

**CELEBRATION
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

Tuesday, April 25, 2023

Remote Participation:

Zoom: <https://us02web.zoom.us/j/3797970647>, Meeting ID: 3797970647

--or--

Call in (audio only) (415) 762-9988 or (646) 568-7788, 3797970647#



313 Campus Street
Celebration, Florida 34747
(407) 566-1935

Agenda

Celebration Community Development District

Board of Supervisors:

Greg Filak, Chairman
 Tom Touzin, Vice Chairman
 David Hulme, Assistant Secretary
 Jack McLaughlin, Assistant Secretary
 Cassandra Starks, Assistant Secretary



Staff:

Angel Montagna, District Manager
 Jan Carpenter, District Counsel
 Jay Lazarovich, District Counsel
 Mark Vincutonis, District Engineer
 Russell Simmons, Field Manager

Meeting Agenda

Tuesday, April 25, 2023 – 6:00 p.m.

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Approval of the Meeting Agenda**
4. **Public Comment Period**
5. **Third-Party Reports and Presentations**
 - A. CROA
 - B. Incorporation
 - C. Osceola County Sheriff's Department
6. **Consent Agenda**
 - A. Minutes of March 21, 2023, Workshop and March 28, 2023, Regular Meeting
 - B. Invoices and Check Register
 - C. Financial Statements
7. **Public Hearing Regarding the Rule Governing Roadways/Verges**
 - A. Proposed Rule
 - B. Public Comment
 - C. Resolution 2023-08 Adopting the Rule Governing Roadways/Verges
8. **Public Hearing Regarding the Rule Governing Root Barriers**
 - A. Proposed Rule
 - B. Public Comment
 - C. Resolution 2023-09 Adopting the Rule Governing Root Barriers
9. **Business Matters**
 - A. Approval for June Article for the *Celebration News*
 - B. Proposal from Sound F/X Entertainment Systems for Speaker Renovation Downtown
 - C. Proposal from Service Works Plus for Roof Repair
 - D. Request to Extend the Boundary Fence Behind 905 Spring Park Loop
 - E. Proposal from GoGov as Replacement for CeleService
 - F. Resolution 2023-10 Approving Electronic Signatures
 - G. Tri-Party Agreement: Celebration CDD, CROA, and Lexin for Downtown Details (*separate cover*)
10. **Regular Reports**
 - A. District Manager: Digitization of District Records
 - B. Field Manager: Monthly Report
 - C. Legal Counsel
 - D. Engineer
 - i. Monthly Report
 - ii. Proposal for Island Village Recreation Park Survey
 - E. Liaisons
11. **Discussion Items**
 - A. Island Village Recreation Park Updates
 - B. Proposed Budget for Fiscal Year 2024
12. **Other Business, Updates, and Supervisor Comments**
13. **Public Comment Period**
14. **Adjournment**

The next budget workshop is scheduled for Wednesday, May 17, 2023, at 6:00 p.m.

The next meeting is scheduled for Tuesday, May 23, 2023, at 6:00 p.m.

District Office:

313 Campus Street
 Celebration, FL 34747
 407-566-1935

www.CelebrationCDD.org

Meeting Location:

In person: 313 Campus Street, Celebration, FL
Participate remotely: Zoom <https://zoom.us/j/3797970647>
 OR dial 415-762-9988 or 646-568-7788, ID 3797970647

Section 6

Consent Agenda

Subsection 6A

Minutes

**MINUTES OF WORKSHOP
CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**

A budget workshop of the Board of Supervisors of the Celebration Community Development District was held Wednesday, March 21, 2023, at 6:00 p.m. at the District Office, 313 Campus Street, Celebration, Florida 34747.

Present were:

Greg Filak	Chairman
Tom Touzin	Vice Chairman
David Hulme	Assistant Secretary
Jack McLaughlin	Assistant Secretary

Also present, either in person or via Zoom Video Communications, were:

Angel Montagna	Manager: Inframark, Management Services
Mark Vincutonis	Engineer: Hanson Walter & Associates
Brenda Burgess	Inframark, Management Services
Brett Perez	Inframark, Field Services
Russ Simmons	Inframark, Field Services
Residents and Members of the Public	

This is not a certified or verbatim transcript but rather represents the context and summary of the workshop. The full recording is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS Call to Order and Roll Call

Mr. Filak called the workshop to order at 6:00 p.m.
Ms. Montagna called the roll.

SECOND ORDER OF BUSINESS Pledge of Allegiance

Mr. Filak led the *Pledge of Allegiance*.

THIRD ORDER OF BUSINESS Approval of the Workshop Agenda

Mr. Filak reviewed the workshop agenda.

FOURTH ORDER OF BUSINESS Public Comment Period

There being none, the next order of business followed.

FIFTH ORDER OF BUSINESS Discussion Items

A. Preliminary Budget for Fiscal Year 2024
Discussion ensued regarding presentation of the budget and the process.

REVENUES:

- No changes in revenue amounts.
Discussion ensued regarding the right-of-way agreement for electricity, which has a 30-year term, and staff will begin negotiations with Duke Energy for a renewal.

Celebration CDD
 March 21, 2023, workshop

ADMINISTRATIVE EXPENSES:

- Miscellaneous-Non-Ad Valorem Taxes: reduced to zero

PUBLIC SAFETY EXPENSES:

- Security Services-Sheriff: this line item includes cameras, and one or two rate increases for off-duty details.

PHYSICAL ENVIRONMENT EXPENSES:

- Contracts-Water Quality: Discussion ensued regarding the status of reports from Reedy Creek Improvement District.
- Contracts-Aquatic Weed Control: Discussion ensued regarding potentially having request for proposals for the May meeting.

FLOOD CONTROL MANAGEMENT EXPENSES:

- No changes to any line items.

FIELD EXPENSES:

- Many line items are driven by contract amounts.
- Miscellaneous-Contingency: This line item will be deleted and monies used elsewhere.
- Capital Outlay-Other: This line item will be deleted and monies used elsewhere.

ROAD AND STREET FACILITIES EXPENSES:

- Repair and Maintenance-Signage/Radar Sign Maintenance: Monies will not need to be budgeted for FY2024 because all will have been repaired.

CAPITAL PROJECTS:

- Shade Structure Roofs (3): After roofs are repaired/replaced, the District will have \$25,000 left over.
- Street Light Painting: Discussion ensued regarding this is a two- or three-year project, no project plan, start with an inspection, and needs to be on a cycle.
- Board members will provide their list of capital projects within two weeks.

NON-OPERATING RESERVE:

- No changes to any line items.

ASSIGNED FUND BALANCE:

- Reserves-Assessment Stabilization: This line item will be deleted and monies used elsewhere.

Discussion ensued regarding a contract list including expiration dates, estimate of Island Village development conveyed, accounting staff working in sync, the need for better narratives, suggestion of a power point presentation for informational uses, further discussion of the budget process, and Island Village assessments for undeveloped acreage need to be shown clearly.

Celebration CDD
March 21, 2023, workshop

SIXTH ORDER OF BUSINESS Other Business

Discussion ensued regarding (1) Inframark score cards will be sent to the Board to review and comment on the management company; (2) eminent domain for a pond along I-4 and the engagement letter for Gray Robinson will be ratified at the March 28 meeting; (3) joint workshop with CROA, agenda items to include CeleService replacement, workshop dates, prefer April 11, possible alternates 12 or 10, Ms. Montagna will check with Ms. Lauren Gunnyon, and joint meeting to be held at 6:00 p.m. at 851 Celebration Avenue; (4) budget workshop to be held May 17; and (5) Board members to send project list to Ms. Montagna by March 31, need the current asset list, boardwalk from Artisan Park to the high school, inspection on boardwalk structure, plan for alleys, plan for light pole caps, and painting, electrical boxes in need of painting which is not the jurisdiction of the District.

SEVENTH ORDER OF BUSINESS Supervisor Comments

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS Public Comment Period

Mr. Fox commented on levels of assessments.

A Resident asked about the jurisdiction of the streets, which is Osceola County, and commented on turning left out of Spring Lake onto Celebration Boulevard.

Discussion ensued regarding the intersection at Campus Street and Celebration Boulevard, traffic, and patrols.

NINTH ORDER OF BUSINESS Adjournment

The workshop was adjourned at 8:03 p.m.

Angel Montagna, Secretary

Greg Filak, Chairman

**MINUTES OF MEETING
CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Celebration Community Development District was held Tuesday, March 28, 2023, at 6:00 p.m. at the District Office, 313 Campus Street, Celebration, Florida 34747.

Present and constituting a quorum were:

Greg Filak (<i>via Zoom</i>)	Chairman
Tom Touzin	Vice Chairman
David Hulme	Assistant Secretary
Jack McLaughlin	Assistant Secretary
Cassandra Starks	Assistant Secretary

Also present, either in person or via Zoom Video Communications, were:

Angel Montagna	Manager: Inframark, Management Services
Jan Carpenter	Attorney: Latham, Luna, Eden & Beaudine
Mark Vincutonis	Engineer: Hanson Walter & Associates
Brenda Burgess	Inframark, Management Services
Jim Hays	CROA
Brett Perez	Inframark, Field Services
Russ Simmons	Inframark, Field 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. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS Call to Order and Roll Call

Mr. Touzin called the meeting to order at 6:00 p.m.

Ms. Montagna called the roll and indicated a quorum was present for the meeting.

SECOND ORDER OF BUSINESS Pledge of Allegiance

Mr. Touzin led the *Pledge of Allegiance*.

THIRD ORDER OF BUSINESS Approval of the Meeting Agenda

Mr. Filak reviewed the meeting agenda and requested additions or changes.

Mr. McLaughlin made a MOTION to approve the meeting agenda, as presented.
Ms. Starks seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the meeting agenda, as presented.

Celebration CDD
 March 28, 2023, meeting

FOURTH ORDER OF BUSINESS Public Comment Period

A Resident indicated the map on website is from 2010 and does not include Celebration Pointe or Island Village. Updated maps were received today.

FIFTH ORDER OF BUSINESS Third-Party Reports and Presentations

A. Celebration Residential Owners Association (CROA)

Discussion ensued regarding a future joint meeting to be scheduled, letter received from CROA’s legal counsel regarding the roadway/verge rule, and the joint meeting set for April 19 at 6:00 p.m. at 851 Celebration Avenue.

B. Incorporation

Discussion ensued regarding sheriff information, and CROA has not discussed their support.

C. Osceola County Sheriff's Department

There being nothing to report, the next order of business followed.

SIXTH ORDER OF BUSINESS Consent Agenda

A. Minutes of February 28, 2023, Regular Meeting

The minutes are included in the agenda package and available for public review in the District Office during normal business hours.

Ms. Burgess reviewed a change on page 5 to amend the motion setting a public hearing for the rule governing root barriers and adding the resolution number to set the rulemaking hearing date.

B. Check Register and Invoices

The check register and invoices are included in the agenda package and available for public review in the District Office during normal business hours.

C. Financial Statements

The financial are included in the agenda package and available for public review in the District Office during normal business hours.

Mr. McLaughlin made a MOTION to approve the consent agenda, minutes as amended.
 Ms. Starks seconded the motion.

Ms. Burgess reviewed a change on page 5 to amend the motion setting a public hearing for the rule governing root barriers and adding the resolution number to set the rulemaking hearing date.

Celebration CDD
 March 28, 2023, meeting

Mr. McLaughlin AMENDED the motion to approve the consent agenda, minutes as amended.
 Ms. Starks seconded the amendment.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the consent agenda, minutes as amended.

SEVENTH ORDER OF BUSINESS Business Matters

A. Acceptance of Audited Financial Statements for Fiscal Year 2022

Discussion ensued regarding the audit committee meeting held March 24, clean audit opinion, no material weaknesses regarding non-compliance, and changes and clarifications discussed at the committee meeting that were incorporated.

Mr. Touzin made a MOTION to accept the audited financial statements for fiscal year 2022 and to authorize staff to file with the appropriate State agencies.
 Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to accept the audited financial statements for fiscal year 2022 and to authorize staff to file with the appropriate State agencies.

B. Event Use Application for Exotic Car Show

Discussion ensued regarding lateness of application, administratively approve outside of a meeting, and report under manager’s report.,

Mr. McLaughlin made a MOTION to approve the event use application for the exotic car show, March 31 through April 2, 2023.
 Mr. Hulme seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the event use application for the exotic car show, March 31 through April 2, 2023.

Mr. Hulme made a MOTION to defer to management to administratively approve routine event use applications.
 Ms. Starks seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to defer to management to administratively approve routine event use applications.

Celebration CDD
 March 28, 2023, meeting

C. May Article for the *Celebration News*

Discussion ensued regarding amend for percentage of sod replacement, and add aerators.

Mr. McLaughlin made a MOTION to approve the article for the May edition of the *Celebration News*.
 Mr. Hulme seconded the motion.

Mr. Filak AMENDED the motion to approve the article for the May edition of the *Celebration News*, revised as discussed.
 Mr. McLaughlin seconded the amendment.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the article for the May edition of the *Celebration News*, revised as discussed.

D. Discussion of Rule Governing Road Parkways/Verges

Discussion ensued regarding hearing set for April 25, 2023, minor cleanup changes, tree replacements, District not necessarily replacing additional damages beyond the tree, previous replacements, letter received from CROA regarding additional damages, kinds of damages the District will replace for sidewalk repairs, responsibility for maintenance, reasonableness, damages caused by storms, District is not responsible for the homeowner’s private improvements, issue exacerbated by a fine given to a homeowner, joint meeting with CROA might not be correct forum for further discussion, what type of sod to replace with, example of Spring Lake having zoysia, reluctance to set a different precedent, homeowner being responsible for maintenance, reasons for the second letter from CROA, comments to be sent to the management company, and possible item for the joint meeting.

E. Discussion of GoGov Alternative to CeleService

Discussion ensued regarding iOffice alternative that may be viable, and recommendation to setup a demonstration with the Board and interested parties.

F. Ratification of Engagement Letter with Gray Robinson for Eminent Domain

Discussion ensued regarding engagement with Gray Robinson amended to cover part of District counsel’s fees, future conversations will be held in closed executive sessions.

Mr. McLaughlin made a MOTION to ratify the engagement letter with Gray Robinson to represent the District regarding eminent domain matters for I-4.
 Ms. Starks seconded the motion.

Celebration CDD
 March 28, 2023, meeting

Upon VOICE VOTE, with all in favor, unanimous approval was given to ratify the engagement letter with Gray Robinson to represent the District regarding eminent domain matters for I-4.

Discussion ensued regarding timeline of activities.

G. Renewal of Agreement with SŌLitude Lake Management

Discussion ensued regarding renewal with no change in scope or price.

Mr. McLaughlin made a MOTION to renew the agreement with SŌLitude Lake Management for one year with no change in scope or price.
 Ms. Starks seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to renew the agreement with SŌLitude Lake Management for one year with no change in scope or price.

Discussion ensued regarding ponds looking good, aerators installed and operational, aerators scheduled to run full time, schedule for water testing and visual inspection, upcoming budget cycle, and recommendations to be included in the budget.

H. Discussion of Rule Governing Root Barriers

Discussion ensued regarding rule provided to Mattamy Orlando, meaning of “adjacent,” distance for certain types of trees, enforcement, existing homes versus new homes, installation for all new trees, challenges installing root barriers where a mature tree was removed, placement of root barriers, cost impacts for District replacements, and proposals for average replacements to be provided at the next meeting.

EIGHTH ORDER OF BUSINESS

Regular Reports

A. District Manager

Discussion ensued regarding budget to be provided, document digitizing proposal for the next meeting, and option for shared file access to hold all the documents.

B. Field Operations

i. Monthly Field Management Report

The field management report is included in the agenda package and available in the District Office for public review during normal business hours.

Discussion ensued regarding blue reflectors to mark fire hydrants, other requests made of the County, fire hydrants would be jurisdiction of Enterprise CDD, shade structure roofing estimates, and process for proposals.

Celebration CDD
 March 28, 2023, meeting

ii. Update on Eastlawn Berm

Discussion ensued regarding Eastlawn berm, Reedy Creek Improvement District’s (RCID) requirement to reconstruct the swale, repair restored pursuant to the original plan, estimate of \$10,000 from Camcor, options, impacts of reconstruction, delay in RCID indicating how the berm should be reconstructed, and response to RCID.

iii. Shade Structure Roofs

Discussion ensued regarding difficulty obtaining proposals for the shade structure roofs, and the proposal received from Nash Construction.

\$32,500 from Nash

Mr. McLaughlin made a MOTION to approve the proposal from Nash Construction to replace the three shade structure roofs, in the amount of \$32,500.
 Mr. Hulme seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the proposal from Nash Construction to replace the three shade structure roofs, in the amount of \$32,500.

iv. Island Village Furniture

Discussion ensued regarding limited furniture on the Island Village esplanade, and staff will monitor and report at the next meeting.

v. Eastlawn Bridge

Discussion ensued regarding full replacement of everything except the deck, materials used, pros and cons of using composite, request for a sample, and related costs.

This item was tabled for a future meeting.

vi. Request for Traffic Mirror at Nash Drive and Celebration Avenue

Discussion ensued regarding existing mirror at Lake Evalyn for pedestrians and sidewalk use, staff’s recommendation against the mirror, and Osceola County indicated they would not install a mirror.

vii. Miscellaneous

Discussion ensued regarding vendor’s ability to perform turf repairs, dates for budget meetings, staff to obtain additional proposals, other capital projects, ratchet straps holding up a tree impacted after the hurricane, tree is still under warranty, and staff will discuss further with Mattamy Orlando.

C. Attorney

Discussion ensued regarding roof inspection report not yet received, and working with Arnco and the insurance company.

Celebration CDD
 March 28, 2023, meeting

D. Engineer

The engineering monthly report is included in the agenda package and available in the District Office for public review during normal business hours.

E. Liaisons

There being nothing to report, the next order of business followed.

NINTH ORDER OF BUSINESS Discussion Items

A. Council of Community Development Districts in Osceola County

This item not being discussed, the next item followed.

B. Joint Meeting with CROA

Discussion ensued regarding confirmation from CROA for April 19, agenda items previously provided, and staff will advertise the joint meeting.

C. Memorial Benches and Rocking Chairs

Discussion ensued regarding the original request for a name plate on a bench, and using the District’s vendor to purchase a plaque and reimburse the District.

TENTH ORDER OF BUSINESS Other Business, Updates, and Supervisor Comments

Mr. Filak commented on the lot in Island Village behind the K-5 school, easement possibilities for an activity area, and more conversations to be held.

Mr. Hulme asked regarding the residential requests included in the agenda package, some requests are handled by staff, some are merely informational, and preference for no sign.

ELEVENTH ORDER OF BUSINESS Public Comment Period

Mr. Gary Hudspeth commented on replacing landscape and trees, suggested keeping precedent and standards, recommended further conversations with CROA regarding the rule for roadways/verges, and potential for a resident to be fined by both entities.

Mr. Jim Hays supported the Board’s action not installing a traffic mirror.

TWELFTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Hulme, seconded by Ms. Starks, with all in favor, the meeting was adjourned at 8:06 p.m.

Angel Montagna, Secretary

Greg Filak, Chairman

Subsection 6B

Invoices and Check Register



Hanson Walter & Associates, Inc
 8 Broadway
 Suite 104
 Kissimmee, FL 34741
 407-847-9433

Page 1 of 1
 4204
 5286348

INVOICE

CELEBRATION COMMUNITY DEVELOPMENT DIST 313 CAMPUS STREET CELEBRATION, FL 34747	CLIENT ID: 6209 INVOICE #: 5286348 INVOICE DATE: 3/24/2023 DUE DATE: 4/3/2023 BILLED THROUGH: 2/28/2023
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CELEBRATION CDD CONSULTATIONS
 JOB ID: 4204

PO:

PERIOD: February 2023
 For Services Rendered Through February 28 2023

Prepare for and attend CDD meeting Eastlawn berm repair site visits and meeting with RCID, proposal for spreader swale rebuild, Eastlawn sidewalk replacements, Island Village Blvd and Ph 1A reinspections and punchlist, Ph 1A stairs re inspection, Ph 2B plans review and comments

	Total Billed To Date	Amount Previously Billed	Amount This Billing
TIME & MATERIALS			
PROFESSIONAL CIVIL ENGINEERING SERVICES	334,420.35	332,976.60	1,443.75
ISLAND VILLAGE- MATTAMY HOMES	34,402.50	33,720.00	682.50
CELEBRATION POINTE	2,047.50	2,047.50	0.00
EXTRA: I-4 TAKING- PARCEL 07-25-28-2783-0001-3561	0.00	0.00	0.00
PROFESSIONAL LAND SURVEYING SERVICES	19,983.70	19,983.70	0.00
STORMWATER NEEDS ANALYSIS 2021	0.00	0.00	0.00
EXTRA: 717 EASTLAWN TREE SURVEY	831.95	831.95	0.00
REIMBURSABLES	751.17	751.17	0.00
	392,437.17	390,310.92	2,126.25

PLEASE REMIT TO:
 Hanson, Walter & Associates, Inc.
 8 Broadway Suite 104
 Kissimmee, FL 34741

Total Invoice \$2,126.25



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
#91797

DATE
3/23/2023

CUSTOMER ID
C1082

NET TERMS
Net 30

PO#

DUE DATE
4/22/2023

BILL TO

Celebration CDD
313 Campus Street
Celebration FL 34747
United States

Services provided for the Month of: March 2023

DESCRIPTION	QTY	UOM	RATE	MARKUPP	AMOUNT
Management Services for the Month of: March 2023					
Administrative Services 001-531027-51201-5000	1	Ea	8,049.25		8,049.25
Field Ops Services 001-531016-53901-5000	1	Ea	93,372.75		93,372.75
Postage 001-541006-51301-5000	1	Ea	33.60		33.60
Russell Simmons 2-10-2023 Amzn Mktp marking paint \$58.29, filler bags fro grinding \$158.70; 2-7-2023 Amzn Mktp slings for replacing light poles \$165.05 & \$130.42; 1-30-2023 Amzn Mktp Saw blades \$89.45, \$182.99 & \$33.27; 1-25-2023 Target video camera for conference room \$86.53; 1-24-2023 Amzn Mktp recoils for generator \$ 72.42; 1-23-2023 Fence Outlet Inc fence caps \$246.18; 1-19-2023 Amzn Mktp clutch and sprocket for chain saw \$43.44; 1-16-2023 Amzn Mktp blades \$151.69, dust shrouds for grinder \$98.87 & grinding wheels for sidewalks \$346.48; 1-11-2023 ULINE ship supplies 3 gas cans \$ 429.67; Amzn Mktp fire hydrant adators \$56.70.	1	Ea	2,350.15		2,350.15
Record Storage Fee 001-549069-51301-5000	1	Ea	1,050.00		1,050.00
Subtotal					104,855.75

Subtotal	\$104,855.75
Tax	\$0.00
Total Due	\$104,855.75

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



201 S. ORANGE AVE, STE 1400
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32801

March 7, 2023

Invoice #: 110055
Federal ID #:59-3366512

Celebration Community Development District

c/o Inframark
313 Campus Street
Celebration, FL 34747

Matter ID: 2374-009

Island Village Project

For Professional Services Rendered:

2/22/2023	JAC	Emails with District Engineer regarding remaining punch list items	0.20	\$63.00
2/23/2023	JEL	Review of outstanding items for conveyance	0.10	\$21.50
Total Professional Services:			0.30	\$84.50

Total	\$84.50
Previous Balance	\$0.00

Payments & Credits

<u>Date</u>	<u>Type</u>	<u>Notes</u>	<u>Amount</u>
		Payments & Credits	\$0.00
		Total Due	\$84.50



201 S. ORANGE AVE, STE 1400
 POST OFFICE BOX 3353
 ORLANDO, FLORIDA 32801

January 12, 2023

Invoice #: 107383
 Federal ID #:59-3366512

Celebration Community Development District
 c/o Inframark
 313 Campus Street
 Celebration, FL 34747

Matter ID: 2374-011 Incorporation

For Professional Services Rendered:

Date	Type	Description	Hours	Amount
12/27/2022	JEL	Review of incorporation details and email correspondence with D.Hulme regarding status of incorporation	0.20	\$41.00
12/28/2022	JEL	Conducted research on county millage rates and Ch. 200 Florida Statutes for Chairman.	2.10	\$430.50
12/29/2022	JEL	Email correspondence with Chair regarding millage rates; Continued review of millage statute	0.60	\$123.00
12/29/2022	JAC	Emails from Chairman to CROA / CNOA counsel regarding incorporation; discussion of statutes regarding County mileage rates with J. Lazarovich to prepare for Chairman call; emails regarding aeration system contract	0.30	\$91.50
Total Professional Services:			3.20	\$686.00

Total	\$686.00
Previous Balance	\$0.00

Payments & Credits

Date	Type	Notes	Amount
		Payments & Credits	\$0.00
		Total Due	\$686.00

2/20/2023	jms	Emails; revisions to Rule and Memorandum regarding Road/Parkway Verge	0.60	\$60.00
2/21/2023	JEL	Reviewed aeration maintenance proposal and email correspondence with Chair regarding same; Confer on proposed rule/policy	1.30	\$279.50
2/21/2023	JAC	Additional emails from ARNCO's insurer regarding 558 claim; prepared initial response; received and reviewed emails from Inframark with requested documents; work on agenda items	0.40	\$126.00
2/22/2023	JEL	Email correspondence with Chair regarding aeration maintenance proposal; Confer with Dan Couloff regarding 558 Notice; Review of demand/notice statute	0.50	\$107.50
2/22/2023	jms	Complete revisions to Audit Response letter and send via email and USPS regular mail	0.20	\$20.00
2/23/2023	JEL	Review of emails from Insurer and response with statute requirements	0.20	\$43.00
2/24/2023	JEL	Reviewed minutes/agenda for Board of Supervisors' meeting; Drafted email regarding District's requirements under Ch. 558 Florida Statutes; Emails with Insurer regarding notice and inspection of roof; Confer with JAC on roof defect; Confer with Dan Couloff on Ch. 558 requirements	1.70	\$365.50
2/24/2023	DHC	Review and approve draft e-mail from Attorney Lazrovich providing directions to Association re compliance with inspection; review and comment upon proposed response to insurer's inquiries regarding inspection and requests for information.	0.50	\$142.50
2/24/2023	JAC	Received and reviewed emails with insurer for ARNCO; work on responses; emails from Chairman	0.20	\$63.00
2/27/2023	JAC	Prepare for Board of Supervisor meeting; emails regarding proposal for private use of Lake Rianhard; multiple emails with District Manager and Chairman; emails with another insurer of ARNCO	0.60	\$189.00
2/28/2023	JEL	Preparation of demand letter to Rackspace; Review of email correspondence with Insurer Claim Rep; Email correspondence with Inframark regarding Rackspace; Dialed into Board of Supervisors' meeting	1.20	\$258.00
2/28/2023	JAC	Telephone call with Chairman and ARNCO insurer regarding roof claim; travel to and attend Board of Supervisor meeting; multiple emails with District Manager regarding agenda and event use policy question	4.90	\$1,543.50
Total Professional Services:			24.00	\$5,869.00

Total	\$5,869.00
Previous Balance	\$0.00

Payments & Credits

<u>Date</u>	<u>Type</u>	<u>Notes</u>	<u>Amount</u>
		Payments & Credits	\$0.00
		Total Due	\$5,869.00



201 S. ORANGE AVE, STE 1400
 POST OFFICE BOX 3353
 ORLANDO, FLORIDA 32801

March 7, 2023

Invoice #: 110054
 Federal ID #:59-3366512

Celebration Community Development District
 c/o Inframark
 313 Campus Street
 Celebration, FL 34747

Matter ID: 2374-001 General

For Professional Services Rendered

Date	Initials	Description	Hours	Amount
2/1/2023	JAC	Emails with District Manager regarding LPR camera renewal	0.10	\$31.50
2/1/2023	JEL	Preparation of Street Sweeper agreement and email correspondence regarding same; Revised License Plate Reader agreement	1.60	\$344.00
2/2/2023	JEL	Email correspondence with District Manager regarding agreements; Email correspondence with District Engineer regarding CFPL project update	0.20	\$43.00
2/3/2023	JEL	Internal discussion regarding new facility rule; Email correspondence regarding Street Sweeping agreement	0.30	\$64.50
2/8/2023	JEL	Finalized License Plate Reader Agreement and email correspondence regarding same	0.10	\$21.50
2/9/2023	JAC	Emails with District Manager regarding tree issues and possible alternative remedy; work on draft rule for trees for discussion	0.90	\$283.50
2/10/2023	JAC	Completed memo regarding tree issues; emails with District Manager	1.10	\$346.50
2/10/2023	JEL	Email correspondence regarding pending service agreements	0.10	\$21.50
2/13/2023	JAC	Emails regarding room rental / reservation issue	0.20	\$63.00
2/14/2023	jms	Received and reviewed Audit Response request; prepare and send inquiry email to internal attorneys; begin draft of Audit Response letter	0.80	\$80.00
2/15/2023	jms	Research and revisions to Audit Response letter to include insurance claims	0.30	\$30.00
2/15/2023	JEL	Revised street sweeping agreement and email correspondence regarding same; Review of pending/threatened litigation	0.40	\$86.00
2/15/2023	JAC	Short telephone call with District Manager, staff and Chairman regarding tree issues and other possible agenda items; related emails regarding tree trimming protocol for County and CCDD	0.50	\$157.50
2/16/2023	jms	Received email response from J. Lazarovich regarding Audit Response Letters, revise response letter and provide to J. Carpenter for review	0.20	\$20.00
2/16/2023	JAC	Email from Chairman to Sheriff; work on memorandum and proposed rule for street "parkways"	0.50	\$157.50
2/17/2023	jms	Revision to Rule on Road Parkway/Verge and Memorandum on same	1.70	\$170.00
2/17/2023	JAC	Prepared Resolution 2023 regarding rule concerning "Parkway" maintenance; completed short memo; emails regarding ARNCO Construction insurance claim	0.40	\$126.00
2/18/2023	DHC	Review letter from Amerisure and Attorney Carpenter's e-mail to client team to pull responsive documents; e-mail Attorney Carpenter options on arranging inspection and communicating to contractor and Amerisure re same.	0.50	\$142.50
2/20/2023	JAC	Emails regarding ARCO insurers request for information; emails with Chairman regarding tree and verge memo and policy	0.40	\$126.00
2/20/2023	DHC	Attention to expert and consultant issues, providing recommendations to Attorney Carpenter. Multiple e-mails with team.	0.80	\$228.00
2/20/2023	JEL	Email correspondence with Chair and District Manager regarding aerator maintenance; Review of Amended and Restated CC&R's	0.60	\$129.00

CELEBRATION

Community Development District

Payment Register

March 31, 2023

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 3/1/23 to 3/31/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
SOUTHSTATE BANK GF (NEW) - (ACCT#XXXXX7106)							
CHECK # 10060							
03/01/23	Vendor	SMART CITY TELECOM	030123-1187	BILL PRD 3/1-3/31/23	Communication - Telephone	001-541003-51301	\$141.31
Check Total							\$141.31
CHECK # 10061							
03/01/23	Vendor	SMART CITY TELECOM	030123-0231	BILL PRD 3/1-3/31/23	R&M-Irrigation	001-546041-53901	\$130.11
Check Total							\$130.11
CHECK # 10062							
03/06/23	Vendor	HANSON, WALTER & ASSOCIATES, I	5285749	ENGG SVCS THRU DEC 2022	ProfServ-Engineering	001-531013-51501	\$4,596.50
03/06/23	Vendor	HANSON, WALTER & ASSOCIATES, I	5285749	ENGG SVCS THRU DEC 2022	Accounts Receivable	001-115000-51501	\$866.25
Check Total							\$5,462.75
CHECK # 10063							
03/06/23	Vendor	INFRAMARK, LLC	88537	JAN 2023 MGMT SVCS	ADMIN SVCS	001-531027-51201	\$8,049.25
03/06/23	Vendor	INFRAMARK, LLC	88537	JAN 2023 MGMT SVCS	FIELD OPS	001-531016-53901	\$93,372.75
03/06/23	Vendor	INFRAMARK, LLC	88537	JAN 2023 MGMT SVCS	POSTAGE	001-541006-51301	\$29.64
03/06/23	Vendor	INFRAMARK, LLC	88537	JAN 2023 MGMT SVCS	BLADES FOR ROOTS	001-546016-53901	\$167.77
03/06/23	Vendor	INFRAMARK, LLC	88537	JAN 2023 MGMT SVCS	BATTERYS FOR MULES	001-546022-53901	\$144.21
03/06/23	Vendor	INFRAMARK, LLC	88537	JAN 2023 MGMT SVCS	CLOCK FOR CONF ROOM	001-563034-53901	\$103.50
03/06/23	Vendor	INFRAMARK, LLC	88537	JAN 2023 MGMT SVCS	RECOIL STARTER FOR GENERATOR	001-563034-53901	\$40.23
03/06/23	Vendor	INFRAMARK, LLC	88537	JAN 2023 MGMT SVCS	DUST SHRUD	001-546022-53901	\$45.99
03/06/23	Vendor	INFRAMARK, LLC	88537	JAN 2023 MGMT SVCS	TIRES FOR KUBOTA	001-546022-53901	\$184.49
03/06/23	Vendor	INFRAMARK, LLC	88537	JAN 2023 MGMT SVCS	CREATIVE MAILBOX DESIGNS	001-546016-53901	\$307.17
Check Total							\$102,445.00
CHECK # 10064							
03/06/23	Vendor	LATHAM, LUNA, EDAN & BEAUDINE, LLP	107382	LEGAL COUNSEL DEC 2022 ISLAND VILLAGE	Accounts Receivable	001-115000-51401	\$245.50
03/06/23	Vendor	LATHAM, LUNA, EDAN & BEAUDINE, LLP	107381	GEN COUNSEL DEC 2022	ProfServ-Legal Services	001-531023-51401	\$4,920.73
03/06/23	Vendor	LATHAM, LUNA, EDAN & BEAUDINE, LLP	109380	GEN MATTERS THRU JAN 2023	ProfServ-Legal Services	001-531023-51401	\$4,813.55
03/06/23	Vendor	LATHAM, LUNA, EDAN & BEAUDINE, LLP	109382	ISLAND VILLAGE PROJ THRU JAN 2023	Accounts Receivable	001-115000-51401	\$86.00
Check Total							\$10,065.78
CHECK # 10065							
03/06/23	Vendor	SCIENS ORLANDO, LLC	WO-4842	ANNUAL SPRINKLER/BACKFLOW INSPECTION	Building Op Costs	001-563034-53901	\$375.00
Check Total							\$375.00
CHECK # 10066							
03/06/23	Vendor	SMART CITY TELECOM	030123-0025	BILL PRD 3/1-3/31/23	Communication - Telephone	001-541003-51301	\$645.47
Check Total							\$645.47

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 3/1/23 to 3/31/23

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Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 10067							
03/07/23	Vendor	ACE HOME & SUPPLY CENTER	98669 /1	PHOTO CELLS 120V	R&M-Streetlights	001-546095-54101	\$719.76
							Check Total
							<u>\$719.76</u>
CHECK # 10068							
03/07/23	Vendor	CAMCOR SITE, LLC	2044	STORMWATER SYSTEMS	R&M-Stormwater System	001-546090-53801	\$65,055.00
							Check Total
							<u>\$65,055.00</u>
CHECK # 10069							
03/07/23	Vendor	CELEBRATION HARDWARE	342582	CONCRETE MIX	R&M-Common Area	001-546016-53901	\$39.92
							Check Total
							<u>\$39.92</u>
CHECK # 10070							
03/07/23	Vendor	CHURCHILLSGROUP HOLDINGS INC	3148	MAR 2023 SPLASH PAD SVCS	Contracts-Fountain	001-534023-53901	\$661.50
							Check Total
							<u>\$661.50</u>
CHECK # 10071							
03/07/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	200742	SOD INSTALLATION	R&M-Other Landscape	001-546036-53901	\$1,661.59
							Check Total
							<u>\$1,661.59</u>
CHECK # 10072							
03/07/23	Vendor	LYNCH OIL COMPANY, INC	271-1347440743	DIESEL FUEL/GAS	Fuel, Gasoline and Oil	001-540004-53901	\$671.88
							Check Total
							<u>\$671.88</u>
CHECK # 10073							
03/07/23	Vendor	RAYNOR SHINE SERVICES LLC	G4740	STORM CLEANUP	R&M-Emergency & Disaster Relief	001-546172-53901	\$1,000.00
							Check Total
							<u>\$1,000.00</u>
CHECK # 10074							
03/07/23	Vendor	REXEL USA	S135928509.001	GED THQB2130; GED THQB1120	R&M-Streetlights	001-546095-54101	\$88.90
							Check Total
							<u>\$88.90</u>
CHECK # 10075							
03/07/23	Vendor	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	127085782-001	IRR REPAIRS	R&M-Irrigation	001-546041-53901	\$1,502.19
							Check Total
							<u>\$1,502.19</u>
CHECK # 10076							
03/07/23	Vendor	SOUTHERN PINE LUMBER CO. OF ORLANDO, INC.	40070144	LUMBER - BOARDWALKS	LUMBER	001-546009-53901	\$2,052.20
							Check Total
							<u>\$2,052.20</u>
CHECK # 10077							
03/07/23	Vendor	USA SEAL & STRIPE, LLC	309	STREET SWEEPING	R&M-Road Cleaning	001-546080-54101	\$2,750.00
							Check Total
							<u>\$2,750.00</u>

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

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Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 10078							
03/07/23	Vendor	VANGUARD CLEANING SYSTEMS	35427	MARCH 2023 CLEANING SVCS	Building Op Costs	001-563034-53901	\$438.00
Check Total							\$438.00
CHECK # 10079							
03/07/23	Vendor	WILLIAMS SCOTSMAN INC.	9016967574	M127006288 2/27-3/26/23 RENTAL	Rentals - General	001-544001-53901	\$242.23
Check Total							\$242.23
CHECK # 10080							
03/08/23	Vendor	CELEBRATION HARDWARE	342528	LINER DRAM CLR; ELBOW CONDUIT WTRTGT	R&M-Common Area	001-546016-53901	\$157.35
03/08/23	Vendor	CELEBRATION HARDWARE	343560	LINER DRUM; CAULK	R&M-Common Area	001-546016-53901	\$121.96
Check Total							\$279.31
CHECK # 10081							
03/08/23	Vendor	ENTERPRISE CDD	02	1/11-2/10/23 LAKE ESPLANADE FOUNTAIN	R&M-Common Area	001-546016-53901	\$15.20
Check Total							\$15.20
CHECK # 10082							
03/08/23	Vendor	ENTERPRISE CDD	52021-022423	1/10-2/10/23 CELEBRAITON BLVD/ISLAND VILLAGE	R&M-Common Area	001-546016-53901	\$897.63
Check Total							\$897.63
CHECK # 10083							
03/08/23	Vendor	ENTERPRISE CDD	022423-3021	1/10-2/10/23 CELEBRATION BLVD/ISLAND VILLA	R&M-Common Area	001-546016-53901	\$265.54
Check Total							\$265.54
CHECK # 10084							
03/08/23	Vendor	REXEL USA	S135958467.001	PHOTO CONTROLS	R&M-Streetlights	001-546095-54101	\$457.56
03/08/23	Vendor	REXEL USA	S135958532.001	LEMD LED	R&M-Streetlights	001-546095-54101	\$1,957.62
03/08/23	Vendor	REXEL USA	S135958532.002	LEMD LED	R&M-Streetlights	001-546095-54101	\$137.24
03/08/23	Vendor	REXEL USA	S135968049.001	PHOTO ELECTRIC CONTROLS	R&M-Streetlights	001-546095-54101	\$395.59
03/08/23	Vendor	REXEL USA	S135973194.001	LEV 10045 PORC KEYLESS MED LAMPLDR	R&M-Streetlights	001-546095-54101	\$115.92
03/08/23	Vendor	REXEL USA	S135973194.002	BUSS FUSEHOLDER	R&M-Streetlights	001-546095-54101	\$38.31
Check Total							\$3,102.24
CHECK # 10085							
03/08/23	Vendor	SOLITUDE LAKE MANAGEMENT	PSI-55577	MAR 2023 AQUATIC CONTROL	Contracts-Aquatic Control	001-534067-53001	\$11,488.50
Check Total							\$11,488.50
CHECK # 10086							
03/20/23	Vendor	CELEBRATION CDD C/O US BANK	031523-2013A	TRSF TAX COLLECTION SERIES 2013A	Due From Other Funds	131000	\$3,080.96
03/20/23	Vendor	CELEBRATION CDD C/O US BANK	031523-2021	TRSF TAX COLLECTION SERIES 2021	Due From Other Funds	131000	\$3,196.56
Check Total							\$6,277.52

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

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CHECK # 10087							
03/20/23	Vendor	CELEBRATION HARDWARE	344167	SWITCH TIMER	R&M-Common Area	001-546016-53901	\$99.99
							Check Total
							<u>\$99.99</u>
CHECK # 10088							
03/20/23	Vendor	CHURCHILLSGROUP HOLDINGS INC	31523	CHEMICALS - FOUNTAIN	R&M-Fountain	001-546032-53901	\$17.18
							Check Total
							<u>\$17.18</u>
CHECK # 10089							
03/20/23	Vendor	ENTERPRISE CDD	022423-8003210013	BILL PRD 01/11-02/10/23	R&M-Common Area	001-546016-53901	\$324.57
							Check Total
							<u>\$324.57</u>
CHECK # 10090							
03/20/23	Vendor	ENTERPRISE CDD	022423-8003356022	BILL PRD 1/11 - 2/10/23	R&M-Common Area	001-546016-53901	\$887.68
							Check Total
							<u>\$887.68</u>
CHECK # 10091							
03/20/23	Vendor	ENTERPRISE CDD	022423-8003354022	BILL PRD 1/11-2/10/23	R&M-Common Area	001-546016-53901	\$334.97
							Check Total
							<u>\$334.97</u>
CHECK # 10092							
03/20/23	Vendor	ENTERPRISE CDD	022423-8003351022	BILL PRD 1/11-2/10/23	R&M-Common Area	001-546016-53901	\$583.93
							Check Total
							<u>\$583.93</u>
CHECK # 10093							
03/20/23	Vendor	FEDEX	8-052-72308	FEDEX TO RENTAL WORLD	Postage and Freight	001-541006-51301	\$15.10
							Check Total
							<u>\$15.10</u>
CHECK # 10094							
03/20/23	Vendor	HOME DEPOT	022823-6774	FEB 2023 PURCHASES	FIELD SUPPLIES	001-546016-53901	\$1,978.05
							Check Total
							<u>\$1,978.05</u>
CHECK # 10095							
03/20/23	Vendor	LATHAM, LUNA, EDAN & BEAUDINE, LLP	110054	FEB 2023 FEES	ProfServ-Legal Services	001-531023-51401	\$5,869.00
03/20/23	Vendor	LATHAM, LUNA, EDAN & BEAUDINE, LLP	110055	FEB 2023 FEES	Accounts Receivable	001-115000-51401	\$84.50
							Check Total
							<u>\$5,953.50</u>
CHECK # 10096							
03/20/23	Vendor	LYNCH OIL COMPANY, INC	271-1347440843	FUEL/GAS	Fuel, Gasoline and Oil	001-540004-53901	\$543.58
							Check Total
							<u>\$543.58</u>
CHECK # 10097							
03/20/23	Vendor	MITECH SYSTEMS INC	202353627	FIRE ALARM AGREEMENT/CELL MONITORING ADVANCED 4/1/	Contracts-Fire Alarm	001-531092-53901	\$696.00
							Check Total
							<u>\$696.00</u>

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 3/1/23 to 3/31/23

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CHECK # 10098							
03/20/23	Vendor	PIP PRINTING & SIGNWORKS	151659	SIGNAGE	R&M-Signage	001-546085-54101	\$127.96
							Check Total
							<u>\$127.96</u>
CHECK # 10099							
03/20/23	Vendor	REPUBLIC SERVICES	0690-000680962	REFUSE REMOVAL OF 2/20 AND 24 2023	Utility - Refuse Removal	001-543020-53901	\$423.62
							Check Total
							<u>\$423.62</u>
CHECK # 10100							
03/20/23	Vendor	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	127256914-001	IRR REPAIRS	R&M-Irrigation	001-546041-53901	\$649.05
							Check Total
							<u>\$649.05</u>
CHECK # 10101							
03/20/23	Vendor	SOLITUDE LAKE MANAGEMENT	PSI-52494	AERATOR INSTALL CAPITAL PROJECTS	Capital Projects	001-564104-53918	\$111,628.00
							Check Total
							<u>\$111,628.00</u>
CHECK # 10102							
03/20/23	Vendor	SOUTHERN PINE LUMBER CO. OF ORLANDO, INC.	40070464	LUMBER/DELIVERY CHG	LUMBER	001-546009-53901	\$1,989.80
							Check Total
							<u>\$1,989.80</u>
CHECK # 10103							
03/20/23	Vendor	SUNSHINE COMMUNICATION SERVICES, INC.	230310552	ANSWERING SVC 3/10/2023	ProfServ-Answering Services	001-531064-51301	\$287.40
							Check Total
							<u>\$287.40</u>
CHECK # 10105							
03/23/23	Vendor	CELEBRATION HARDWARE	344719	CONCRETE MIX	R&M-Common Area	001-546016-53901	\$74.85
03/23/23	Vendor	CELEBRATION HARDWARE	345311	MISC SUPPLIES	R&M-Common Area	001-546016-53901	\$241.28
03/23/23	Vendor	CELEBRATION HARDWARE	345336	THINNER LACQUER GAL	R&M-Common Area	001-546016-53901	\$45.98
03/23/23	Vendor	CELEBRATION HARDWARE	345350	PADLOCK COMBO; BOLT PADLOCK	R&M-Common Area	001-546016-53901	\$35.98
03/23/23	Vendor	CELEBRATION HARDWARE	345589	LINER DRUM / CONCRETE MIX	R&M-Common Area	001-546016-53901	\$100.93
							Check Total
							<u>\$499.02</u>
CHECK # 10106							
03/23/23	Vendor	CLARKE ENVIRONMENTAL MOSQUITO	001027723	MAR 2023 MOSQUITO MGMT	Contracts-Pest Control	001-534125-53001	\$20,752.42
							Check Total
							<u>\$20,752.42</u>
CHECK # 10107							
03/23/23	Vendor	ENVIRO TREE SERVICE, LLC	6402	PRUNE WASHINGTONIA PALMS	Contracts-Trees & Trimming	001-534085-53901	\$30,000.00
							Check Total
							<u>\$30,000.00</u>
CHECK # 10108							
03/23/23	Vendor	OSCEOLA SHERIFF'S OFFICE	54110	SEC SVC 1/1-14/23	Security Service-Sheriff	001-534365-52001	\$5,439.60
							Check Total
							<u>\$5,439.60</u>

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

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CHECK # 10109							
03/23/23	Vendor	PROPET DISTRIBUTORS	141804	LITTER P/U BAGS / TRASH BAGS	DISCOUNT	001-546016-53901	(\$171.48)
03/23/23	Vendor	PROPET DISTRIBUTORS	141804	LITTER P/U BAGS / TRASH BAGS	LINER TRASH BAGS	001-546016-53901	\$287.40
03/23/23	Vendor	PROPET DISTRIBUTORS	141804	LITTER P/U BAGS / TRASH BAGS	PICK UP BAGS	001-546016-53901	\$1,290.00
Check Total							\$1,405.92
CHECK # 10110							
03/23/23	Vendor	REXEL USA	S135958532.003	LEMD LED-8039E345D-A 18W	R&M-Streetlights	001-546095-54101	\$366.49
Check Total							\$366.49
CHECK # 10111							
03/23/23	Vendor	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	127514416-001	IRR REPAIRS	R&M-Irrigation	001-546041-53901	\$1,352.84
03/23/23	Vendor	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	127085782-002	IRR REPAIRS	R&M-Irrigation	001-546041-53901	\$672.91
Check Total							\$2,025.75
CHECK # 10112							
03/23/23	Vendor	SUNSHINE COMMUNICATION SERVICES, INC.	221201991	TELEPHONE ANSWERING SVCS	ProfServ-Answering Services	001-531064-51301	\$326.40
03/23/23	Vendor	SUNSHINE COMMUNICATION SERVICES, INC.	230112851	TELEPHONE ANSWERING SVCS	ProfServ-Answering Services	001-531064-51301	\$305.50
Check Total							\$631.90
CHECK # 10113							
03/23/23	Vendor	USA SEAL & STRIPE, LLC	311	STREET SWEEPING 3/10/23	R&M-Road Cleaning	001-546080-54101	\$2,750.00
Check Total							\$2,750.00
CHECK # 10114							
03/29/23	Vendor	BACKYARD DESIGN PROS LLC	149	CONCRETE	R&M-Sidewalks	001-546084-53901	\$497.36
03/29/23	Vendor	BACKYARD DESIGN PROS LLC	151	CONCRETE	R&M-Sidewalks	001-546084-53901	\$400.00
03/29/23	Vendor	BACKYARD DESIGN PROS LLC	153	SIDEWALKS	R&M-Sidewalks	001-546084-53901	\$533.62
Check Total							\$1,430.98
CHECK # 10115							
03/29/23	Vendor	CELEBRATION CDD	03202023 3965	TRSF EXCESS CASH	Due From Other Funds	131000	\$2,000,000.00
Check Total							\$2,000,000.00
CHECK # 10117							
03/29/23	Vendor	HANSON, WALTER & ASSOCIATES, I	5286055	JAN 2023 SVCS	ProfServ-Engineering	001-531013-51501	\$2,677.50
03/29/23	Vendor	HANSON, WALTER & ASSOCIATES, I	5286055	JAN 2023 SVCS	Accounts Receivable	001-115000-51501	\$1,548.75
Check Total							\$4,226.25
CHECK # 10118							
03/29/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	203239	MAR 2023 LANDSCAPE MAINT	Contracts-Ground/Turf/Tree/Maintenance	001-534182-53901	\$47,637.17
03/29/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	203239	MAR 2023 LANDSCAPE MAINT	Contracts-Shrub Maintenance	001-534106-53901	\$21,910.83
03/29/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	203239	MAR 2023 LANDSCAPE MAINT	Contracts-Ground/Turf/Tree/Maintenance	001-534182-53901	\$6,416.67

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

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03/29/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	203239	MAR 2023 LANDSCAPE MAINT	Contracts-General Site/ Trash and Debris	001-534179-53901	\$4,250.00
03/29/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	203239	MAR 2023 LANDSCAPE MAINT	Contracts-Irrigation	001-534073-53901	\$8,058.00
Check Total							\$88,272.67
CHECK # 10119							
03/29/23	Vendor	K AND D CONCRETE INC	238	CONCRETE LABOR/MATERIALS	R&M-Sidewalks	001-546084-53901	\$9,863.00
03/29/23	Vendor	K AND D CONCRETE INC	240	CONCRETE LABOR/MATERIALS	R&M-Sidewalks	001-546084-53901	\$17,850.00
Check Total							\$27,713.00
CHECK # 10120							
03/29/23	Vendor	KATRINA S. SCARBOROUGH	2018651	NON ADD VALOREM ASSESSMENT CNTY TAX ROLL	PROCESSING FEE	001-531035-51301	\$45.00
03/29/23	Vendor	KATRINA S. SCARBOROUGH	2018651	NON ADD VALOREM ASSESSMENT CNTY TAX ROLL	ProfServ-Property Appraiser	001-531035-51301	\$2,115.36
Check Total							\$2,160.36
CHECK # 10121							
03/29/23	Vendor	LYNCH OIL COMPANY, INC	271-1364283681	DIESEL FUEL/GAS	Fuel, Gasoline and Oil	001-540004-53901	\$463.31
Check Total							\$463.31
CHECK # 10122							
03/29/23	Vendor	REPUBLIC SERVICES	0690-000682874	REFUSE REMOVAL 3/7/23	Utility - Refuse Removal	001-543020-53901	\$211.81
Check Total							\$211.81
CHECK # 10123							
03/29/23	Vendor	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	127514416-002	IRR REPAIRS	R&M-Irrigation	001-546041-53901	\$13.28
Check Total							\$13.28
CHECK # 10124							
03/29/23	Vendor	USA SEAL & STRIPE, LLC	312	STREET SWEEPING	R&M-Road Cleaning	001-546080-54101	\$2,750.00
03/29/23	Vendor	USA SEAL & STRIPE, LLC	310	STREET SWEEPING	R&M-Road Cleaning	001-546080-54101	\$2,750.00
03/29/23	Vendor	USA SEAL & STRIPE, LLC	313	STREET SWEEPING	R&M-Road Cleaning	001-546080-54101	\$2,750.00
Check Total							\$8,250.00
CHECK # 10125							
03/31/23	Vendor	CELEBRATION HARDWARE	345760	SPRAY 4POPOP ADJUSTABLE	R&M-Common Area	001-546016-53901	\$11.38
03/31/23	Vendor	CELEBRATION HARDWARE	346111	WATERPROOFER SURF CLR	R&M-Common Area	001-546016-53901	\$99.94
03/31/23	Vendor	CELEBRATION HARDWARE	346117	WATERPROOFER SURFACE CLEAR	R&M-Common Area	001-546016-53901	\$767.92
03/31/23	Vendor	CELEBRATION HARDWARE	346635	FASTENERS/SHOWERHEAD/LINER DRUM	R&M-Common Area	001-546016-53901	\$85.97
03/31/23	Vendor	CELEBRATION HARDWARE	546113	CREDIT FOR WATERPROOFER	R&M-Common Area	001-546016-53901	(\$575.94)
03/31/23	Vendor	CELEBRATION HARDWARE	346111A	TO CORRECT INV 346111	R&M-Common Area	001-546016-53901	\$500.00
Check Total							\$889.27

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 3/1/23 to 3/31/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 10126							
03/31/23	Vendor	MCDIRMIT DAVIS & COMPANY	54387	AUDIT FYE 9/30/22	Auditing Services	001-532002-51301	\$5,000.00
							Check Total
							<u>\$5,000.00</u>
CHECK # 10127							
03/31/23	Vendor	WURTH ACTION BOLT AND TOOL CO.	40523370	COMMON AREA	R&M-Common Area	001-546016-53901	\$105.10
							Check Total
							<u>\$105.10</u>
ACH #DD600							
03/07/23	Vendor	DUKE ENERGY-ACH	021423 ACH	BILL PRD 1/6-2/6/23	Electricity - General	001-543006-53901	\$3,969.83
03/07/23	Vendor	DUKE ENERGY-ACH	021423 ACH	BILL PRD 1/6-2/6/23	Building Op Costs	001-563034-53901	\$308.98
03/07/23	Vendor	DUKE ENERGY-ACH	021423 ACH	BILL PRD 1/6-2/6/23	Electricity - Streetlighting	001-543013-54101	\$1,986.27
							ACH Total
							<u>\$6,265.08</u>
ACH #DD601							
03/08/23	Employee	JOHN A. MCLAUGHLIN	PAYROLL	March 08, 2023 Payroll Posting			\$104.70
							ACH Total
							<u>\$104.70</u>
ACH #DD602							
03/08/23	Employee	CASSANDRA HARRIS-STARKS	PAYROLL	March 08, 2023 Payroll Posting			\$184.70
							ACH Total
							<u>\$184.70</u>
ACH #DD603							
03/08/23	Employee	THOMAS A. TOUZIN	PAYROLL	March 08, 2023 Payroll Posting			\$184.70
							ACH Total
							<u>\$184.70</u>
ACH #DD604							
03/28/23	Employee	JOHN A. MCLAUGHLIN	PAYROLL	March 28, 2023 Payroll Posting			\$104.70
							ACH Total
							<u>\$104.70</u>
ACH #DD605							
03/28/23	Employee	THOMAS A. TOUZIN	PAYROLL	March 28, 2023 Payroll Posting			\$184.70
							ACH Total
							<u>\$184.70</u>
ACH #DD606							
03/31/23	Employee	JOHN A. MCLAUGHLIN	PAYROLL	March 31, 2023 Payroll Posting			\$104.70
							ACH Total
							<u>\$104.70</u>
ACH #DD607							
03/31/23	Employee	CASSANDRA HARRIS-STARKS	PAYROLL	March 31, 2023 Payroll Posting			\$184.70
							ACH Total
							<u>\$184.70</u>
ACH #DD608							
03/31/23	Employee	THOMAS A. TOUZIN	PAYROLL	March 31, 2023 Payroll Posting			\$184.70
							ACH Total
							<u>\$184.70</u>

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 3/1/23 to 3/31/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH #DD609							
03/29/23	Vendor	DUKE ENERGY-ACH	030923 ACH	BILL PRD 11/22/22 - 3/7/23 (3 NEW ACCOUNTS) PLUS 0	R&M-Irrigation	001-546041-53901	\$632.07
03/29/23	Vendor	DUKE ENERGY-ACH	030923 ACH	BILL PRD 11/22/22 - 3/7/23 (3 NEW ACCOUNTS) PLUS 0	0982 DEPOSIT	156100	\$30.00
03/29/23	Vendor	DUKE ENERGY-ACH	030923 ACH	BILL PRD 11/22/22 - 3/7/23 (3 NEW ACCOUNTS) PLUS 0	0982 DEPOSIT CREDIT	156100	(\$30.00)
03/29/23	Vendor	DUKE ENERGY-ACH	030923 ACH	BILL PRD 11/22/22 - 3/7/23 (3 NEW ACCOUNTS) PLUS 0	6152 DEPOSIT	156100	\$30.00
03/29/23	Vendor	DUKE ENERGY-ACH	030923 ACH	BILL PRD 11/22/22 - 3/7/23 (3 NEW ACCOUNTS) PLUS 0	6194 DEPOSIT	156100	\$50.00
03/29/23	Vendor	DUKE ENERGY-ACH	030923 ACH	BILL PRD 11/22/22 - 3/7/23 (3 NEW ACCOUNTS) PLUS 0	LATE FEES	001-546041-53901	\$35.00
ACH Total							\$747.07
Account Total							\$2,555,871.79
Total Amount Paid							\$2,555,871.79

Subsection 6C

Financials

CELEBRATION

Community Development District

Financial Report

March 31, 2023



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CELEBRATION
Community Development District

Financial Statements

(Unaudited)

March 31, 2023

Balance Sheet
March 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2013A DEBT SERVICE FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2002 CAPITAL PROJECTS FUND	SERIES 2021 CAPITAL PROJECTS FUND	TOTAL
ASSETS						
Cash - Checking Account	\$ 881,034	\$ -	\$ -	\$ -	\$ -	\$ 881,034
Cash with Fiscal Agent	2,000,000	-	-	-	-	2,000,000
Accounts Receivable	104,494	-	-	-	-	104,494
Due From Other Funds	-	-	-	12	-	12
Investments:						
Money Market Account	735,296	-	-	115,786	-	851,082
Treasury Bills (1 Year)	2,421,375	-	-	-	-	2,421,375
Construction Fund	-	-	-	-	40,211	40,211
Prepayment Account	-	189	-	-	-	189
Reserve Fund	-	196,938	207,081	-	-	404,020
Reserve Fund A	-	-	-	-	-	1
Revenue Fund	-	683,197	403,853	-	-	1,087,050
Treasury Bills (3 months)	2,607,619	-	-	-	-	2,607,619
Deposits	2,964	-	-	-	-	2,964
TOTAL ASSETS	\$ 8,752,782	\$ 880,324	\$ 610,934	\$ 115,798	\$ 40,211	\$ 10,400,051
LIABILITIES						
Accounts Payable	\$ 261,044	\$ -	\$ -	\$ -	\$ -	\$ 261,044
Accrued Expenses	107,165	-	-	-	-	107,165
Unearned Revenue	569,916	-	-	-	-	569,916
Due To Other Districts	73,066	-	-	-	-	73,066
Sales Tax Payable	41	-	-	-	-	41
Other Current Liabilities	206,677	-	-	-	-	206,677
Due To Other Funds	12	-	-	-	-	12
TOTAL LIABILITIES	1,217,921	-	-	-	-	1,217,921
FUND BALANCES						
Nonspendable:						
Deposits	2,884	-	-	-	-	2,884
Restricted for:						
Debt Service	-	880,324	610,934	-	-	1,491,260
Capital Projects	-	-	-	115,798	40,211	156,009
Assigned to:						
Operating Reserves	960,536	-	-	-	-	960,536
Reserves - Assessment Stabilization	750,000	-	-	-	-	750,000
Reserves - Boardwalk & Trail R&R	375,000	-	-	-	-	375,000
Reserves - Capital Projects	1,069,633	-	-	-	-	1,069,633
Reserves - Disaster Relief	1,000,000	-	-	-	-	1,000,000
Reserves - Roads and Sidewalks	225,000	-	-	-	-	225,000
Reserves - Self Insurance	79,300	-	-	-	-	79,300
Unassigned:	3,072,508	-	-	-	-	3,072,508
TOTAL FUND BALANCES	\$ 7,534,861	\$ 880,324	\$ 610,934	\$ 115,798	\$ 40,211	\$ 9,182,130
TOTAL LIABILITIES & FUND BALANCES	\$ 8,752,782	\$ 880,324	\$ 610,934	\$ 115,798	\$ 40,211	\$ 10,400,051

CELEBRATION

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-23 ACTUAL
REVENUES						
Interest - Investments	\$ 162,000	\$ 81,000	\$ 158,691	\$ 77,691	97.96%	\$ 2,806
Right-of-Way Fees Electricity	950,000	475,002	461,558	(13,444)	48.59%	79,490
Right-of-Way Fees Telecom.	31,759	15,882	13,836	(2,046)	43.57%	2,173
Right-of-Way Fees Gas	1,282	642	2,713	2,071	211.62%	295
Interlocal Agreement - Enterprise (Security)	20,000	-	-	-	0.00%	-
Interlocal Agreement - Enterprise (Field)	20,000	-	-	-	0.00%	-
Interest - Tax Collector	10	10	2,514	2,504	25140.00%	-
Building Rental Income	19,619	3,246	3,246	-	16.55%	541
Building Operating Cost Income	14,448	7,224	7,224	-	50.00%	1,204
Special Assmnts- Tax Collector	3,311,044	2,759,203	3,169,714	410,511	95.73%	22,894
Special Assmnts- CDD Collected	5,581	5,581	5,581	-	100.00%	-
Special Assmnts- Discounts	(132,442)	(110,370)	(122,731)	(12,361)	92.67%	(237)
Other Miscellaneous Revenues	350,000	29,167	10,126	(19,041)	2.89%	1
TOTAL REVENUES	4,753,301	3,266,587	3,712,472	445,885	78.10%	109,167
EXPENDITURES						
Administration						
P/R-Board of Supervisors	10,200	4,800	3,200	1,600	31.37%	1,600
FICA Taxes	780	366	245	121	31.41%	122
ProfServ-Arbitrage Rebate	1,200	-	-	-	0.00%	-
ProfServ-Dissemination Agent	2,000	-	-	-	0.00%	-
ProfServ-Engineering	24,000	12,000	14,862	(2,862)	61.93%	2,678
ProfServ-Legal Services	40,000	19,998	18,138	1,860	45.35%	6,555
ProfServ-Mgmt Consulting	96,591	48,294	48,296	(2)	50.00%	8,049
ProfServ-Property Appraiser	1,400	1,400	2,886	(1,486)	206.14%	2,160
ProfServ-Special Assessment	24,612	24,612	24,612	-	100.00%	-
ProfServ-Trustee Fees	10,000	8,082	8,081	1	80.81%	-
ProfServ-Web Site Development	2,000	1,553	1,710	(157)	85.50%	-
ProfServ- Answering Service	2,700	1,350	1,673	(323)	61.96%	287
ProfServ-Incorporation Study Legal	30,000	34,167	1,303	32,864	4.34%	-
Auditing Services	5,000	5,000	5,000	-	100.00%	5,000
Communication - Telephone	11,000	5,502	4,711	791	42.83%	787
Postage and Freight	700	348	245	103	35.00%	34
Insurance - General Liability	55,000	55,000	54,980	20	99.96%	-
Insurance-Workmans Comp	300	300	850	(550)	283.33%	-
Printing and Binding	3,800	1,902	727	1,175	19.13%	-
Legal Advertising	1,800	900	259	641	14.39%	129
Misc-Non Ad Valorem Taxes	750	-	-	-	0.00%	-
Misc-Assessment Collection Cost	66,221	55,185	60,940	(5,755)	92.03%	453
Misc-Contingency	3,000	1,500	2,978	(1,478)	99.27%	2,350
Office Supplies	500	252	1,169	(917)	233.80%	1,050
Annual District Filing Fee	175	175	175	-	100.00%	-
Total Administration	393,729	282,686	257,040	25,646	65.28%	31,254

CELEBRATION

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-23 ACTUAL
Public Safety						
Security Service - Sheriff	170,000	85,002	55,028	29,974	32.37%	46,240
Total Public Safety	170,000	85,002	55,028	29,974	32.37%	46,240
Physical Environment						
Contracts-Water Quality	22,000	10,998	-	10,998	0.00%	-
Contracts-Aquatic Control	130,000	64,998	65,777	(779)	50.60%	11,489
Contracts-Pest Control	249,029	124,512	124,515	(3)	50.00%	20,752
R&M-Wetland	1,000	498	15,000	(14,502)	1500.00%	-
Total Physical Environment	402,029	201,006	205,292	(4,286)	51.06%	32,241
Flood Control/Stormwater Mgmt						
R&M-Canal Bank Restoration	10,000	4,998	-	4,998	0.00%	-
R&M-Stormwater System	33,768	16,884	72,223	(55,339)	213.88%	-
Total Flood Control/Stormwater Mgmt	43,768	21,882	72,223	(50,341)	165.01%	-
Field						
ProfServ-Field Management	1,120,473	560,238	560,236	2	50.00%	93,373
Contracts-Fountain	8,500	4,248	3,875	373	45.59%	662
Contracts-Mulch	105,638	52,818	-	52,818	0.00%	-
Contracts-Irrigation	96,696	48,348	48,348	-	50.00%	8,058
Contracts-Trees & Trimming	147,760	73,878	82,700	(8,822)	55.97%	30,000
Contracts-Shrub Maintenance	262,930	131,466	131,465	1	50.00%	21,911
Contracts-Annuals	16,380	8,190	8,462	(272)	51.66%	4,150
Contracts-General Site/ Trash and Debris	51,000	25,500	25,500	-	50.00%	4,250
Contracts-Ground/Turf/Tree/Maintenance	648,646	324,324	324,323	1	50.00%	54,054
Fuel, Gasoline and Oil	19,000	9,498	4,969	4,529	26.15%	1,007
Electricity - General	35,000	17,502	22,922	(5,420)	65.49%	3,384
Utility - Refuse Removal	17,000	8,502	6,403	2,099	37.66%	212
Rentals - General	2,652	1,326	1,696	(370)	63.95%	484
R&M-Aeration	25,000	12,498	-	12,498	0.00%	-
R&M-Boardwalks	25,000	12,498	12,816	(318)	51.26%	3,906
R&M-Common Area	60,000	30,000	42,567	(12,567)	70.95%	6,731
R&M-Equipment	20,000	10,002	3,185	6,817	15.93%	-
R&M-Fountain	10,000	4,998	802	4,196	8.02%	-
R&M-Other Landscape	115,000	57,498	113,387	(55,889)	98.60%	67,920
R&M-Irrigation	65,000	32,502	20,403	12,099	31.39%	3,485
R&M-Roads & Alleyways	18,000	9,000	3,064	5,936	17.02%	-
R&M-Sidewalks	200,000	100,002	75,568	24,434	37.78%	29,544
R&M-Emergency & Disaster Relief	-	-	8,484	(8,484)	0.00%	-
R&M- Tree Removal/Replacement	60,000	30,000	68,809	(38,809)	114.68%	26,550
R&M-Fire Equipment	1,100	552	1,022	(470)	92.91%	696
R&M-Painting	10,000	4,998	-	4,998	0.00%	-
Misc-Contingency	15,000	7,500	19,508	(12,008)	130.05%	-
Building Op Costs	15,000	7,500	6,519	981	43.46%	(1,924)
Total Field	3,170,775	1,585,386	1,597,033	(11,647)	50.37%	358,453

CELEBRATION

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-23 ACTUAL
Capital Expenditures & Projects						
Capital Projects	125,000	-	111,628	(111,628)	89.30%	-
Total Capital Expenditures & Projects	125,000	-	111,628	(111,628)	89.30%	-
Road and Street Facilities						
Electricity - Streetlights	140,000	70,002	85,869	(15,867)	61.34%	14,857
R&M-Road Cleaning	78,000	39,000	58,750	(19,750)	75.32%	13,750
R&M-Streetlights	120,000	60,000	50,013	9,987	41.68%	4,722
R&M-Signage/Radar Sign Maintenance	10,000	4,998	4,286	712	42.86%	391
Total Road and Street Facilities	348,000	174,000	198,918	(24,918)	57.16%	33,720
Reserves						
Reserves-Annual Contribution	100,000	-	-	-	0.00%	-
Total Reserves	100,000	-	-	-	0.00%	-
TOTAL EXPENDITURES & RESERVES	4,753,301	2,349,962	2,497,162	(147,200)	52.54%	501,908
Excess (deficiency) of revenues						
Over (under) expenditures	-	916,625	1,215,310	298,685	0.00%	(392,741)
Net change in fund balance	\$ -	\$ 916,625	\$ 1,215,310	\$ 298,685	0.00%	\$ (392,741)
FUND BALANCE, BEGINNING (OCT 1, 2022)	6,319,551	6,319,551	6,319,551			
FUND BALANCE, ENDING	\$ 6,319,551	\$ 7,236,176	\$ 7,534,861			

CELEBRATION

Community Development District

Series 2013A Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-23 ACTUAL
REVENUES						
Interest - Investments	\$ 118	\$ 60	\$ 9,684	\$ 9,624	8206.78%	\$ 2,653
Special Assmnts- Tax Collector	424,665	353,890	406,538	52,648	95.73%	2,936
Special Assmnts- Discounts	(16,987)	(14,155)	(15,741)	(1,586)	92.66%	(30)
TOTAL REVENUES	407,796	339,795	400,481	60,686	98.21%	5,559
EXPENDITURES						
Administration						
Misc-Assessment Collection Cost	8,493	7,080	7,816	(736)	92.03%	58
Total Administration	8,493	7,080	7,816	(736)	92.03%	58
Debt Service						
Debt Retirement Series A	225,000	-	-	-	0.00%	-
Principal Prepayments	-	-	5,000	(5,000)	0.00%	-
Interest Expense Series A	170,963	85,481	85,481	-	50.00%	-
Total Debt Service	395,963	85,481	90,481	(5,000)	22.85%	-
TOTAL EXPENDITURES	404,456	92,561	98,297	(5,736)	24.30%	58
Excess (deficiency) of revenues						
Over (under) expenditures	3,340	247,234	302,184	54,950	n/a	5,501
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	3,340	-	-	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	3,340	-	-	-	0.00%	-
Net change in fund balance	\$ 3,340	\$ 247,234	\$ 302,184	\$ 54,950	n/a	\$ 5,501
FUND BALANCE, BEGINNING (OCT 1, 2022)	578,140	578,140	578,140			
FUND BALANCE, ENDING	\$ 581,480	\$ 825,374	\$ 880,324			

CELEBRATION

Community Development District

Series 2021 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-23 ACTUAL
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 8	\$ 8	0.00%	\$ 2
Special Assmnts- Tax Collector	440,598	367,165	421,792	54,627	95.73%	3,046
Special Assmnts- Discounts	(17,624)	(14,685)	(16,332)	(1,647)	92.67%	(32)
TOTAL REVENUES	422,974	352,480	405,468	52,988	95.86%	3,016
EXPENDITURES						
Administration						
Misc-Assessment Collection Cost	8,812	7,345	8,109	(764)	92.02%	60
Total Administration	8,812	7,345	8,109	(764)	92.02%	60
Debt Service						
Debt Retirement Series A	165,000	-	-	-	0.00%	-
Interest Expense Series A	251,019	125,509	125,509	-	50.00%	-
Total Debt Service	416,019	125,509	125,509	-	30.17%	-
TOTAL EXPENDITURES	424,831	132,854	133,618	(764)	31.45%	60
Excess (deficiency) of revenues Over (under) expenditures	(1,857)	219,626	271,850	52,224	n/a	2,956
OTHER FINANCING SOURCES (USES)						
Operating Transfers-Out	-	-	(5)	(5)	0.00%	(1)
Contribution to (Use of) Fund Balance	(1,857)	-	-	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	(1,857)	-	(5)	(5)	n/a	(1)
Net change in fund balance	\$ (1,857)	\$ 219,626	\$ 271,845	\$ 52,219	n/a	\$ 2,955
FUND BALANCE, BEGINNING (OCT 1, 2022)	339,089	339,089	339,089			
FUND BALANCE, ENDING	\$ 337,232	\$ 558,715	\$ 610,934			

CELEBRATION

Community Development District

Series 2002 Capital Projects Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-23 ACTUAL
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 213	\$ 213	0.00%	\$ 49
TOTAL REVENUES	-	-	213	213	0.00%	49
EXPENDITURES						
TOTAL EXPENDITURES	-	-	-	-	0.00%	-
Reserves						
Total Reserves	-	-	-	-	0.00%	-
TOTAL EXPENDITURES	-	-	-	-	0.00%	-
Excess (deficiency) of revenues						
Over (under) expenditures	-	-	213	213	0.00%	49
Net change in fund balance	\$ -	\$ -	\$ 213	\$ 213	0.00%	\$ 49
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	-	115,585			
FUND BALANCE, ENDING	\$ -	\$ -	\$ 115,798			

CELEBRATION

Community Development District

Series 2021 Capital Projects Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-23 ACTUAL
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 1	\$ 1	0.00%	\$ -
TOTAL REVENUES	-	-	1	1	0.00%	-
EXPENDITURES						
TOTAL EXPENDITURES	-	-	-	-	0.00%	-
Reserves						
Total Reserves	-	-	-	-	0.00%	-
TOTAL EXPENDITURES	-	-	-	-	0.00%	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	1	1	0.00%	-
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	-	-	5	5	0.00%	1
TOTAL FINANCING SOURCES (USES)	-	-	5	5	0.00%	1
Net change in fund balance	\$ -	\$ -	\$ 6	\$ 6	0.00%	\$ 1
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	-	40,205			
FUND BALANCE, ENDING	\$ -	\$ -	\$ 40,211			

CELEBRATION

Community Development District

Trend Report - General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances For the Period Ending March 31, 2023

Account Description	Oct	Nov	Dec	Jan	Feb	Mar	TOTAL	
	Actual	Actual	Actual	Actual	Actual	Actual	Actual Thru 3/31/2023	Adopted Budget
Revenues								
Interest - Investments	\$ 3,291	\$ 3,035	\$ 2,307	\$ 2,458	\$ 144,793	\$ 2,806	\$ 158,691	\$ 162,000
Right-of-Way Fees Electricity	75,000	98,705	30,391	79,171	98,801	79,490	461,558	950,000
Right-of-Way Fees Telecom.	2,333	2,358	2,300	2,337	2,336	2,173	13,836	31,759
Right-of-Way Fees Gas	308	1,071	397	299	344	295	2,713	1,282
Interlocal Agreement - Enterprise (Security)	-	-	-	-	-	-	-	20,000
Interlocal Agreement - Enterprise (Field)	-	-	-	-	-	-	-	20,000
Interest - Tax Collector	-	-	-	2,514	-	-	2,514	10
Building Rental Income	541	541	541	541	541	541	3,246	19,619
Building Operating Cost Income	1,204	1,204	1,204	1,204	1,204	1,204	7,224	14,448
Special Assmnts- Tax Collector	-	411,894	2,582,567	71,286	81,073	22,894	3,169,714	3,311,044
Special Assmnts- CDD Collected	5,581	-	-	-	-	-	5,581	5,581
Special Assmnts- Discounts	-	(16,760)	(101,886)	(2,147)	(1,702)	(237)	(122,731)	(132,442)
Other Miscellaneous Revenues	1	5,121	101	(99)	5,001	1	10,126	350,000
Total Revenues	88,259	507,169	2,517,922	157,564	332,391	109,167	3,712,472	4,753,301
Expenditures								
Administrative								
P/R-Board of Supervisors	-	600	200	200	600	1,600	3,200	10,200
FICA Taxes	-	46	15	15	46	122	245	780
ProfServ-Arbitrage Rebate	-	-	-	-	-	-	-	1,200
ProfServ-Dissemination Agent	-	-	-	-	-	-	-	2,000
ProfServ-Engineering	-	-	7,588	-	4,597	2,678	14,862	24,000
ProfServ-Legal Services	1,195	-	654	-	9,734	6,555	18,138	40,000
ProfServ-Mgmt Consulting	8,049	8,049	8,049	8,049	8,049	8,049	48,296	96,591
ProfServ-Property Appraiser	-	726	-	-	-	2,160	2,886	1,400
ProfServ-Special Assessment	-	-	24,612	-	-	-	24,612	24,612
ProfServ-Trustee Fees	4,041	-	-	4,041	-	-	8,081	10,000
ProfServ-Web Site Development	1,553	-	157	-	-	-	1,710	2,000
ProfServ- Answering Service	262	251	-	-	873	287	1,673	2,700
ProfServ-Incorporation Study Legal	-	1,303	-	-	-	-	1,303	30,000
Auditing Services	-	-	-	-	-	5,000	5,000	5,000
Communication - Telephone	784	924	644	787	787	787	4,711	11,000
Postage and Freight	31	25	68	30	58	34	245	700
Insurance - General Liability	49,980	-	5,000	-	-	-	54,980	55,000
Insurance-Workmans Comp	850	-	-	-	-	-	850	300
Printing and Binding	-	516	211	-	-	-	727	3,800
Legal Advertising	-	-	-	75	54	129	259	1,800
Misc-Non Ad Valorem Taxes	-	-	-	-	-	-	-	750
Misc-Assessment Collection Cost	-	7,903	49,614	1,383	1,587	453	60,940	66,221
Misc-Contingency	438	(244)	420	-	14	2,350	2,978	3,000
Office Supplies	-	-	-	-	119	1,050	1,169	500
Annual District Filing Fee	-	175	-	-	-	-	175	175
Total Administrative	67,183	20,274	97,232	14,580	26,518	31,254	257,040	393,729

CELEBRATION

Community Development District

Trend Report - General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances For the Period Ending March 31, 2023

Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	TOTAL	
							Actual Thru 3/31/2023	Adopted Budget
<u>Public Safety</u>								
Security Service - Sheriff	-	-	8,788	-	-	46,240	55,028	170,000
Total Public Safety	-	-	8,788	-	-	46,240	55,028	170,000
<u>Physical Environment</u>								
Contracts-Water Quality	-	-	-	-	-	-	-	22,000
Contracts-Aquatic Control	10,700	10,700	10,700	10,700	11,489	11,489	65,777	130,000
Contracts-Pest Control	20,752	20,752	20,752	20,752	20,752	20,752	124,515	249,029
R&M-Wetland	-	15,000	-	-	-	-	15,000	1,000
Total Physical Environment	31,452	46,452	31,452	31,452	32,241	32,241	205,292	402,029
<u>Flood Control/Stormwater Mgmt</u>								
R&M-Canal Bank Restoration	-	-	-	-	-	-	-	10,000
R&M-Stormwater System	-	-	7,168	-	65,055	-	72,223	33,768
Total Flood Control/Stormwater Mgmt	-	-	7,168	-	65,055	-	72,223	43,768
<u>Field</u>								
ProfServ-Field Management	93,373	93,373	93,373	93,373	93,373	93,373	560,236	1,120,473
Contracts-Fountain	630	630	630	630	693	662	3,875	8,500
Contracts-Mulch	-	-	-	-	-	-	-	105,638
Contracts-Irrigation	8,058	8,058	8,058	8,058	8,058	8,058	48,348	96,696
Contracts-Trees & Trimming	-	26,350	26,350	-	-	30,000	82,700	147,760
Contracts-Shrub Maintenance	21,911	21,911	21,911	21,911	21,911	21,911	131,465	262,930
Contracts-Annuals	-	-	4,312	-	-	4,150	8,462	16,380
Contracts-General Site/ Trash and Debris	4,250	4,250	4,250	4,250	4,250	4,250	25,500	51,000
Contracts-Ground/Turf/Tree/Maintenance	54,054	54,054	54,054	54,054	54,054	54,054	324,323	648,646
Fuel, Gasoline and Oil	1,093	678	646	873	672	1,007	4,969	19,000
Electricity - General	3,600	2,794	4,234	-	8,909	3,384	22,922	35,000
Utility - Refuse Removal	501	1,126	1,450	2,154	960	212	6,403	17,000
Rentals - General	242	242	242	242	242	484	1,696	2,652
R&M-Aeration	-	-	-	-	-	-	-	25,000
R&M-Boardwalks	2,006	-	3,264	1,588	2,052	3,906	12,816	25,000
R&M-Common Area	1,346	7,193	9,318	4,874	13,104	6,731	42,567	60,000
R&M-Equipment	-	-	1,642	-	1,543	-	3,185	20,000
R&M-Fountain	-	368	149	865	(579)	-	802	10,000
R&M-Other Landscape	3,004	-	9,582	31,220	1,662	67,920	113,387	115,000
R&M-Irrigation	5,185	626	4,091	4,214	2,802	3,485	20,403	65,000
R&M-Roads & Alleyways	-	3,000	-	64	-	-	3,064	18,000
R&M-Sidewalks	3,018	-	2,791	630	39,585	29,544	75,568	200,000
R&M-Emergency & Disaster Relief	-	-	-	-	8,484	-	8,484	-
R&M- Tree Removal/Replacement	-	-	40,259	2,000	-	26,550	68,809	60,000
R&M-Fire Equipment	326	-	-	-	-	696	1,022	1,100
R&M-Painting	-	-	-	-	-	-	-	10,000
Misc-Contingency	-	11,000	4,703	3,000	806	-	19,508	15,000

CELEBRATION

Community Development District

Trend Report - General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances For the Period Ending March 31, 2023

Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	TOTAL	
							Actual Thru 3/31/2023	Adopted Budget
Building Op Costs	1,528	843	1,203	543	4,326	(1,924)	6,519	15,000
Total Field	204,125	236,496	296,512	234,543	266,907	358,453	1,597,033	3,170,775
<u>Capital Expenditures & Projects</u>								
Capital Projects	-	-	-	-	111,628	-	111,628	125,000
Total Capital Expenditures & Projects	-	-	-	-	111,628	-	111,628	125,000
<u>Road and Street Facilities</u>								
Electricity - Streetlights	11,677	12,849	13,743	16,188	16,554	14,857	85,869	140,000
R&M-Road Cleaning	8,000	8,000	8,000	10,000	11,000	13,750	58,750	78,000
R&M-Streetlights	6,496	19,187	8,007	4,350	7,252	4,722	50,013	120,000
R&M-Signage/Radar Sign Maintenance	3,661	-	234	-	-	391	4,286	10,000
Total Road and Street Facilities	29,834	40,036	29,984	30,538	34,806	33,720	198,918	348,000
<u>Non-Operating</u>								
Reserves-Annual Contribution	-	-	-	-	-	-	-	100,000
Total Non-Operating	-	-	-	-	-	-	-	100,000
Total Expenditures	332,594	343,258	471,136	311,113	537,155	501,908	2,497,162	4,753,301
Excess (deficiency) of revenues Over (under) expenditures	(244,335)	163,911	2,046,786	(153,549)	(204,764)	(392,741)	1,215,310	-
<u>Other Financing Sources (Uses)</u>								
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-	-
Total Financing Sources (Uses)	-	-	-	-	-	-	-	-
Net change in fund balance	\$ (244,335)	\$ 163,911	\$ 2,046,786	\$ (153,549)	\$ (204,764)	\$ (392,741)	\$ 1,215,310	\$ -
Fund Balance, Beginning (Oct 1, 2022)							6,319,551	6,319,551
Fund Balance, Ending							\$ 7,534,861	\$ 6,319,551

CELEBRATION

Community Development District

Balance Sheet - All Funds

**Notes to the Financial Statements
March 31, 2023****General Fund**

▶ Assets

- **Cash and Investments** - See Cash and Investment Report for further details
- **Accounts Receivable** - ROW Electricity & Gas Fees; Engineering; Legal
- **Deposits** - Duke Energy

▶ Liabilities

- **Accounts Payable** - Expenses paid in subsequent month
- **Accrued Expenses** - Expenses incurred in current month and paid in subsequent month
- **Unearned Revenue** - Interlocal Agreement with Enterprise CDD long term lease
- **Due to Other Districts** - Net due to Enterprise
- **Other Current Liabilities** - AT&T easement agreement

▶ Assigned to

- **Reserves** - Amounts tie to Motion To Assign Fund Balance

CELEBRATION

Community Development District

General Fund

**Notes to the Financial Statements
March 31, 2023**

Financial Overview / Highlights

- ▶ Total general fund revenues collected through March are at approximately 96% compared to adopted budget.
- ▶ Total general fund expenditures budget target is 50% and is approximately 53% compared to the adopted budget.

Variance Analysis

Account Name	Adopted Budget	YTD Actual	% of Budget	Explanation
Other Miscellaneous Revenues	(\$350,000)	(\$10,126)	3%	Celebration Pointe LLC \$5,120; Gary J. Boynton Esq Trust Acct prior year void check \$5,000; sales tax allowance credits \$6

Expenditures (General Fund)

Administration

Proserv-Engineering	\$24,000	\$14,862	62%	Hanson, Walter fees thru Jan 2023
Proserv-Property Appraiser	\$1,400	\$2,886	206%	Bruce Vickers non-advalorem taxes
Proserv-Trustee Fees	\$10,000	\$8,081	81%	U.S. Bank fees, Series 2021 paid in full
Proserv-Website Development	\$2,000	\$1,710	86%	Innersync Studio fees to-date
Proserv-Answering Service	\$2,700	\$1,673	62%	Sunshine Communication to-date
Insurance - General Liability	\$55,000	\$54,980	100%	EGIS Insurance Advisors LLC
Insurance - Workers Comp	\$300	\$850	283%	EGIS Insurance Advisors LLC
Office Supplies	\$500	\$1,169	234%	IMS charges to-date

Physical Environment

R&M-Wetland	\$1,000	\$15,000	1500%	Solitude Lake Management, on time treatment
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Flood Control/Stormwater Mgmt

R&M-Stormwater System	\$33,768	\$72,223	214%	Camcor Site LLC stormwater system \$65,055; All Florida Septic storm pipe repair \$7,168
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Field

Contracts-Fountain	\$8,500	\$3,875	46%	Budget \$708 per month, actual Oct 2022-Jan 2023 \$630 per month; Feb-Mar \$661.50 per month
Contracts-Mulch	\$105,636	\$0	0%	Contract use as needed
Contracts-Trees & Trimming	\$147,760	\$82,700	56%	Contract use as needed
Contracts-Annuals	\$16,380	\$8,462	52%	Contract use as needed
Electricity - General	\$35,000	\$22,922	65%	Duke Energy charges have been on the increase

CELEBRATION

Community Development District

General Fund

**Notes to the Financial Statements
March 31, 2023**

Account Name	Adopted Budget	YTD Actual	% of Budget	Explanation
Rentals - General	\$2,652	\$1,696	64%	Budget \$221 per month, actual \$242 per month
R&M-Common Area	\$60,000	\$42,567	71%	Expenditures to-date
R&M-Other Landscape	\$115,000	\$113,387	99%	Expenditures to-date
R&M-Emergency & Disaster Relief	\$0	\$8,484	0%	Rental World & Raynor Shine to-date
R&M-Tree Removal/Replacement	\$60,000	\$68,809	115%	Tree removals to-date
Misc-Contingency	\$15,000	\$19,508	130%	Debris hauling; hurricane cleanup
<u>Capital Expenditures & Projects</u>				
Capital Projects	\$125,000	\$111,628	89%	Solitude Lake Management non-budgeted for aerator install
<u>Road and Street Facilities</u>				
Electricity - Streetlights	\$140,000	\$85,869	61%	Duke Energy to-date on the increase
R&M-Road Cleaning	\$78,000	\$58,750	75%	USA Seal & Swipe @ \$2,000/cleaning

CELEBRATION

Community Development District

Supporting Schedules

March 31, 2023

CELEBRATION

ALL FUNDS

Community Development District

**Non-Ad Valorem Special Assessments
Osceola County Tax Collector - Monthly Collection Report
For the Fiscal Year Ending September 30, 2023**

Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	Allocated by Fund		
					General Fund	Series 2013A Debt Service Fund	Series 2021 Debt Service Fund
ASSESSMENTS LEVIED				\$ 4,176,307	\$ 3,311,044	\$ 424,665	\$ 440,598
Allocation %				100%	79%	10.17%	11%
Real Estate Installment							
11/18/22	\$ 28,885	\$ 1,601	\$ 589	\$ 31,076	\$ 24,637	\$ 3,160	\$ 3,278
12/09/22	793	8	16	817	648	83	86
01/10/23	13,022	400	266	13,689	10,853	1,392	1,444
02/09/23	2,294	43	47	2,383	1,890	242	251
03/09/23	435	-	9	444	352	45	47
Real Estate Current							
11/22/22	459,540	19,538	9,378	488,457	387,257	49,668	51,532
12/09/22	2,385,587	101,428	48,685	2,535,701	2,010,345	257,841	267,515
12/22/22	679,990	27,075	13,877	720,942	571,574	73,308	76,059
01/10/23	72,441	2,307	1,478	76,227	60,434	7,751	8,042
02/09/23	95,817	2,104	1,955	99,876	79,184	10,156	10,537
03/10/23	27,570	299	563	28,432	22,541	2,891	3,000
TOTAL	\$ 3,766,374	\$ 154,804	\$ 76,865	\$ 3,998,044	\$ 3,169,714	\$ 406,538	\$ 421,792
% COLLECTED				96%	96%	96%	96%
TOTAL OUTSTANDING				\$ 178,263	\$ 141,330	\$ 18,127	\$ 18,807

CELEBRATION

Community Development District

All Funds

Cash and Investment Report

March 31, 2023

<u>Investment Type</u>	<u>Bank Name</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
General Fund				
Demand Deposit Account	SouthState Bank	n/a	0.00%	\$881,034
Public Funds MMA Variance Account	BankUnited	n/a	4.00%	117,771
Government Interest	Valley National Bank	n/a	4.25%	617,525
			Subtotal	<u>735,296</u>
U.S. Treasury Bill (12 months)	Valley National Bank	8/10/2023	3.11%	2,421,375
U.S. Treasury Bill (3 months)	Valley National Bank	5/25/2023	4.61%	2,607,619
			Subtotal	<u>5,028,994</u>
			GF Subtotal	<u>\$6,645,324</u>

Debt Service and Capital Projects Funds

<u>Investment Type</u>	<u>Bank Name</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Debit Service and Capital Project Funds				
Series 2013A				
First American Government Obligation Fund	US Bank, Prepayment Fund	n/a	4.35%	189
First American Government Obligation Fund	US Bank, Reserve Fund	n/a	4.35%	196,938
First American Government Obligation Fund	US Bank, Revenue Fund	n/a	4.35%	683,197
Series 2021				
US Bank Nat'l Association Commercial Paper	US Bank, Reserve Fund	n/a	0.01%	207,081
US Bank Nat'l Association Commercial Paper	US Bank, Revenue Fund	n/a	0.01%	403,853
			Subtotal	<u>1,491,258</u>
Business Money Market Checking	SouthState Bank	n/a	0.50%	115,786
			Subtotal	<u>115,786</u>
Series 2021				
US Bank Nat'l Association Commercial Paper	US Bank, Construction Fund	n/a	0.01%	40,211
			Total	<u><u>\$8,292,578</u></u>

CELEBRATION

Community Development District

General Fund

Capital Projects

March 31, 2023

<u>Description</u>	<u>Budget</u>	<u>Actual</u>	<u>Balance</u>
Fencing	\$ 30,000	\$ -	\$ 30,000
Pavers	10,000	-	10,000
Shade Structure Roof (3)	65,000	-	65,000
Streetlight Painting	20,000	-	20,000
(1) Aerator Install	-	111,628	-
Total Capital Projects	\$ 125,000	\$ 111,628	\$ 125,000

(1) Solitude Lake Management

CELEBRATION

Community Development District

General Fund

Right-of-Way Fees Electricity

March 31, 2023

Posting Date	Payment Month	Amount \$
10/31/2022	October	\$93,704.78
11/30/2022	November	\$55,390.94
12/31/2022	December	\$74,170.86
1/31/2023	January	\$83,801.02
2/28/2023	February	\$79,490.05
3/31/2023	March (Accrual)	\$75,000.00
4/30/2023	April	\$0.00
5/31/2023	May	\$0.00
6/30/2023	June	\$0.00
7/31/2023	July	\$0.00
8/31/2023	August	\$0.00
9/30/2023	September	\$0.00
Total		\$461,557.65

Note: March will be received in mid April

CELEBRATION

Community Development District

Due To/From Other Districts
For the Period from 10/1/22 to 9/30/23

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
		10/01/22		BEGINNING BALANCE		BALANCE FORWARD FROM FY 2022			\$0.00
ACH	ACH	08/30/22	Vendor	DUKE ENERGY-ACH	080922 ACH	BILL PRD 7/8-8/7/22	Due To Other Districts	206500	(\$10,992.48)
ACH	ACH093	09/30/22	Vendor	DUKE ENERGY-ACH	083022 ACH	BILL PRD 8/5-8/26/22	Due To Other Districts	206500	(99.12)
ACH	ACH	09/30/22	Vendor	DUKE ENERGY-ACH	091222 ACH	BILL PRD 8/6-9/7/22	Due To Other Districts	206500	(\$10,920.99)
ACH	ACH114	10/20/22	Vendor	DUKE ENERGY-ACH	092922 ACH	BILL PRD 8/27-9/27/22	Due To Other Districts	206500	(\$76.84)
ACH	ACH120	11/28/22	Vendor	DUKE ENERGY-ACH	101122 ACH	BILL PRD 9/8-10/6/22	Due To Other Districts	206500	(\$10,920.99)
ACH	ACH120	11/28/22	Vendor	DUKE ENERGY-ACH	101122 ACH	BILL PRD 9/28-10/26/22	Due To Other Districts	206500	(\$74.20)
ACH	ACH120	11/28/22	Vendor	DUKE ENERGY-ACH	101122 ACH	BILL PRD 10/7-11/4/22	Due To Other Districts	206500	(\$10,920.99)
ACH	ACH063	12/21/22	Vendor	DUKE ENERGY-ACH	113022 ACH	BILL PRD 10/27-11/28/22	Due To Other Districts	206500	(\$77.40)
ACH	ACH063	12/30/22	Vendor	DUKE ENERGY-ACH	120722 ACH	BILL PRD 11/5-12/6/22	Due To Other Districts	206500	(\$10,920.99)
ACH	ACH063	01/20/23	Vendor	DUKE ENERGY-ACH	123022 ACH	BILL PRD 11/29-12/28/22	Due To Other Districts	206500	(\$76.60)
ACH	ACH063	02/01/23	Vendor	DUKE ENERGY-ACH	011123 ACH	BILL PRD 12/7/22-1/6/23	Due To Other Districts	206500	(\$13,111.72)
ACH	ACH063	02/26/20	Vendor	ENTERPRISE CDD	02102023 7106	DUE TO ECDD THRU 9/30/22 REIMB DUKE ENERGY	Due To Other Districts	206500	\$33,084.62
ACH	ACH063	02/20/23	Vendor	DUKE ENERGY-ACH	012723 ACH	BILL PRD 12/29/22-1/26/23	Due To Other Districts	206500	(\$11,767.72)
ACH	ACH063	03/21/23	Vendor	DUKE ENERGY-ACH	032023 ACH	BILL PRD 01/27-02/24/23	Due To Other Districts	206500	(\$13,190.89)
JE	ACCRUAL	03/31/23	Vendor	DUKE ENERGY-ACH	ACCRUAL	BILL PRD MAR 2023	Due To Other Districts	206500	(\$13,000.00)
DUE TO OTHER DISTRICTS A/C #206500									<u>(\$73,066.31)</u>

Quarterly True Up invoice pending.

Section 7

Public Hearing Roadways/Verges

Subsection 7A

Proposed Rule

Celebration Community Development District
Rule Governing Road Parkway/Verge Area Maintenance

Law Implemented: ss. 120.69, 190.011, 190.012, Florida Statutes, (2022)

Effective Date: April 25, 2023

In accordance with Chapters 190 and 120, Florida Statutes, and on April 25, 2023, at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Celebration Community Development District adopted the following rules/policies to govern the maintenance and operation of the Road Parkway/Verge. Any and all prior rules/policies of the District governing this subject matter are hereby rescinded.

1. **INTRODUCTION & FINDINGS.** This Rule Governing Road Parkway/Verge Area Maintenance (“**Rule**”) addresses the installation, maintenance, repair, replacement, and removal of improvements such as grass, landscaping, and other improvements (together, “**Improvements**”) within the Road Parkway/Verge, as defined herein. The following findings are made and determined, and incorporated herein as the factual basis for this Rule:

a. The Celebration Community Development District (“**District**”) is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes (“**Act**”), by Chapter 42Q-1, Florida Administrative Code, adopted by the Florida Land and Water Adjudicatory Commission effective March 29, 1994.

b. Pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services including, but not limited to, roadway systems and related improvements.

c. Section 190.012(3), Florida Statutes, specifically provides the District with the authority to:

“adopt and enforce appropriate rules following the procedures of Chapter 120, in connection with the provision of one or more services through its systems and facilities;” and

d. The District constructed certain public rights-of-way and conveyed the asphalt roadbed area only (“curb-to-curb”) to Osceola County; the District owns the lawn area (from curb to sidewalk) and the sidewalks (“**District Rights-of-Way**”) adjacent to the lots located within the community known as Celebration, and such District Rights-of-Way include the lawn area extending from the sidewalk edge closest to the road to the road curbs (“**Road Parkway/Verge**”).

e. In addition to the District, portions of the Celebration community are served by a variety of homeowners associations, including, but not limited to, the Celebration Residential Owners Association, the Celebration Non-Residential Owners Association, a number of condominium associations and a number of sub-homeowners associations (together, “**Associations**”).

f. The Associations' declarations of covenants (together, “**Declarations**”) address the maintenance of the Road Parkway/Verge differently, with certain Declarations requiring the homeowner to maintain the Road Parkway/Verge and some requiring the Association to maintain the Road Parkway/Verge.

g. It is in the best interest of the District to establish a rule for addressing landscaping, trees, and other improvements within the Road Parkway/Verge that present a threat to the health, safety, or welfare of the District’s residents/landowners or the general public.

2. **EASEMENT.** Owners of individual lots and/or the Associations (as applicable, “**Responsible Party**”), as dictated by the applicable Declarations, are hereby granted the non-exclusive, revocable right to install, maintain, repair, replace, and remove improvements such as grass, landscaping, and other improvements (together “**Improvements**”) within the Roadway Parkway/Verge. The term “**Improvements**” shall not include trees, which are owned by the District. Responsible Parties are granted a non-exclusive revocable right to maintain, repair, and prune all trees in the Road Parkway/Verge, with the District retaining the right to install and remove any trees. Such grant of rights is subject to the following conditions:

a. The Responsible Party shall be fully responsible for the installation, maintenance, repair, replacement, and removal of the Improvements. The Responsible Party shall be fully responsible for the maintenance, repair, and pruning of trees within the Road Parkway/Verge. The Responsible Party shall be fully responsible for the replacement of sod and landscaping to any altered area(s) as a result of the installation, maintenance, repair, replacement, pruning and/or removal of the trees within the Road Parkway/Verge.

b. The Responsible Party shall be responsible for ensuring that the installation, maintenance, repair, replacement, and removal of the Improvements and the maintenance, repair and pruning of trees, are conducted in compliance with all applicable laws and Association requirements (including but not limited to the Declarations, building codes, set back requirements, etc.).

c. District, by adopting this Rule, does not represent that District has authority to provide all necessary approvals relating to the Improvements and trees. Instead, the Responsible Party shall be responsible for obtaining any and all Association approvals (including Architectural Review, where applicable), permits and other approvals relating to the work.

d. The Responsible Party shall ensure that the installation, maintenance, repair, replacement and removal of the Improvements and the maintenance, repair and pruning of trees, does not damage any property of the District or any third party’s property. In the event of any such damage, the Responsible Party shall immediately repair the damage or compensate the District for such repairs, at the District’s option.

e. Responsible Party’s exercise of rights hereunder shall not interfere with other existing rights (e.g., drainage easements, utility easements, etc.). It shall be the Responsible Party’s responsibility to locate and identify any and all such improvements and/or utilities.

f. Upon completion of the installation, the Improvements will be owned by the Responsible Party, subject to the provisions of this Rule. The Responsible Party shall be responsible for such Improvements, and agree to maintain the Improvements in good condition and consistent with applicable law. Trees shall be owned by the District, but

maintained, repaired and pruned by the Responsible Party. Trees may not be removed by the Responsible Party without the prior written consent of the District (or any Associations, as applicable).

g. Additionally, the Responsible Party shall keep the Road Parkway/Verge free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Responsible Party's exercise of rights under this Agreement, and the Responsible Party shall immediately discharge any such claim or lien.

3. **RESERVATIONS; ENFORCEMENT.**

a. The District hereby acknowledges its right, but not any obligation, to maintain the Road Parkway/Verge for the limited purpose of addressing any issues that, in the District's sole discretion, may endanger the health, safety or welfare of the District's residents/landowners or the general public. By its adoption of this Rule, the District shall not be obligated nor is it affirmatively agreeing to monitor or otherwise assess the condition of the Road Parkway/Verge. Any maintenance assumed by the District herein shall be undertaken on a case-by-case basis as the District is notified of any health, safety or welfare concern.

b. Without notice, the District may maintain, repair, replace or remove, all or any portion or portions of the Improvements and/or trees, or otherwise take action, to address any issues within the Road Parkway/Verge that endanger the health, safety or welfare of the District's residents/landowners or the general public. In such case, the District is not obligated to re-install the Improvements and/or trees, and is not responsible for any damage to the Improvements and/or trees, or their supporting structure as a result of the removal.

c. For any and each violation of this Rule, the District shall additionally have the right to impose a fine of up to the amount of One Thousand Dollars and No Cents (\$1,000.00) and collect such fine plus its attorney's fees as a contractual lien or as otherwise provided pursuant to Florida law. Additionally, if any person is found to have committed any violation of this Rule, such person may additionally be subject to any applicable legal action, civil, or criminal in nature.

4. **INDEMNIFICATION.** The Responsible Party agrees to indemnify, defend, and hold harmless Osceola County and the District, as well as any officers, supervisors, managers, lawyers, engineers, agents, and representatives of the foregoing, against all liability for damages and expenses resulting from, arising out of, or in any way connected with, the exercise of the rights granted hereunder.

5. **NOTICE.** This Rule, and all rights and obligations contained herein, shall run with the land and be deemed appurtenant to all lots adjoining the District Rights-of-Way. The District shall record a notice in the public records of Osceola County, Florida informing third parties of the existence of this Rule.

6. **SOVEREIGN IMMUNITY.** Nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statutes or law.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

8. **AMENDMENTS; WAIVERS.** The District in its sole discretion may amend or rescind this Rule, including any license or other rights granted hereunder, at any time and without further notice. Further, the District's Board by vote at a public meeting may elect in its sole discretion at any time to grant waivers to any of the provisions of this Rule on a case-by-case basis, and where doing so is in the best interest of the District.

Subsection 7B

Public Comment

Richard E. Larsen * †‡
 Thomas R. Slaten, Jr.*
 Charles L. Eldredge, Jr.
 Cheryl C. Slaten

*Shareholder
 †Admitted in Florida and Illinois
 ‡Board Certified in Florida



MAIN OFFICE

5323 Millenia Lakes Blvd, Suite 300
 Orlando, FL 32839
 P 407.841.6555
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March 28, 2023

Board of Supervisors
 Celebration Community Development District
 c/o Jan Albanese Carpenter, Esq.
 Via Email: jcarpenter@lathamluna.com

Re: Celebration Community Development District Responsibility for Damage to Private Property

Dear Board of Supervisors,

I represent CROA. A question has arisen as to whether the CCDD or a private property owner must bear the cost of repairing damage caused by the CCDD and its vendor's work. Recently, the CCDD replaced trees in the Spring Lake Service Area. Not unexpectedly, the tree replacement damaged the sod surrounding the new trees. Three photos of the damage are enclosed with this letter.

The sod shown in the photos is part of a Service Area maintained by CROA. This means like any private property owner CROA mows, trims, and irrigates the sod as well as the trees. CROA will also repair damage caused by its homeowners. However, homeowners are liable for the cost of their damage.

When the CCDD performs work that damages private property, including unintentional and/or anticipated damage, past practice has been for the CCDD to repair the damage as part of the work. This practice is the same for all Osceola County and utility work. For example, if a cable company replaces its underground network it is expected to repair the damage to the sod and landscaping as part of the work. If the County widens a road, it repairs the damage to adjacent private property. The County and utilities do not leave the neighboring property owners with the burden of hiring and paying contractors to correct the damage.

Recent correspondence indicates that the CCDD is considering no longer repairing damage caused by it or its vendor's work. The CCDD's consideration may be based on each private property owner's obligation to maintain their property. However, the duty to maintain property does not relieve anyone who damages it from paying to fix the damage. Instead, Florida law places the responsibility for the cost of repair on the party responsible for the damage. This includes the CCDD. See Article X, Section 13 of the State Constitution in which the State for itself and all its

140 South Beach Street
 Suite 310
 Daytona Beach, FL 32214

4651 Salisbury Road
 Suite 400
 Jacksonville, FL 32256

agencies and subdivisions waives its sovereign immunity for liability to recover money damage “for injury or loss of property”.

If the CCDD is considering making homeowners, condominium associations, CROA, and CNOA pay to fix damage caused by the CCDD and its vendors I encourage you to review Florida’s property laws and court decisions, all of which place responsibility for the cost of repair on the government agency that caused the damage. I also encourage you to consult with Osceola County on its practices. Finally, please consider the impact on Celebration residents and business. Is it more or less efficient for the CCDD to pay a contractor to do work that damages private property but not repair the damage, requiring the property owner or CCDD to hire the same or another contractor to return and fix the damage? Recognizing that the same property owners will have to pay regardless it seems clear that the most efficient and least costly choice is for the CCDD to include expected repair costs in its work.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tom Slaten", is written over a light blue rectangular background.

Thomas R. Slaten, Jr., Esq.

cc Lauren Gunnyon
CROA Board of Directors

TRS/pas







Subsection 7C

Resolution 2023-08

RESOLUTION NO. 2023-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE RULE GOVERNING ROAD PARKWAY/VERGE AREA MAINTENANCE (INCLUDING TREES) WITHIN THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT, PROVIDING A SEVERABILITY CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors of the District (“Board”) finds that it is in the best interests of the District to adopt by this Resolution the Rule Governing Road Parkway/Verge Area Maintenance, attached hereto as **Exhibit “A”** (“Rule”) for immediate use and application, and to replace the Rules of Procedure adopted by the District; and

WHEREAS, the Board has complied with applicable Florida law concerning rule development and adoption.

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

SECTION 1. The attached Rule is hereby adopted. The Rule shall stay in full force and effect until such time as the Board may amend the Rule, in accordance with Chapter 190, *Florida Statutes*, and shall replace and supersede any previously adopted rules that conflict with the Rule.

SECTION 2. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 25th day of April, 2023.

CELEBRATION COMMUNITY
DEVELOPMENT DISTRICT, a Florida
community development district

Print: _____
Secretary/Assistant Secretary

Print: Greg Filak
Chairman/Vice Chairman

EXHIBIT "A"

RULE GOVERNING ROAD PARKWAY/VERGE AREA MAINTENANCE

[See following page.]

Section 8

Public Hearing Root Barriers

Subsection 8A

Proposed Rule

Celebration Community Development District
Rule Governing Installation of Root Barriers

Law Implemented: ss. 120.69, 190.011, 190.012, *Florida Statutes* (2022)

Effective Date: April 25, 2023

In accordance with Chapters 190 and 120, *Florida Statutes*, and on April 25, 2023, at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Celebration Community Development District (“District”) adopted the following rules/policies to govern the requirement for the installation of root barriers on trees adjacent to the Celebration Community Development District-owned sidewalks, alleys, and other hardscape for all new installation [and replacement][FOR DISCUSSION BY BOARD] of hardwood trees. Any and all prior rules/policies of the District governing this subject matter are hereby rescinded.

1. **INTRODUCTION & FINDINGS.** This Rule Governing Installation of Root Barriers (“**Rule**”) addresses the requirement for the installation of root barriers on trees adjacent to the District’s sidewalks, alleys, and other hardscape for all new installations [and replacements] of hardwood trees (“**Root Barriers**”). The following findings are made and determined, and incorporated herein as the factual basis for this Rule:

a. The District is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (“**Act**”), by Chapter 42Q-1, Florida Administrative Code, adopted by the Florida Land and Water Adjudicatory Commission effective March 29, 1994.

b. Pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements, and services including, but not limited to landscaping, sidewalks, alley systems, and related improvements.

c. Section 190.012(3), *Florida Statutes* specifically provides the District with the authority to:

“adopt and enforce appropriate rules following the procedures of Chapter 120, *Florida Statutes*, in connection with the provision of one or more services through its systems and facilities;” and

d. The District constructed certain public rights-of-way and conveyed the asphalt roadbed area only (“curb-to-curb”) to Osceola County; the District owns the lawn area and trees (from curb to sidewalk, a/k/a the verge/parkway) and the sidewalks, alleys, and other hardscape within the District (“**District Hardscape**”).

e. Over the years, trees have been installed on lawns and in the verge/parkway areas without root barriers, and the tree roots are causing significant damage to District Hardscape, including uneven or irregular sidewalks, cracked asphalt, infrastructure and other damages, as well as an increase in personal injury cases related to alleged unsafe sidewalk or other conditions.

f. It is in the best interest of the District to establish a rule for requiring root barriers on all new hardwood tree installations [and hardwood tree replacements] to protect District Hardscape, to minimize future costs for maintenance and repair of District Hardscape, as well as to protect the safety of the Districts' residents/landowners or the general public.

g. Hardwood trees are of the tree species angiosperm, as identified by the University of Florida's Institute of Food and Agriculture Sciences (UF/IFAS). For the purposes of this Rule, hardwood trees shall include the trees currently in use within the boundary of the District.

2. **ROOT BARRIER REQUIREMENTS.** Owners of individual lots, condominium, and homeowner associations, commercial property owner associations, developers, builders, contractors, and any other persons installing or [replacing] hardwood trees adjacent to District Hardscape (as applicable, the "**Responsible Party**"), are hereby required to install root barriers on all hardwood trees which are being [replaced or] newly installed on any real property adjacent to District Hardscape. The term "adjacent" shall mean:

For parkways/grassy area/islands greater than seven (7) feet wide, "adjacent" shall mean six (6) feet or less from pavement.

For parkways/grassy area/islands less than seven (7) feet wide, "adjacent" shall mean four (4) feet or less from pavement.

The term "root barriers" shall mean an underground device placed to re-direct plant and tree roots. Root barriers may be made of plastic, corrugated fiberglass, metal or fabric; and installed at a depth of at least three (3) to five (5) feet deep, with the top of the root barrier flush with the sidewalk or other hardscape. The Responsible Party is subject to the following conditions:

a. The Responsible Party shall be fully responsible for the installation, maintenance, cost and replacement of the root barriers. The Responsible Party shall be fully responsible for the replacement of sod and landscaping to any altered area(s) as a result of the installation, maintenance or replacement of the root barriers.

b. The Responsible Party shall be responsible for ensuring that the installation, maintenance, repair and/or replacement, of root barriers are conducted in compliance with all applicable laws, regulations, covenants, and codes. [Prior to commencing the work, the Responsible Party shall notify the District of the installation of the root barrier(s).]

c. The District, by adopting this Rule, does not represent that District has authority to provide all necessary approvals relating to the installation of root barriers. The Responsible Party is obligated to obtain any and all Association approvals (including Architectural Review, where applicable), permits, and other approvals relating to the root barriers and any related tree installation or replacement.

d. The Responsible Party shall ensure that the installation of root barriers does not damage any property of the District or any third-party's property. In the event of any such damage, the Responsible Party shall immediately repair the damage or compensate the District for such repairs, at the District's option.

e. Responsible Party's exercise of rights hereunder shall not interfere with other existing rights (e.g., drainage easements, utility easements). It shall be the Responsible Party's

responsibility to locate and identify any and all such improvements and/or utilities and avoid or reroute any and all existing underground electrical, water, or other utilities.

f. Additionally, the Responsible Party shall keep the District Hardscape, the verge/parkway, and all District property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Responsible Party's exercise of rights under this Agreement, and the Responsible Party shall immediately discharge any such claim or lien.

3. **ENFORCEMENT.** For any and each violation of this Rule, the District shall additionally have the right to impose a fine of up to the amount of One Thousand Dollars and No Cents (\$1,000.00) and collect such fine plus its attorney's fees as a contractual lien or as otherwise provided pursuant to Florida law. Additionally, if any person is found to have committed any violation of this Rule, such person may additionally be subject to any applicable legal action, civil or criminal in nature.

4. **INDEMNIFICATION.** The Responsible Party agrees to indemnify, defend, and hold harmless Osceola County and the District, as well as any officers, supervisors, managers, lawyers, engineers, agents, and representatives of the foregoing, against all liability for damages and expenses resulting from, arising out of, or in any way connected with, the exercise of the rights granted hereunder.

5. **NOTICE.** This Rule, and all rights and obligations contained herein, shall run with the land and be deemed appurtenant to all lots adjoining the District Rights-of-Way. The District shall record a notice in the public records of Osceola County, Florida informing third parties of the existence of this Rule.

6. **SOVEREIGN IMMUNITY.** Nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statutes or law.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

8. **AMENDMENTS; WAIVERS.** The District in its sole discretion may amend or rescind this Rule, including any license or other rights granted hereunder, at any time and without further notice. Further, the District's Board by vote at a public meeting may elect in its sole discretion at any time to grant waivers to any of the provisions of this Rule on a case-by-case basis, and where doing so is in the best interest of the District.

Subsection 8C

Resolution 2023-09

RESOLUTION NO. 2023-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE RULE GOVERNING INSTALLATION OF ROOT BARRIERS WITHIN THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT, PROVIDING A SEVERABILITY CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors of the District (“Board”) finds that it is in the best interests of the District to adopt by this Resolution the Rule Governing Installation of Root Barriers, attached hereto as **Exhibit “A”** (“Rule”) for immediate use and application, and to replace the Rules of Procedure adopted by the District; and

WHEREAS, the Board has complied with applicable Florida law concerning rule development and adoption.

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

SECTION 1. The attached Rule is hereby adopted. The Rule shall stay in full force and effect until such time as the Board may amend the Rule, in accordance with Chapter 190, *Florida Statutes*, and shall replace and supersede any previously adopted rules that conflict with the Rule.

SECTION 2. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 25th day of April, 2023.

CELEBRATION COMMUNITY
DEVELOPMENT DISTRICT, a Florida
community development district

Print: _____
Secretary/Assistant Secretary

Print: Greg Filak
Chairman/Vice Chairman

EXHIBIT “A”

RULE GOVERNING INSTALLATION OF ROOT BARRIERS

[See following page.]

Section 9

Business Matters

Subsection 9A

June Article for *Celebration News*

Celebration Community Development District From the Board of Supervisors

Annual Budget Process

Every year, the Celebration CDD (“District”) goes through its annual review of the budget. As a limited, special-purpose public governmental organization which is governed by Florida Chapter 190, Florida Statutes, many of the District’s requirements on the budget processes and timelines are defined by State law. The operative words in this process are “approve” and “adopt.” The Board of Supervisors (“Board”) first approves the budget for purposes of providing to Osceola County and beginning the 60-day statutory window, and sets a hearing for at least 60 days later, at which hearing the Board will officially adopt the budget.

As has been the practice in the past, the Board begins its budget planning early in calendar year 2023 to allow staff time to review current costs and make recommendations for changes based on the evolving needs of the District. This also provides time for Board to spend time with staff, both in public meetings and in one-on-one sessions, to review financial information. Finally, it allows the members of the public time to see the development of the fiscal year 2024 (“FY2024”) budget and to provide comments to the Board through multiple public meetings. The interaction from the public is critical; it is the Board’s opportunity to hear from constituents on their views of how the District should be prioritizing efforts, increasing efficiencies, and expending resources. All meetings and workshops of the District are open to the public to be a part of the budgeting process, and the District provides an opportunity for public comments at every meeting. Members of the public are also always welcome to email or otherwise engage directly with Board members; contact information is at <https://www.celebrationcdd.org/contacts>.

During the budget process, the Board will approve a proposed budget and adopt a final budget as outlined in the schedule below. By Florida law, the assessments resulting from the final budget cannot exceed those levels presented in the initial proposed budget. Some adjustments to individual budget line items may be required after the proposed budget is published; therefore, a proposed budget will always be equal to or higher than the final budget to allow for these adjustments. The proposed budget also determines if written notices of a potential assessment increase are required to be mailed to all property owners within the District prior to the final budget adoption.

For its FY2024 cycle, the Board has outlined the following schedule starting from initial public discussions and leading up to the final budget adoption:

- March 21: Initial budget workshop to review budget structure, current status of FY2023 budget against actuals, initial requests for staff for analysis of specific line items. Board members to provide capital project requests to staff for costing and review.
- April 25: Regular business meeting, discussion item for Board with public input. No votes made on FY2024 budget, informational items and status updates only.
- May 17: Second budget workshop for FY2024 proposed budget. Staff has Supervisor capital project requests costed for review by Board and public. Staff also to review proposed adjustments to operations budget items.
- May 23: Regular business meeting, proposed budget to be approved by Resolution, which will also set the public hearing for final FY2024 budget adoption for July meeting and send proposed budget to Osceola County.
- June 25: If the FY2024 proposed budget includes an assessment increase, letters will go out to all property owners within the District no later than June 25.
- July 25: Regular meeting and budget hearing, where FY2024 final budget will be adopted.
- August 15: Certification of the District assessment roll is due to Osceola County.
- October 1: FY2024 begins October 1, 2023, and concludes September 30, 2024.

As the District moves forward to adoption of a final FY2024 budget, we look forward to input and discussion with the residents and businesses of Celebration to ensure we have a responsible financial plan which meets the needs of the District and preserves the resources entrusted to the District by the public.

Celebration CDD Board of Supervisors

Subsection 9B

Proposal for Speaker Renovation

Audio Video Proposal

Celebration Town Center Sound & Speaker Renovation



**610 Sycamore Street
Celebration, Fl. 34747**

SOUND F/X Entertainment Systems

SOUND F/X Entertainment Systems, LLC

2980 Summer Swan Drive

Orlando, FL 32825

Phone: 321-388-4962

Fax: 321-235-2153

info@soundfxfl.com

www.soundfxfl.com

Why SOUND F/X is right for your project

- SOUND F/X is a state licensed, low voltage electronic systems contractor. We are state bonded and meet the required liability, workers comp and commercial vehicle insurance needed to work on your project. State Low Voltage License # EG13000353
- SOUND F/X takes extreme pride in providing quality products, installations and service before, during and after the project is completed.
- SOUND F/X meets all local, state and federal codes including jobsite and COVID 19 safety requirements.
- SOUND F/X always cooperates with the code enforcement agents from local jurisdictions. We take pride in passing inspections the first time.
- SOUND F/X employs friendly, knowledgeable, qualified, experienced, and productive technicians.
- SOUND F/X technicians and personnel have the utmost integrity and interact extremely well with the project superintendant and all other tradesman on any given project.
- SOUND F/X provides "large company" services with the small company touch for detail and reliability.
- SOUND F/X offers in writing a 1 year limited warranty on workmanship, lifetime technical support on the entire system, and product support for the duration of the OEM warranty. Extended warranties are available by request.
- SOUND F/X offers a 4 hour response time for emergency services on all commercial accounts. If your system is down, we have qualified technicians on staff who are located here in town 24/7.
- SOUND F/X can provide commercial client references upon request.
- SOUND F/X has been proudly serving the Orlando area since 2005.
- For more information visit www.soundfxfl.com.

SOUND F/X Entertainment Systems, LLC

2980 Summer Swan Drive
 Orlando, FL 32825
 info@soundfxfl.com
 ph 321-388-4962 fax 321-235-2153

Celebration Town Center Sound & Speaker Renovation - Town Center

610 Sycamore Street, Celebration, FL, 34747

11/7/2022

SPEAKERS, EQUIPMENT & HARDWARE	422.00
SYSTEM RENOVATION	4,400.00
SALES TAX	361.65

PROJECT GRAND TOTAL \$ 5,183.65

SPEAKERS, EQUIPMENT & HARDWARE

MARKET STREET / FRONT STREET

Belden	6300FE	18/2 Speaker Cable Needed for Miscellaneous Repairs	1	
Misc.	Hardware	Misc. Soil, & Fittings Needed to Re-Seat All Speakers	34	

SUBTOTAL 422.00

SYSTEM RENOVATION

LABOR

Lead Technician
 Assistant Technician

SUBTOTAL 4,400.00

SOUND F/X Entertainment Systems, LLC

2980 Summer Swan Drive
Orlando, FL 32825
info@soundfxfl.com
ph 321-388-4962 fax 321-235-2153

Celebration Town Center Sound & Speaker Renovation - Lakeside

610 Sycamore Street, Celebration, FL.,34747

11/7/2022

SPEAKERS, EQUIPMENT & HARDWARE	2,622.00
SYSTEM RENOVATION	1,650.00
SALES TAX	320.40

PROJECT GRAND TOTAL \$ 4,592.40

SPEAKERS, EQUIPMENT & HARDWARE

BLOOM STREET / FRONT STREET

Soundtube	XT550-GN	5" In-Ground Speakers (green)	5
Belden	6300FE	18/2 Speaker Cable Needed for Miscellaneous Repairs	1
Misc.	Hardware	Misc. Soil, & Fittings Needed to Re-Seat All Speakers	14

SUBTOTAL 2,622.00

SYSTEM RENOVATION

LABOR

Lead Technician
Assistant Technician

SUBTOTAL 1,650.00

SOUND F/X Entertainment Systems, LLC

2980 Summer Swan Drive

Orlando, FL 32825

Phone: 321-388-4962

Fax: 321-235-2153

info@soundfxfl.com

www.soundfxfl.com

Scope of Work

Project: Celebration Town Center – Sound & Speaker Renovation

Project Grand Total: \$9,776.05

- Furnish and install (5) Soundtube XT550-GN In-Ground Speakers (green) around the lakeside areas as per proposal. See attached speaker layout.
- Furnish and install necessary top soil in order to re-seat all speakers in a secure and level position at all speaker locations as per proposal. (34 total speakers at Town Center and 10 total existing speakers at Lakeside). See attached speaker layout.
- Remove all obsolete equipment from the head end rack and perform proper wire management as per proposal.
- Re-wire speaker jumpers as needed in order to restore sound at the speakers with no audio. Set tap switches and/or taps for correct speaker level balance.
- Furnish and install all miscellaneous cables, connectors, and hardware necessary to complete this scope.
- Perform a final system test and set all necessary music levels in order to balance the entire system.
- Perform necessary system training to the Celebration Town Center staff.
- Electric requirements, conduits and boxes necessary to complete this scope are to be furnished by others if applicable.
- SOUND F/X assumes all existing head end equipment is in proper working order at the time of the renovation.
- SOUND F/X assumes all underground main feed lines are in proper working order at the time of the renovation.

SOUND F/X Entertainment Systems, LLC

2980 Summer Swan Drive
Orlando, FL 32825
Phone: 321-388-4962
Fax: 321-235-2153
info@soundfxfl.com
www.soundfxfl.com

Terms of Agreement

Project: Celebration Town Center – Sound & Speaker Renovation

Project Grand Total: \$9,776.05

The prices in this proposal are based on a complete package, including design, equipment, installation, training and coordination with architects, decorators, electricians, cabinet makers, utilities and any other affiliated trades or personnel if applicable. Labor charges are subject to change when the components in this quote are removed or modified.

Responsibilities of others: SOUND F/X Entertainment Systems assumes no responsibility for products and services provided by the client or others. High voltage electrical wiring and cabinetry are to be supplied by others unless otherwise noted in the scope of work.

Audio Video Manufacturer's regularly update their products. In our efforts to provide you with the very latest technology, we reserve the right to substitute with the most up to date or equivalent models available at the time of installation.

Prices contained in this proposal are valid for 30 days and may be subject to change. Change Orders will be submitted in writing for approval.

Terms: 50% (\$4,888.02) of the project grand total will be due upon acceptance of this agreement. The remaining 50% (\$4,888.03) will be due upon final completion of the installation and customer sign-off. SOUND F/X will require 7 days advance notice before beginning each stage of the above scope. Once installed, Any and all equipment shall remain the property of the client. Late fees will begin after 10 days of the issued invoice date at a rate of 5% of the Project Grand Total per month and may result in the suspension of the pending warranty. Interest rates may also apply.

Accepted by

Date


SOUND F/X Entertainment Systems

I accept this proposal and authorize the work to be done and accept responsibility for payments due.



Lakeside Promenade Fountain

missing speakers

OHLA Orlando (Celebration)

missing speakers

not working

not working

broken TIC

HE

very low output - possible speaker line trouble

SOUND F/X Entertainment Systems, LLC

2980 Summer Swan Drive

Orlando, FL 32825

Phone: 321-388-4962

Fax: 321-235-2153

info@soundfxfl.com

www.soundfxfl.com

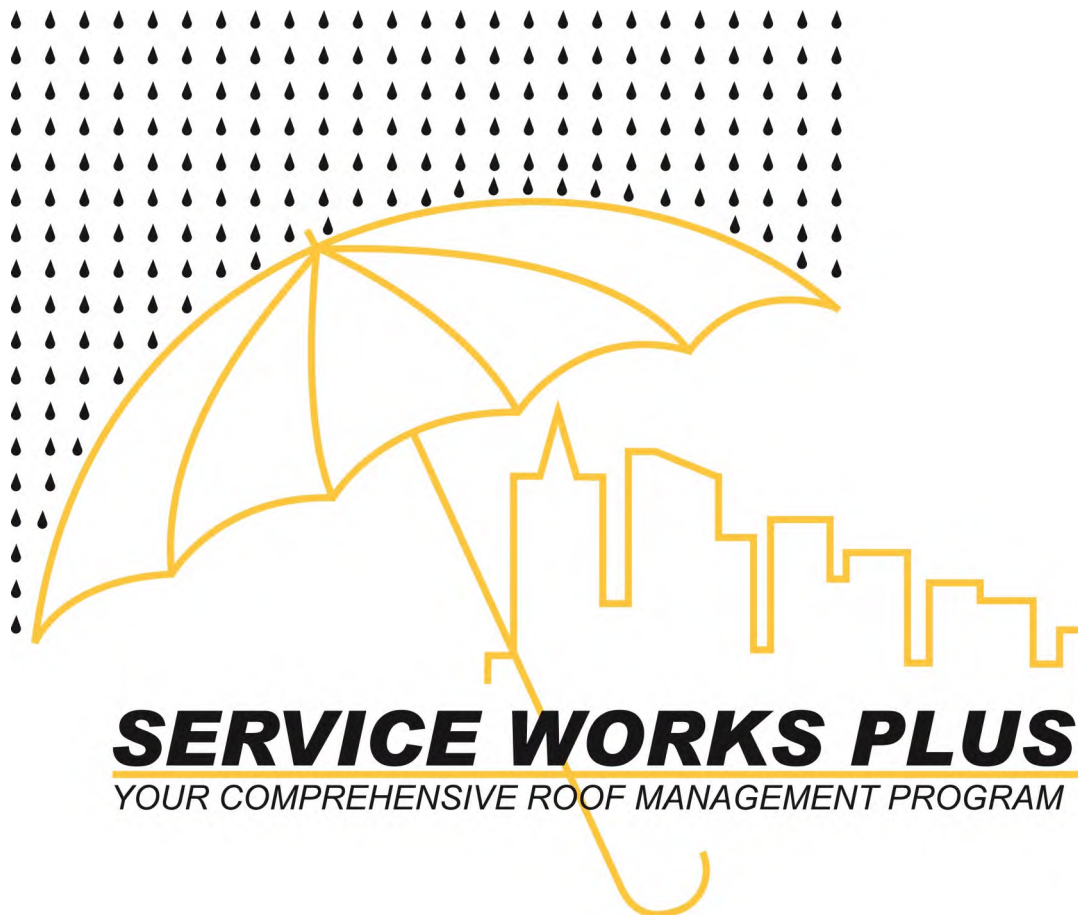
Warranty Statement

SOUND F/X Entertainment Systems will only warranty workmanship on systems, products and services installed or supplied by SOUND F/X Entertainment Systems for one (1) year from date of completion and customer sign off. Any and all electronic equipment, speakers, parts, components, circuit boards, and miscellaneous materials will be covered by the OEM warranty. Items installed by SOUND F/X Entertainment Systems will not be covered by the OEM warranty or by SOUND F/X for damage caused by "Acts of God", lightning, power surges and irregular power. Labor and shipping costs for OEM defects will not be included or covered by this warranty. This warranty will not cover damage caused by user error, physical damage, vandalism, water damage, fire damage and customer neglect. Batteries, lamps, light bulbs, LED's and consumables are NOT covered by the terms of this document. SOUND F/X will not warranty any service issues caused by erratic internet services, network connectivity, or network and port configuration settings provided by the internet service provider (ISP). Service issues caused by the ISP installed modem and/or routers will not be included or covered by this warranty and may be subject to service charges. SOUND F/X Entertainment Systems reserves the right to evaluate all warranty issues in a timely manner in order to make a clear and accurate determination based on the circumstances of this document. Once a determination has been made by a SOUND F/X Entertainment System representative, a repair will be executed within a reasonable time frame based on availability of any and all parts, materials and labor. Warranty evaluations performed by any other 3rd party, persons or service, will NOT be valid and will NOT apply to the terms of this document. SOUND F/X reserves the right to VOID this warranty for any third party interaction with any and all systems during the warranty period. Items deemed not covered by this warranty will be billable based upon SOUND F/X Entertainment Systems regular hourly rates. Emergencies performed after regular business hours will be billed at overtime rates. Any additional moves, upgrades, and changes, will also be billable based upon SOUND F/X Entertainment Systems regular hourly rates.

Thank You,

Subsection 9C

Proposal for Roof Repair



SERVICE WORKS PLUS
YOUR COMPREHENSIVE ROOF MANAGEMENT PROGRAM

**Roof Inspection and Report
March 22, 2023**

**Inframark, LLC
313 Campus St..
Celebration, FL 34747**

Prepared For

**Mr. Brett Perez
CCDD/ECDD
313 Campus St. Celebration, FL 34747
Tampa, FL 33618**

Prepared By

Edgar Martinez

**5423 N. 59th Street
Tampa, FL 33610
Phone 813-626-7717
Fax 813-626-7248**

**4715 Laredo Avenue
Ft. Myers, FL 33905
P 239-344-8734
F 239-458-2510**

www.serviceworksroofing.com



01/15/2023

© All EagleView Technology Corporation



Building 313



Overview of metal roofing system. Metal panels in good condition. All fasteners are rusted and in need of replacement/sealing.



Typical rusted fasteners. Fasteners cannot be backed out due to heavy rust. They will break off. Need to seal all fastener heads and install new fasteners.



Remove old defective patches throughout G dormers and replaced with a GACO roof patch.



Resecure edge meatal adjacent of 4 dormer's.



Clean and reseal all open corners and edge of dormer's.

SERVICE WORKS

5423 N. 59th Street
Tampa, FL 33610



REROOF REPAIRS ROOF MANAGEMENT

March 30, 2023

Mr. Brett Perez
Inframark, LLC
313 Campus St.
Celebration, FL 34747

**Re: CCDD/ECDD
 313 Campus St.
 Celebration, FL 34747**

Service Works proposes to provide all the permits, materials, labor, equipment and state mandated insurance's required to complete the roofing work on the project referenced above in accordance with the following specifications:

SCOPE OF WORK: Remove and replaced all fasteners, Remove and replace all patches, Refasten all loose metal.

1. Remove and replace all rusted fasteners with oversized fasteners. All new fasteners will be installed at each panel for proper panel attachment..
2. Remove and replace defective patches through out roof, dormer's, and lap seams.
3. Properly resecure all and any edge metal using oversized fasteners around dormer's and roof surface.
4. Properly clean and reseal all openings at corners and edge of all dormer's.
5. Provide a 1-year workmanship guarantee on all work performed.

PRICE..... \$ 27,137.57

Additional Price..... Annual Inspection \$1,500 plus equipment

Thank you for the opportunity of providing you with this proposal and we look forward to working with you on this project.

Edgar Martinez

Owner/Representative

Date

5423 N. 59th Street
Tampa, FL 33610
Phone 813-626-7717
Fax 813-626-7248
www.serviceworksroofing.com

1. **TERMS.** Forty (40%) of the amount of this contract is due and payable at start-up/mobilization. Thirty percent (30%) of the amount of this contract is due and payable when the project is 50% complete. The final thirty percent (30%) of the amount of this contract is due and payable upon completion. Interest shall start to accrue 30 days from the date of final invoice on any unpaid balance at 1 ½ % per month (18% per annum) or at the maximum legal rate permitted by law. If legal proceedings are required to collect an unpaid balance, all costs including actual attorney fees shall be added to the unpaid balance. Non-payment in accordance with these terms shall be considered material and cause for termination of performance by **Service Works**.
2. **FINAL PAYMENT.** The making of final payment shall constitute a waiver of all claims against Company by the Customer except for those arising from (a) unsettled liens stemming from work performed by Company, and (b) terms of any guarantee or warranty issued pursuant to this work order. No guarantee or warranty provided by Company shall be valid until full and final payment is received.
3. **ADDITIONAL CHARGES.** The following shall be an addition to the contract price and charged on a time and material basis, including 30% for overhead and profit: addition or deviation from the specifications herein described; damage to our work by others; temporary protection of the building not originally included in this work order; premature notice to start work causing unnecessary trips; trips back to the job to repair openings created after work is complete; and any labor required to be done outside of normal business hours.
4. **INSURANCE.** Company agrees to purchase and maintain, as required by law, workers' compensation and general commercial liability insurance to protect the Customer from injuries and/or damages which may arise out of or result from Company's operations under this work order and for which Company may be legally liable, whether such operations be by Company or by anyone directly or indirectly employees by Company, or by anyone for whose acts Company may be liable. **Customer agrees to look solely to Company's appropriate insurance carrier for any and all damages resulting from personal injury or property damage claims including those caused by Company or Company's sole negligence.** Customer expressly waives all claims excluded under Company's insurance policies. The Customer agrees to provide sufficient insurance to protect Company against loss or materials installed or on the premises due to fire, wind-storm, hail or floods. Customer provided property insurance shall be on an all-risk policy form and shall insure against the perils of fire and extended coverage and physical loss or damage including, theft, vandalism, malicious mischief, collapse, false work, temporary buildings and debris removal including demolition occasioned by enforcement of any applicable legal requirements. If the property insurance requires minimum deductibles the Customer shall be responsible for payment of the additional costs not covered because of such increased or voluntary deductibles. The insurance shall waive rights of subrogation, if any against Company. The Customer shall purchase and maintain such insurance as will insure the Customer against loss of use of the Customer's property due to fire or other hazards, however caused. The Customer waives all rights of action against Company for loss of use of the Customer's property, including consequential damages. If Customer is not the owner of the property then Customer may satisfy its responsibilities hereunder by having the Owner provide the coverage in compliance with this paragraph.
5. **EXCLUSIONS.** The following items are not included in this contract unless otherwise specifically stated in writing: repairs to the roof deck, installation of wood or cant strips, furnishing or installation of sheet metal or roof drains, repairs or alteration to the building other than the roof, identification, abatement and/or removal of asbestos containing or toxic material, or work preparatory or incidental to these items. No interior protection or clean up included. Company shall not be responsible for any damage incurred due to nails or screws penetrating the roof deck or for damage incurred to anything secured or attached to the roof deck, joists or any other roofing structure member which becomes loose, unsecured or falls as a result of the roofing operations of Company. Company shall not be responsible for any claims, damages or expenses arising from the presence or disturbance of asbestos containing, or toxic materials, or arising out of or in any way related to biological growth, including, but not limited to, all types of mold, or any other type of contamination of the Owner's building.
6. **MATERIALS.** All materials used shall be as stated in the specifications and/or attached Scope of Work.
7. **STRUCTURAL SUITABILITY.** Company assumes full responsibility for furnishing roofing materials and for their proper installation in accordance with manufacturer's specifications. Company does not, either itself or through its representatives, practice architecture or engineering and offers no opinion on, and expressly disclaims any responsibility for, structural integrity, compliance with building codes or design. Opinions of competent structural engineers should be obtained by the Customer as to the structural soundness of the roof deck and its ability to properly support normal roof construction equipment and operations and the completed roof system. Company accepts no liability for any failure of the roof deck, its ability to support the contemplated roof installation, or resultant damages.
8. **CUSTOMER'S RESPONSIBILITY.** The Customer is solely responsible for structural suitability of the building in light of specifications of the roofing system to be applied pursuant to this work order, including, but not limited to, load bearing capacity, dew point and vapor transmission calculations. Further, the Customer shall be solely responsible for any damages to any furniture, furnishing, fixtures or contents of the building during the performance of the work, except such damages as may be caused by the sole negligence of Company. Customer is aware that roofing products emit fumes, vapors and odors during the application process. Customer shall be responsible for interior air quality, including controlling mechanical equipment, HVAC units, intake vents, wall vents, windows, doors and other openings to prevent fumes and odors from entering the building and shall hold Company harmless from claims relating to fumes and odors emitted during the normal roofing process.
9. **ACCESS.** Company shall be permitted to use driveways, and paved areas leading, or adjacent to, the job site for its equipment without liability to Company occasioned by the negligence of others or by its equipment.
10. **ACTS OF GOD.** Company shall not be responsible for damage or delay due to strikes, fires, accidents, acts of god or other causes beyond its reasonable control.
11. **GUARANTEE AND WARRANTY.** The type of guarantee and extent of coverage shall be as indicated in accordance with written guarantees, if any, offered by manufacturers of materials incorporated into the project. In addition to the manufacturer's guarantees, if so noted in the proposal, and upon receipt of final payment, Company shall guarantee workmanship furnished as part of this work order against defects in such workmanship for a period of one (1) year from the completion of work, unless stated otherwise. The value of this warranty shall not exceed the work order price. In all cases Company's liability is limited to repairs or roofing and waterproofing work and materials installed by Company, **EXPRESSLY EXCLUDING CONSEQUENTIAL DAMAGES. THERE ARE NO OTHER GUARANTEES OR WARRANTIES EXPRESS OR IMPLIED.**
12. **PONDING WATER.** Company is not responsible for location of roof drains, adequacy of drainage or ponding on the roof. It is understood by Customer that a Ponding Water condition is not indicative of a defective roof system. Positive Drainage is a design goal and is not always achievable. Company will not be held responsible for a Ponding Water condition that results from a roof structure that is not designed to achieve Positive Drainage as defined by the National Roofing Contractors Association (NRCA). Ponding Water is defined as a roof surface that is incompletely drained. Positive Drainage is a drainage condition with additional roof slope provided to ensure drainage of a roof area with 48 hours after a rainfall.
13. **ARBITRATION.** Any controversy or claim arising out of or relating to this work order, or the breach thereof, shall be settled by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association and judgment upon the award rendered by the Arbitrator(s) may be entered in any Court having jurisdiction thereof. Notwithstanding the foregoing, in Company's sole discretion, collection of unpaid balances may be sought in any Court having jurisdiction thereof or under this arbitration clause. Any legal claim against Company must be brought no later than one (1) year after Company has completed work.
14. **MISCELLANEOUS.** These Terms and Conditions together with the cover page providing the Scope of Work, etc. and any attachments constitute the entire agreement (Agreement) of the parties. Modifications to this Agreement can be made only in writing signed by Company. Customer permitting performance of work indicates acceptance without exception of this Agreement, even if this Agreement is not executed. This Agreement is solely for the benefit of Customer and Com-



1110 PENNSYLVANIA AVENUE – SAINT CLOUD, FL 34769
TEL: 407-892-0111
ARNCOCONSTRUCTION.COM

April 12, 2023

Att: Jan A. Carpenter, Esq

Re: 558 notice dated 1/25/2023
project: 313 campus street CCDD

Dear Ms Carpenter,

Arnco Construction has inspected the metal roof at 313 Campus Street with a licensed roofing contractor that specializes in metal roofing, we have also reviewed the inspection report you provided from Service Works. While Service Works has highlighted items to be addressed, these maintenance items alone will likely not resolve the leaks.

Arnco has hired Architectural Sheet Metal, which is a licensed roofing contractor specializing in this material, to make the necessary repairs and resolve the issues you are having.

Arnco Construction takes pride in our name and the products we deliver. We are apologetic that you have had to deal with any roof leaks and are happy to make the needed repairs to stop any Leaks and address the 4 maintenance items noted on your report, at no cost to you.

If you have any questions or concerns, please contact me.

Sincerely,

Ben Arnold
President
Arnco Construction

CC: Angel Montagna, District Manager
Brett Perez, Field manager

Specializing in Commercial Building

Subsection 9D

Request to Extend Fence

Priority Level: **Low Medium High**

SERVICE REQUEST		
REQUEST #:	DATE: 3/30/2023	
Name: David Knight		
Address: 905 Spring Park Loop		
District:	Email:	
Phone: 321-939-7664	Alt Phone:	
Nature of service: <input type="checkbox"/> Electrical <input type="checkbox"/> Street Light <input type="checkbox"/> Carpentry <input type="checkbox"/> Irrigation <input type="checkbox"/> Alleys & Roads <input type="checkbox"/> Concrete <input type="checkbox"/> Landscape <input type="checkbox"/> Paint <input type="checkbox"/> Drainage <input type="checkbox"/> Other _____		Total hours of work:
NATURE OF REQUEST		
Service Request: Trail behind home was extended but the boundary fence was not extended. Resident would like to know if an inspection can be done and when this boundary fence will be completed		
Request given to: Russ Todd Alan Freddy Franklin	Date issued:	Due date:
Action to perform:		
FIELD STAFF DETAILS		
Service Performed:		
Field Manager's Remarks:	Status after Service: <i>(Please check)</i> <input type="checkbox"/> Complete on _____ <i>(date)</i> <input type="checkbox"/> Incomplete <i>(give reason)</i> <input type="checkbox"/> Pending for parts or other parties <input type="checkbox"/> Under observation or ongoing <input type="checkbox"/> Working solution provided <input type="checkbox"/> Other _____	
Any follow-up actions required: <i>(includes billing for parts and/or labor, please specify)</i>		
CUSTOMER FOLLOW-UP		
Work order logged <input type="checkbox"/>	Initial: _____	Ready for File <input type="checkbox"/>
Comments from Customer:		

Subsection 9E

Proposal from GoGov

Celebration Community Development District, FL

Citizen Request Management (CRM), Citizen Notifications & Alerts, ArcGIS Integration

April 20, 2023

Prepared By:

Kevin Strauss, Director of Sales

(631) 861-5812

Kevin@GoGovApps.com

Prepared For:

Brenda Burgess

Mgmt

Brenda.burgess@inframark.com

Subscriptions & Services

Description	Amount
GOREquest Citizen Request Management (CRM) - Unlimited Subscription	\$9,600 /year
GONotify Citizen Notifications & Alerts (Notify) - Unlimited Subscription	\$4,260 /year
ArcGIS Integration to the County's ESRI GIS System	\$3,000 /year
Services: \$0 Annually: \$16,860	

Order Details

Primary Contact			
Contact Name:		Phone:	
Title:		Email:	

Billing Information			
Contact Name:		Phone:	
Quote Month:		Email:	
PO #: (Optional)		Cycle:	Annual Billing

Billing Practices: GOGov will send renewal quotes for budgeting purposes at the beginning of the *Quote Month* specified. Invoices are sent 45 to 60 days prior to subscription renewal and are due prior to the start of the Subscription Period. To align billing with budget cycles, extend *Initial Subscription Period* to include extra months and we will send an initial invoice for the extra prorated months and then a second invoice for the remainder of the Initial Subscription Period.

Contract Information	
Initial Subscription Period:	12 months starting: 8/1/2023
Replacing Contracts:	If replacing existing agreement provide contract # or description & date.
Contract #: (Internal)	

Terms & Conditions

The following terms are the latest version of the GOGov Master Terms & Conditions that is maintained and updated. No part of these terms may be modified other than the “Special Terms & Exceptions” section.

1. **IMPORTANT NOTICE TO USER:** GOGov, Inc. (dba “GOGov”) owns all intellectual property in the software products listed in the Products and Services section (collectively “Software” or “Subscription Services”) in the Order Form. Customer shall not modify, adapt, translate, rent, lease or otherwise attempt to discover the Software source code. The following terms and conditions (this “Agreement”) will be effective as of the date of last signature of the Order Form (“Effective Date”) and will be governed by the laws in force in the State of New York.
2. **Software License.** The Software subscription services and the accompanying files, software updates, lists and documentation are licensed, not sold, to you. You may use a copy of the Software on your compatible computer for the purpose of connecting to the hosted service provided by GOGov as long as you are a current subscriber and maintain your annual continued services for the applicable licenses. Except as expressly set forth herein, GOGov disclaims any and all express and implied warranties, including but not limited to warranties of merchantability and fitness for a particular purpose.
3. **Continued Services**
 - 3.1 *Hosting.* GOGov agrees to maintain Customer data in a secure datacenter and is committed to providing 99.5% uptime and availability. GOGov will perform nightly backups of your hosted data to an alternate physical location.
 - 3.2 *Ownership of Data.* All hosted data specific to Customer is owned by the Customer. Within thirty (30) calendar days following termination of this Agreement, the Customer can request and GOGov will provide a complete copy of Customer’s data without additional charge through a downloadable zip file provided the customer is current on payments.
4. **Payment Terms & Fees**
 - 4.1 *Subscription Term and Termination.* The initial Subscription Term of this Agreement begins on Effective Date (last signature) and will continue to the end of the Initial Subscription Period listed in the Order Form. At the end of the initial Subscription Term, Customer’s subscription and this Agreement will renew for an additional twelve (12) month term and for subsequent twelve (12) month periods thereafter. To stop the auto-renewal listed in the foregoing sentence, Customer must submit written notice to GOGov at Billing@GOGovApps.com not less than sixty (60) calendar days prior to the end of the then-current Term. GOGov reserves the right to increase the annual fees by 7% on the anniversary date of each annual term.
 - 4.2 *Payment Terms.* Initial payment is due at the beginning of the subscription term. Each subsequent annual billing will be due on the anniversary date of the initial term. Payment Terms are NET 30 Days from the invoice date.
 - 4.3 *Taxes & Obligations.* In exchange for its use of the Subscribed Services, Customer will pay to GOGov the amounts indicated in the Order. Said amounts are based on services purchased and not actual usage; payment obligations are non-cancelable and fees paid are non-refundable, except as otherwise specifically-provided herein. Unless otherwise stated, such fees do not include any taxes, levies, duties or similar governmental assessments of any nature, including but not limited to value-added, sales, use or withholding taxes, assessable by any local, state, provincial, federal or foreign jurisdiction (“Taxes”). Customer is responsible for paying all Taxes associated with its purchases hereunder. If GOGov has the legal obligation to pay or collect Taxes for which Customer is responsible, the appropriate amount will be invoiced to and paid by Customer, unless GOGov is provided with a valid tax exemption certificate authorized by the appropriate taxing authority. GOGov is solely responsible for taxes assessable against it based on its income, property and employees.
 - 4.4 *Convenience Fees.* For GOGov products that manage credit card processing, GOGov will add a Convenience Fee of \$3.00 plus 3% per transaction to offset the costs of online processing.
5. **Limitation of Liability.** GOGov will, at all times during the Agreement, maintain appropriate insurance coverage. In no event will GOGov’s cumulative liability for any general, incidental, special, compensatory, or punitive damages whatsoever suffered by Customer or any other person or entity exceed the fees paid to GOGov by Customer during the six (6) calendar months immediately preceding the circumstances which give rise to such claim(s) of liability, even if GOGov or its agents have been advised of the possibility of such damages.

6. **Updating of Terms.** Upon each renewal of this Agreement, the latest Master Terms & Conditions that GOGov has published within the software ninety (90) days prior to the renewal date shall replace these terms. Any Special Terms & Exceptions listed in the original document shall carryover to the renewal terms. We reserve the right to change our Master Terms & Conditions at any time. If the changes are material, GOGov will advise the Customer by email or posting a notice on the site before changes go into effect. If the Customer does not agree to the new terms, Customer may contact Support@GOGovApps.com to have objections considered.
7. **Other Provisions**
 - 7.1 *Other Public Agency Orders.* Other public agencies may utilize the terms and conditions established by this Agreement if agreeable to all parties. Customer does not accept any responsibility or involvement in the purchase orders or contracts issues by other public agencies.
 - 7.2 *Alternate Terms Disclaimed.* The parties expressly disclaim any alternate terms and conditions accompanying drafts and/or purchase orders issued by Customer.
8. **Special Terms & Exceptions.** None.

This Order Form is entered into between Customer and GOGov. Customer accepts and agrees to adhere to the Terms and Conditions with this order form, will be referenced as the "Agreement." This Agreement between Customer and GOGov, which Customer hereby acknowledges and accepts, constitutes the entire agreement between GOGov and Customer governing the Services referenced above. Customer represents that its signatory below has the authority to bind Customer to the terms of this Agreement.

GOGov, Inc.**Celebration Community Development
District, FL****Sign:**
_____**Sign:**
_____**Name:** Daryl Blowes
_____**Name:**
_____**Title:** CEO
_____**Title:**
_____**Date:**
_____**Date:**
_____*Additional Customer Signatures (Optional)***Sign:**
_____**Sign:**
_____**Name:**
_____**Name:**
_____**Title:**
_____**Title:**
_____**Date:**
_____**Date:**

Subsection 9F

Resolution 2023-10

RESOLUTION 2023-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR AND AUTHORIZING THE USE OF ELECTRONIC DOCUMENTS AND SIGNATURES, ADOPTING AND IMPLEMENTING ELECTRONIC DOCUMENT CONTROL PROCESSES AND PROCEDURES, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to construct, install, operate, and/or maintain systems and facilities for certain basic infrastructure; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District Board of Supervisors, (the “Board”) to enter into various contracts for the purposes set forth therein; and

WHEREAS, the Board finds that it is the interest of the District and its residents to reduce waste, costs, and to enhance services; and

WHEREAS, the Board recognizes that the Florida Legislature, through the passage of The Electronic Signature Act of 1996, intended to, among other goals, facilitate economic development and efficient delivery of government services by means of reliable electronic messages and foster the development of electronic commerce through the use of electronic signatures to lend authenticity and integrity to writings in any electronic medium; and

WHEREAS, the Board wishes to further these goals through the use of electronic documents and signatures.

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

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. FORCE AND EFFECT OF ELECTRONIC DOCUMENTS AND SIGNATURES. Unless otherwise provided by law, electronic documents and signatures submitted to and on behalf of the District may be used for all purposes and shall have the same force and effect as printed documents and manual signatures.

SECTION 3. AUTHORIZING UTILIZATION OF ELECTRONIC SIGNATURES AND DOCUMENTS. All contractors and personnel associated with the District are hereby authorized and encouraged to utilize electronic documents and signatures when reasonably practicable and as permitted by law. The District Manager is authorized and directed to obtain the provision of electronic document services or platforms offered by nationally recognized third-party vendors that increase the efficiency of the District’s operations.

SECTION 4. CONTROLS PROCESSES AND PROCEDURES. The Board hereby authorizes and directs the District Manager to create control processes and procedures consistent with Florida Law to ensure adequate integrity, security, confidentiality, and auditability of all transactions conducted using electronic commerce.

SECTION 5. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 25th day of April, 2023.

CELEBRATION COMMUNITY
DEVELOPMENT DISTRICT, a Florida
community development district

Print: _____
Secretary/Assistant Secretary

Greg Filak
Chairman/Vice Chairman

Section 10

Regular Reports

Subsection 10B

Field Manager: Monthly Report

**Celebration
Community
Development District
Field Management
Report**

PROJECT 4/11/23, 10:34 AM

Tuesday, April 11, 2023

Prepared For Celebration Board

40 Items Identified

Russ Simmons -Field Manager Celebration
Inframark





Item 1

Assigned To CDD

Fence material for replacements



Item 2

Assigned To Juniper

Several areas to redos



Item 3

Assigned To Enviro Tree Service
1 of 2 dead palms removed



Item 4

Assigned To CDD
Have problem with irrigation pipe
under road



Item 5

Assigned To CDD

6 chairs installed under each shade structure



Item 6

Assigned To CDD

4 sets of tables and chairs also 7 white chairs



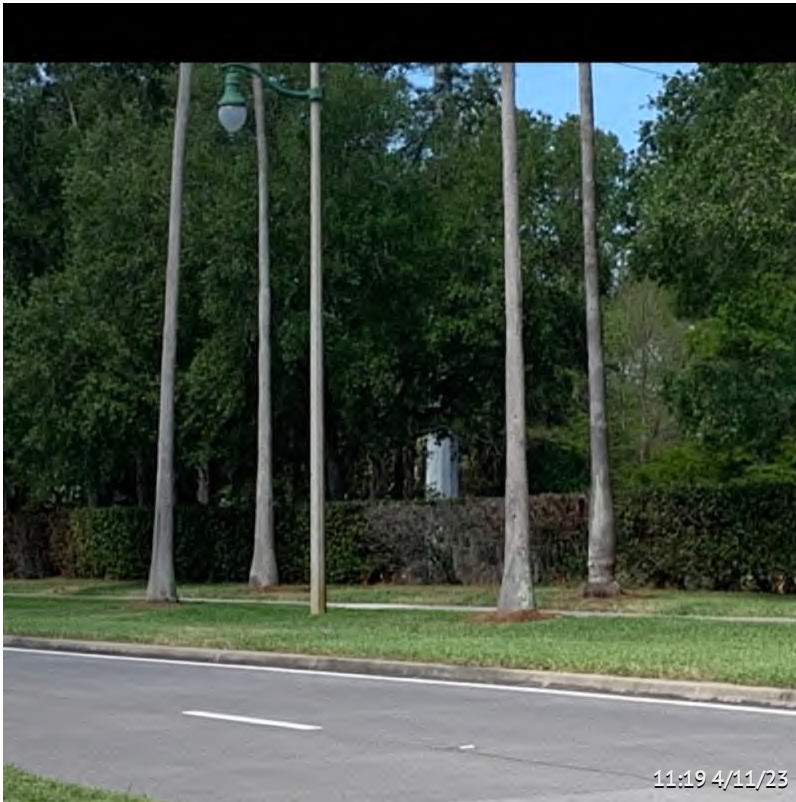
Item 7

Assigned To Observation
School



Item 8

Assigned To CDD
Dead palm exit of roundabout



Item 9

Assigned To Juniper

Irrigation issue hedges browning



Item 10

Assigned To K & D Concrete

Waterside panel replacements 1800
s/f



Item 11

Assigned To Florida Green
Myrtles trimmed



Item 12

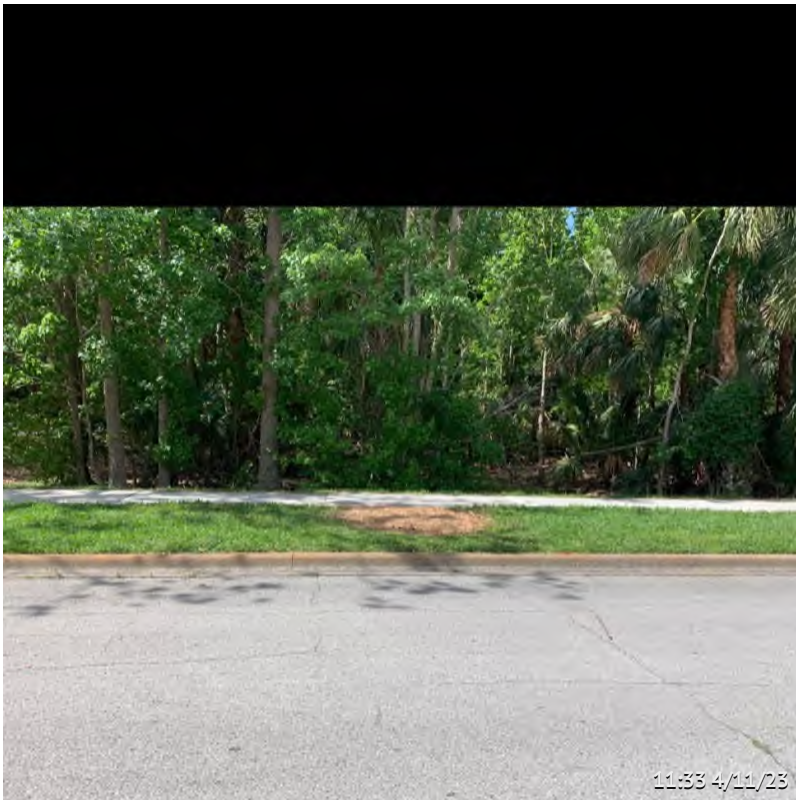
Assigned To CDD
Sign installed lake Evelyn



Item 13

Assigned To Juniper

Getting quote to fill in gaps loriope
lake Evelyn wall



Item 14

Assigned To Enviro Tree Service/
Juniper

8 dead trees removed new trees on
order



Item 15

Assigned To Enviro Tree Service
13 l/f of bio barrier installed starting
Ave



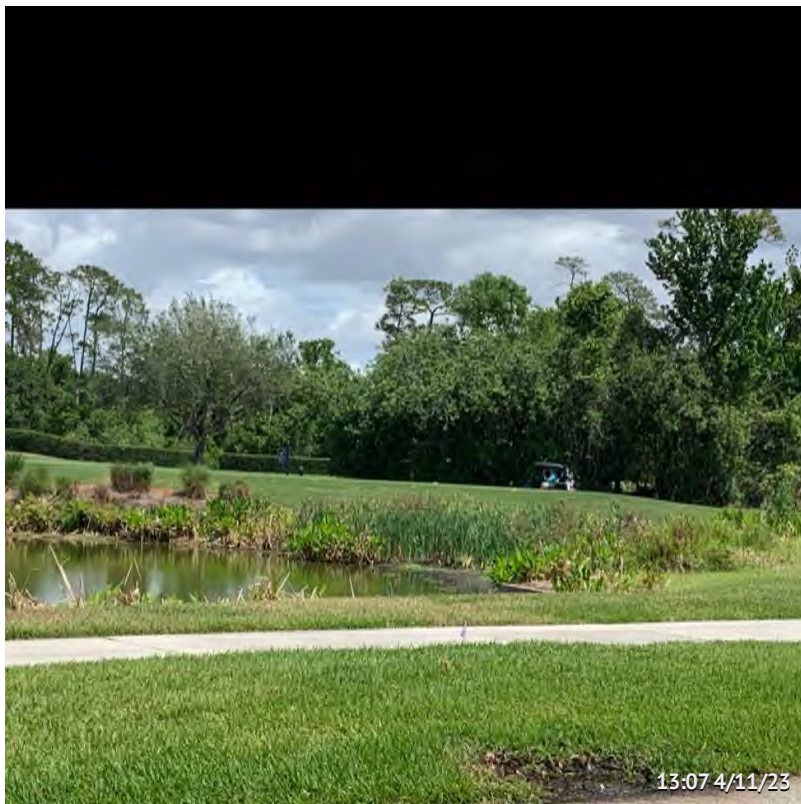
Item 16

Assigned To CDD
Several areas of s/w replacements
902 west park drive



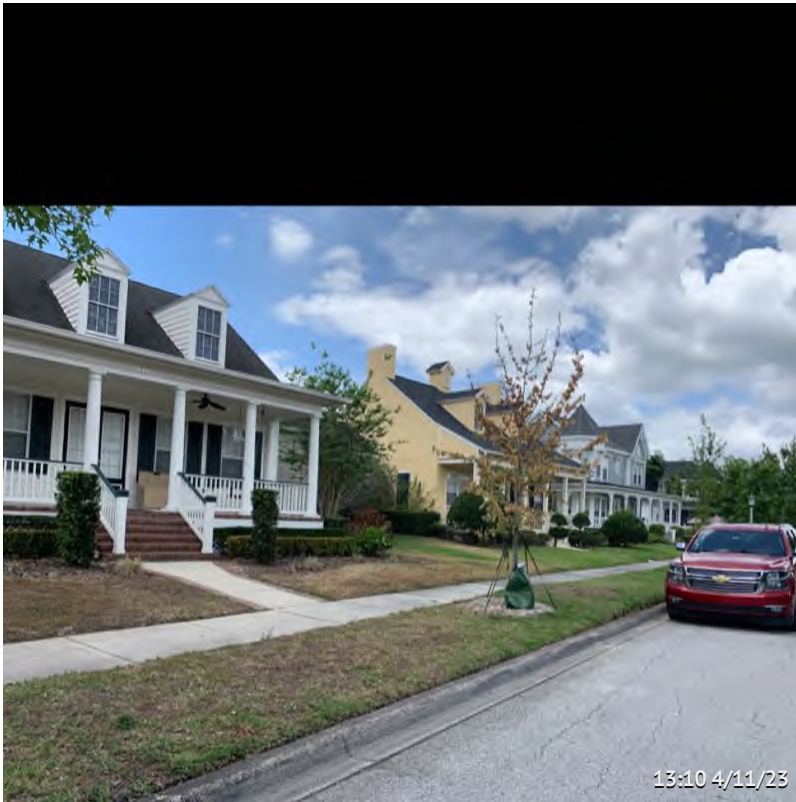
Item 17

Assigned To K & D Concrete
Panels replaced from sycamore to
campus 1544 s/f



Item 18

Assigned To Garden Club
1 of 4 locations staked out for trees



Item 19

Assigned To ?

216 Eastpark irrigation not working
tree dying



Item 20

Assigned To Juniper

Need to fill in gap's WARRANTY both
sides of entrance Arcadia



Item 21

Assigned To Juniper

Fill in gaps 100 Arcadia terrace



Item 22

Assigned To Juniper

Fill in gaps Arcadia Terrace/ lane

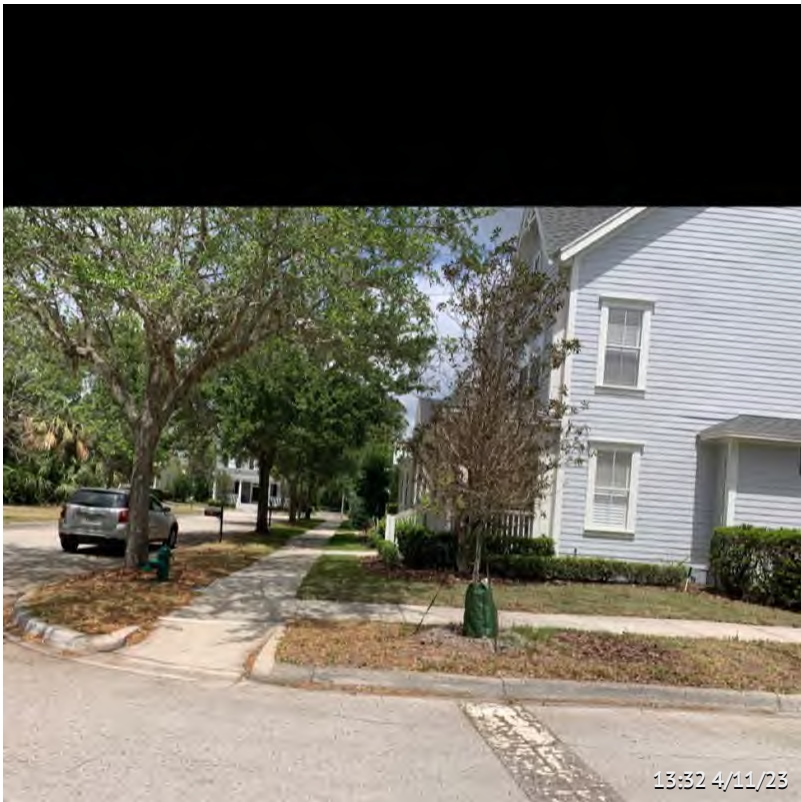




Item 23

Assigned To Juniper

Needs help 242 Arcadia terrace



Item 24

Assigned To ?

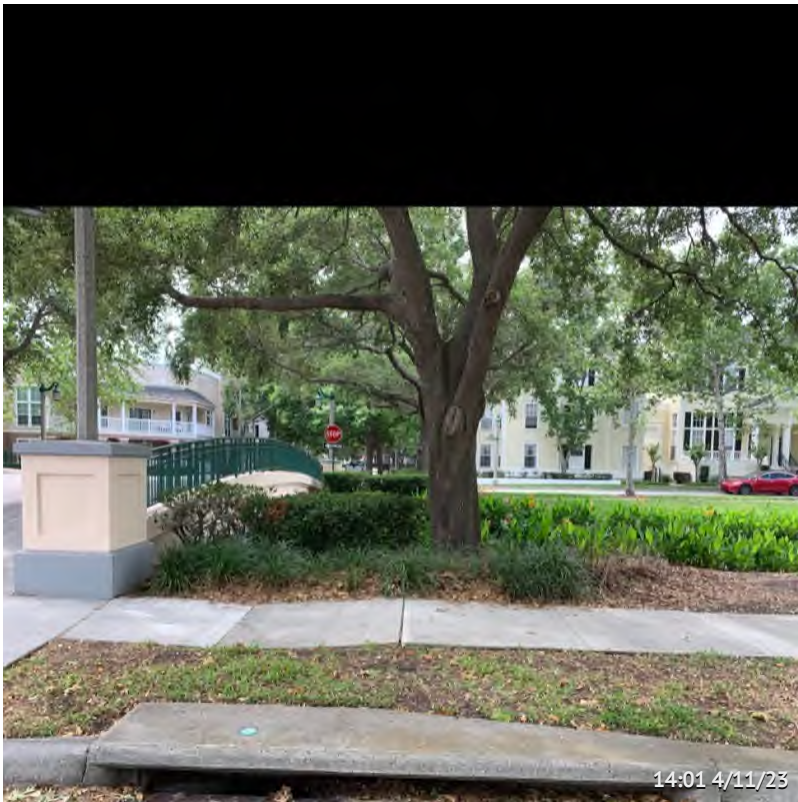
205 reserve place lack of irrigation
tree struggling



Item 25

Assigned To ?

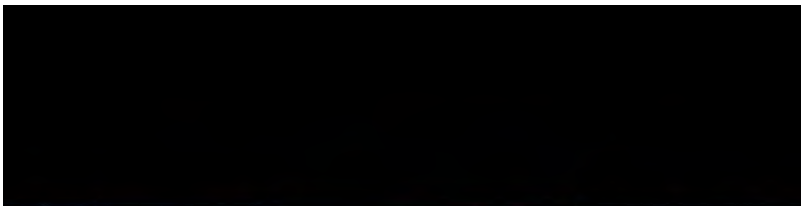
108 grace lack of irrigation Tree
struggling



Item 26

Assigned To Juniper

Approved revamping around bridges



Item 27

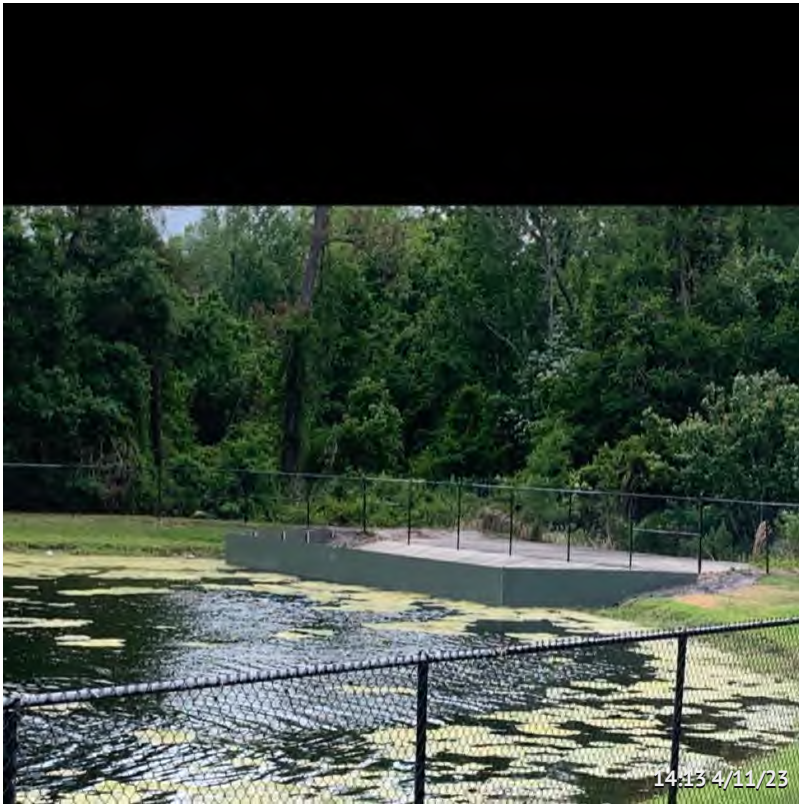
Assigned To Solitude
909 jasmine street



Item 28

Assigned To Solitude
911 jasmine street





Item 29

Assigned To Camcor

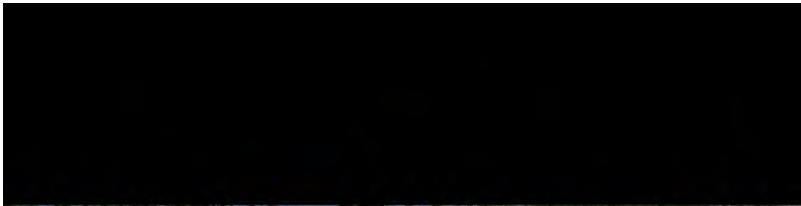
New skimmer installed



Item 30

Assigned To Solitude

Greenbrier pond



Item 31

Assigned To Juniper

Revamping approved 3 corners and wall



Item 32

Assigned To Juniper

Sprucing up 3 parks Artisan



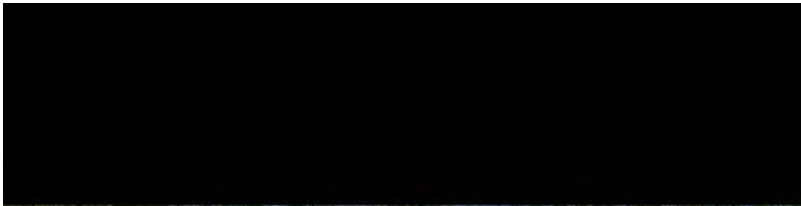
Item 33

Assigned To Juniper
Palms trimmed



Item 34

Assigned To Juniper
Need 3 new plants



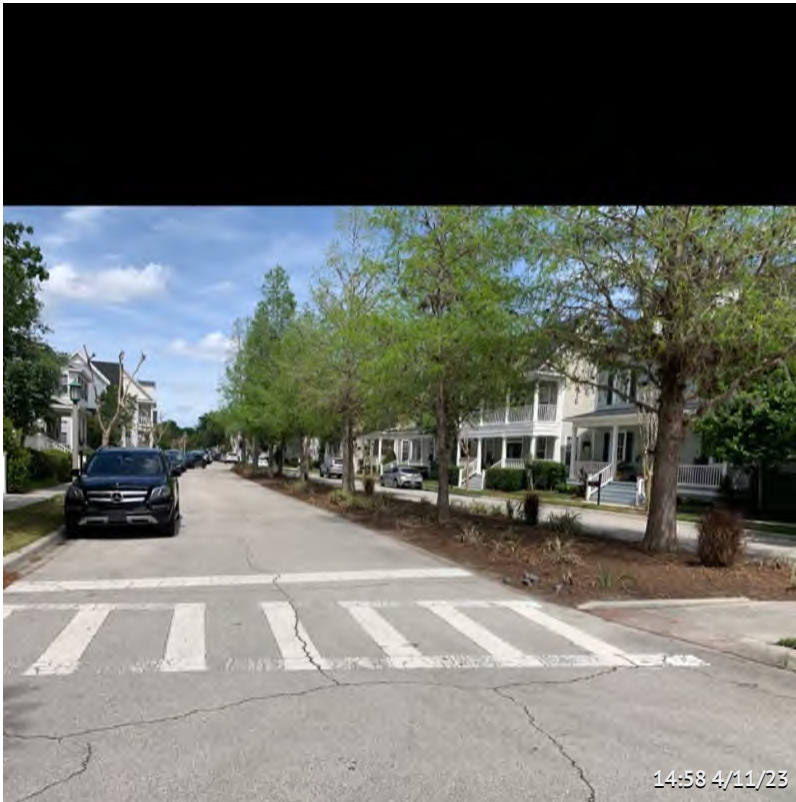
Item 35

Assigned To Solitude
Old Blush pond



Item 36

Assigned To CDD
Pressure washing Aquila loop



Item 37

Assigned To Juniper

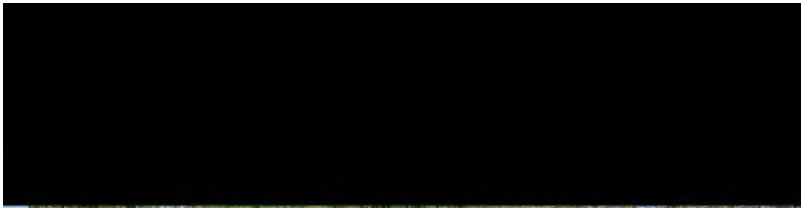
Revamping median Aquila loop



Item 38

Assigned To CDD

1 of 7 boardwalks sealed last 2 weeks



Item 39

Assigned To ?

Waiting on the word we are done
back of Eastlawn



Item 40

Assigned To Juniper

2 areas behind Eastlawn needing
new grasses

**CELEBRATION COMMUNITY
DEVELOPMENT DISTRICT**

FIELD MANAGEMENT REPORT
March 2023

ELECTRICAL

3-1-2023

- Checked pin lights on boardwalk going towards Aquila Loop from Oak Shadows Rd.
- Repaired lights:
 - ✓ NV102
 - ✓ SV177
 - ✓ CV416
 - ✓ CV637
 - ✓ CV386
 - ✓ CV394
 - ✓ CV03
 - ✓ CV04
 - ✓ CV06
 - ✓ CCDD444
 - ✓ CCDD779
 - ✓ CCDD766
 - ✓ WV24
 - ✓ WV123
 - ✓ WV87
 - ✓ WV10
 - ✓ EV6
 - ✓ EV137
 - ✓ EV58

3-2-2023

- Repaired lights:
 - ✓ EV206
 - ✓ EV299
 - ✓ EV425
 - ✓ AP235
 - ✓ SV344
 - ✓ SV361
 - ✓ SV74
 - ✓ SV147
 - ✓ SV143
 - ✓ NV196
 - ✓ EV34

3-3-2023

- Checked lights that were staying on throughout the day.
- Repaired:
 - ✓ CCDD824
 - ✓ WV119
 - ✓ WV56

3-7-2023

- Repaired bollard light, lamp replaced at 1565 Castile St.
- Photocell replacement: NV361,CV553
 - ✓ CV851
 - ✓ WV7
 - ✓ WV61
 - ✓ WV58
 - ✓ CV816

3-8-2023

- Connected 3-light pole at World Drive.
- Shielded light at Coastal Ct.

3-9-2023

- Replaced broken alley pole (CCDD881).
- Wired up two lights poles at World Dr and Celebration Blvd.
- Repaired EV115

3-10-2023

- Repaired lights:
 - ✓ SV111
 - ✓ EV189

3-14-2023

- Repaired EV525

3-15-2023

- Repaired lights:
 - ✓ EV109
 - ✓ EV115
 - ✓ EV120

3-16-2023

- Repaired lights:
 - ✓ CCDD558
 - ✓ CCDD559
 - ✓ CCDD561
 - ✓ CCDD563

3-17-2023

- Installed radar sign in North Village.
- Repaired lights:
 - ✓ AP268
 - ✓ EV35A
 - ✓ EV506

3-20-2023

- Checked bollard lights on Golfpark-replaced 1 lamp.
- Checked bollard lights in Lake Evalyn-replaced 3 lamps.

3-21-2023

- Repaired lights:
 - ✓ AP3
 - ✓ SVB18
 - ✓ SV95
 - ✓ SV138
 - ✓ AP97

3-22-2023

- Replaced 15 pin lights on boardwalk at Oak Shadows Rd.

3-23-2023

- Repaired lights:
 - ✓ EV208
 - ✓ SV340

3-24-2023

- Repaired CCDD669

3-28-2023

- Straighten light pole at 1360 Celebration .
- Removed ballast and installed LED lamp- NV181.

3-29-2023

- Repaired lights:
 - ✓ EV387
 - ✓ EV388
 - ✓ EV332
 - ✓ EV215
 - ✓ EV248
 - ✓ EV259
 - ✓ NV373
 - ✓ NV237
 - ✓ CCDD585
 - ✓ CCDD500
 - ✓ CCDD582
 - ✓ CCDD869
 - ✓ CCDD907

3-30-2023

- Repaired lights:
 - ✓ CCDD743
 - ✓ LE45
 - ✓ LE43
 - ✓ WV4
 - ✓ EV111
 - ✓ EV110
 - ✓ EV34
 - ✓ SVB78
 - ✓ EV544
 - ✓ EV547
 - ✓ AP172
 - ✓ AP92
 - ✓ AP200

3-31-2023

- Repaired lights:
 - ✓ AP146
 - ✓ SV183
 - ✓ SV363
 - ✓ SV169
 - ✓ SV121
 - ✓ SV96
 - ✓ SV92
 - ✓ SL11
 - ✓ SL69

**CELEBRATION COMMUNITY
DEVELOPMENT DISTRICT**

FIELD MANAGEMENT REPORT
March 2023

S I D E W A L K S

3-1-2023

- Grinded 26 sidewalk panels on Celebration Ave.

3-2-2023

- Grinded 14 sidewalk panels on Celebration Ave and 11 panels on Waterside Dr.

3-3-2023

- Grinded 16 panels on Oak Pond Dr, 15 panels on Mulberry Ave, 31 panels on Waterside Dr, and 6 panels on Longmeadow St.

3-4-2023

- Grinded 18 panels on Longmeadow St , and 14 panels on Honeysuckle Ave.

3-6-2023

- Grinded 26 panels on Oak Pond Dr.

3-7-2023

- Grinded 12 panels on Oak Shadows Rd, and 7 Panels on Oak Pond Dr.

3-8-2023

- Grinded 34 panels on Oak Shadows Rd.

3-9-2023

- Grinded 36 panels on Oak Shadows Rd.

3-10-2023

- Grinded 35 sidewalks on White Moss Lane.

3-13-2023

- Cut and removed 3 panels at 902 Pondview.
- Cut and removed 1 panel at Golfpark.
- Removed frames on Celebration Ave.

3-14-2023

- Cut roots and framed at 902 Pondview and 500 Golfpark.
- Grinded 25 sidewalks on Old Blush Rd.

3-15-2023

- Grinded 21 panels on Oak Pond Dr, and 8 panels on Old Blush Rd.
- Removed 2 broken panels at 1110 Lutyens and framed for new cement.

3-16-2023

- Grinded 9 panels on Oak Pond Dr, and 2 panels on Golfpark.
- Poured concrete at 500 Golfpark and 902 Pond View.

3-17-2023

- Grinded 16 panels on Oak Pond Dr.
- Removed 2 panels at 1260 Nash and cut roots.

3-21-2023

- Poured cement at 1110 Lutyens Lanes and finished cutting roots at 1260 Nash and framed up.
- Grinded 16 panels on Eastpark Dr and 5 panels on Oak Pond Dr.

3-22-2023

- Grinded 25 panels on Eastpark Dr.

3-23-2023

- Grinded 19 panels on Eastpark Dr.

3-24-2023

- Grinded 20 panels on Eastpark Dr and 3 panels on Celebration Blvd.

3-27-2023

- Grinded 17 panels on Celebration Blvd and 9 panels on Spring Park St.
- Removed boards from panels on Campus and 1260 Celebration Ave.
- Removed 3 panels on Nash Dr.

3-28-2023

- Grinded 25 panels on Spring Park St and 2 panels on Jeater Bend.
- Cut roots at 1003 Nash Dr.

3-29-2023

- Grinded 21 panels on Spring Park Loop and 4 panels on Spring Park.
- Finished cutting roots, framed, and backfilled at 1003 Nash Dr.

3-30-2023

- Grinded 10 panels on Spring Park Loop, 10 panels on Damask, and 6 panels on Begonia Rd.

3-31-2023

- Poured concrete at 1003 Nash.
- Cut panels at 1070 Nash.
- Grinded 20 panels on Oak Pond Dr.

**CELEBRATION COMMUNITY
DEVELOPMENT DISTRICT**

FIELD MANAGEMENT REPORT
March 2023

P R E S S U R E W A S H I N G

3-1-2023

- Pressure washed the sidewalk on Water St. (680)

3-3-2023

- Pressure washed the sidewalk on Water St. (675)

3-7-2023

- Continued the sidewalk on Water St. (375)
- Pressure washed the sidewalk on Artisan Park. (400)

3-8-2023

- Pressure washed the sidewalk on Stickleby, Flagstone, and Artisan Park. (775)
- Pressure washed the boardwalk behind Lake Rianhard.

3-9-2023

- Pressure washed the sidewalk on Artisan Park. (700)

3-10-2023

- Pressure washed the Lake Rianhard boardwalk. (180)

3-13-2023

- Pressure washed the boardwalk behind Lake Evalyn. (285)
- Continued the sidewalk by Water St. (150)

3-14-2023

- Pressure cleaned the brick wall by North Village.

3-16-2023

- Pressure washed the sidewalk down by Spring Park Loop.(740)
- Pressure washed the sidewalk on Jasmine St and Spring Loop Park. (480)

3-17-2023

- Continued sidewalk by Spring Park Loop. (475)

3-20-2023

- Continued sidewalk by Spring Park Loop.(400)

3-21-2023

- Pressure washed the sidewalk on Celebration Ave. (580)
- Pressure washed the sidewalk by Oak Shadows. (340)

3-23-2023

- Pressure washed the sidewalk by Oak Shadows. (1000)

3-28-2023

- Continued the sidewalk by Oak Shadows. (230)

3-30-2023

- Pressure washed the boardwalk by Maiden Terrace. (400)

3-31-2023

- Pressure washed the boardwalk by Maiden Terrace. (380)

**CELEBRATION COMMUNITY
DEVELOPMENT DISTRICT**

FIELD MANAGEMENT REPORT
March 2023

M I S C E L L A N E O U S

3-1-2023

- Cleaned fountain in Market Square.
- Replaced boards on the boardwalk behind Lake Evalyn.

3-2-2023

- Removed panels from weird behind school o Greenbrier.
- Replaced boards on the boardwalk behind Lake Evalyn.

3-3-2023

- Fence work at Celebration Ave and 417 ramp- removed broken post , installed new post, and rails.
- Replaced boards on the boardwalk behind Lake Evalyn.

3-6-2023

- Cleaned grates at Water St.
- Picked up sign on Celebration Pl.
- Repaired broken slat on bench Downtown.
- Replaced boards on the boardwalk behind Lake Evalyn.

3-7-2023

- Replaced boards on the boardwalk behind Lake Evalyn.
- Screwed down boards in Aquila Loop.

3-9-2023

- Backfilled irrigation box on Celebration Blvd and Eastlawn.

3-10-2023

- Replaced boards on the boardwalk behind Lake Evalyn.

3-13-2023

- Repaired pressure washer.
- Cleaned drain on Campus St.
- Picked up trash throughout community,
- Replaced arm on fixture at the wall on World Dr.
- Replaced boards on the boardwalk behind Lake Evalyn.

3-14-2023

- Painted 7 directional signs.
- Picked up and installed gate closure for North Village.
- Replaced boards on the boardwalk behind Lake Evalyn.
- Installed "No Outlet" sign.
- Completed gate at Celebration Blvd and Campus St.

3-15-2023

- Replaced boards on boardwalk by World Dr.

3-16-2023

- Painted 21 street signs.
- Replaced boards on boardwalk by World Dr.

3-17-2023

- Removed radar sign and installed new one in North Village.
- Replaced boards on boardwalk on Oak Shadows .

3-20-2023

- Cleaned Market Square fountain.
- Painted 12 directional signs.
- Replaced boards on boardwalk on Oak Shadows .

3-21-2023

- Painted 19 directional signs.
- Replaced boards on boardwalk off Celebration Ave.

3-22-2023

- Picked up trash throughout community.
- Replaced boards on boardwalk by World Dr.

3-23-2023

- Installed new showerhead at Lakeside fountain.
- Replaced boards on boardwalk by World Dr.

3-24-2023

- Picked up trash throughout community.

3-27-2023

- Sealed boardwalks on Lake Rianhard.
- Deep clean gates on Water St.

3-28-2023

- Changed oil on mules.
- Painted 8 directional signs and 1 guardrail..
- Continued sealing boardwalk boards.

3-29-2023

- Change oil and filter on mule.
- Continued sealing boardwalk boards.

3-30-2023

- Replaced some boards on the middle boardwalk going over towards World Dr.

**Celebration
Community
Development District
Residential Service Log**

**Celebration
Community
Development District
Street Sweeper Report**



PO Box 470452
Celebration, FL 34747

Toll Free: 1-855-USA-SEAL
Phone: 407-780-8220

April 13, 2023

Hello,

We will continue on our normal sweep schedule, leaf fall as remained consistent

Nothing else to report!

Thanks!

Celebration

Community

)

)

.

Clarke Mosquito



CCDD Services By Customer/Route Summary

Customer	Route	Start Date	End Date	Used Quantity	Unit of Measure	Chemical Used Quantity	Unit of Measure
Celebration CDD - 010053	1	03/07/2023	03/07/2023	12.80	mi	1.81	gal
Celebration CDD - 010053	1	03/23/2023	03/23/2023	12.60	mi	1.75	gal
Celebration CDD - 010053	1	03/30/2023	03/30/2023	12.40	mi	1.67	gal
Celebration CDD - 010053	7	03/09/2023	03/09/2023	9.10	mi	1.30	gal
Celebration CDD - 010053	7	03/21/2023	03/21/2023	6.60	mi	1.03	gal
Celebration CDD - 010053	7	03/28/2023	03/28/2023	9.50	mi	1.23	gal
Celebration CDD - 010053	7	03/30/2023	03/30/2023	9.30	mi	1.35	gal
Celebration CDD - 010053	10	03/07/2023	03/07/2023	1.50	mi	0.23	gal
Celebration CDD - 010053	10	03/16/2023	03/16/2023	1.50	mi	0.23	gal
Celebration CDD - 010053	10	03/21/2023	03/21/2023	1.50	mi	0.24	gal
Celebration CDD - 010053	10	03/30/2023	03/30/2023	1.50	mi	0.22	gal
Celebration CDD - 010053	11	03/03/2023	03/03/2023	9.20	mi	1.34	gal
Celebration CDD - 010053	11	03/14/2023	03/14/2023	9.10	mi	1.28	gal
Celebration CDD - 010053	11	03/28/2023	03/28/2023	9.30	mi	1.31	gal
Celebration CDD - 010053	12	03/07/2023	03/07/2023	8.40	mi	1.24	gal
Celebration CDD - 010053	12	03/09/2023	03/09/2023	8.60	mi	1.26	gal
Celebration CDD - 010053	12	03/16/2023	03/16/2023	8.50	mi	1.19	gal
Celebration CDD - 010053	12	03/21/2023	03/21/2023	8.50	mi	1.31	gal
Celebration CDD - 010053	12	03/28/2023	03/28/2023	8.60	mi	1.17	gal
Celebration CDD - 010053	12	03/30/2023	03/30/2023	8.50	mi	1.19	gal
Celebration CDD - 010053	13	03/03/2023	03/03/2023	7.60	mi	1.19	gal
Celebration CDD - 010053	13	03/14/2023	03/14/2023	7.00	mi	1.06	gal
Celebration CDD - 010053	13	03/28/2023	03/28/2023	7.00	mi	0.99	gal



CCDD Services By Customer/Route Summary

Celebration CDD - 010053	15	03/07/2023	03/07/2023	7.50	mi	1.10	gal
Celebration CDD - 010053	15	03/16/2023	03/16/2023	7.40	mi	1.10	gal
Celebration CDD - 010053	15	03/23/2023	03/23/2023	7.40	mi	1.07	gal
Celebration CDD - 010053	16	03/03/2023	03/03/2023	3.10	mi	0.45	gal
Celebration CDD - 010053	16	03/09/2023	03/09/2023	3.10	mi	0.43	gal
Celebration CDD - 010053	16	03/14/2023	03/14/2023	3.30	mi	0.46	gal
Celebration CDD - 010053	16	03/16/2023	03/16/2023	3.30	mi	0.45	gal
Celebration CDD - 010053	16	03/23/2023	03/23/2023	3.20	mi	0.44	gal
Celebration CDD - 010053	16	03/28/2023	03/28/2023	3.30	mi	0.47	gal
Celebration CDD - 010053	5A	03/03/2023	03/03/2023	2.50	mi	0.38	gal
Celebration CDD - 010053	5A	03/07/2023	03/07/2023	2.20	mi	0.33	gal
Celebration CDD - 010053	5A	03/09/2023	03/09/2023	0.70	mi	0.11	gal
Celebration CDD - 010053	5A	03/14/2023	03/14/2023	2.20	mi	0.31	gal
Celebration CDD - 010053	5A	03/16/2023	03/16/2023	2.20	mi	0.32	gal
Celebration CDD - 010053	5A	03/21/2023	03/21/2023	2.30	mi	0.33	gal
Celebration CDD - 010053	5A	03/23/2023	03/23/2023	2.20	mi	0.31	gal
Celebration CDD - 010053	5A	03/30/2023	03/30/2023	2.50	mi	0.35	gal
Celebration CDD - 010053	5B	03/03/2023	03/03/2023	0.80	mi	0.12	gal
Celebration CDD - 010053	5B	03/07/2023	03/07/2023	0.70	mi	0.12	gal
Celebration CDD - 010053	5B	03/09/2023	03/09/2023	2.20	mi	0.32	gal
Celebration CDD - 010053	5B	03/14/2023	03/14/2023	0.70	mi	0.11	gal
Celebration CDD - 010053	5B	03/16/2023	03/16/2023	0.70	mi	0.11	gal
Celebration CDD - 010053	5B	03/21/2023	03/21/2023	0.70	mi	0.12	gal
Celebration CDD - 010053	5B	03/23/2023	03/23/2023	0.70	mi	0.11	gal



CCDD Services By Customer/Route Summary

Celebration CDD - 010053	5B	03/30/2023	03/30/2023	0.70	mi	0.12	gal
Total For The Month of March:				244.20			



All Services By Customer Summary

Celebration CDD (010053)

Filter Date between 03/01/2023 and 03/31/2023

Customer	Work Type	Service Item	Start Date	End Date	Used Quantity	Unit Of Measure
010053 - Celebration CDD	Catch Basin	KIS2033 - Nat 180 day XRT CB	03/14/2023	03/31/2023	1950.00	cb
010053 - Celebration CDD	Comfort Pack	KIS2911 - Talstar BP Barrier	03/15/2023	03/15/2023	0.63	mi
010053 - Celebration CDD	Comfort Pack	KIS2911 - Talstar BP Barrier	03/27/2023	03/27/2023	0.63	mi
					1.25	
010053 - Celebration CDD	Night Truck	KIS3404 - Truck ULV Merus low flow .56 o	03/03/2023	03/03/2023	33.70	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	03/07/2023	03/07/2023	33.10	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	03/09/2023	03/09/2023	23.70	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	03/14/2023	03/14/2023	33.00	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	03/16/2023	03/16/2023	23.60	mi
010053 - Celebration CDD	Night Truck	KIS3404 - Truck ULV Merus low flow .56 o	03/21/2023	03/21/2023	19.60	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	03/23/2023	03/23/2023	26.10	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	03/28/2023	03/28/2023	48.40	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	03/30/2023	03/30/2023	34.90	mi
					276.10	



CELEBRATION

March 2023 Monthly Report

Submitted by:
Clarke Environmental Mosquito Management

Prepared by:
Crystal Challacombe
3036 Michigan Ave.
Kissimmee, FL 34744
www.clarke.com



Surveillance

In an integrated mosquito management (IMM) program, surveillance is utilized for monitoring mosquito populations over time to understand local species mix, breeding habitats, population levels and the potential for arbovirus disease cycles. As Celebration has opted into Clarke’s EarthRight® program, surveillance is conducted using Biogents traps and landing rate counts.

Biogents traps are specialized traps set in pre-determined locations to gain insights into mosquito counts, species, population dynamics, activity patterns and the presence of disease.

Landing rate counts are a way of determining how many mosquitoes are actively biting in a given area.

Number of Landing Rate Counts	Biogent Traps Set-Up & Collected
81	50



Adult Mosquito Control

As an EarthRight® community, Celebration has opted to make their adult mosquito control efforts more sustainable by applying Merus® for 10% of their ultra-low volume (ULV) treatments. Merus is Organic Materials Review Institute (OMRI) Listed and meets the USDA’s National Organic Program (NOP) standards for adult mosquito control in and around organic gardens, farms and over crops.

The remainder of ULV treatments will be applied using AquaAnvil® and AquaHalt®, water-based formulations with crop tolerance and residential area use labeling.

Adulticiding

ULV treatments are performed as necessitated by surveillance data indicating nuisance population levels or potential disease and as permitted by weather conditions. Schedule is subject to change.



Miles Sprayed in March
276.10 miles

Backpack Barrier Treatments

Barrier treatments performed via backpack sprayers apply mosquito control products to vegetation (landscaped plants, foliage, tree lines, etc.) where adult mosquitoes like to rest. This treatment has a residual effect of 10-14 days, killing mosquitoes on contact.

Number of Treatments	Dates
2	3/15/23, 3/27/23

Inspection and Larval Mosquito Control

As part of IMM best practices, larvicides mosquito control products are used to control mosquitoes in their larval stage. They are applied directly to the water sources where adult female mosquitoes lay their eggs and work to prevent mosquito larvae from becoming flying, biting adults. Known and resident-reported standing water sites are inspected monthly to determine the need for larviciding.

Larviciding

As an EarthRight community, Celebration’s larviciding efforts are conducted utilizing Natular®, an OMRI Listed product designated as Reduced Risk by the U.S. EPA. Natular has also been tested to demonstrate efficacy on twenty of the most common vector and nuisance mosquito species, including *Aedes*, *Anopheles* and *Culex*, making it an excellent tool to suppress mosquito populations before they hatch while helping avoid or fight resistance.

Sites Inspected	Fly Traps Installed	Catch Basins Treated
0	0	1950





Trap Result Details By Species

Customer	Collection Date	Trap #	Species	# of Female
Celebration CDD	03/06/2023	CEL01	Misc genus / spp	2
		CEL05	Misc genus / spp	6
		CEL12	Misc genus / spp	21
		CEL14	Misc genus / spp	1
		CEL15	Misc genus / spp	10
		CEL16	Misc genus / spp	35
		CEL2&11	Misc genus / spp	32
	03/08/2023	CEL05	Anopheles crucians	6
		CEL05	Coquillettidia perturbans	4
		CEL12	Anopheles crucians	3
		CEL12	Culex erraticus	3
		CEL12	Culex nigripalpus	23
		CEL14	Culex nigripalpus	1
		CEL16	Anopheles crucians	15
		CEL16	Culex erraticus	21
		CEL16	Culex nigripalpus	15
		CEL16	Coquillettidia perturbans	2
	03/13/2023	CEL2&11	Coquillettidia perturbans	1
		CEL05	Misc genus / spp	21
		CEL10	Misc genus / spp	2
		CEL12	Misc genus / spp	49
		CEL14	Misc genus / spp	5
	03/20/2023	CEL2&11	Misc genus / spp	2
		CEL05	Misc genus / spp	2
		CEL10	Misc genus / spp	1
		CEL12	Misc genus / spp	23
		CEL14	Misc genus / spp	2
	03/23/2023	CEL2&11	Misc genus / spp	14
		CEL16	Misc genus / spp	55
	03/27/2023	CEL05	Misc genus / spp	17
		CEL10	Misc genus / spp	7
		CEL12	Misc genus / spp	107
CEL14		Misc genus / spp	6	
CEL16		Misc genus / spp	54	
CEL2&11		Misc genus / spp	50	
				618

Celebration Community

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Juniper Landscaping

CELEBRATION MONTHLY REPORT

Mar-23

<u>MONDAY</u>	MOWS & PONDS	<u>PINE STRAW</u>
Island Village Phase # 1 Celebration BLVD SPRING LAKE 417	13,20,27	2 times a year March, April
		<u>Palm & Tree Pruning</u>
<u>TUESDAY</u>	14,21,28	March
SOUTH VILLAGES WEST VILLAGES LAKE EVALYN ARTISAN PARK 417		<u>IRRIGATION REPORT</u>
		9,23
		<u>PROPOSALS;</u>
<u>WENESDAY</u>	15,22,29	
Island Village Phase # 2 EAST VILLAGE,AQUILA LOOP Campus St. 417		<u>ANNUALS</u>
		MARCH,JULY,NOV.
<u>THURSDAY</u>	16,23,30	<u>FERTILIZATION</u>
DOWNTOWN Celebration Villages Nt.Villages 417		SANT. AUGUSTINE,BAHIA Feb. April,June &October
COMMONS AREAS,COLLECT THE LEAVES		
Mow Crew Teams.	1,2,6,7,8,9	

	<u>DETAIL CREW</u>	
Island Village,Celeb.BLVD, Spring Lake	Week 1	6,7,8,9,13,14,15,16
Waterside, Spring Park Loop, Artisan Park	Week	20.21,22,23
Old Blush, Aquila Loop, East Village	Week	
NORTH VILLAGE CELEBRATION VILLAGE	Week	
417	1 time a Month	
DOWNTOWN	Every Thursday	9.16,23,30

* Subject to change, depend the weather and Holiday's

**Celebration
Community
Development)
Project Tracker**

Celebration ·
Community ·
Development)
Detail report



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION

DATE	TIME	LOCATION	ACTIVITY
03/05/2023	0700	CAMPUS ST	ON DUTY/ROUTINE CHECKS
"	0705	WATER TOWER SHOPPES/BLAKE BLVD	BUSINESS CHECKS PATROL
"	0720	FRONT ST/CELEBRATION LAKESIDE PARK	AREA CHECKS PATROL
"	0743	EASTLAWN/AQUILA LOOP	AREA CHECKS PATROL
"	0815	WATERSIDE DRIVE	TRAFFIC ENFORCEMENT 2 WW SPEED
"	0850	ISLAND VILLAGE NEIGHBORHOODS/CONSTUCTION	AREA CHECKS PATROL
"	0925	CELEBRATION POINTE	AREA CHECKS PATROL
"	0950	CELEBRATION PLACE	TRAFFIC ENFORCEMENT 4 WW SPEED/1WW STOP SIGN
"	1100	CELEBRATION BLVD	TRAFFIC ENFORCEMENT 1 WW SPEED
"			
"			
03/05/2023	1200	OFF DUTY	
			**WW = WRITTEN WARNING
			**VW = VERBAL WARNING

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	0	Misdemeanor	0	Citations		Citations		Parks	2
Back-up	0	Felony	0	Written Warning	8	Written Warning		Schools/Library	2
Self Initiated	0	Traffic	0	Verbal Warning		Verbal Warning		Businesses	0
Reports	0	Ordinance	0					Construction	

Name: M. Serdio ID #: 2355 Date: 03/05/2023



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration CCD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
03/01/23	0900	CELEBRATION AVE & WESTERIA ST	SCHOOL ZONE ENFORCEMENT	
	0930	DOWNTOWN CELEBRATION	ROUTINE CHECK	
	1000	CELEBRATION SPORTS COMPLEX	ROUTINE CHECK	
	1030	CELEBRATION BLVD	TRAFFIC ENFORCEMENT	
	1100	CELEBRATION LIBRARY	ROUTINE CHECK	
	1130	CELEBRATION AVE	TRAFFIC ENFORCEMENT	
	1230	PUBLIX PLAZA	ROUTINE CHECK	
	1330	CELEBRATION LIBRARY	ROUTINE CHECK	
	1400	CELEBRATION BLVD	RADAR	
	1500	1730 CELEBRATION BLVD; 7/11	ROUTINE CHECK	
	1530	CELEBRATION AVE & SPORTS COMPLEX	SCHOOL ZONE ENFORCEMENT	
	1600	CELEBRATION CLUBHOUSE	ROUTINE CHECK	
		TRAFFIC COMPLIANT	CALL FOR SERVICE	231023412
		MISC SERVICE	CALL FOR SERVICE	231023403
		DISTURBANCE	CALL FOR SERVICE	231023527

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	3	Misdemeanor		Citations		Citations	0	Parks	6
Back-up		Felony		Written Warning	14	Written Warning	0	Schools/Library	6
Self Initiated		Traffic		Verbal Warning	3	Verbal Warning	0	Businesses	6
Reports		Ordinance						Construction	

Name: IRIZARRY ID #: 2620 Date: 03/01/23



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration Traffic Detail _____

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
3/14/23	0700	Start of Shift		
		Radar enforcement Celebration Blvd	3 citations	None
		Radar enforcement Waterside Drive	No violation observed	None
		Radar enforcement Celebration Ave/Golfpark Dr	2 citations/2 written warnings	None
		Radar enforcement Celebration Place/Fire Station	8 citations / 2 written warnings	None
		Patrolled North Village	No violation observed	None
		Monitored stop sign Celebration Ave/Market Street	1 citation	None
		Radar enforcement Celebration Place/Parkway Blvd	1 citation	None
		Patrolled Artisan Village		
3/14/2023	1400	End of Shift		

/s/

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	15	Citations		Parks	x
Back-up		Felony		Written Warning	4	Written Warning		Schools/Library	
Self		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: O. D Gayle ID #: 1423 Date: 3/14/2023



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
3/26/2023	0651	Celebration	Begin detail	23C067261
3/26/2023	0704	1020 Sienna Park Drive	Parking violation / left wheels to	Curb. Citation issued.
3/26/2023	0713	Celebration Boulevard / Fire Station	Traffic stop / headlight out. Two	Written warnings issued.
3/26/2023	0741	Celebration Boulevard / Waterside Drive	Traffic stop-60/40, one citation	And one written warning
			Issued.	
3/26/2023	0753	Celebration Avenue / Starling Drive	Traffic stop - 40/25, one citation	And one written warning
			Issued.	
3/26/2023	0807	Celebration Avenue / Golfpark Drive	Traffic stop - 38/25, one citation	And one written warning
			Issued.	
3/26/2023	0822	Celebration Avenue / Golfpark Drive	Traffic stop – 42/25, one citation	And two written warnings
			Issued.	
3/26/2023	0909	Celebration Avenue / Golfpark Drive	Traffic stop – 39/25, one citation	And one written warning
			Issued.	
3/26/2023	0923	Spring Park	Checked the area, all appears to	Be in order.
3/26/2023	1044	Celebration Boulevard / Waterside Drive	Traffic stop / expired license	Plate. Citation issued.
3/26/2023	1127	Celebration Avenue / Golfpark Drive	Traffic stop – 40/25, one citation	And one written warning
			Issued.	
3/26/2023	1201	Celebration	End detail	23C067261

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	7	Citations	1	Parks	1
Back-up		Felony		Written Warning	9	Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: Brad Butler #1209 Date: 3/26/2023



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
3/30/2023	0658	Celebration	Begin detail	23C070743
3/30/2023	0706	Celebration Avenue / Golfpark Drive	Traffic stop – 40/25	Citation issued.
3/30/2023	0728	1851 Emerson Ridge Road	Parking violation / left wheels to	Curb. Citation issued.
3/30/2023	0801	Celebration Avenue / Golfpark Drive	Traffic stop – 45/25	Citation issued.
3/30/2023	0810	Bank of America	Parking violation / parked in the	No parking area. One
Citation and	One written	Warning issued.		
3/30/2023	0819	700 Bloom Street	Parking violation / left wheels to	Curb. Citation issued.
3/30/2023	0830	Celebration Avenue school zone	Patrolled the area. All appears to	Be in order.
3/30/2023	0905	Celebration Boulevard / Fire Department	Traffic stop – 44/30 written	Warning issued.
3/30/2023	0921	Celebration Avenue / Lake Evalyn Drive	Traffic stop – 36/20 school zone	Citation issued.
3/30/2023	0936	Bank of America	Parking violation / No parking	Written warning issued.
3/30/2023	1007	Town Hall	Checked the area. All appears to	Be in order.
3/30/2023	1036	Waterside Drive / Celebration Boulevard	Traffic stop / non-working stop	Lights. Written warning.
3/30/2023	1050	Library	Checked the parking lot. All	Appears to be in order.
3/30/2023	1121	Celebration Avenue / Golfpark Drive	Traffic stop – 41/25 one citation	One written warning issued.
3/30/2023	1144	Spring Park	Checked the park and pool area.	All appears to be in order.
3/30/2023	1201	Celebration	End detail	23C070743

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	5	Citations	2	Parks	1
Back-up		Felony		Written Warning	3	Written Warning	2	Schools/Library	2
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	1
Reports		Ordinance						Construction	

Name: Brad Butler #1209 Date: 3/30/2023



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: _____ Celebration CDD Traffic Detail _____

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
03/04/2023	1200	Celebration Town Center	Check-in / 10-8	N/A
"	1230	Celebration Place/Pyramid	Proactive Traffic Enforcement	N/A
"	1300	Celebration Place A/O SR- 417 Overpass	Proactive Traffic Enforcement	N/A
"	1330	Celebration Blvd./World Drive	Routine Checks/7/11 & McD's	N/A
"	1400	Celebration Ave A/O SR-417 Overpass	Proactive Traffic Enforcement	N/A
"	1430	Celebration North Village	Traffic Enforcement Patrol	N/A
"	1500	Celebration Ave. at Artisan Park	Proactive Patrol	N/A
"	1530	Celebration North Village	Proactive Traffic Enforcement	N/A
"	1600	Celebration South Village	Proactive Traffic Enforcement	N/A
"	1630	Celebration Ave A/O Market Street	Proactive Traffic Enforcement	N/A
03/04/2023	1700	Celebration Town Center	Check-Out/10-7	N/A
***	***	Times Changed to 1200-1700 hours with permission	from Mr. Cliff Akey via Px text	***

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	00	Misdemeanor	00	Citations	00	Citations	00	Parks	12
Back-up	00	Felony	00	Written Warning	06	Written Warning	00	Schools/Library	5
Self Initiated	00	Traffic	00	Verbal Warning	00	Verbal Warning	05	Businesses	25
Reports	00	Ordinance	00					Construction	5

Name: Master Deputy Sheriff R. Stockman ID#: #917/CO-38 Date: 03/04/2023 @ 1715 hours



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
03-29-23	1500	CELEBRATION	ON DUTY	
	1505	CELEBRATION BLVD	RADAR	
	1530	GOLFPARK & ARBOR CR	RADAR	
	1650	DOWNTOWN	PARKING	
	1725	INDIAN VILLAGE – ROVING	RADAR STOP SIGNS	
	1820	CELEBRATION AVE & NASH	RADAR	
	1915	WATERSIDE DR & CELEBRATION	STOP SIGN & RADAR	
	2005	ROVING	RADAR STOP SIGNS	
	2125	MALVERN HILL CIR	NOISE COMPL	
	2200	CELEBRATION	OFF DUTY	
	DURING SHIFT	POOLS, PARKS AND PARKING LOTS	ROUTINE CHECKS	
		MARKED UNIT & RADAR		

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	1	Citations		Parks	through
Back-up	1	Felony		Written Warning	12	Written Warning		Schools/Library	out
Self Initiated	2	Traffic		Verbal Warning	2	Verbal Warning	3	Businesses	shift
Reports		Ordinance						Construction	INDIAN VIL

Name: E. Cabot ID #: 369 Date: 03-29-23



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
03-30-23	1600	CELEBRATION	ON DUTY	
	1602	CAMPUS & CELEBRATION AVE	TRAFFIC COMPL	
	1615	CELEBRATION BLVD & WATERSIDE DR	S4 TOT FHP	
	1638	1180 CELEBRATION AVE	911 DISCONNECT	
	1505	GOLFPARK & SYCAMORE DR	RADAR	
	1810	DOWNTOWN	PARKING STOP SIGNS	
	1830	CELEBRATION BLVD AND EASTPARK	RADAR & STOP SIGNS	
	1915	ROVING	STOP SIGNS RADAR PARKING	
	2300	CELEBRATION	OFF DUTY	
	DURING SHIFT	POOLS, PARKS AND PARKING LOTS	ROUTINE CHECKS	
		MARKED UNIT & RADAR		

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	1	Misdemeanor		Citations	5	Citations		Parks	through
Back-up	2	Felony		Written Warning	9	Written Warning		Schools/Library	out
Self Initiated		Traffic		Verbal Warning	1	Verbal Warning	1	Businesses	shift
Reports		Ordinance						Construction	INDIAN VIL

Name: E. Cabot ID #: 369 Date: 03-30-23



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION K-8

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
03/28/2023	1400-1430	510 CAMPUS ST	ROUTINE CHECK	
03/28/2023	1430	524 LONGMEADOW ST	VERBAL WARNING VEHICLE BLOCKING FIREHYDRANT	
03/28/2023	1445	MULBERRY/CAMPUS ST	TRAFFIC STOP	
03/28/2023	1515	MULBERRY/CAMPUS ST	TRAFFIC STOP	
03/28/2023	1515-1545	MULBERRY/CAMPUS ST/GREENBRIER	ROUTINE CHECKS	
03/28/2023	1608	MULBERRY/CAMPUS ST	CITIZEN CONTACT REF PARKING	
03/28/2023	1620	CAMPUS ST/CELEBRATION AVE	TRAFFIC STOP	
03/28/2023	1707	CELEBRATION AVE/MARKET PLACE	TRAFFIC STOP	
03/28/2023	1723	CELEBRATION BLVD/ WORLD DRIVE	TRAFFIC COMPLAINT	231034705

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations		Parks	
Back-up		Felony		Written Warning	4	Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning	1	Businesses	
Reports		Ordinance						Construction	



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: _____ Celebration _____

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
03-03-2023	2000	Celebration Ave	On Duty	
	2000	Waterside Drive/Spring Park Loop	Radar	
	2020	Downtown	Routine check	
	2030		Suspicious Incident	
	2040	1180 Celebration Blvd	Disturbance	
	2100	Celebration Ave/Jeater Bend	Radar	
	2150	Celebration Blvd	Radar	
	2215	Island Village Construction/Market	Suspicious Vehicle	23i024530
	2225	Island Village	Patrol	
	2245	Celebration Ave/East lawn	Stop sign	
	1140	North Village	Patrol	
	0015	1050 Celebration Ave/Corpus Christ Church	Suspicious Vehicle/Medical	23i024565
	0200	Off Duty		

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations		Parks	
Back-up	3	Felony		Written Warning		Written Warning		Schools/Library	2
Self Initiated	2	Traffic		Verbal Warning	5	Verbal Warning	1	Businesses	2
Reports	1	Ordinance						Construction	1

Name: _____ Bryan McMahon _____ ID #: _____ 1247 _____ Date: _____ 03-03-2023 _____



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: _____ Celebration _____

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
03-24-2023	2000	On Duty		
	2000	Golf Park Drive	Radar	
	2030	Downtown	Patrol	
	2100	Celebration Ave/Jeater Bend	Radar	
	2115	Celebration Health	Backup/Shooting	23i033090
	2200	Waterside Drive	Radar	
	2240	Celebration Blvd	Radar	
	2300	15 Blake Blvd	Accident	23i033129
	0000	Downtown	Patrol	
	0015	Celebration Ave/ East Lawn	Stop Sign	
	0045	Artisan Park	Patrol	
	0120	Island Village	Patrol	
	0200	Off Duty		

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	1	Misdemeanor		Citations		Citations		Parks	2
Back-up	1	Felony		Written Warning		Written Warning		Schools/Library	2
Self Initiated		Traffic		Verbal Warning		Verbal Warning	1	Businesses	2
Reports		Ordinance						Construction	

Name: _____ Bryan McMahon _____ ID #: 1247 _____ Date: _____ 03-24-2023 _____



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration CDD Job # 88279_____

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
03-22-2023	0700	Celebration CDD	On Duty	N/A
03-22-2023	0700-0735	Celebration / Arbor Cir	Laser-WW	N/A
03-22-2023	0740-0802	Waterside Dr	Laser-No Violations	N/A
03-22-2023	0810-0825	7-11/McDonalds/Island Village	Patrol / Routine Checks	N/A
03-22-2023	0825-0840	Celebration / Island Village	Laser- No Violations	N/A
03-22-2023	0845-0915	1420 Celebration Blvd	Laser- No Violations	N/A
03-22-2023	0915-0930	Waterside / Centervale	Laser- No Violations	N/A
03-22-2023	0940-1000	Celebration / Croton	Laser- No Violations	N/A
03-22-2023	1002	1007 Celebration Ave	Burg Alarm	231031907
03-22-2023	1025-1050	Celebration Blvd / Longview	Stop Sign-WW	N/A
03-22-2023	1050	Emerson Ridge	Missing 2 18 month—canceled	Canceled prior to arrival
03-22-2023	1115-1200	Celebration Blvd / Longview	Stop Signs/Laser-No Violations	N/A
03-22-2023	1200	Celebration CDD	Off Duty	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	1	Misdemeanor		Citations		Citations		Parks	
Back-up	2	Felony		Written Warning	2	Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	multiple
Reports		Ordinance						Construction	multiple

Name: _____ Sgt. J. Ciola _____ ID #: _1369_____ Date: ___3-22-2023_____



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: _Celebration CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
03/21/2023	1400	313 Campus Street	Begin detail	
03/21/2023	1530	Mulberry/ Campus Street	Presence/Assistance	School Release
03/21/2023	1544	1166 Wilde Drive	Burglary Alarm	231031620
03/21/2023	1600	Mulberry/ Campus Street	Presence	School Release
03/21/2023	1640	Celebration Blvd/ Celebration Ave	Citizen Assist W/ Bicycle	
03/21/2023	1700			
03/21/2023	1744	Waterside/ Celebration	Traffic Stop	Backup
03/21/2023	1800	Corpus Christi Church	End Detail	No Suspicious Activity
03/21/2023				
03/21/2023				
03/21/2023				
03/21/2023				
03/21/2023				

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	1	Misdemeanor		Citations		Citations		Parks	
Back-up		Felony		Written Warning		Written Warning		Schools/Library	2
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: _____ T.WEBB _____ ID #: _____ 2662 _____ Date: 03/21/2023 _____

Subsection 10D

Engineer

Subsection 10D(i)

Monthly Report



HANSON, WALTER & ASSOCIATES, INC.

PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

April 13, 2023

Ms. Angel Montagna, District Manager
Celebration Community Development District
313 Campus Street
Celebration, FL 34747

Re: Engineer's Monthly Meeting Update – Celebration CDD
HWA #4204

Dear Ms. Montagna;

As requested, please accept this letter as a monthly summary update of items or tasks that our office has been working on or assisting with:

1. Eastlawn Berm repair meeting with FEMA and RCID request for spreader swale. Prepare response to RCID for spreader swale.
2. Island Village Ph 1A pond & rec turnover site visit, stairs and pond sod along sidewalk, research landscape & irrigation plan.
3. Island Village Ph 2B plan review comments to Mattamy.
4. Spring Park Loop chain like fence request behind homes plan search and corresp. with Russ.
5. K-8 School pond skimmer repair site visit and contractor corresp.
6. Celebration Blvd. irrigation conduit corresp. with team and Mattamy.

Sincerely,



Mark Vincutonis, P.E.

Subsection 10D(ii)

Proposal for Recreation Park Survey

HANSON, WALTER & ASSOCIATES, INC.

PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

LETTER OF AGREEMENT

April 14, 2023

Celebration Community Development District
313 Campus Street
Celebration, FL 34747
Attn: Angel Montagna, District Manager
Angel.Montagna@inframark.com

Re: **Celebration Island Village Recreation Park / Celebration Boulevard / Celebration CDD
HWA Job No. 4204-18**

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

Land Surveying Services:

- 1. Provide a Boundary & Topographic Survey of the CCDD Parcel TRAC-6090, to include the location of all existing improvements and easements of record, as disclosed in the Title Commitment provided by the Client. Also includes locating access road and parcel lines at the entrance to the site, and locating all utilities and wetland jurisdictional lines as marked by others..
..... **\$ 5,500.00**
 - 2. In addition to No. 1 above, Provide a Boundary & Topographic Survey of the adjacent portions of the Reedy Creek Improvement District Parcels 0016-0000 & 0090-0000, to include the location of all existing utilities and easements of record, as disclosed in the Title Commitment provided by the Client. Also includes locating all utilities and wetland jurisdictional lines as marked by others and topography within the shoulder of adjacent I-4.. **\$ 4,000.00**
- Total Land Surveying Services \$ 9,500.00**

Optional Sub-Consultant Services:

- 1. Provide utility locating and gas main depths using ground penetrating radar and soft digs and or probing per the attached proposal from Allen & Company dated April 14, 2023..... **10,135.00**
- Total Sub-Consultant Services..... \$10,135.00**

Exclusions

This fee does not include:

- planning & zoning services
- civil engineering design and permitting services
- subdivision platting services
- architectural services
- structural engineering services
- transportation engineering analysis
- environmental analysis
- landscape / irrigation design services
- site lighting plan
- soils work, soils testing
- hydrogeology
- construction layout
- construction management
- courier fees, delivery fees
- application fees
- bidding/award of contract to contractor services

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.



HANSON, WALTER & ASSOCIATES, INC.

PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

8 Broadway, Suite 104 – Kissimmee, Florida 34741-5708 – Phone: 407-847-9433

Engineering Fax: 321-442-1045 – Surveying Fax: 407-847-2499 – Email: hwa@hansonwalter.com

Website: www.hansonwalter.com

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 Professional Services".

Hourly Charges

Hourly work will be billed at our current prevailing hourly rates, but are subject to change, due to increasing labor and material costs. Hourly work performed outside of the normal business hours will be billed at 1½ times the direct labor cost and overhead.

Lump Sum Fees

The above stated Lump Sum Fee(s) are fixed for a period of thirty (30) days from the date of this proposal. If the work has not been initiated on any lump sum item within the period, Consultant reserves the right to terminate this Agreement as it relates to said item.

Reproduction and Outside Service Fees

The above service fees include the cost of printing and/or reproduction necessary for submittals plus up to 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."

Ownership of Documents

Hanson, Walter & Associates, Inc. will retain ownership of the original documents pertaining to this project and will not release copies of same without authorization from you or your agent.

Invoicing and Payment

All work will be invoiced approximately the 10th 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.



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Website: www.hansonwalter.com

Design Professionals Contractual Limitation on Liability

All limitation of liability rights and privileges afforded to design professionals per Section 558.0035, Florida Statutes are reserved thereby granting immunity to design professionals from tort liability within the course and scope of the performance of a professional services contract. This Contract is between Hanson, Walter & Associates, Inc. and the undersigned Client and does not name an individual employee or agent as a party to the Contract. **PURSUANT TO THIS SECTION, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE**

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 S. Vincutonis, P.E.

Client Signature

Print Name

4-14-23

Date

Date

/ac
w/attachments

SCHEDULE OF FEES
FOR
PROFESSIONAL SERVICES

<u>CONSULTING SERVICES</u>		<u>\$/HR.</u>
A.	Principal	\$ 330.00
B.	Project Manager	200.00
C.	Senior Engineer	205.00
D.	Engineer	165.00
E.	Senior Planner	150.00
F.	CAD Design Technician	140.00
G.	CAD Technician	125.00
H.	Construction Inspector	150.00
I.	Administrative	90.00
J.	Project Coordinator/Scheduler	100.00
K.	Surveying Services	
1.	Survey Field Crew	175.00
2.	GPS Survey Crew	175.00
3.	Principal Land Surveyor	200.00
4.	Associate Land Surveyor	125.00
5.	Senior Technician (CAD / PSM)	125.00
6.	Computer Technician (CAD)	125.00
L.	Clerical Services	75.00
M.	Miscellaneous Expenses	
	1. Prints 24" x 36"/30" x 42" Blueprint or Xerox, ea.	2.00/3.00
	2. Paper Sepia (Vellum) 24" x 36"/30" x 42", ea.	10.00/15.00
	3. Sepia Mylar 24" x 36"/30" x 42", ea.	15.00/20.00
	4. Xerox Copies, ea. mass reproduction (8 ½" x 11")	.25
	5. Xerox Copies, ea. mass reproduction (8 ½" x 14")	.35
	6. Xerox Copies, ea. (11" x 17")	1.00
	7. Xerox Copies of Original Survey 8½" x 14"	5.00
	Plus each additional	1.00
	8. Travel, per mile, portal to portal	.40
	9. Printing, Graphics, Postage, etc.	Cost + 20%
	10. Long Distance Telephone Charges	Cost + 20%
	11. Out of Town Expenses (Overnight)	Cost + 30%
	12. Sub-Consultant Services, Laboratory, Testing, etc.	Cost + 15%
	13. Permit and Application Fee Advances	Cost + 10%
	14. Overnight Deliveries	Cost + 20%
	15. Courier Services	Cost + 20%

- For sworn testimony at depositions and hearings, etc., the above rates will be charged at 2.5 times.
- For services in court, the above rates will be charged at 2.5 times, 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.



HANSON. WALTER & ASSOCIATES, INC.

PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

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Website: www.hansonwalter.com

Client/Owner Profile

Contact Information

Date:

Client Name:	Property Owner:
Address:	Address:
Phone:	Phone:
Additional Phone:	Additional Phone:
Fax:	Fax:
E-Mail:	E-Mail:

Billing Contact:
Billing Address:
Phone:
Fax:
E-Mail:

Job Contact:
Phone:
Mobile Phone:
E-Mail:

-----HWA Administrative Use Only-----

Job #
Project Name
Project Manager
Engineer

Distribution: 1) Accounting, 2) Project Coordinator, 3) Administrative Team

Revision 1/1/04



HANSON. WALTER & ASSOCIATES, INC.

PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

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Website: www.hansonwalter.com

Letter of Authorization

Date _____

RE:

To Whom It May Concern:

This letter does hereby authorize _____ and Hanson, Walter & Associates, Inc. to act as representative for _____ and _____

(Client)

(Owner)

with the respective reviewing/permitting agencies in an effort to receive all approvals necessary for the required permitting for the above referenced project located in Osceola County, Florida.

By execution of this document, the Owner does hereby allow Hanson, Walter & Associates, Inc. access to the site in order to fulfill the requirements of the contract.

If you have any questions, please contact me at _____.

Sincerely,

STATE OF FLORIDA
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me this _____ day of _____,

20____, by _____, who is personally known to me, or who
(name of person making statement)

produced _____ as identification.

SEAL:

Notary Public Signature: _____



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PROJECT PROPOSAL

Date: April 14, 2023
Client: Hanson Walter and Associates, Inc.
Project Type: Underground Utility Designation (QL-B) & Utility Location (QL-A)
Project Name: Celebration Island Village
Prepared By: Shawn Maturo, Director of S.U.E. Operations
Phone: 407.654.5355. Ext. 216
Email: smaturo@allen-company.com

SURVEYING • MAPPING • GEOSPATIAL SERVICES



April 14, 2023

Hanson Walter and Associates, Inc.
8 Broadway
Suite 104
Kissimmee, FL 34741
Attn: John Hughes, PSM - JHughes@HansonWalter.com
CC: Melissa Wilken - MWilken@HansonWalter.com

RE: Celebration Island Village - Letter of Agreement - Exhibit A (20230244-1)

Mr. John Hughes, PSM:

We appreciate your consideration of ALLEN & COMPANY, INC. to provide professional land surveying services and/or utility designation for the above referenced project. These services will include items listed on Exhibit "A" to be billed Lump Sum/Hourly as shown on Exhibit "A", attached, plus out-of-pocket expenses incurred on the client's behalf. Also, included in this contract are the attached "Standard Provisions of Agreement for Professional Services".

Allen & Company will adhere to ASCE 38-02 standard guidelines for collection and depiction of existing subsurface utility data.

The following additional provisions are included in this contract:

1. The terms of this agreement shall be valid for client acceptance for a period of sixty (60) days from the date of execution by Allen & Company, Inc. after which time this contract offer becomes null and void if not accepted formally (evidenced by receipt of an executed copy of this document).
2. This agreement may be terminated by either party within fifteen (15) days written notice. In the event of termination, Allen & Company, Inc. shall be compensated to the date of termination, including direct expenses then due.
3. All rates and fees quoted in this document shall be effective for a period of twelve (12) months, after which time they may be renegotiated with the client.

SURVEYING • MAPPING • GEOSPATIAL SERVICES



- 4. All original documents shall be retained by Allen & Company, Inc. and will remain their property. This information is proprietary and will not be shared with others without prior written consent. The client will be provided with reproducible copies of all original documents upon request, and at client expense.
- 5. The client will pay invoices upon receipt and understands interest charges of 1.5% per month will be applied to any unpaid balance. Allen & Company, Inc. may elect to stop work until payment is received. If work is stopped for thirty (30) days or more, Allen & Company, Inc. may be compensated for start-up costs when work resumes.
- 6. Upon client request, we will contract and/or coordinate with applicable transportation, environmental, geotechnical, and engineering consultants, and will rely upon their work; however, Allen & Company, Inc. assumes no liability for the accuracy of their work.

Thank you for this opportunity and we look forward to working with you on this exciting new project. Please sign, date and return a copy of this agreement as your authorization to proceed with these professional services. Should you have any questions, please do not hesitate to call.

Sincerely,

ALLEN & COMPANY, INC.

Shawn Maturo

Shawn Maturo, Director of S.U.E Operations

ACCEPTED BY (Sign & Print): _____

DATE: _____

SURVEYING • MAPPING • GEOSPATIAL SERVICES



EXHIBIT A

16 E. Plant Street
 Winter Garden, FL 34787
 Phone (407) 654-5355 • Fax: (407) 654-5356
 Email: proposals@allen-company.com

DATE: April 14, 2023
PROPOSAL: 20230244-1 - Celebration Island Village
FOR: John Hughes, PSM

Customer Information:

Hanson Walter and Associates, Inc.
 8 Broadway
 Suite 104
 Kissimmee, FL 34741

Quote Description:

Underground Utility Designation

20230244-1 - Celebration Island Village

DESCRIPTION	CONTRACT AMOUNT
1. Utility Designation - Provide Underground Utility Designation Services (QL-B) on all utilities with machine depths on the gas mains only in the survey area, as shown in the attached exhibit. Also, see attached Exhibit B for the Scope of Procedures and Limitations for SUE designation.	\$2140.00
2. Utility Location (client will determine locations) - Provide Soft Dig Excavation Services (QL-A) up to fifteen (15) locations. We will record utility depth/size/type/material. Note: This firm is capable of soft dig excavating to a depth of six (6) feet and air probing to a depth of ten (10) feet to twelve (12) feet maximum. Also, see Exhibit B for the Scope of Procedures and Limitations for SUE location. Digs will be invoiced on a per-hole dig (\$500.00 for earthen surface digs) plus administrative and office processing and mapping fees (see attached Schedule C for standard hourly rates). Test hole field reports and photographs will be provided. Utility designation and test holes will be surveyed by the client.	\$7995.00
	\$10,135.00

QUESTIONS OR COMMENTS?

If you have any questions or comments concerning this proposal exhibit, please email proposals@allen-company.com

 Sign & Return



Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser



18

EXHIBIT



Date Generated: 4/7/2023
0 80 160 ft

Celebration Island Village Park Area

This map was prepared for the Osceola County Property Appraiser's Office. It is maintained for the function of this office only. It is not intended for conveyance, nor is it a survey.

SURVEYING • MAPPING • GEOSPATIAL SERVICES**EXHIBIT B**

- Allen & Company, Inc. will provide all survey services on work described herein.
- Allen & Company, Inc. will utilize 2D GPR to scan for utilities and EM Equipment to locate utilities where access to utilities is available.
- A Sunshine 811 "LOCATE" ticket will be requested for the areas described to determine the utility providers within the project limits and to notify them of the request for coordination with the Allen & Company, Inc. utility locator.
- Allen & Company, Inc. approximate locate area is outlined in red on the attached image. The exact locate area will need to be designated at time of work.
- Allen & Company, Inc. will use paint and flags to mark located utilities and will provide a technician's field drawing of the located utilities.
- Allen & Company, Inc.'s scope of services does not include the locating of abandoned utilities that are no longer locatable, vacant conduits, gravity sewer, storm lines, small irrigation lines, and low voltage lines. (Unless otherwise specified at an additional cost).
- Client is responsible for ensuring that all electrical and lighting systems are energized and that all lights with outdoor light sensor systems are in use at time of locate work.
- If available, Allen & Company, Inc. requests that client provide as-builts, engineering prints, etc. of existing utilities.
- GPR Scans can only be performed in accessible areas that are clear of obstacles such as construction materials, pipes, vehicles, machinery, dirt/materials mounds, landscaping, trees, uneven terrain, water, etc
- If needed, Allen & Company, Inc. can provide a quote for 3D GPR that typically provides additional/more comprehensive data.



TERMS AND CONDITIONS

(A) LIMITS OF GPR AND ELECTROMAGNETIC SERVICES: If Services are Provided

ACI will make every effort to horizontally detect the underground utilities, objects or voids described in the Scope of Work or as requested at the time of work within the designated work area(s). However, ACI cannot mark utilities/objects/voids that are undetectable. Therefore, ACI cannot guarantee that all subsurface utilities/objects/voids will be accounted for. Locate limitations that ACI will not be held liable for include but are not limited to:

• GROUND PENETRATING RADAR (GPR):

- GPR investigations are highly site specific and can be limited by attenuation of GPR signals by subsurface materials.
- GPR investigations are limited by uneven terrain conditions, high grass (over 3”), bushes, trees, debris, etc.
- All vertically stacked utilities/objects may not be detected since GPR signals are reflected by the top most utility/object.
- Some utilities/objects may not return a reflected signal to the GPR receiver.
- GPR scans cannot be made immediately next to buildings/objects due to equipment restrictions.
- Pipes with little or no liquid content at time of locate work may not be detected with GPR.
- Locations of existing utilities scanned by ground penetrating radar (GPR) are to be deemed approximate in nature and in no way are to be construed as exact. Allen & Company, Inc. (ACI) will not be held responsible for damage to existing utilities located by GPR scanning.

• ELECTROMAGNETIC LOCATING:

- The number of access points within designated locate area(s) may be limited or non-existent.
- Utility or property owner may restrict or deny the use of utility access points.
- Utility may not adequately carry the imposed current from the electromagnetic locate equipment.
- Fiber & other non-metallic lines with no or non-working tracer wire are untoneable with electromagnetic locate equipment.
- Locations of existing utilities designated by Electromagnetic Equipment (EM) are to be deemed approximate in nature and in no way are to be construed as exact. Allen & Company, Inc. (ACI) will not be held responsible for damage to existing utilities located by EM equipment.



TERMS AND CONDITIONS (CONTINUED)

(B) DESIGN ENGINEER and CONTRACTORS

Due to locate limitations, the client's/owner's Design Engineer is expected to gather and identify existing facility information from various prints and underground facility owners/operators to confirm that no other subsurface utilities/objects are present in the project area, and Contractors are responsible to abide by Florida Statutes 556.106 - Sunshine 811.

(C) MACHINE DEPTHS: (If Service is provided)

Machine depths are approximate readings, are not guaranteed depths, are provided for informational purposes only, and should not be relied upon for any type of subsurface work. ACI will not accept any responsibility for actions taken based on provided machine depths.

(D) VERTICAL EXCAVATION (DIRT SOFT DIG): Information/Limitations: (If Service is provided)

Soft Digs are made within grassed or otherwise unpaved surface conditions to a maximum depth of approximately 10 feet to determine the depth of the utility/object. If requested, ACI also will provide the size and material type.

- Soft Dig vertical depth measurements are made from the top of each exposed utility/object to the ground surface.
- The vertical depth range and visual inspection ability is dependent on events such as ground water level.
- Client must obtain/provide ACI with any required soft dig permits before soft dig work is performed. Client will be responsible for any permitting soft dig fines assessed by governing agency.

(E) CORE BORE WITH VERTICAL EXCAVATION (DIRT SOFT DIG): Information/Limitations: (If Service is provided)

A Core Bore is made in asphalt or concrete to vertically expose a utility/object to determine the depth of the utility/object from the top of the utility/object to the pavement surface.

- Vertical Excavation limits apply (See Item D).
- Test hole will be backfilled with like materials compacted in 6" lifts or with a flowable fill mixture.
- The current asphalt thickness will be replaced with double asphalt thickness.
- Asphalt/Concrete Core Bore Permits are to be furnished to ACI by the client prior to work being scheduled. Client is responsible for cost of all permits, MOT, Traffic Control, and any permitting fines assessed by governing agency.

(F) CERTIFICATE OF INS (COI): New/Revised COI Requests

- Client COI requirements must be provided to ACI prior to the Authorization to Proceed being issued.
- ACI will invoice client for all costs associated with client COI requirements that incur billable charges to ACI

SURVEYING • MAPPING • GEOSPATIAL SERVICES



SCHEDULE OF COMPENSATION

LABOR RELATED CHARGES:

DIRECTOR PROFESSIONAL LAND SURVEYOR _____ **\$250.00 PER HOUR**

MANAGING PROFESSIONAL LAND SURVEYOR _____ **\$175.00 PER HOUR**

SUE MANAGER _____ **\$150.00 PER HOUR**

SUE PROJECT MANAGER _____ **\$120.00 PER HOUR**

SENIOR SURVEYING TECHNICIAN _____ **\$105.00 PER HOUR**

SURVEY TECHNICIAN _____ **\$90.00 PER HOUR**

SUE TECHNICIAN _____ **\$175.00 PER HOUR**

AT SURVEY TECHNICIAN _____ **\$120.00 PER HOUR**

SUE DESIGNATION CREW:

- **1 MAN** _____ **\$175.00 PER HOUR**

- **2 MAN** _____ **\$190.00 PER HOUR**

- **3 MAN** _____ **\$225.00 PER HOUR**

- **4 MAN** _____ **\$240.00 PER HOUR**

SURVEY FIELD CREW:

- **2 MAN** _____ **\$150.00 PER HOUR**

- **3 MAN** _____ **\$175.00 PER HOUR**

FIELD COORDINATOR _____ **\$90.00 PER HOUR**

PLAT COORDINATOR _____ **\$75.00 PER HOUR**

OTHER DIRECT CHARGES

REIMBURSABLE EXPENSES AT ACTUAL COST PLUS 20%

- **SUB-CONSULTANTS**

- **TRAVEL EXPENDITURES**

- **FIELD SUPPLIES (PAINT, CONCRETE, ASPHALT PATCH, WOOD STAKES AND FUEL)**

- **PRINTING**

- **DELIVERIES**

- **PERMITS**



**SCHEDULE OF COMPENSATION
SUBSURFACE UTILITY EXPLORATION
(DAYTIME)**

TEST HOLES - VVH VERIFIED VERTICALLY AND HORIZONTALLY):

1 - 10 TEST HOLES:

- SOFT SURFACE (GRASS, SAND, CLAY) _____ \$500.00 PER HOLE
- HARD SURFACE (CONCRETE, ASPHALT, BRICK) _____ \$725.00 PER HOLE

11 - 25 TEST HOLES:

- SOFT SURFACE (GRASS, SAND, CLAY) _____ \$400.00 PER HOLE
- HARD SURFACE (CONCRETE, ASPHALT, BRICK) _____ \$625.00 PER HOLE

26 - 50 TEST HOLES:

- SOFT SURFACE (GRASS, SAND, CLAY) _____ \$350.00 PER HOLE
- HARD SURFACE (CONCRETE, ASPHALT, BRICK) _____ \$575.00 PER HOLE

51 - 100+ TEST HOLES:

- SOFT SURFACE (GRASS, SAND, CLAY) _____ \$300.00 PER HOLE
- HARD SURFACE (CONCRETE, ASPHALT, BRICK) _____ \$525.00 PER HOLE

MAINTENANCE OF TRAFFIC:

- DAY RATE _____ \$1000.00 PER DAY



STANDARD PROVISIONS OF AGREEMENT FOR PROFESSIONAL SERVICES

Client and Surveyor (collectively, the “Parties”; individually, “Party”) agree that the following Provisions shall be a part of their Agreement:

1. Neither Client nor Surveyor shall assign its interest in this Agreement without the express written consent of the other Party.
2. Surveyor’s obligations in this Agreement are contingent upon, and Surveyor shall not be responsible for damages nor be deemed to be in default of this Agreement by reason of: delays in performance by reason of strikes, lockouts, accidents, acts of God and other delays unavoidable or beyond Surveyor’s reasonable control, nor due to shortages or unavailability of labor at established area wage rate or delays caused by failure of Client or Client’s agents to furnish information or to approve or disapprove Surveyor’s work promptly, nor due to late, slow, or faulty performance by Client, other contractors or governmental agencies, the performance of whose work is precedent to or concurrent with the performance of Surveyor’s work, in the case of the happening of any such cause of delay, the time of completion of Surveyor’s work shall be extended accordingly.
3. Client agrees to waive all Surveyor liability regarding any and all changes to plans and/or specifications affecting Surveyor’s work, unless such changes were approved by Surveyor’s express written consent.
4. Client expressly waives all liability against Surveyor for the Client’s or any third party’s use of unsigned Surveyor plans or drawings.
5. All tracings, survey notes, and other original documents prepared by Surveyor are instruments of service and shall remain the property of Surveyor, except and unless these documents become public property by operation of law.
6. Surveyor’s liability to the Client is limited to Surveyor’s general liability insurance coverage. Notwithstanding the foregoing, if any damages are caused by Surveyor on account of professional error, omission or negligence, Surveyor’s liability to Client will be limited to a sum not to exceed Surveyor’s fee.
7. Surveyor’s fees and other charges will be billed to Client monthly. The net amount shall be due from Client to Surveyor at the time of billing.
8. Interest of one and one-half percent (1.5%) per month (or the maximum rate allowable by law, if applicable) will be added to amounts not paid within thirty (30) days of the billing date. Payments received thereafter will be applied first to accrued interest and then to any principal unpaid amounts. Attorneys’ fees and other costs incurred by Surveyor in collecting delinquent amounts shall be paid by the Client.
9. If Client fails to pay Surveyor within sixty (60) days after invoices are rendered, then Client agrees Surveyor shall have the right to consider said failure to pay as a default and total breach of this agreement. Client expressly agrees to hold Surveyor harmless from any liability arising out of Surveyor’s termination of its services hereunder due to Client’s failure to pay.
10. Client shall pay the costs of checking inspection fees, zoning and annexation application fees, assessment fees, soils surveying fees, soils testing fees, aerial topography fees, and all other fees, permits, bond premiums, title company charges, blueprints and reproductions, and all other charges not specifically covered by the Provisions of this Agreement.
11. In the event any portion of the work prepared by Surveyor is suspended, abandoned, or terminated, the Client shall pay Surveyor for the work performed on an hourly basis, not to exceed any maximum amount specified in the “Schedule of Compensation” included with this Agreement.

INITIALS _____



STANDARD PROVISIONS OF AGREEMENT (CONTINUED)

12. Any opinion of construction cost prepared by Surveyor represents its judgment as a design professional and is supplied for the Client's general guidance. Surveyor has no control over the cost of labor and material, nor over competitive bidding or market conditions; therefore, Surveyor does not guarantee the accuracy of such opinions as compared to contractor bids or actual Client cost.

13. Client agrees that the construction contractor will assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property at all times, not just during working hours.

14. Surveyor will use that degree of care and skill ordinarily exercised under similar conditions in similar localities to this Agreement. No other warranties, express or implied, are made nor intended by Surveyor proposals, contracts, reports, or any other documents arising from the Provisions of this Agreement.

15. Client agrees to defend, indemnify, and hold harmless Surveyor from all liability, real or alleged, in connection with the performance of work on this project, excepting liability directly arising from the sole gross negligence of Surveyor.

16. If there is a total breach of this Agreement, the duties of Surveyor under this Agreement may be terminated, at the sole election of the Surveyor, upon five (5) days written notice to Client.

17. In the event of substantial failure of either Party to perform in accordance with the Provisions of this Agreement, the Agreement may be terminated by either Party upon thirty (30) days written notice to the other Party.

18. Client agrees not to solicit (nor respond to any solicitation from) any employee, former employee or subconsultant of Surveyor for employment for this project or any other Client's project until one year after completion and/or termination of Surveyor's services without the express written consent of Surveyor. In the event Client violates this Provision, Client will be immediately liable to Surveyor for one year's salary at the applicable employee(s) billable rate(s).

19. Should litigation be necessary to enforce any Provision of this Agreement, or to collect any portion of amounts payable under this Agreement, all litigation and collection expenses, witness' fees, court costs, and attorneys' fees shall be payable to the prevailing party.

20. Should any Provision of this Agreement be found or deemed to be invalid, this Agreement shall be construed as not containing such Provision(s) and all other Provisions which are otherwise lawful shall remain in full force and effect, and to this end the Provisions of this Agreement are declared to be severable.

21. Surveyor's services provided within this Agreement are for the exclusive use of the Client.

22. There are no understandings or agreements between the parties, oral, written, or otherwise, except those Provisions herein expressly stated in this Agreement.

23. All hourly rates listed in the "Schedule of Compensation" will be remain in effect for at least 60 days from the date this Agreement is executed.

INITIALS _____

SURVEYING • MAPPING • GEOSPATIAL SERVICES



CLIENT INFORMATION

***For project management and billing purposes.
Please fill out and return to proposals@allen-company.com***

Company Name: _____
 Address: _____
 Project #: _____
 Project Name: _____

A/P Contact Person: _____ A/P Contact Person Phone Number: _____ A/P Contact Person Email Address: _____ Special Invoicing Email Address: _____	Project Manager: _____ Project Manager's Phone Number: _____ Project Manager's Email Address: _____ Other Contact Info: _____
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Customer Invoicing Requirement, if any: <ul style="list-style-type: none"> <input type="radio"/> Contract number <input type="radio"/> Purchase order number <input type="radio"/> Proof of work <input type="radio"/> Signed contract <input type="radio"/> _____ 	Pay Application, if any: <ul style="list-style-type: none"> <input type="radio"/> SupplyPro <input type="radio"/> Textura <input type="radio"/> Procure <input type="radio"/> Paymode <input type="radio"/> Exhibit <input type="radio"/> _____
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What is your method of payment? <ul style="list-style-type: none"> <input type="radio"/> ACH <input type="radio"/> Bank wiring (fees will apply) <input type="radio"/> Check <input type="radio"/> _____ 	Is there a deadline to send out monthly invoices? <ul style="list-style-type: none"> <input type="radio"/> 5th <input type="radio"/> 15th <input type="radio"/> 25th <input type="radio"/> None/ Other _____
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Any additional information to facilitate the invoicing process:
