interpreting this chart, when did you start with the new program in North Village?

Mr. Smith stated we started a year ago. We are in constant conversations with RCID on water quality, and we will continue. About a year ago we did the alum treatments and put in the pump and the flocked logs, and we have really been concentrating on those two locations. There is another location in Artisan Park that is test site 30 that is showing a little bit of a high reading. That is the most recent high reading and I will meet with Mr. Snell to find out his issues and what we can do, as well as get a couple more tests from that location to see if we are trending up or if it is something we need to concentrate on.

Mr. Sunnarborg stated this is good information and I would like to see these monitoring reports on a regular basis. I would like the Board to continue to be made aware of these issues, so that we can track the progress.

Mr. Smith stated I hope to meet with Mr. Snell monthly or at least bi-monthly. They have some new products that they are trying that he thinks may help us, as well.

Mr. McCollum asked was there a reason that not all of the ponds have a reading?

Mr. Smith stated these are the sampling points chosen by RCID. They looked at all the sampling points where there is heavy flow. Some of them do not flow quite as much, so they look at the ones that are flowing heavier.

Mr. Moyer stated the notes indicate that we are being measured on the new criteria based on the new EPA guidelines, which DEP and the State of Florida are objecting to because they are too restrictive. When you look at it, you can see there are some locations that we have to work on, but I am pretty pleased to see we have a lot of locations where we do not need to do a lot of work.

iv. Miscellaneous

Mr. Sunnarborg stated we discussed the tree replacements on Yew Court. How is that proceeding?

Mr. Smith stated I have not provided the letter to the home owners yet. I will try to get that done as quickly as possible.

Mr. Sunnarborg asked do you think the actual work will be completed this month?

Mr. Smith stated not this month. I am hoping to get the work done in April and complete by the end of April.

Mr. Moore stated I have been noticing the logoed manhole covers in town. We turned over the streets to the County, but who owns the manhole covers? Do we replace them? How does that work, do they last forever? When one needs to be replaced, will it have a logo or no logo?

Mr. Smith stated they will always have a logo. The Enterprise CDD owns all the sanitary manhole covers and the Celebration CDD owns all the stormwater manhole covers in Celebration CDD. We are looking into that and Mr. Vincutonis and I are looking into whether or not the CDD actually owns the storm system. We will work on this issue with the County to see if we have responsibility for things like that, or if they do. If they have the responsibility, then we need to address whether or not they will replace them with the proper manhole covers.

Mr. Sunnarborg stated you could interpret that the manhole cover is on top of a storm drain system that I think the CDD owns. It is less a part of the street than it is part of the storm drain system.

Mr. Moore stated I have never heard us discuss this issue. When one needs to be replaced, do we have an extra one with a logo available?

Mr. Smith stated we will have one manufactured if we need one. They will last a very long time. I have not ever needed to have one manufactured; I have always had one that I could use.

Mr. Moore stated in all the years I have lived here, I have never seen one replaced, and one day that will need to happen. I wanted to know who owns them and what the procedure is.

C. Major Contractors

There being nothing to report, the next item followed.

D. Attorney

There being nothing to report, the next item followed.

E. Engineer

Mr. Vincutonis stated Mr. Smith and I met with the County to discuss clearing the site for the CDD's maintenance facility located on the civic corridor. They want to see the EIP construction application showing what we are clearing and what we will be setting there as well as access. They called it a minor EIP but it is still required to have a survey, some kind of site plan showing where the drainage will go, erosion control and so forth since those are the types of things they are concerned about. I will be prepared to discuss this further at the workshop. One thing we will need to do is a survey, so I talked with our firm's survey department and they will provide me with a formal proposal. I did receive an informal estimate of \$3,600 for that survey work and we can either get started on it right away or we can wait until after the workshop.

Mr. Sunnarborg stated to clarify what we authorized, we agreed that we would have this prepared for a temporary use so that the area is usable but not to the point where we start spending money on the improvement that we have not yet discussed. Is this the first step of the second part of that discussion?

Mr. Smith stated it is probably more of the last step to the first part that the Board has authorized. The Board authorized us to clear and grade it and stabilize it. In order for us to do that, we need to go through the County before we do any clearing. Because there will be some costs associated with this work, we want to bring those amounts to the Board so that you can direct us. Girard is on that property and they have put their dumpsters there as well as storage compartments for their equipment, and they are parking in that location.

Mr. Sunnarborg asked what can you not do on that site that you could do if we start spending this money?

Mr. Smith stated I cannot move my compound to that location. I have to have a cleared spot for my equipment and facilities. Even if I mowed down the entire area, it would still not work for our compound area.

Mr. Sunnarborg stated I appreciate you requesting authorization, but my recollection is that the Board has already approved that.

There being no objection from the Board, staff was authorized to proceed as described.

F. Chairman

Mr. Sunnarborg stated Mr. Moyer and I had a breakfast meeting with Mr. Kelly. He is not completely at liberty to answer all of our questions, and we did not interrogate him, either. Mr. Kelly is a friend of mine, so we had a personal and a business conversation. I did express some questions about the Enterprise CDD, CNOA and who will Chair the CJC. He said what he could and he will be relieved of all his official responsibilities soon. There will be a new Chairman for the Enterprise CDD. Mr. Kelly will give up his post on the CNOA Board, and someone new will Chair the CJC. I have some concerns that are not CDD business but just for the sake of the town. Mr. Kelly had a lot to do with the enforcement of CNOA signage guidelines and other design guidelines. Without him personally being there, I think there is a risk. We will work with the new person whoever that is. The institutions are still there but it will be a different person. If there is something else, like the way-finding signs, that we can work on while Mr. Kelly is still here, please bring them up.

Mr. Akey asked will you also have a meeting with the person who is replacing him?

Mr. Sunnarborg stated we do not know who that is yet. When is the next Enterprise CDD meeting?

Mr. Moyer stated March 29, 2011.

Mr. Sunnarborg stated as soon as that Board appoints a new Chairman, perhaps we can have a joint meeting or a get-to-know-you session.

Mr. Moore stated we should also discuss giving Mr. Kelly something noting our appreciation at the next meeting. I do not know if he will be able to come.

Mr. Akey stated I think we should send him an invitation.

Mr. Moyer stated we can provide a Resolution of appreciation for the next meeting.

G. The Celebration Company's Representative

Mr. Parker stated I provided Mr. McCollum with a copy of the bus stops that will be constructed in the Enterprise CDD for his perusal. We will be ready to present that to the Enterprise CDD Board at their next meeting. Regarding the cell towers, we have a meeting scheduled with Mr. Moore, Mr. Richard Joossens, AT&T and Verizon for Monday morning.

Mr. Moore stated one of the things that Mr. Sunnarborg mentioned was Mr. Kelly's departure. We have never formally thanked him as a CDD, but perhaps we can do that at some point.

Mr. Sunnarborg stated we did informally and individually at his farewell party, but we have not done that formally in the form of a Resolution.

Mr. Moore stated we should discuss that issue. It brings up some issues, such as the signage that Mr. Sunnarborg suggested and trying to get things done before he leaves. I have some questions and concerns about who is going to police some of the things that Mr. Parker currently does. I presume Mr. Parker will still be with the company. My concern is if Celebration will look different and is there anything to worry about, for instance, signs along Celebration Boulevard that are under the purview of The Celebration Company. As Mr. Sunnarborg mentioned, Mr. Kelly's replacement could be headquartered somewhere else, and I am concerned we do not know who that person is or know what is happening. He also served on the CJC. How do we move closer to that issue and have that discussion? Maybe we do not have all the answers now, but I think it is something we should discuss.

Mr. Parker stated The Celebration Company remains committed to Celebration. Mr. Kelly has been a huge part of this community from the beginning, and I think we all feel the same way as he does. There are other people in place who will be able to make decisions on items relative to Celebration.

Mr. Moore asked are you still the representative to the CDD?

Mr. Parker stated yes.

Mr. Moore asked do you know who you will report to?

Mr. Parker stated yes, Mr. Todd Rimmer.

H. Celebration Joint Committee (CJC) Representative

There being nothing to report, the next item followed.

I. Audit Committee

Mr. Moyer stated I expect to have the audit presented to the Board at the April meeting. There will be an audit committee meeting prior to that presentation.

Mr. Sunnarborg asked are the members of the committee the same as last year?

Mr. Moyer stated yes, with the addition of Mr. McCollum.

Mr. Sunnarborg asked Mr. Collins will still serve on that committee?

Mr. Moyer stated yes.

TENTH ORDER OF BUSINESS

Updates and Discussion Items

A. Government Representative

Mr. Moore stated over the past years, there have been conversations about representation at the County, State and those levels. In Celebration, there is the Celebration CDD, the Enterprise CDD, the CJC, CNOA, CROA, and a myriad of entities in town. We have always said that it would be great if there was a Celebration resident who served on the County Commission. Some people even looked to incorporation as the answer. I am not sure any of those things is the answer, but I wanted us to discuss this. I do not believe we really have government representation. Companies like Disney and other large companies have someone who is a manager of government along with layers of people in that department to deal with government relations. I would like to add this for further discussion to the April agenda. My thought is to create a position that works for the Celebration CDD who is a government and community relations liaison or manager. I believe this position will pay for itself in terms of what we receive in return from the entities that we are going to be supporting. I look at this person to attend every County Commission meeting so they understand that Celebration is represented at their meeting. This person will talk to the sheriff and the State representatives. There are divisions within Osceola County that are showing up for these meetings, and we are not even invited to them. There are things happening that we do not know about. There is the West Osceola County Beautivacation project and the issue of the signs on U.S. 192. This person's job should be to represent Celebration. This is not just a CDD issue. This is also a CROA issue. This should be a shared cost among all the entities involved. I believe this position will pay for itself in terms of government grants and other things this person would do. This person would look to the County for money for events and other things. We have no one who really understands the process. The County Commissioners speak to ten different people, but if we had one representative for our entities, I believe it would go a long way to placating the thoughts of having various representatives for various entities and areas. Maybe just the first step is getting someone to speak for Celebration. We have no one who does that. This may not be for our next budget cycle, but I think it would go a long way into making Celebration foremost. There is a County recreation meeting once a month, but there are no County recreation parks anywhere on this side of Osceola County. If we had someone attending their meetings, they would not forget us. I think now they tend to forget us. I think there are a lot of issues, without even getting into

roads. I would like the attorney to look into this in case there is any question about being able to do this.

Mr. Carlson asked is this an appointed position?

Mr. Moore stated no, I think it should be a paid position.

Mr. Carlson stated in other words, it is not an elected position. It is someone paid who is appointed to this position.

Mr. Moore stated yes. This person is the liaison with the County, the State, other Cities and possibly even the Chamber of Commerce. We have no one representing us. We had The Celebration Company doing that before. I think we have lost a lot over the past couple years in terms of where we are. I travel a lot and all I hear from taxi drivers now is that there was a murder in town. That is what they tell me every time I travel somewhere. This person could provide public relations for the town.

Mr. Sunnarborg stated I think this is a very creative idea and it is worth discussing. We will add this to the agenda as a discussion item for April. Many of us have all had experience with the County to try to lead an initiative. The last one I did, I tried to build consensus, I received formal authority from this Board to speak on behalf of the Celebration CDD, but it is a very lonesome assignment. Mr. Akey has done this numerous times. We are outsiders. No matter how hard we try, we will have to try harder. A new creative approach is welcome. I think the hardest thing to work out will be the protocol of how one person speaks for everyone who is not elected. This person will need to come to us and ask for our authority to speak on our behalf every time there is something significant.

Mr. Moore stated I think a lot of it will be listening to what is going on at the meetings and gathering information. Right now the County calls Ms. Pat Wasson for 99% of their issues. She is the representative for Celebration in a lot of ways, and she is not elected. This is really about having a representative that we do not have. There is a vacuum.

Mr. Sunnarborg stated I agree with a lot of what you said. I respect Ms. Wasson, but there are times when she should not speak for the CDD. There are times when the wrong things have been said, such as the stormwater assessment mess that we avoided. That could have been financially catastrophic if we had not headed it off. It was going sideways fast because they were talking to the wrong people. There have been many

other times when the wrong person is talking. It may be innocent, but the County is talking to the wrong people, people who are not elected. That is a problem.

B. Maintenance Facility Workshop

Mr. Moore stated when I was the CROA President, that was the time when as a whole, the civic corridor was approved by the County. I represented CROA at the County level to discuss that. We told the County that what we envisioned for that property was going to be fields on CROA's property and on the CDD property would be a maintenance facility as well as shared bathrooms and a concession stand. My concern is there are a lot of discussions as to what is happening with that land right now. We have not discussed this with CROA because they have said they are waiting for a little while. Our meeting might be a little early because CROA is working with some entities to see what it will cost for various options on what to do with their land. Some of the things that need to be worked out are parking lots, which also has to do with the library. My thought is to table the workshop for another month to allow these discussions to take place. My concern is we are going to create a plan for that area before the entities that can get some use out of that property have a chance to do it. That includes using the library site for a parking lot, CROA having a dog park or soccer field, and then the CDD deciding to build a maintenance facility because they have not made a decision yet so we will not let them share bathrooms or do a concession stand. If we decide those things, that may actually prevent them from creating soccer fields because then they will need to use their own land for bathrooms instead of sharing ours. Do we need to have this meeting next week? Can it be postponed until we have more discussion with the other groups? I was involved in this earlier until I was elected to the CROA Board since there was a CDD representative who was already doing that.

Mr. Carlson stated I understand your point, but I think we should decide what we need for a maintenance facility. We should layout the plans for what we think we need as the CDD. Then before taking action on it, we should sync it with the plans of other entities, but I do not think we should delay in deciding what we need. We should decide what we need and let other entities sync with us, and perhaps we can change our plans before it is built.

Mr. Moore stated I agree with you in some ways. I do not think we will end up needing a bathroom and a concession stand, so we would not plan for that. I agree that we should have the meeting and plan what we need. If we take that area where we would put

a bathroom and a concession stand and have to rework it, that is fine, but are we really going to put that into our discussion?

Mr. Carlson stated I do not think we are going to spend money on design, so it is more of a conceptual study, which can be changed.

Mr. Moore stated that is fine. I thought we would make our decisions at that meeting and then direct the engineers to proceed and actually draw plans.

Mr. Akey stated I think we should have the workshop and state what we want to do. Then once we know what we want to do, we can discuss the timeframe. I want to have the workshop and get the preliminary steps on paper.

Mr. McCollum stated I would think there is plenty we can do right now. The use of that property is a park, so the most it would change is for a bathroom or a concession stand for that area. It is a pretty small minor use.

Mr. Sunnarborg stated I agree we should have the workshop. There are two parts for the coordination with CROA. There is sharing the facility for them to build their own maintenance facility on our property or for us to build it and lease it to them. We cannot wait for them on that because they may never make that decision. We agreed to proceed or we did not agree, but we heard clearly from CROA that they cannot discuss that anytime soon. The other part is coordination with the park next to us, and that could be easy in a planning charrette to plan utilities and carving out a small outparcel. There are many options, and I would like to advance on this sooner than later.

Mr. Moore stated I agree and I think we should also meet with the other entities.

Mr. Akey stated we may set forth the plan now but its implementation may come much later.

Mr. Moore asked have we narrowed down a date for the workshop?

Ms. Burgess stated March 29 and 30 worked for the rest of the Board but I was not sure about Mr. Carlson, who thought he might be out of town. We can make the phone available for anyone who needs to call in. I already checked the availability of the community center and both of those days are available.

Mr. Carlson stated that date works for me at this point.

Mr. Akey stated I prefer all five Board members be able to attend the workshop.

Mr. Sunnarborg stated I agree.

After a brief discussion, the Board chose Tuesday, March 29, 2011, at 6:30 p.m. at the community center for the maintenance facility workshop.

ELEVENTH ORDER OF BUSINESS

Other Business and Supervisor Comments

Mr. McCollum asked does Mr. Dan Tomsick have an update on the security issue with the sheriff?

Mr. Dan Tomsick stated I am one of the members of the working group who has been dealing with this issue for about a year. We met a week ago with Sheriff Hansell. He proposed something that is a potential path forward on this, which is to put together a plan for a pilot doing some of the things we discussed doing in Celebration regarding the deployment of the deputies he currently has assigned to Celebration. The idea is when they come to Celebration, they will have a bona fide work plan from what they normally do when they patrol the rest of the County. There are more details to be worked out, the least of which is how much time they spend in Celebration. The fact that the sheriff suggest he is willing to consider a pilot program was a breakthrough on this issue. The working group needs to meet and put together what we specifically want and then meet with the sheriff on how to deploy his people. The key thing is the measurements we will use in making Celebration better. We have some important meetings ahead of us but there was a breakthrough in trying to move forward with something compared to past experiences.

Mr. Sunnarborg asked what do you think finally got through to the sheriff, your persistence?

Mr. Tomsick stated perhaps it was finally discussing this with us and understanding what we are trying to do. He had the sense that we wanted to layer onto something and he wanted us to pay for everything. He talked more with us and decided this was something he could do with existing manpower, so that led to the discussion to allow him to try a pilot program. I would still really like to find out how much time is really spent in Celebration because I think that is one of the details that is yet to be forthcoming.

Mr. Moore stated we discussed a zone deputy for zones 21 and 22, which is the Celebration zone. He thought they should be in the zone the whole time, but we did not tell him that our data shows otherwise that they are on U.S. 192 often. He said he would measure that, so we may come to the realization that his expectations are that the deputy for zones 21 and 22 can be outside the zone 60% of the time, which is not our

expectation. Hopefully we will get to where he will keep a deputy in town and that his expectations are the same as ours. He was amenable to a measured timeframe and the plan that we put together.

Mr. Tomsick stated I will be setting up the meeting with the working group. Once we rank the things that we want to do, we will meet with the West Osceola sheriff staff and review the plan. I am sure we will receive some feedback at a working group level since Sheriff Hansell was not willing to get into that level of detail with us. It is very exciting that he was willing to try something different.

Mr. Sunnarborg stated that is really good news.

Mr. Moore stated before the sheriff left the meeting, we asked him about Halloween. I think there were nine deputies that CROA paid for, but he did not realize that. We should not be absorbing that but it should come from the sheriff's budget. He was surprised at that, and he did not understand what happens in Celebration on Halloween. We educated him on that a little, and I think there will be some follow up. I heard him say that sounded like it was not something that the home owners should pay for. We may not have nine deputies here next year, but he does not think we should pay for additional deputies on Halloween. Having a face-to-face meeting with the sheriff made a big difference.

Mr. McCollum asked has anyone heard anything on the SmartCity fence?

Mr. Smith stated the fence is gone. It was on CROA's property and Mr. Rick Hughes handled it with SmartCity.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Carlson, seconded by Mr. McCollum, with all in favor, the meeting adjourned at 7:45 p.m.

Bruce Carlson, Secretary

Tom Sunnarborg, Chairman

7B



HANSON, WALTER & ASSOCIATES, INC.
PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

Page: 1 of 2
 4204
 239410

INVOICE

CELEBRATION COMMUNITY DEVELOPMENT DIST.
 MR. GARY MOYER
 210 N UNIVERSITY DRIVE
 SUITE 702

 CORAL SPRINGS FL 33071

CLIENT ID: 6209
 INVOICE #: 239410
 INVOICE DATE: 04/05/2011
 DUE DATE: 04/15/2011
 BILLED THROUGH: 03/31/2011

CELEBRATION CDD CONSULTATIONS

JOB ID: 4204
 PO #: G. Moyer 11/2003

PERIOD: MARCH 2011

PROFESSIONAL CIVIL ENGINEERING SERVICES, LAND SURVEYING AND TRAFFIC ENGINEERING SERVICES PROVIDED IN PERFORMANCE OF THE FOLLOWING:

Prepare for and attend CDD meeting, research Kindercare parallel parking, coordinate survey for maintenance facility parcel, prepare blow-up civic corridor plans & aerial, prep and attend maintenance facility workshop, review SPWMD transfer forms, review spring park loop drainage repair and conference call.

TIME & MATERIALS NOT TO EXCEED	CONTRACT AMOUNT	AMOUNT REMAINING	TOTAL BILLED TO DATE	AMOUNT PREVIOUSLY BILLED	AMOUNT THIS BILLING
Extra: 2009 Engineers Certifications	\$1,499.50	\$0.10	\$1,499.40	\$1,499.40	
Extra: 2010 Engineers Certifications	\$1,000.00		\$1,000.00	\$1,000.00	
	\$2,499.50	\$0.10	\$2,499.40	\$2,499.40	

TIME & MATERIALS	TOTAL BILLED TO DATE	AMOUNT PREVIOUSLY BILLED	AMOUNT THIS BILLING
PROFESSIONAL CIVIL ENGINEERING SERVICES	\$128,570.85	\$127,693.60	\$871.25
PROFESSIONAL LAND SURVEYING SERVICES	\$13,693.40	\$13,693.40	
W&A, INC. - SUBCONSULTANT	\$15,043.75	\$15,043.75	
GEC, INC. - SUBCONSULTANT	\$8,960.00	\$8,960.00	
Set a Bench Mark for Excavator	\$190.00	\$190.00	
REIMBURSABLES	\$695.58	\$695.58	
	\$167,153.58	\$166,282.33	\$871.25

PLEASE REMIT TO:
 Hanson, Walter & Associates, Inc.
 400 W. Emmett Street
 Kissimmee, FL 34741-5481

Total Invoice \$871.25

RECEIVED

APR 08 2011
 Severn Trent Service
 Coral Springs



HANSON, WALTER & ASSOCIATES, INC.
PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

Page: 2 of 2
4204
239410

EXPLANATION OF CHARGES

PROFESSIONAL CIVIL ENGINEERING SERVICES

Details Totaling: \$871.25

DESCRIPTION		AMOUNT
Project Manager	7.25 HR @ \$105.00	\$761.25
Design Technician (CAD)	2.00 HR @ \$55.00	\$110.00

PLEASE REMIT TO:
Hanson, Walter & Associates, Inc.
400 W. Emmett Street
Kissimmee, FL 34741-5481

Total Invoice \$871.25



HANSON, WALTER & ASSOCIATES, INC.
PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

Page: 1 of 1
 4204-10
 239411

INVOICE

CELEBRATION COMMUNITY DEVELOPMENT DIST.
 MR. GARY MOYER
 210 N UNIVERSITY DRIVE
 SUITE 702

 CORAL SPRINGS FL 33071

CLIENT ID: 6209
 INVOICE #: 239411
 INVOICE DATE: 04/05/2011
 DUE DATE: 04/15/2011
 BILLED THROUGH: 03/31/2011

SOUTH VILLAGE AT CELEBRATION

JOB ID: 4204-10
 PO #:

PERIOD: MARCH 2011

PROFESSIONAL LAND SURVEYING AND CIVIL ENGINEERING SERVICES PROVIDED IN
 PERFORMANCE OF CONTRACT DATED 01/2011 AS FOLLOWS:

TIME & MATERIALS NOT TO EXCEED	CONTRACT AMOUNT	AMOUNT REMAINING	TOTAL BILLED TO DATE	AMOUNT PREVIOUSLY BILLED	AMOUNT THIS BILLING
LST1: Topographic As-built Survey	\$4,000.00	\$4,000.00			
CET1: Consulting Services/Analysis	\$32,600.00	\$27,959.60	\$4,640.40	\$3,734.15	\$906.25
	\$36,600.00	\$31,959.60	\$4,640.40	\$3,734.15	\$906.25

TIME & MATERIALS			TOTAL BILLED TO DATE	AMOUNT PREVIOUSLY BILLED	AMOUNT THIS BILLING
Reimbursables					

PLEASE REMIT TO:
 Hanson, Walter & Associates, Inc.
 400 W. Emmett Street
 Kissimmee, FL 34741-5481

Total Invoice \$906.25

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HANSON, WALTER & ASSOCIATES, INC.
PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

Page: 1 of 1
 4204-11
 239412

INVOICE

CELEBRATION COMMUNITY DEVELOPMENT DIST. MR. GARY MOYER 210 N UNIVERSITY DRIVE SUITE 702 CORAL SPRINGS FL 33071	CLIENT ID: 6209 INVOICE #: 239412 INVOICE DATE: 04/05/2011 DUE DATE: 04/15/2011 BILLED THROUGH: 03/31/2011
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CELEBRATION CDD MAINTENANCE FACILITY

JOB ID: 4204-11
 EQ #:

PERIOD: MARCH 2011

PROFESSIONAL LAND SURVEYING SERVICES PROVIDED IN PERFORMANCE OF CONTRACT DATED
 03/31/2011 AS FOLLOWS:

FIXED FEE ITEMS	CONTRACT AMOUNT	% COMPLETE	AMOUNT REMAINING	TOTAL BILLED TO DATE	AMOUNT PREVIOUSLY BILLED	AMOUNT THIS BILLING
LST1: Boundary/Topo/Tree Survey	\$3,600.00	100.00%		\$3,600.00		\$3,600.00
	\$3,600.00			\$3,600.00		\$3,600.00

TIME & MATERIALS	TOTAL BILLED TO DATE	AMOUNT PREVIOUSLY BILLED	AMOUNT THIS BILLING
Reimbursables			

PLEASE REMIT TO:
 Hanson, Walter & Associates, Inc.
 400 W. Emmett Street
 Kissimmee, FL 34741-5481

Total Invoice \$3,600.00

RECEIVED

APR 08 2011

Severn Trent Services
 Coral Springs



Severn Trent Environmental Services, Inc.
 16337 Park Row
 Houston, Texas 77084
 Telephone 281 578 4200
 Fax 281 398 3715

SRO INVOICE: STES 2032814
 Page: 1
 Invoice Date: 03/18/11
 Salesperson:

Management Services

SOLD TO
 1-00079
 CELEBRATION CDD
 610 SYCAMORE STREET
 SUITE 140
 CELEBRATION FL 34747
 USA

SHIP TO
 CELEBRATION CDD
 610 SYCAMORE STREET
 SUITE 140
 CELEBRATION FL 34747
 USA

REF: S099100 Cust PO: Ship Via Terms: NET 30 DAYS

Item Description	Quantity	U/M	Unit Price	Extension
MARCH 2011 MANAGEMENT FEES				
MANAGEMENT FEE- ADMIN 531027.51201.5000	1.00	EA	5,845.33	5,845.33
MANAGEMENT FEES-FIELD OP SVC 531016.53901.5000	1.00	EA	38,011.67	38,011.67
RENTALS & LEASES 544001.51301.15000	1.00	EA	1,169.58	1,169.58
COMPUTER SERVICES 531020.51301.5000	1.00	EA	89.25	89.25
POSTAGE 541006.51301.5000	1.00	EA	11.21	11.21
COPIES 547001.51301.5000	1.00	EA	556.60	556.60
OFFICE SUPPLIES 551002.51301.5000	1.00	EA	70.95	70.95
PHONE 551003.51301.5000	1.00	EA	14.23	14.23
TAXES 551003.51301.5000	.00	EA	0.00	0.00
MESS THRU 5118.67 01/24/11 B. SMITH - FIVE STAR TRACTOR AND EQU - CABLE FOR THE OLD MULE	1.00	EA	631.15	631.15
251.99 01/25/11 B. SMITH - WW GRAINGER SPRAY GUN				
139.94 01/27/11 B. SMITH - BENS PAINT SUPPLY - PAINT				
14.91 02/01/11 B. SMITH - OFFICE MAX CLIPBOARDS				
39.35 02/16/11 B. SMITH - WM SUPER				

RECEIVED
 MAR 23 2011
 Severn Trent Services
 Coral Springs

DETACH AND RETURN WITH REMITTANCE

REMIT TO: Severn Trent Environmental Services, Inc.
 Box 516860
 Philadelphia, PA 19175-6860

Remittance Amount

**Celebration
Community Development District**

Check Register

March 1 - March 31, 2011

**Celebration
Community Development District**

Check Register by Fund
For the Period from 3/1/2011 to 3/31/2011
(Sorted by Check No.)

Fund No.	Check No.	Check Date	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Check Amount
001	5783	03/11/11	ACTION BOLT & TOOL CO.		Batter / Charger	R&M-Common Area	546016-53901	\$398.00
001	5783	03/11/11	ACTION BOLT & TOOL CO.	3109635	Bit Tip	R&M-Sidewalks	546084-53901	\$37.98
001	5783	03/11/11	ACTION BOLT & TOOL CO.	3108886	Washers, Jobbers	R&M-Common Area	546016-53901	\$24.54
001	5783	03/11/11	ACTION BOLT & TOOL CO.	3108886	Washers, Jobbers	R&M-Sidewalks	546084-53901	\$99.00
001	5783	03/11/11	ACTION BOLT & TOOL CO.	3108886	Washers, Jobbers	R&M-Sidewalks	546084-53901	\$11.90
001	5783	03/11/11	ACTION BOLT & TOOL CO.	3108886	Washers, Jobbers	R&M-Sidewalks	546084-53901	\$15.12
001	5783	03/11/11	ACTION BOLT & TOOL CO.	3110264	Wedge Anchors	R&M-Common Area	546016-53901	\$57.39
001	5783	03/11/11	ACTION BOLT & TOOL CO.	3109516	Dbl Row Cup	R&M-Sidewalks	546084-53901	\$99.00
001	5806	03/25/11	C.R.O.A.	22811	Cleaning Fee	Rental - Meeting Room	544004-51301	\$84.00
001	5816	03/28/11	CELEBRATION HARDWARE	1057	Deep Woods Off / Connectr 4wire Flat Set	R&M-Boardwalks	546009-53901	\$25.85
001	5816	03/28/11	CELEBRATION HARDWARE	1195	Loose Nuts & Bolts	R&M-Boardwalks	546009-53901	\$17.60
001	5816	03/28/11	CELEBRATION HARDWARE	1091	Ties Cable	R&M-Boardwalks	546009-53901	\$7.99
001	5816	03/28/11	CELEBRATION HARDWARE	1114	Line Drum, Trash Bags	R&M-Boardwalks	546009-53901	\$23.97
001	5816	03/28/11	CELEBRATION HARDWARE	1053	Demo Bag Pro Pak	R&M-Boardwalks	546009-53901	\$24.99
001	5816	03/28/11	CELEBRATION HARDWARE	1151	Eyellet Arrow, Awl Sewing Kit	R&M-Boardwalks	546009-53901	\$25.28
001	5816	03/28/11	CELEBRATION HARDWARE	1129	Rainsuits	R&M-Boardwalks	546009-53901	\$47.98
001	5816	03/28/11	CELEBRATION HARDWARE	1191	Loose nuts & bolts, pipe strap, bit drill pilot	R&M-Boardwalks	546009-53901	\$18.50
001	5816	03/28/11	CELEBRATION HARDWARE	1194	Saw Hole	R&M-Boardwalks	546009-53901	\$16.49
001	5816	03/28/11	CELEBRATION HARDWARE	1189	Sandbells	R&M-Boardwalks	546009-53901	\$45.43
001	5816	03/28/11	CELEBRATION HARDWARE	CR1114	Credit Memo 000093	R&M-Boardwalks	546009-53901	(\$23.97)
001	5784	03/11/11	COMMERCIAL ENERGY SPECIALISTS	109489	Briques	R&M-Fountain	546032-53901	\$763.16
001	5785	03/11/11	ENTERPRISE CDD	022811-5611	80-03-0056-1-1 1/20/11 - 2/22/11	R&M-Common Area	546016-53901	\$34.65
001	5785	03/11/11	ENTERPRISE CDD	022811-3525	80-03-0035-2-5 1/20/11 - 2/22/11	R&M-Common Area	546016-53901	\$4.82
001	5807	03/25/11	FAST SIGNS	332-23235	No Parking Sign	R&M-Signage	546085-54101	\$141.96
001	5786	03/11/11	FEDEX	7-394-80632	4245-7 2/8/11 - 2/9/11	Postage and Freight	541006-51301	\$32.84
001	5786	03/11/11	FEDEX	7-386-90168	4245-7 1/27/11, 1/28/11, 2/1/11	Postage and Freight	541006-51301	\$22.34
001	5786	03/11/11	FEDEX	7-410-65037	4245-7 2/21/11 - 2/22/11	Postage and Freight	541006-51301	\$19.31
001	5786	03/11/11	FEDEX	7-402-94159	4245-7 2/16/11	Postage and Freight	541006-51301	\$6.49
001	5786	03/11/11	FEDEX	7-403-11947	2349-1 2/16/11	Postage and Freight	541006-51301	\$8.09
001	5808	03/25/11	FEDEX	7-426-44352	4245-7 3/4/11, 3/9/11	Postage and Freight	541006-51301	\$51.47
001	5787	03/11/11	FRAGTOOLS, INC	1058	Board Meeting Recording - February 2011	Misc-Videography Services	549089-51301	\$400.00
001	5788	03/11/11	GEXPRO	695-303830	Cage, Arm	R&M-Sidewalks	546085-54101	\$4,039.00
001	5817	03/31/11	GIRARD ENVIRONMENTAL SVCS.	72033	Murley Grass Removal	Contracts-Landscape	534050-53901	\$1,750.00
001	5817	03/31/11	GIRARD ENVIRONMENTAL SVCS.	72279	Cut Down Grape Myrtle	R&M-Trees and Trimming	546089-53901	\$2,400.00
001	5817	03/31/11	GIRARD ENVIRONMENTAL SVCS.	72957	Maintenance - March 2011	R&M-Boardwalks	546009-53901	\$1,745.66
001	5817	03/31/11	GIRARD ENVIRONMENTAL SVCS.	72957	Maintenance - March 2011	R&M-Irrigation	546041-53901	\$12,124.67
001	5817	03/31/11	GIRARD ENVIRONMENTAL SVCS.	72957	Maintenance - March 2011	R&M-Hardscape Cleaning	546312-53901	\$450.38
001	5817	03/31/11	GIRARD ENVIRONMENTAL SVCS.	72957	Maintenance - March 2011	R&M-Fountain	546032-53901	\$2,081.02
001	5817	03/31/11	GIRARD ENVIRONMENTAL SVCS.	72957	Maintenance - March 2011	R&M-Trees and Trimming	546089-53901	\$13,982.19
001	5817	03/31/11	GIRARD ENVIRONMENTAL SVCS.	72957	Maintenance - March 2011	Contracts-Landscape	534050-53901	\$29,603.25
001	5817	03/31/11	GIRARD ENVIRONMENTAL SVCS.	72957	Maintenance - March 2011	R&M-Other Landscape	546036-53901	\$10,791.75

Prepared by:
Severn Trent Management Services

**Celebration
Community Development District**

Check Register by Fund
For the Period from 3/1/2011 to 3/31/2011
(Sorted by Check No.)

Fund No.	Check No.	Check Date	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Check Amount
001	5817	03/31/11	GIRARD ENVIRONMENTAL SVCS.	72957	Maintenance - March 2011	Utility - Refuse Removal	543020-53901	\$869.08
001	5817	03/31/11	GIRARD ENVIRONMENTAL SVCS.	72948	Sod Replacement	Contracts-Landscape	534050-53901	\$650.00
001	5789	03/11/11	GRAYBAR ELECTRIC COMPANY	952455066	Streetlight Stock	R&M-Streetlights	546095-54101	\$3,901.73
001	5789	03/11/11	GRAYBAR ELECTRIC COMPANY	952480593	Streetlight Stock	R&M-Streetlights	546095-54101	\$739.60
001	5809	03/25/11	HANSON, WALTER & ASSOCIATES, I	239290	South Village at Celebration thru 2/28/11	ProfServ-Engineering	531013-51501	\$2,675.55
001	5809	03/25/11	HANSON, WALTER & ASSOCIATES, I	239289	Celebration CDD Consultations thru 2/28/11	ProfServ-Engineering	531013-51501	\$1,486.25
001	5805	03/11/11	HOME DEPOT- DEPT 32-2501256774	022811-6774	Purchases 1/28/11 - 2/23/11	R&M-Common Area	546016-53901	\$251.87
001	5805	03/11/11	HOME DEPOT- DEPT 32-2501256774	022811-6774	Purchases 1/28/11 - 2/23/11	R&M-Common Area	546313-53901	\$365.10
001	5805	03/11/11	HOME DEPOT- DEPT 32-2501256774	022811-6774	Purchases 1/28/11 - 2/23/11	R&M-Streetlights	546095-54101	\$147.79
001	5805	03/11/11	HOME DEPOT- DEPT 32-2501256774	022811-6774	Purchases 1/28/11 - 2/23/11	R&M-Streetlights	546095-54101	\$24.83
001	5805	03/11/11	HOME DEPOT- DEPT 32-2501256774	022811-6774	Purchases 1/28/11 - 2/23/11	R&M-Boardwalks	546009-53901	\$847.12
001	5805	03/11/11	HOME DEPOT- DEPT 32-2501256774	022811-6774	Purchases 1/28/11 - 2/23/11	R&M-Roads & Alleys	546081-54101	\$475.29
001	5805	03/11/11	HOME DEPOT- DEPT 32-2501256774	022811-6774	Purchases 1/28/11 - 2/23/11	R&M-Sidewalks	546084-53901	\$206.66
001	5805	03/11/11	HOME DEPOT- DEPT 32-2501256774	022811-6774	Purchases 1/28/11 - 2/23/11	R&M-Stormwater System	546090-53901	\$24.99
001	5805	03/11/11	HOME DEPOT- DEPT 32-2501256774	022811-6774	Purchases 1/28/11 - 2/23/11	R&M-Irrigation	546041-53901	\$300.00
001	5805	03/11/11	HOME DEPOT- DEPT 32-2501256774	022811-6774	Purchases 1/28/11 - 2/23/11	R&M-Boardwalks	546009-53901	(\$35.81)
001	5805	03/11/11	HOME DEPOT- DEPT 32-2501256774	022811-6774	Purchases 1/28/11 - 2/23/11	R&M-Sidewalks	546084-53901	(\$136.95)
001	5805	03/11/11	HOME DEPOT- DEPT 32-2501256774	022811-6774	Purchases 1/28/11 - 2/23/11	R&M-Irrigation	546041-53901	(\$136.10)
001	5791	03/11/11	HOYMAN, DOBSON & COMPANY, P.A.	00155416	September 30, 2010 Audit of Financial Statements	Auditing Services	532002-51301	\$8,726.90
001	5810	03/25/11	KEIDSER SERVICES, INC	11031113	Splash Pad Feature - March 2011	R&M-Fountain	546032-53901	\$400.00
001	5793	03/11/11	LATHAM, SHUKER, EDAN	53652	Professional Services - January 2011	ProfServ-Legal Services	531023-51401	\$1,831.82
001	5793	03/11/11	LATHAM, SHUKER, EDAN	53652	Accident on Oakshadows & Indigo Drive 1/24/11	ProfServ-Legal Services	531023-51401	\$171.50
001	5794	03/11/11	MOBILE MINI, INC.	127206838	91565 2/15/11 - 3/14/11	R&M-Streetlights	546095-54101	\$122.96
001	5794	03/11/11	MOBILE MINI, INC.	127206837	286536 2/7/11 - 3/6/11	R&M-Streetlights	546313-53901	\$150.90
001	5794	03/11/11	MOBILE MINI, INC.	127206858	91565 2/14/11 - 3/13/11	R&M-Common Area	546016-53901	\$135.36
001	5794	03/11/11	MOBILE MINI, INC.	12720857	91565 2/14/11 - 3/13/11	R&M-Common Area	546016-53901	\$135.36
001	5811	03/25/11	ORLANDO SENTINEL	997378001	Notice of Meeting 3/6/11	Legal Advertising	548002-51301	\$55.00
001	5812	03/25/11	PIP PRINTING AND DOCUMENT	102823	Envelopes	Office Supplies	551002-51301	\$201.53
001	5795	03/11/11	PPG INDUSTRIES, INC.	000992266	Paint, Gloves	R&M-Painting	546313-53901	\$881.24
001	5796	03/11/11	PROGRESS ENERGY FLORIDA, INC	021111	Utilities 1/28/11 - 2/28/11	Electricity - General	543006-53901	\$2,210.34
001	5796	03/11/11	PROGRESS ENERGY FLORIDA, INC	021111	Utilities 1/28/11 - 2/28/11	Electricity - Streetlighting	543013-54101	\$10,648.93
001	5797	03/11/11	PROPT DISTRIBUTORS	78287	Dogipot Dogvalet Keys	R&M-Common Area	546016-53901	\$120.00
001	5798	03/11/11	REEDY CREEK IMPROVEMENT DAD	ADM2209	Drainage Fee 12/09 & 12/10	Contracts-Water Quality - 12/09	534048-53001	\$22,288.72
001	5798	03/11/11	REEDY CREEK IMPROVEMENT DAD	ADM2209	Drainage Fee 12/09 & 12/10	Contracts-Water Quality - 12/10	534048-53001	\$22,702.21
001	5813	03/25/11	SEVERN TRENT ENVIRONMENTAL SER	CR2050531	Credit For Purchase of Trailer	R&M-Common Area	546016-53901	(\$1,000.00)
001	5813	03/25/11	SEVERN TRENT ENVIRONMENTAL SER	2052424	Management Fees - February 2011	ProfServ-Mgmt Consulting Serv	531027-51201	\$5,845.33
001	5813	03/25/11	SEVERN TRENT ENVIRONMENTAL SER	2052424	Management Fees - February 2011	ProfServ-Field Management	531016-53901	\$38,011.67
001	5813	03/25/11	SEVERN TRENT ENVIRONMENTAL SER	2052424	Management Fees - February 2011	Rentals - General	544001-51301	\$1,169.58
001	5813	03/25/11	SEVERN TRENT ENVIRONMENTAL SER	2052424	Management Fees - February 2011	ProfServ-Intro Technology	531020-51301	\$89.25
001	5813	03/25/11	SEVERN TRENT ENVIRONMENTAL SER	2052424	Management Fees - February 2011	Postage and Freight	541006-51301	\$36.42
001	5813	03/25/11	SEVERN TRENT ENVIRONMENTAL SER	2052424	Management Fees - February 2011	Printing and Binding	547001-51301	\$515.00
001	5813	03/25/11	SEVERN TRENT ENVIRONMENTAL SER	2052424	Management Fees - February 2011	Office Supplies	551002-51301	\$66.00
001	5813	03/25/11	SEVERN TRENT ENVIRONMENTAL SER	2052424	Management Fees - February 2011	Communication - Telephone	541003-51301	\$18.43

Prepared by:
Severn Trent Management Services

Report Date 4/7/2011

**Celebration
Community Development District**

Check Register by Fund
For the Period from 3/1/2011 to 3/31/2011
(Sorted by Check No.)

Fund No.	Check No.	Check Date	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Check Amount
001	5813	03/25/11	SEVERN TRENT ENVIRONMENTAL SER	2052424	Management Fees - February 2011	Communication - Telephone	541003-51301	\$2.60
001	5813	03/25/11	SEVERN TRENT ENVIRONMENTAL SER	2052424	Management Fees - February 2011	R&M-Boardwalks	546009-53901	\$85.50
001	5813	03/25/11	SEVERN TRENT ENVIRONMENTAL SER	2052424	Management Fees - February 2011	Misc-Contingency	549900-51301	\$75.90
001	5813	03/25/11	SEVERN TRENT ENVIRONMENTAL SER	2052424	Management Fees - February 2011	R&M-Vegetation Removal	546103-53901	\$230.95
001	5799	03/11/11	SMART CITY TELECOM	030111-0230	(407) 566-0230 - March 2011	R&M-Irrigation	546041-53901	\$209.24
001	5799	03/11/11	SMART CITY TELECOM	030111 - 1187	(407) 566-1187 - March 2011	Communication - Telephone	541003-51301	\$28.76
001	5814	03/25/11	SUNSHINE STATE ONE CALL OF FLA	0000063746	Assessment Billing / Tickets	R&M-Irrigation	546041-53901	\$21.63
001	5800	03/11/11	T & S PROFESSIONAL-RENTALS	13670	Rental Unit 2/17/11 - 3/16/11	R&M-Common Area	546016-53901	\$52.00
001	5801	03/11/11	THOMAS HOYNES MacCUBBIN	021111	Evaluation of Tree Observations	R&M-Trees and Trimming	546099-53901	\$150.00
001	5802	03/11/11	U CART IT CONCRETE, LLC	487	Rock	R&M-Sidewalks	546084-53901	\$305.00
001	5803	03/11/11	VERIZON WIRELESS	6543016465	211477346-00001 1/21/11 - 2/20/11	R&M-Irrigation	546041-53901	\$15.02
001	5804	03/11/11	VICTOR STANELY, INC.	S118761	All-Steel Benches	R&M-Common Area	546016-53901	\$2,289.40
001	5804	03/11/11	VICTOR STANELY, INC.	S118760	Countoured Benches	R&M-Common Area	546016-53901	\$2,289.40
001	5778	03/15/11	CLIFFORD G. AKEY	PAYROLL	March 15, 2011 Payroll Posting			\$188.70
001	5779	03/15/11	THOMAS B. SUNNARBORG	PAYROLL	March 15, 2011 Payroll Posting			\$188.70
001	5780	03/15/11	BRUCE A. CARLSON	PAYROLL	March 15, 2011 Payroll Posting			\$188.70
001	5781	03/15/11	LEE MOORE	PAYROLL	March 15, 2011 Payroll Posting			\$188.70
001	5782	03/15/11	FLOYD W. McCOLLUM	PAYROLL	March 15, 2011 Payroll Posting			\$188.70
001	5818	03/31/11	CLIFFORD G. AKEY	PAYROLL	March 31, 2011 Payroll Posting			\$188.70
001	5819	03/31/11	THOMAS B. SUNNARBORG	PAYROLL	March 31, 2011 Payroll Posting			\$188.70
001	5820	03/31/11	BRUCE A. CARLSON	PAYROLL	March 31, 2011 Payroll Posting			\$188.70
001	5821	03/31/11	LEE MOORE	PAYROLL	March 31, 2011 Payroll Posting			\$188.70
001	5823	03/31/11	FLOYD W. McCOLLUM	PAYROLL	March 31, 2011 Payroll Posting			\$188.70
Fund Total								\$217,542.64

Total Checks Paid **\$217,542.64**

Eighth Order of Business

8A

Resolution 2011-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
CELEBRATION COMMUNITY DEVELOPMENT DISTRICT
RECOGNIZING THE CONTRIBUTIONS OF MATT KELLY**

WHEREAS, the Celebration Community Development District ("District") is a special-purpose District created by law and established by Osceola County, pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District is a special-purpose local government, charged with the sole duty and responsibility of managing the works of the District, including designing, financing, constructing, and operating capital infrastructure to support Celebration, a planned community in Osceola County, Florida; and

WHEREAS, the major function of the District was and is the pin-pointed, focused management of the works of the District, including roads and alley, street lighting, sidewalks, boardwalks and trail systems, landscaping stormwater management aquatic weed control and mosquito control; and

WHEREAS, Matt Kelly demonstrated a dedication and devotion to preserving and protecting the interests of the District, and assuring the aforesaid infrastructure systems be constructed and managed to the highest standards in a timely and economical way; and

WHEREAS, Mr. Kelly's energy, leadership, creativity, guidance, counsel, and efforts constitute a substantial contribution to the continued outstanding success of the Celebration community; and

WHEREAS, Mr. Kelly provided leadership, wisdom, and direction in serving on the Board of Supervisors as Vice Chairman since from November 3, 1998, through November 21, 2002; and

WHEREAS, the Board finds it fitting and proper that official recognition be given to Mr. Kelly for his many achievements and his dedication to the Celebration community;

NOW, THEREFORE, BE IT RESOLVED, that the members of the Board of Supervisors of the Enterprise Community Development District, for and on behalf of themselves and on behalf of the District, express their appreciation and gratitude to Mr. Kelly for his efforts and contributions to the initial and ongoing success of the Celebration community.

UNANIMOUSLY APPROVED and EXECUTED this 19th day of April, 2011.

Tom Sunnarborg, Chairman

Lee Moore, Vice Chairman

Bruce Carlson, Secretary

Floyd McCollum, Treasurer

Cliff Akey, Assistant Secretary

8B

RESOLUTION 2011-05

**A RESOLUTION DESIGNATING STEPHEN BLOOM AS
ASSISTANT TREASURER OF THE CELEBRATION
COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Celebration Community Development District desires to appoint Stephen Bloom as Assistant Treasurer;

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

1. Stephen Bloom is appointed Assistant Treasurer.

Adopted this 19th day of April, 2011.

Tom Sunnarborg
Chairman

Bruce Carlson
Secretary

8C



LETTER OF AGREEMENT

April 11, 2011

Mr. Gary Moyer
Celebration Community Development District
Severn-Trent Services, Inc.
610 Sycamore Street, Suite 140
Celebration, FL 34747

Re: **Civic Corridor Tract C- Maintenance Facility (2.0 acres)**
HWA Job #4204-11

Dear Mr. Moyer:

Hanson, Walter & Associates, Inc. is pleased to provide you with this proposal for professional services in connection with your proposed project as follows:

Project Description:

Our understanding of the project is that you are planning on performing mowing activities on the subject parcel and utilizing the cleared space for employee parking, materials storage, and maintenance related activities. Equipment, dumpsters, trailers, storage containers, employee parking space and supplies that are currently occupying the parcel of land to the west will be transferred over to this parcel of land. It is also our understanding that no grading changes, pavement, utilities or stormwater management facilities are proposed on the subject parcel at this time.

Scope of Services:

With the above project description in mind, the proposed scope of services includes surveying the existing parcel and providing limited civil engineering design services as well as permitting services to obtain approval of an Engineering Improvement Plan and subsequent Land Clearing Permit from Osceola County.

Engineering Consulting Services:

1. Prepare Engineering Improvement Plans (EIP) to include a Site Improvement Plan that reflects the site layout & dimensioning, existing grading & drainage information, tree removal, erosion control, typical sections, and construction details and specifications. Includes preparation of the EIP application, Concurrency Management System application, and supporting documentation and calculations for submittal to Osceola County for review and approval to include addressing Agency requested revisions and attending the TRS hearing(s).
..... **Time & Materials Budget up to \$ 3,900.00**

2. Provide Project Administration services during the design and permitting process, to include meetings, site visits, coordination, and correspondence with Client, team consultants, and permitting agencies as requested or as necessary..... **Time & Materials Budget \$ 750.00**

Total Civil Engineering Design & Permitting..... Budget \$4,650.00

Post Design Services:

1. Provide post design construction administration services to include meetings with Client, team consultants, County Officials, and contractor as necessary, review and address construction requests for information, attend pre-construction meetings, and provide periodic site visits during construction as necessary including inspecting installed erosion control measures.
..... **Time & Materials Budget \$750.00**
2. If Required, prepare Certification of Construction documentation for submittal to Osceola County for approval of the improvements to include walk through inspections with Agency Staff and assisting Client and Contractor with punchlist items. **\$ 750.00**
Based on as-built drawings provided by the Site Contractor as prepared by a Florida Registered Land Surveyor.

Total Post Design.....Budget \$1,500.00

Exclusions

This fee does not include, stormwater management design or calculations, permitting with the South Florida Water Management District, NPDES permitting with FDEP (aka SWPPP), utility design or permitting, roadway or hardscape design, soils work, soils testing, transportation engineering analysis, environmental analysis, a landscape, irrigation, or site lighting plan, hydrogeology, construction or post-construction as-built land surveying, or application fees.

Scope of Services

In reviewing this proposal for professional services, it should be understood that the above proposal items and their corresponding fees do not necessarily represent the full scope of services required for the project. Rather, it represents our best effort to set forth those services which we believe to be those requested by you, the Client, and/or those we can determine to be needed to accomplish a particular objective. However, we recognize and we ask the Client recognize that as the project progresses, the scope of services as originally defined may change in content to include work not initially identified. Several factors will cause this to happen:

1. Better understanding of the project and the Client's goals as progress on the project is made.
2. Additional requirements identified by the Client.
3. New laws or governmental agency requirements.

As these influences occur and are identified, we will advise you of same and seek your direction as to how you wish to proceed.

Work required as a result of the above will be "extra work" outside of the original scope of services. Upon your direction, we will perform the work under the "Work Not Specified" section of this proposal or we can provide you with a separate proposal should the scope so indicate.

Work Not Specified

Work not specified in the above proposal items will not be performed without your prior knowledge and approval. When merited, we will provide you with a lump sum fee for additional services. Otherwise, additional services will be performed on an hourly basis at the rates shown under "Schedule of Fees for Per Diem Services".

Hourly Charges

Hourly work will be billed at our current prevailing per diem rates, but are subject to change, due to increasing labor and material costs. Hourly work performed outside of the normal business hours (Monday-Friday, 8 AM – 5 PM) will be billed at 1½ times the direct labor cost and overhead.

Permit and Application Fees

The service fees set forth herein do not include the payment of governmental agency submittal fees, review or permit fees, or other charges assessed by said agencies. These fees shall be paid for by the Client.

Reproduction and Outside Service Fees

The above service fees include the cost of printing and/or reproduction necessary for permitting submittals and approvals plus five (5) additional sets of drawings and documents for the Owner. Additional copies of documents and/or drawings will be invoiced to you as direct charges as per "Schedule of Fees for Professional Services."

Invoicing and Payment

A Retainer will not be required prior to the work being performed. All work will be invoiced approximately the 20th day of each month based on a proration of work completed to date, with payment expected upon receipt of the invoice by the Client. If payment is not received within thirty (30) days of the invoice date, a late charge will be added to the invoice in an amount not to exceed 1-1/2% per month on the outstanding balance.

If payment is not received within forty-five (45) days of the invoice date, the Consultant may terminate this Agreement or suspend work under the Agreement until payments have been made in full. Client agrees to pay all costs of collection, including reasonable attorney fees, should such action be required.

Assignment

It should be expressly understood that this proposal is for the use of the executing Client and is not assignable or assumable by any third party without prior written consent of this firm.

Acceptance

This proposal and fee schedules are based on the acceptance within thirty (30) days of the date of preparation. If not accepted by you within that time period, we reserve the right to re-evaluate the terms and conditions contained herein. Please sign the Agreement and return to our office. Receipt of the executed Agreement will serve as our Notice to Proceed.

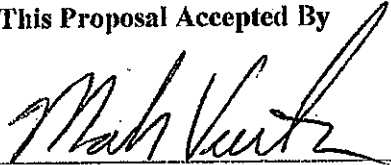
Termination

Either party may terminate this contract with cause upon providing thirty (30) days written notice to the other party. In the event of termination, Hanson, Walter & Associates, Inc. will be reimbursed for all fees and expenses incurred to date by Hanson, Walter & Associates, Inc. and/or our Consultants.

Acceptance of Proposal

The above fees, terms, conditions, and specifications are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

This Proposal Accepted By



Mark Vincutonis, P.E.

Client Signature

4-11-11

Date

Date

MV

w/attachment

SCHEDULE OF FBES
FOR
PROFESSIONAL SERVICES

<u>CONSULTING SERVICES</u>	<u>\$/HR.</u>
A. Senior Principal	\$ 200.00
B. Principal	150.00
C. Project Manager	125.00
D. Engineer	85.00
E. Land Planner	75.00
F. Senior Engineering Technician (CAD)	70.00
G. Senior Design Technician (CAD)	65.00
H. Design Technician (CAD)	60.00
I. Surveying Services	
1. Survey Field Crew	125.00
2. GPS Survey Crew	135.00
3. Principal Land Surveyor	105.00
4. Associate Land Surveyor	95.00
5. Senior Technician (CAD)	75.00
6. Computer Technician (CAD)	70.00
J. Secretarial Services	37.00
K. Miscellaneous Expenses	
a. Prints 24" x 36"/30" x 42" Blueprint or Xerox, ea.	2.00/3.00
b. Paper Sepia (Vellum) 24" x 36"/30" x 42", ea.	10.00/15.00
c. Sepia Mylar 24" x 36"/30" x 42", ea.	15.00/20.00
d. Xerox Copies, ea. mass reproduction	.25
e. Xerox Copies of Original Survey 8½" x 14"	5.00
Plus each additional	1.00
f. Travel, per mile, portal to portal	.40
g. Printing, Graphics, Postage, etc.	Cost + 20%
h. Long Distance Telephone Charges	Cost + 20%
i. Out of Town Expenses (Overnight)	Cost + 30%
j. Sub-Consultant Services, Laboratory, Testing, etc.	Cost + 15%
k. Permit and Application Fee Advances	Cost + 10%
l. Overnight Deliveries	Cost + 20%
m. Courier Services	Cost + 20%

For sworn testimony at depositions and hearings, etc., the above rates will be doubled.

For services in court, the above rates will be doubled with a minimum of an eight hour day charged for each day of appearance.

Overtime to accomplish a project by the client's required completion date will be charged at 1.5 times the above hourly rates, subsequent to client notification and approval.

Ninth Order of Business

9 A

**Celebration
Community Development District**

Financial Report

March 31, 2011

Prepared by



Celebration

Community Development District

Table of Contents

FINANCIAL STATEMENTS

Balance Sheet - All Funds	.....	Page 1
Statement of Revenues, Expenditures and Changes in Fund Balance		
General Fund	.....	Page 2 - 4
Debt Service Fund(s)	.....	Page 5
Capital Project Fund	.....	Page 6
Notes to the Financial Statements	.....	Page 7 - 9

SUPPORTING SCHEDULES

Non-Ad Valorem Assessments Collection - Schedule	.....	Page 10
Cash and Investment Report	.....	Page 11

**Celebration
Community Development District**

Financial Statements

(Unaudited)

March 31, 2011

**Celebration
Community Development District**

Governmental Funds

**Balance Sheet
March 31, 2011**

ACCOUNT DESCRIPTION	GENERAL FUNDS	DEBT SERVICE FUNDS	CAPITAL PROJECT FUNDS	TOTAL
ASSETS				
Cash In Bank	\$ 543,702	\$ -	\$ 114,136	\$ 657,838
Accounts Receivable	18,375	-	-	18,375
Assessments Receivable	2,992	4,848	-	7,840
Interest/Dividend Receivables	12,131	557	-	12,688
Due From Other Funds	-	152,988	-	152,988
Certificates of Deposit - 360 Days	745,000	-	-	745,000
Certificates of Deposit - 450 Days	501,604	-	-	501,604
Certificates of Deposit - 720 Days	250,000	-	-	250,000
Money Market Account	1,714,486	-	-	1,714,486
SBA Account	58,796	-	-	58,796
SBA Account - Restricted	78,201	-	-	78,201
SBA Account Reserves	11,615	-	-	11,615
SBA Account Reserves - Restricted	15,265	-	-	15,265
Construction Fund	-	-	2,158,038	2,158,038
Construction Fund A	-	-	22,517	22,517
Construction Fund B	-	-	154,203	154,203
Interest Account B	-	271	-	271
Note Rebate	-	1,546	-	1,546
Prepayment Account	-	25,238	-	25,238
Rebate	-	125,123	-	125,123
Reserve Fund	-	3	-	3
Reserve Fund A	-	770,416	-	770,416
Reserve Fund B	-	105,674	-	105,674
Revenue Fund	-	2,464,939	-	2,464,939
Revenue Fund A	-	3,270,278	-	3,270,278
Revenue Fund B	-	171,256	-	171,256
FMV Adjustment	(31,567)	(5,422)	-	(36,989)
Prepaid Items	310	-	-	310
TOTAL ASSETS	\$ 3,920,910	\$ 7,087,715	\$ 2,448,894	\$ 13,457,519
LIABILITIES				
Accounts Payable	\$ 45,509	\$ -	\$ -	\$ 45,509
Accrued Expenses	101,185	-	-	101,185
Accrued Taxes Payable	133	-	-	133
Deferred Revenue	2,992	4,848	-	7,840
Due To Other Funds	111,883	-	41,107	152,990
TOTAL LIABILITIES	261,702	4,848	41,107	307,657
FUND BALANCES				
Reserved for Debt Service	-	7,082,867	-	7,082,867
Reserved for Capital Projects	-	-	2,407,787	2,407,787
Unreserved/Undesignated	3,659,208	-	-	3,659,208
TOTAL FUND BALANCES	\$ 3,659,208	\$ 7,082,867	\$ 2,407,787	\$ 13,149,862
TOTAL LIABILITIES & FUND BALANCES	\$ 3,920,910	\$ 7,087,715	\$ 2,448,894	\$ 13,457,519

**Celebration
Community Development District**

General Fund

**Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2011**

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 20,000	\$ 10,002	\$ 11,851	\$ 1,849
Right-of-Way Fees Electricity	785,800	392,898	358,009	(34,889)
Right-of-Way Fees Telecom.	60,000	30,000	18,860	(11,140)
Right-of-Way Fees Gas	4,000	1,998	952	(1,046)
Interest - Tax Collector	-	-	605	605
Special Assmnts- Tax Collector	2,741,585	2,284,654	2,493,941	209,287
Special Assmnts- Discounts	(109,663)	(91,385)	(97,096)	(5,711)
Settlements	-	-	23,023	23,023
Other Miscellaneous Revenues	10,000	4,999	-	(4,999)
TOTAL REVENUES	3,511,722	2,633,166	2,810,145	176,979
EXPENDITURES				
Administrative				
P/R-Board of Supervisors	18,000	9,000	8,400	600
FICA Taxes	1,377	690	639	51
Unemployment Compensation	300	150	-	150
ProfServ-Arbitrage Rebate	7,500	7,500	-	7,500
ProfServ-Dissemination Agent	1,000	1,000	1,000	-
ProfServ-Engineering	40,000	19,998	10,892	9,106
ProfServ-Info Technology	1,071	534	446	88
ProfServ-Legal Services	25,000	12,498	9,063	3,435
ProfServ-Mgmt Consulting Serv	70,144	35,073	35,072	1
ProfServ-Property Appraiser	4,134	4,134	-	4,134
ProfServ-Special Assessment	21,552	21,552	21,552	-
ProfServ-Trustee	20,000	15,017	12,416	2,601
Auditing Services	24,500	16,500	16,930	(430)
Communication - Telephone	3,000	1,500	552	948
Postage and Freight	2,000	1,002	704	298
Rentals - General	14,035	7,020	7,017	3
Rental - Meeting Room	3,380	1,692	1,066	626
Insurance - General Liability	36,000	36,000	28,461	7,539
Printing and Binding	9,500	4,752	3,861	891
Legal Advertising	2,000	1,002	441	561
Misc-Assessmnt Collection Cost	54,832	45,694	47,937	(2,243)
Misc-Videography Services	6,400	3,200	3,658	(458)
Misc-Contingency	1,000	498	8,043	(7,545)
Office Supplies	1,000	498	927	(429)
Annual District Filing Fee	175	175	175	-
Total Administrative	367,900	246,679	219,252	27,427

Community Development District

**Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2011**

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Physical Environment				
Contracts-Water Quality	20,000	10,002	44,986	(34,984)
R&M-Aquatic Weed Control	172,144	86,070	40,318	45,752
R&M-Pest Control	313,048	156,522	145,382	11,140
R&M-Wetland	2,000	1,000	-	1,000
Total Physical Environment	507,192	253,594	230,686	22,908
Flood Control/Stormwater Mgmt				
R&M-Road Drainage	24,000	12,000	2,100	9,900
R&M-Stormwater System	5,000	2,502	2,354	148
R&M-Vegetation Removal	25,000	12,498	7,513	4,985
Total Flood Control/Stormwater Mgmt	54,000	27,000	11,967	15,033
Field				
ProfServ-Field Management	456,140	228,070	228,070	-
Contracts-Landscape	370,240	185,120	182,058	3,062
Electricity - General	36,319	18,162	13,315	4,847
Utility - Refuse Removal	20,430	10,215	8,691	1,524
R&M-Boardwalks	25,950	12,976	16,395	(3,419)
R&M-Common Area	50,000	24,998	23,913	1,085
R&M-Fountain	39,792	19,896	36,728	(16,832)
R&M-Other Landscape	149,500	74,750	74,616	134
R&M-Irrigation	235,496	117,746	88,704	29,042
R&M-Sidewalks	50,000	24,998	10,855	14,143
R&M-Trees and Trimming	192,787	96,391	101,749	(5,358)
R&M-Community Maintenance	3,000	1,500	-	1,500
R&M-Hardscape Cleaning	8,405	4,205	2,702	1,503
R&M-Painting	10,000	5,002	6,271	(1,269)
Misc-Contingency	560,984	-	3,557	(3,557)
Total Field	2,209,043	824,029	797,624	26,405
Road and Street Facilities				
Electricity - Streetlighting	157,967	78,984	64,520	14,464
R&M-Road Cleaning	45,620	22,812	16,620	6,192
R&M-Roads & Alleyways	20,000	10,002	169	9,833
R&M-Signage	15,000	7,500	246	7,254
R&M-Streetlights	100,000	49,998	33,953	16,045
Capital Improvements - General	35,000	17,502	16,312	1,190
Total Road and Street Facilities	373,587	186,798	131,820	54,978
TOTAL EXPENDITURES	3,511,722	1,538,100	1,391,349	146,751

**Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2011**

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
Excess (deficiency) of revenues				
Over (under) expenditures	<u>-</u>	<u>1,095,066</u>	<u>1,418,796</u>	<u>323,730</u>
OTHER FINANCING SOURCES (USES)				
Operating Transfers-Out	-	-	(25,238)	(25,238)
TOTAL FINANCING SOURCES (USES)	<u>-</u>	<u>-</u>	<u>(25,238)</u>	<u>(25,238)</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ 1,095,066</u>	<u>\$ 1,393,558</u>	<u>\$ 298,492</u>
FUND BALANCE, BEGINNING (OCT 1, 2010)	2,265,650	2,265,650	2,265,650	
FUND BALANCE, ENDING	<u>\$ 2,265,650</u>	<u>\$ 3,360,716</u>	<u>\$ 3,659,208</u>	

**Celebration
Community Development District**

Debt Service Funds - All

**Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2011**

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
REVENUES				
Interest - Investments	\$ 13,809	\$ 6,900	\$ 4,189	\$ (2,711)
Special Assmnts- Tax Collector	4,514,722	3,762,260	4,124,895	362,635
Special Assmnts- CDD Collected	12,300	-	-	-
Special Assmnts- Discounts	(181,081)	(150,895)	(160,594)	(9,699)
TOTAL REVENUES	4,359,750	3,618,265	3,968,490	350,225
EXPENDITURES				
Administrative				
Misc-Assessmnt Collection Cost	90,542	75,453	79,286	(3,833)
Total Administrative	90,542	75,453	79,286	(3,833)
Debt Service				
Debt Retirement Series A	2,320,000	-	-	-
Debt Retirement Series B	260,000	-	-	-
Prepayments Series A	485,000	-	515,000	(515,000)
Prepayments Series B	-	-	10,000	(10,000)
Interest Expense Series A	1,473,188	736,594	736,593	1
Interest Expense Series B	159,112	79,556	79,555	1
Total Debt Service	4,697,300	816,150	1,341,148	(524,998)
TOTAL EXPENDITURES	4,787,842	891,603	1,420,434	(528,831)
Excess (deficiency) of revenues Over (under) expenditures	(428,092)	2,726,662	2,548,056	(178,606)
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	-	25,238	25,238
TOTAL FINANCING SOURCES (USES)	-	-	25,238	25,238
Net change in fund balance	\$ (428,092)	\$ 2,726,662	\$ 2,573,294	\$ (153,368)
FUND BALANCE, BEGINNING (OCT 1, 2010)	4,509,573	4,509,573	4,509,573	
FUND BALANCE, ENDING	\$ 4,081,481	\$ 7,236,235	\$ 7,082,867	

**Celebration
Community Development District**

Capital Project Funds - All

**Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2011**

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 1,552	\$ 1,552
TOTAL REVENUES	-	-	1,552	1,552
EXPENDITURES				
Administrative				
Misc-Bank Charges	-	-	297	(297)
Total Administrative	-	-	297	(297)
TOTAL EXPENDITURES	-	-	297	(297)
Excess (deficiency) of revenues Over (under) expenditures	-	-	1,255	1,255
Net change in fund balance	\$ -	\$ -	\$ 1,255	\$ 1,255
FUND BALANCE, BEGINNING (OCT 1, 2010)	-	-	2,406,532	
FUND BALANCE, ENDING	\$ -	\$ -	\$ 2,407,787	

Notes to the Financial Statements

General Fund

▶ **Assets**

- **Cash and Investments** - See Cash and Investment Report on page 11 for further details.
- **Accounts Receivable** - Albritton Invoices For Village Panel Repair.
- **Assessments Receivable** - Recorded delinquent assessments from FY 2009.
- **Interest/Dividend Receivables** - Accrued interest earned on CDs and Money Market accounts.
- **FMV adjustment** - Unrealized SBA market value loss on the LGIP B as of 9/30/10.
- **Prepaid Items** - ASCAP license fee through February 2012.

▶ **Liabilities**

- **Accounts Payable** - Expenditures paid in April 2011.
- **Accrued Expenses** - Expenditures accrued for the month of March.
- **Deferred Revenue** - Delinquent assessments from FY 2009.
- **Due to Other Funds** - Assessments received in March and transferred to Debt Service Fund in April.

Debt Service Funds

▶ **Assets**

- **Assessments Receivable** - Recorded delinquent assessments from FY 2009.
- **Interest/Dividend Receivables** - Interest earned on various investments for FY2011.
- **Due from Other Funds** - Assessments received in March and transferred to Debt Service Fund in April.

▶ **Liabilities**

- **Deferred Revenue** - Delinquent assessments from FY 2009.

Capital Project Funds

▶ **Assets**

- **Cash and Investments** - See Cash and Investment Report on page 11 for further details.

▶ **Liabilities**

- **Due to Other Funds** - Reimbursement to the General Fund for invoices for Albritton Williams and William Stone Premier.

The notes are intended to provide additional information helpful when reviewing the financial statements.

Notes to the Financial Statements

Financial Overview / Highlights

- ▶ Assessments collected by the tax collector are at approximately 91% compared to 86% last year at this time.
- ▶ Total general fund expenditures are at approximately 91% of the YTD (prorated) budget. The significant variances are explained below.

Variance Analysis

Account Name	YTD Budget	YTD Actual	% of Budget	Explanation
Expenditures				
<u>Administration</u>				
Professional Services - Engineering Fees	\$19,998	\$10,892	54%	The engineer is attending the board meetings and providing assistance in preparation of the agenda items for meetings. Expenditures are through February 2011.
Auditing Services	\$16,500	\$16,930	103%	Billing from Hoyman Dobson for auditing services for the FY 2010 audit. The unfavorable variance is due to the timing of collections compared to the allocation of the budget.
Misc-Assessmnt Collection Cost	\$45,694	\$47,937	105%	Over Budget: Osceola County Tax Collector collects 2% for collection costs on the amount collected. The unfavorable variance is due to the timing of collections compared to the allocation of the budget.
Misc-Videography Services	\$3,200	\$3,658	114%	Over Budget: Monthly fees from Fragtools Inc, along with invoice from Guitar Center for an updated sound system.
Misc.- Contingency	\$498	\$8,043	1615%	Over Budget: Expenditures include: Closing costs associated with property swap, accident report fees from Florida Highway Patrol and monthly bank service fees.
<u>Physical Environment</u>				
Contracts-Water Quality	\$10,002	\$44,986	450%	Over Budget: Expenditures include: inspection and testing of the stormwater pond water quality for the purposes of compliance with RCID/CDD Interlocal Drainage Agreement. The unfavorable variance is due to the the collection for two fiscal years; FY 2009 and FY 2010.

Celebration
Community Development District

Revenues, Expenditures and Fund Balances

All Funds

Notes to the Financial Statements

<u>Account Name</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>% of Budget</u>	<u>Explanation</u>
Physical Environment Expenditures (continued)				
R&M Aquatic Weed Control	\$86,070	\$40,318	47%	Under Budget: Aquatic contract was sent out for bids in August 2010. The District accepted a new contract with American Ecosystems Inc. as of January 2010 with a reduction in expenses of 40%
<u>Field</u>				
R&M Boardwalks	\$12,976	\$16,395	126%	Over Budget: Monthly maintenance fees from Girard Environmental Services, along with invoices from various vendors for repair and maintenance of the Boardwalk.
R&M-Fountain	\$19,896	\$36,728	185%	Over Budget: Monthly maintenance fees from Girard Environmental Services and invoices from various vendors for splash pads maintenance, fountain uprights and floc log application.
R&M Trees and Trimming	\$96,391	\$101,749	106%	Over Budget: Monthly maintenance fees from Girard Environmental Services, along with replacement of trees in November and poinsettia installation in December.
R&M- Painting	\$5,002	\$6,271	125%	Over Budget: Monthly storage facility charges from Mobile Mini and invoices from various vendors for painting supplies for streetlights and other common areas.
Misc-Contingency	\$0	\$3,557	12%	Over Budget: Expenditures for World Drive planter wall repair.

Miscellaneous Notes

- ▶ Operating Transfers - In (Out): Transfer to US Bank Series 2005 Prepayment account to pay off the debt on parcel ID# 07-25-28-2811-0372, which was deeded to the District from Carlyle Developers.
- ▶ No additional notes to report on the Debt Service and Capital Project Funds.

**CELEBRATION
COMMUNITY DEVELOPMENT DISTRICT**

**Non-Ad Valorem Special Assessments
Osceola County Tax Collector - Monthly Collection Report
For the Fiscal Year Ending September 30, 2011**

Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	Allocation by Fund						
					General Fund	Series 1997A Debt Service Fund	Series 1997B Debt Service Fund	Series 1999 Debt Service Fund	Series 2002 Debt Service Fund	Series 2003 Debt Service Fund	Series 2005 Debt Service Fund
ASSESSMENTS LEVIED FY 2011				\$ 7,233,618	\$ 2,725,588	\$ 466,277	\$ 194,455	\$ 374,602	\$ 1,809,633	\$ 483,475	\$ 1,179,589
Allocation %				100%	38%	6.45%	2.69%	5.18%	25.02%	7%	16%
11/15/10	32,114	1,679	655	34,448	12,980	2,221	926	1,784	8,618	2,302	5,617
11/22/10	497,394	21,102	10,151	528,647	199,191	34,076	14,211	27,377	132,252	35,333	86,207
12/08/10	3,344,972	142,175	68,265	3,555,411	1,339,659	229,181	95,577	184,121	889,456	237,634	579,782
12/23/11	1,985,225	83,595	40,515	2,109,334	794,786	135,967	56,703	109,235	527,692	140,982	343,970
01/12/11	128,731	4,046	2,627	135,405	51,020	8,728	3,640	7,012	33,874	9,050	22,080
02/07/11	170,428	4,062	3,478	177,967	67,057	11,472	4,784	9,216	44,522	11,895	29,021
03/09/11	75,060	1,032	1,532	77,624	29,248	5,004	2,087	4,020	19,419	5,188	12,658
TOTAL	\$ 6,233,924	\$ 257,690	\$ 127,223	\$ 6,618,836	\$ 2,493,941	\$ 426,648	\$ 177,928	\$ 342,765	\$ 1,655,833	\$ 442,385	\$ 1,079,337
% COLLECTED				91.50%	91.50%	91.50%	91.50%	91.50%	91.50%	91.50%	91.50%
TOTAL OUTSTANDING				\$ 614,782	\$ 231,646	\$ 39,629	\$ 16,527	\$ 31,837	\$ 153,800	\$ 41,090	\$ 100,253

Community Development District

Cash and Investment Report

February 28, 2011

General Fund

<u>Investment Type</u>	<u>Bank Name</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	SunTrust	n/a	0.18%	\$543,602
Checking Account	BankUnited	n/a	0.00%	\$100
				Subtotal
				\$543,702
Certificate of Deposit (15 months)	CenterState	6/16/2011	1.75%	\$250,000
Certificate of Deposit (12 months)	First Southern Bank	3/16/2011	1.55%	\$245,000
Certificate of Deposit (15 months)	CenterState	3/8/2011	1.75%	\$251,604
Certificate of Deposit (12 months)	BankUnited	2/23/2012	0.85%	\$500,000
Certificate of Deposit (24 months)	BankUnited	2/23/2013	0.85%	\$250,000
				Subtotal
				\$1,496,604
Money Market Account	BankUnited	n/a	0.85%	\$953,353
Money Market Account	CenterState	n/a	0.30%	\$559,827
Money Market Account	Florida Shores Bank	n/a	0.90%	\$201,306
				Subtotal
				\$1,714,486
Operating Account - Fund A	State Board of Administration	n/a	0.27%	\$58,796
Operating Account - Fund B (restricted)	State Board of Administration	n/a	0.00%	\$78,201
Reserve Account - Fund A	State Board of Administration	n/a	0.27%	\$11,615
Reserve Account - Fund B (restricted)	State Board of Administration	n/a	0.00%	\$15,265
				Subtotal
				\$163,877

Debt Service and Capital Projects Funds

<u>Investment Type</u>	<u>Bank Name</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Bond Series 2002A Checking Account	SunTrust	n/a	0.18%	\$114,066
Bond Series 2003 Checking Account	SunTrust	n/a	0.14%	\$71
				Subtotal
				\$114,137
Insurance Policy- Corporate Bonds	US Bank	n/a	n/a	\$2
Government Obligation Fund	US Bank	n/a	0.00%	\$1,817
US Bank Open-Ended Commercial Paper	US Bank	n/a	0.15%	\$8,058,390
Certificates of Deposit **	Variable	Variable	Variable	\$280,990
Municipal Obligations - Volusia County	US Bank	10/1/2012	1.20%	\$54,595
Municipal Obligations - Volusia County	US Bank	10/1/2013	1.50%	\$22,314
Municipal Obligations - Polk County	US Bank	10/1/2011	1.00%	\$52,155
US Treasury Notes	US Bank	4/30/2011	0.24%	\$799,238
				Subtotal
				\$9,269,501
				Total
				\$13,302,307

** Detailed list available upon request.