

# 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

## Workshop Agenda Wednesday, May 17, 2023 – 6:00 p.m.

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1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Public Comment Period
4. Discussion of Fiscal Year 2024 Preliminary Budget
5. Other Business, Updates, and Supervisor Comments
6. Public Comment Period
7. Adjournment

*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](http://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

# **CELEBRATION**

Community Development District

## ***Annual Operating and Debt Service Budget***

**Fiscal Year 2024**

Version 1 - Proposed Budget:

(Printed on 3/15/23 at 1:20 PM)

Prepared by:



**CELEBRATION**

Community Development District

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## **Celebration**

Community Development District

## **Operating Budget**

Fiscal Year 2024

# CELEBRATION

Community Development District

General Fund

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

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	BUDGET FY 2023	THRU FEB-2023	MAR - SEPT-2023	PROJECTED FY 2023	BUDGET FY 2024
<b>REVENUES</b>						
Interest - Investments	\$ (93,309)	\$ 162,000	\$ 155,882	\$ 218,235	\$ 374,117	\$ 162,000
Right-of-Way Fees Electricity	900,486	950,000	382,068	534,895	916,963	950,000
Right-of-Way Fees Telecom.	31,589	31,759	11,663	16,328	27,991	31,759
Right-of-Way Fees Gas	1,632	1,282	2,418	3,385	5,803	6,500
Interlocal Agreement/Enterprise (Security)	21,764	20,000	-	20,000	20,000	20,000
Interlocal Agreement/Enterprise (Field)	20,000	20,000	-	20,000	20,000	20,000
Interest - Tax Collector	-	10	2,514	-	2,514	10
Building Rental Income	19,619	19,619	2,705	16,914	19,619	19,619
Building Operating Cost Income	14,448	14,448	6,020	8,428	14,448	14,448
Special Assmnts- Tax Collector	2,847,891	3,311,044	3,146,820	164,224	3,311,044	3,813,897
Special Assmnts- CDD Collected	4,800	5,581	5,581	-	5,581	6,428
Special Assmnts- Discounts	(102,671)	(132,442)	(122,494)	(3,284)	(125,778)	(152,556)
Settlements	360	-	-	-	-	-
Other Miscellaneous Revenues	12,387	350,000	10,125	-	10,125	350,000
<b>TOTAL REVENUES</b>	<b>3,678,996</b>	<b>4,753,301</b>	<b>3,603,302</b>	<b>999,125</b>	<b>4,602,427</b>	<b>5,242,106</b>

### EXPENDITURES

#### Administration

P/R-Board of Supervisors	10,800	10,200	1,600	7,000	8,600	12,000
FICA Taxes	826	780	122	536	658	918
ProfServ-Arbitrage Rebate	-	1,200	-	1,200	1,200	1,200
ProfServ-Dissemination Agent	2,000	2,000	-	2,000	2,000	2,000

# CELEBRATION

Community Development District

General Fund

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

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	BUDGET FY 2023	THRU FEB-2023	MAR - SEPT-2023	PROJECTED FY 2023	BUDGET FY 2024
ProfServ-Engineering	24,477	24,000	12,184	24,368	36,552	24,000
ProfServ-Info Technology	205	-	-	-	-	-
ProfServ-Legal Services	51,859	40,000	11,583	28,417	40,000	40,000
ProfServ-Mgmt Consulting Serv	94,697	96,591	40,246	56,345	96,591	100,494
ProfServ-Property Appraiser	721	1,400	726	-	726	726
ProfServ-Special Assessment	24,612	24,612	24,612	-	24,612	24,612
ProfServ-Trustee	5,477	10,000	8,081	-	8,081	8,081
ProfServ-Web Site Development	3,064	2,000	1,710	290	2,000	2,000
ProfServ-Answering Service	2,389	2,700	1,385	1,939	3,324	3,500
ProfServ-Reserve Study	8,600	-	-	-	-	-
ProfServ-Incorporation Study	15,375	-	-	-	-	-
ProfServ-Incorporation Study Legal	2,181	30,000	1,303	-	1,303	30,000
Auditing Services	5,000	5,000	-	5,000	5,000	5,000
Communication - Telephone	9,670	11,000	3,924	5,494	9,418	10,000
Postage and Freight	3,239	700	212	297	509	700
Insurance - General Liability	44,372	55,000	54,980	-	54,980	68,149
Insurance - Workman's Comp	266	300	850	-	850	850
Printing and Binding	5,747	3,800	727	1,018	1,745	3,800
Legal Advertising	995	1,800	129	1,671	1,800	1,800
Misc-Non Ad Valorem Taxes	-	750	-	-	-	750
Misc-Assessmnt Collection Cost	30,925	66,221	60,487	3,284	63,771	76,278
Misc-Contingency	7,918	3,000	627	-	627	3,000
Office Supplies	388	500	119	-	119	500
Annual District Filing Fee	175	175	175	-	175	175
GoGov	-	-	-	-	-	17,000
<b>Total Administration</b>	<b>355,978</b>	<b>393,729</b>	<b>225,782</b>	<b>138,857</b>	<b>364,640</b>	<b>437,534</b>

# CELEBRATION

Community Development District

General Fund

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

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	BUDGET FY 2023	THRU FEB-2023	MAR - SEPT-2023	PROJECTED FY 2023	BUDGET FY 2024
<b>Public Safety</b>						
Security Service - Sheriff	107,070	170,000	8,788	33,394	42,182	170,000
<b>Total Public Safety</b>	<b>107,070</b>	<b>170,000</b>	<b>8,788</b>	<b>33,394</b>	<b>42,182</b>	<b>170,000</b>
<b>Physical Environment</b>						
Contracts-Water Quality	29,012	22,000	-	22,000	22,000	22,000
Contracts-Aquatic Control	111,206	130,000	54,289	74,900	129,189	146,832
Contracts-Pest Control	246,193	249,029	103,762	145,267	249,029	249,029
R&M-Wetlands	-	1,000	15,000	-	15,000	1,000
<b>Total Physical Environment</b>	<b>386,411</b>	<b>402,029</b>	<b>173,051</b>	<b>220,167</b>	<b>415,218</b>	<b>418,861</b>
<b>Flood Control/Stormwater Mgmt</b>						
R&M- Lake Bank Restoration	-	10,000	-	10,000	10,000	100,000
R&M-Stormwater System	24,489	33,768	72,223	-	72,223	30,000
<b>Total Flood Control/Stormwater Mgmt</b>	<b>24,489</b>	<b>43,768</b>	<b>72,223</b>	<b>10,000</b>	<b>82,223</b>	<b>130,000</b>
<b>Field</b>						
ProfServ-Field Management	1,090,689	1,120,473	466,864	653,609	1,120,473	1,142,883
Contracts-Fountain	4,953	8,500	3,213	4,631	7,844	7,938
Contracts-Mulch	102,840	105,638	-	105,638	105,638	105,638
Contracts-Irrigation	72,800	96,696	40,290	56,406	96,696	96,696
Contracts-Trees & Trimming	76,684	147,760	52,700	95,060	147,760	170,500
Contracts-Shrub Maintenance	233,296	262,930	109,554	153,376	262,930	262,930
Contracts-Pressure Washing	33,551	-	-	-	-	-
Contracts-Ground Maintenance	510,937	-	-	-	-	-
Contracts-Annuals	15,600	16,380	4,312	12,068	16,380	16,380
Contracts-General Site/ Trash and Debris	-	51,000	21,250	29,750	51,000	51,000
Contracts-Ground/Turf/Tree Maintenance	-	648,646	270,269	378,377	648,646	648,646
Fuel, Gasoline and Oil	10,846	19,000	3,962	5,547	9,509	15,000

# CELEBRATION

Community Development District

General Fund

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

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	BUDGET FY 2023	THRU FEB-2023	MAR - SEPT-2023	PROJECTED FY 2023	BUDGET FY 2024
Electricity - General	31,592	35,000	19,538	27,353	46,891	45,000
Utility - Refuse Removal	16,353	17,000	6,191	8,667	14,858	18,000
Rentals - General	3,000	2,652	1,211	1,696	2,907	3,000
R&M-Aeration	-	25,000	-	25,000	25,000	25,000
R&M-Boardwalks	24,966	25,000	8,910	16,090	25,000	25,000
R&M-Common Area	102,810	60,000	35,836	24,164	60,000	60,000
R&M-Equipment	9,086	20,000	3,185	6,815	10,000	20,000
R&M-Fountain	13,225	10,000	802	9,198	10,000	10,000
R&M-Other Landscape	99,341	115,000	45,467	54,533	100,000	200,000
R&M-Irrigation	39,142	65,000	16,918	23,082	40,000	65,000
R&M-Roads & Alleyways	-	18,000	3,064	14,936	18,000	18,000
R&M-Sidewalks	17,515	200,000	46,024	-	46,024	200,000
R&M-Emergency & Disaster Relief	-	-	8,484	-	8,484	-
R&M-Pressure Washing	4,331	-	-	-	-	10,000
R&M-Tree Removal/Replacement	-	60,000	42,259	17,741	60,000	60,000
R&M-Fire Equipment	84	1,100	326	-	326	1,100
R&M-Painting	775	10,000	-	10,000	10,000	10,000
R&M-Tree Removal	12,906	-	-	-	-	-
Misc-Contingency	47,708	15,000	19,508	-	19,508	15,000
Building Operating Costs	19,211	15,000	8,443	6,557	15,000	15,000
Cap Outlay - Other	-	-	-	-	-	-
<b>Total Field</b>	<b>2,594,241</b>	<b>3,170,775</b>	<b>1,238,580</b>	<b>1,740,293</b>	<b>2,978,873</b>	<b>3,317,711</b>
<b>Road and Street Facilities</b>						
Electricity - Streetlighting	148,409	140,000	71,012	99,417	170,429	175,000
R&M-Road Cleaning	68,710	78,000	45,000	63,000	108,000	108,000
R&M-Roads & Alleyways	20,232	-	-	-	-	-



# CELEBRATION

Community Development District

General Fund

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

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	BUDGET FY 2023	THRU FEB-2023	MAR - SEPT-2023	PROJECTED FY 2023	BUDGET FY 2024
R&M-Signage	13,612	-	-	-	-	15,000
R&M-Streetlights	94,167	120,000	45,292	63,409	108,701	120,000
R&M-Signage/Radar Sign Maintenance	-	10,000	3,895	6,105	10,000	-
<b>Total Road and Street Facilities</b>	<b>345,130</b>	<b>348,000</b>	<b>165,199</b>	<b>231,931</b>	<b>397,130</b>	<b>418,000</b>
<b>TOTAL EXPENDITURES</b>	<b>3,813,319</b>	<b>4,528,301</b>	<b>1,883,623</b>	<b>2,374,643</b>	<b>4,280,266</b>	<b>4,892,106</b>
<b>Capital Projects</b>	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
<b>Total Capital Projects</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Non-Operating</b>	-	100,000	-	-	-	350,000
Reserves-Annual Contribution	-	100,000	-	-	-	350,000
<b>Total Non-Operating</b>	<b>-</b>	<b>100,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>350,000</b>
<b>TOTAL FOR O&amp;M</b>	<b>3,005,141</b>	<b>3,716,572</b>	<b>1,483,854</b>	<b>1,992,460</b>	<b>3,476,314</b>	<b>4,216,572</b>

# CELEBRATION

Community Development District

General Fund

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

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU FEB-2023	PROJECTED MAR - SEPT-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
<b>TOTAL EXPENDITURES &amp; CAPITAL PROJECTS</b>	<b>3,813,319</b>	<b>4,628,301</b>	<b>1,883,623</b>	<b>2,374,643</b>	<b>4,280,266</b>	<b>5,242,106</b>
Excess (deficiency) of revenues						
Over (under) expenditures	(134,323)	125,000	1,719,679	(1,375,518)	322,161	(0)

# CELEBRATION

Community Development District

General Fund

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

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	BUDGET FY 2023	THRU FEB-2023	MAR - SEPT-2023	PROJECTED FY 2023	BUDGET FY 2024
<b>OTHER FINANCING SOURCES (USES)</b>						
Interfund Transfer - In	58,560	-	-	-	-	-
Proceeds from Land Sales	190,400	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>248,960</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(0)</b>
Net change in fund balance	114,637	-	1,719,679	(1,375,518)	322,161	(0)
<b>FUND BALANCE, BEGINNING</b>	6,227,321	6,341,958	6,341,958	-	6,341,958	6,664,119
<b>FUND BALANCE, ENDING</b>	<b>\$ 6,341,958</b>	<b>\$ 6,341,958</b>	<b>\$ 8,061,637</b>	<b>\$ (1,375,518)</b>	<b>\$ 6,664,119</b>	<b>\$ 6,664,119</b>

**Exhibit "A"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<b><u>Amount</u></b>
Beginning Fund Balance - Fiscal Year 2024	\$ 6,664,119
Net Change in Fund Balance - Fiscal Year 2024	(0)
Reserves - Fiscal Year 2024 Additions	350,000
<b>Total Funds Available (Estimated) - 9/30/2024</b>	<b>7,014,119</b>

**ALLOCATION OF AVAILABLE FUNDS*****Nonspendable Fund Balance***

Deposits	2,884
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***Assigned Fund Balance***

Operating Reserve - Operating Capital	1,310,526 <sup>(1)</sup>
Reserves - Assessment Stabilization (prior years)	- <sup>(2)</sup>
Reserves - Boardwalk and Trail R&R (prior years)	375,000 <sup>(2)</sup>
Reserves - Capital Projects (prior years)	1,069,633 <sup>(2)</sup>
Reserves - Disaster Relief (prior years)	1,000,000 <sup>(2)</sup>
Reserves - Roads and Alleyways (prior years)	225,000 <sup>(2)</sup>
Reserves - Self Insurance (prior years)	79,300 <sup>(2)</sup>
Reserves - Annual Contribution	500,000
Subtotal	<u>4,559,459</u>

<b>Total Allocation of Available Funds</b>	<b>4,562,343</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b><u>\$ 2,451,775</u></b>
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**Notes**

- (1) Represents approximately 3 months of operating expenditures  
(2) Prior year reserves.

# CELEBRATION

Community Development District

General Fund

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

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	BUDGET FY 2023	THRU FEB-2023	MAR - SEPT-2023	PROJECTED FY 2023	BUDGET FY 2024
<b>REVENUES</b>						
Interest - Investments	\$ 1,830	\$ 118	\$ 7,031	\$ 9,843	\$ 16,874	\$ 4,000
Special Assmnts- Tax Collector	424,665	424,665	403,602	21,063	424,665	424,665
Special Assmnts- Discounts	(15,308)	(16,987)	(15,711)	(421)	(16,132)	(16,987)
<b>TOTAL REVENUES</b>	<b>411,187</b>	<b>407,796</b>	<b>394,922</b>	<b>30,485</b>	<b>425,407</b>	<b>411,598</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	4,847	8,493	7,758	421	8,179	8,493
<b>Total Administrative</b>	<b>4,847</b>	<b>8,493</b>	<b>7,758</b>	<b>421</b>	<b>8,179</b>	<b>8,493</b>
<i>Debt Service</i>						
Debt Retirement Series A	215,000	225,000	-	225,000	225,000	235,000
Prepayment Series A	10,000	-	5,000	-	5,000	-
Interest Expense Series A	179,888	170,963	85,481	85,356	170,837	161,431
<b>Total</b>	<b>404,888</b>	<b>395,963</b>	<b>90,481</b>	<b>310,356</b>	<b>400,837</b>	<b>396,431</b>
<b>TOTAL EXPENDITURES</b>	<b>409,735</b>	<b>404,456</b>	<b>98,239</b>	<b>310,778</b>	<b>409,017</b>	<b>404,924</b>

# CELEBRATION

Community Development District

General Fund

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

<u>ACCOUNT DESCRIPTION</u>	<u>ACTUAL FY 2022</u>	<u>ADOPTED BUDGET FY 2023</u>	<u>ACTUAL THRU FEB-2023</u>	<u>PROJECTED MAR - SEPT-2023</u>	<u>TOTAL PROJECTED FY 2023</u>	<u>ANNUAL BUDGET FY 2024</u>
Excess (deficiency) of revenues						
Over (under) expenditures	1,452	3,340	296,683	(280,292)	16,391	6,674
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	-	3,340	-	-	-	6,674
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>3,340</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>6,674</b>
Net change in fund balance	1,452	3,340	296,683	(280,292)	16,391	6,674
<b>FUND BALANCE, BEGINNING</b>	576,688	578,140	578,140	-	578,140	594,531
<b>FUND BALANCE, ENDING</b>	<b>\$ 578,140</b>	<b>\$ 581,480</b>	<b>\$ 874,823</b>	<b>\$ (280,292)</b>	<b>\$ 594,531</b>	<b>\$ 601,204</b>

## **Celebration**

Community Development District

## **Debt Service Budgets**

Fiscal Year 2024

# CELEBRATION

Community Development District

Series 2013 A Debt Service Fund

## Amortization Schedule

Period Ending	Annual Principal	Coupon	Interest	Extraordinary Redemption	Debt Service	Outstanding Principal Balance	Annual DS Service
11/1/2023			\$80,716		\$80,716	\$3,320,000	
5/1/2024	\$235,000	4.25%	\$80,716		\$315,716	\$3,085,000	\$396,431
11/1/2024			\$75,722		\$75,722	\$3,085,000	
5/1/2025	\$245,000	4.38%	\$75,722		\$320,722	\$2,840,000	\$396,444
11/1/2025			\$70,363		\$70,363	\$2,840,000	
5/1/2026	\$255,000	4.50%	\$70,363		\$325,363	\$2,585,000	\$395,725
11/1/2026			\$64,625		\$64,625	\$2,585,000	
5/1/2027	\$270,000	5.00%	\$64,625		\$334,625	\$2,315,000	\$399,250
11/1/2027			\$57,875		\$57,875	\$2,315,000	
5/1/2028	\$285,000	5.00%	\$57,875		\$342,875	\$2,030,000	\$400,750
11/1/2028			\$50,750		\$50,750	\$2,030,000	
5/1/2029	\$295,000	5.00%	\$50,750		\$345,750	\$1,735,000	\$396,500
11/1/2029			\$43,375		\$43,375	\$1,735,000	
5/1/2030	\$315,000	5.00%	\$43,375		\$358,375	\$1,420,000	\$401,750
11/1/2030			\$35,500		\$35,500	\$1,420,000	
5/1/2031	\$330,000	5.00%	\$35,500		\$365,500	\$1,090,000	\$401,000
11/1/2031			\$27,250		\$27,250	\$1,090,000	
5/1/2032	\$345,000	5.00%	\$27,250		\$372,250	\$745,000	\$399,500
11/1/2032			\$18,625		\$18,625	\$745,000	
5/1/2033	\$365,000	5.00%	\$18,625		\$383,625	\$380,000	\$402,250
11/1/2033			\$9,500		\$9,500	\$380,000	
5/1/2034	\$380,000	5.00%	\$9,500		\$389,500	\$0	\$399,000
<b>Total</b>	<b>\$3,320,000</b>		<b>\$1,068,600</b>		<b>\$4,388,600</b>		<b>\$4,388,600</b>



# CELEBRATION

Community Development District

General Fund

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

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU FEB-2023	PROJECTED MAR - SEPT-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
<b>REVENUES</b>						
Interest - Investments	\$ 19	\$ -	\$ 6	\$ -	\$ 6	\$ -
Special Assmnts- Tax Collector	440,598	440,598	418,745	21,853	440,598	440,598
Special Assmnts- Discounts	(16,138)	(17,624)	(16,300)	(437)	(16,737)	(17,624)
<b>TOTAL REVENUES</b>	<b>424,479</b>	<b>422,974</b>	<b>402,451</b>	<b>21,416</b>	<b>423,867</b>	<b>422,974</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	5,152	-	8,049	437	8,486	8,812
<b>Total Administrative</b>	<b>5,152</b>	<b>-</b>	<b>8,049</b>	<b>437</b>	<b>8,486</b>	<b>8,812</b>
<i>Debt Service</i>						
Principal Debt Retirement	160,000	-	-	-	-	165,000
Debt Retirement Series A	-	165,000	-	165,000	165,000	-
Interest Expense	173,282	-	-	-	-	-
Interest Expense Series A	-	251,019	125,509	125,509	251,018	247,306
<b>Total</b>	<b>333,282</b>	<b>416,019</b>	<b>125,509</b>	<b>290,509</b>	<b>416,018</b>	<b>412,306</b>
<b>TOTAL EXPENDITURES</b>	<b>338,434</b>	<b>416,019</b>	<b>133,558</b>	<b>290,946</b>	<b>424,504</b>	<b>421,118</b>

# CELEBRATION

Community Development District

General Fund

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

<u>ACCOUNT DESCRIPTION</u>	<u>ACTUAL FY 2022</u>	<u>ADOPTED BUDGET FY 2023</u>	<u>ACTUAL THRU FEB-2023</u>	<u>PROJECTED MAR - SEPT-2023</u>	<u>TOTAL PROJECTED FY 2023</u>	<u>ANNUAL BUDGET FY 2024</u>
Excess (deficiency) of revenues						
Over (under) expenditures	86,045	6,955	268,893	(269,530)	(637)	1,856
<b>OTHER FINANCING SOURCES (USES)</b>						
Interfund Transfer - In	1	-	-	-	-	-
Proceeds of Refunding Bonds	-	-	-	-	-	-
Operating Ttransfers-Out	(11)	-	(4)	-	(4)	-
Contribution to (Use of) Fund Balance	-	(1,857)	-	-	-	1,856
<b>TOTAL OTHER SOURCES (USES)</b>	<b>(10)</b>	<b>(1,857)</b>	<b>(4)</b>	<b>-</b>	<b>(4)</b>	<b>1,856</b>
Net change in fund balance	86,035	(1,857)	268,889	(269,530)	(641)	1,856
<b>FUND BALANCE, BEGINNING</b>	(253,054)	339,089	339,089	-	339,089	338,448
<b>FUND BALANCE, ENDING</b>	<b>\$ (167,019)</b>	<b>\$ 337,232</b>	<b>\$ 607,978</b>	<b>\$ (269,530)</b>	<b>\$ 338,448</b>	<b>\$ 340,304</b>

# CELEBRATION

Community Development District

General Fund

**Celebration Community Development District  
Amortization Schedule  
Special Assessment Revenue Refunding bond**

<b>Period Ending</b>	<b>Outstanding Principal Balance</b>	<b>Annual Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual DS Service</b>
11/01/23	7,220,000			123,653	123,653	414,163
05/01/24	7,055,000	165,000	2.250%	123,653	288,653	
11/01/24	7,055,000			121,797	121,797	410,450
05/01/25	6,885,000	170,000	2.250%	121,797	291,797	
11/01/25	6,885,000			119,884	119,884	411,681
05/01/26	6,710,000	175,000	2.250%	119,884	294,884	
11/01/26	6,710,000			117,916	117,916	412,800
05/01/27	6,530,000	180,000	2.750%	117,916	297,916	
11/01/27	6,530,000			115,441	115,441	413,356
05/01/28	6,345,000	185,000	2.750%	115,441	300,441	
11/01/28	6,345,000			112,897	112,897	413,338
05/01/29	6,155,000	190,000	2.750%	112,897	302,897	
11/01/29	6,155,000			110,284	110,284	413,181
05/01/30	5,960,000	195,000	2.750%	110,284	305,284	
11/01/30	5,960,000			107,603	107,603	412,888
05/01/31	5,760,000	200,000	2.750%	107,603	307,603	
11/01/31	5,760,000			104,853	104,853	412,456
05/01/32	5,555,000	205,000	3.125%	104,853	309,853	
11/01/32	5,555,000			101,650	101,650	411,503
05/01/33	5,345,000	210,000	3.125%	101,650	311,650	
11/01/33	5,345,000			98,369	98,369	410,019
05/01/34	5,125,000	220,000	3.125%	98,369	318,369	
11/01/34	5,125,000			94,931	94,931	413,300
05/01/35	4,900,000	225,000	3.125%	94,931	319,931	
11/01/35	4,900,000			91,416	91,416	411,347
05/01/36	4,670,000	230,000	3.125%	91,416	321,416	
11/01/36	4,670,000			87,822	87,822	409,238
05/01/37	4,430,000	240,000	3.125%	87,822	327,822	
11/01/37	4,430,000			84,072	84,072	411,894
05/01/38	4,185,000	245,000	3.125%	84,072	329,072	
11/01/38	4,185,000			80,244	80,244	409,316
05/01/39	3,930,000	255,000	3.125%	80,244	335,244	
11/01/39	3,930,000			76,259	76,259	411,503

# CELEBRATION

Community Development District

General Fund

## Amortization Schedule Special Assessment Revenue Refunding bond

Period Ending	Outstanding Principal Balance	Annual Principal	Coupon	Interest	Debt Service	Annual DS Service
05/01/40	3,665,000	265,000	3.125%	76,259	341,259	
11/01/40	3,665,000			72,119	72,119	413,378
05/01/41	3,395,000	270,000	3.125%	72,119	342,119	
11/01/41	3,395,000			67,900	67,900	410,019
05/01/42	3,115,000	280,000	4.000%	67,900	347,900	
11/01/42	3,115,000			62,300	62,300	410,200
05/01/43	2,820,000	295,000	4.000%	62,300	357,300	
11/01/43	2,820,000			56,400	56,400	413,700
05/01/44	2,515,000	305,000	4.000%	56,400	361,400	
11/01/44	2,515,000			50,300	50,300	411,700
05/01/45	2,200,000	315,000	4.000%	50,300	365,300	
11/01/45	2,200,000			44,000	44,000	409,300
05/01/46	1,870,000	330,000	4.000%	44,000	374,000	
11/01/46	1,870,000			37,400	37,400	411,400
05/01/47	1,525,000	345,000	4.000%	37,400	382,400	
11/01/47	1,525,000			30,500	30,500	412,900
05/01/48	1,165,000	360,000	4.000%	30,500	390,500	
11/01/48	1,165,000			23,300	23,300	413,800
05/01/49	795,000	370,000	4.000%	23,300	393,300	
11/01/49	795,000			15,900	15,900	409,200
05/01/50	405,000	390,000	4.000%	15,900	405,900	
11/01/50	405,000			8,100	8,100	414,000
05/01/51		405,000	4.000%	8,100	413,100	
		7,220,000		4,434,619	11,654,619	11,532,028

**Exhibit "B"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

Beginning Fund Balance - Fiscal Year 2024

Net Change in Fund Balance - Fiscal Year 2024

Reserves - Fiscal Year 2024 Additions

**Total Funds Available (Estimated) - 9/30/2024**

**ALLOCATION OF AVAILABLE FUNDS**

***Restricted Fund Balance***

Interest Payment - November 2024

Reserve Account(s) - US Bank

***Assigned Fund Balance***

Place balances here.

**Total Allocation of Available Funds**

**Total Unassigned Cash**

**Notes**

## **Celebration**

Community Development District

## **Supporting Budget Schedule**

Fiscal Year 2024

**CELEBRATION**

Community Development District

General Fund

2023-2024 Non-Ad Valorem Assessment Summary

Note	Phase	Unit Type	Budget Product	Subdivision Name	Total # of Units	O&M Per Unit/ Sq Ft	2013A Annual DS Per Unit/ Sq Ft	2021 Annual DS Per Unit/ Sq Ft	FY 2024 Total Per Unit / Sq Ft	FY 2023 Total Assessment	Difference	Total O&M
(1)	1	Presbyterian Church		Celebration Village	39,243	\$0.32	\$0.00	\$0.00	\$0.32	\$0.28	\$0.04	\$12,613.02
(1)	1	Church (C-37)		Celebration Village	40,000	\$0.32	\$0.00	\$0.00	\$0.32	\$0.28	\$0.04	\$12,856.32
(1)	1	Lot 379		Celebration Village	109,709	\$0.43	\$0.00	\$0.00	\$0.43	\$0.37	\$0.06	\$47,015.15
(1)	1	Lot 374		Celebration Village	13,824	\$0.43	\$0.00	\$0.00	\$0.43	\$0.37	\$0.06	\$5,924.19
(1)	1	Lot 375		Celebration Village	69,015	\$0.43	\$0.00	\$0.00	\$0.43	\$0.37	\$0.06	\$29,575.97
(1)	1	Dukes Lot 356		Celebration Village	100,925	\$0.43	\$0.00	\$0.00	\$0.43	\$0.37	\$0.06	\$43,250.82
(1)	1	Stetson University		Celebration Village	36,000	\$0.43	\$0.00	\$0.00	\$0.43	\$0.37	\$0.06	\$15,427.59
(1)	1	Clubhouse		Celebration Village	16,500	\$0.43	\$0.00	\$0.00	\$0.43	\$0.37	\$0.06	\$7,070.98
(1)	1	Golf Club		Celebration Village	12,000	\$0.43	\$0.00	\$0.00	\$0.43	\$0.37	\$0.06	\$5,142.53
(1)	1	CROA		Celebration Village	15,000	\$0.43	\$0.00	\$0.00	\$0.43	\$0.37	\$0.06	\$6,428.16
(1)	1	Inn Site		Celebration Village	115	\$296.19	\$0.00	\$0.00	\$296.19	\$257.14	\$39.05	\$34,061.54
(1)	1	Apartments		Celebration Village	232	\$333.46	\$0.00	\$0.00	\$333.46	\$289.49	\$43.97	\$77,362.93
(1)	1	Lexin Residential		Celebration Village	105	\$333.46	\$0.00	\$0.00	\$333.46	\$289.49	\$43.97	\$35,013.40
(1)	1	Sessions Village East		Celebration Village	210	\$333.46	\$0.00	\$0.00	\$333.46	\$289.49	\$43.97	\$70,026.79
(1)	1	Lot 380		Celebration Village	120	\$365.17	\$0.00	\$0.00	\$365.17	\$317.03	\$48.15	\$43,820.78
(1)	1	Garden		W. Village/Lake Evalyn	56	\$436.58	\$0.00	\$0.00	\$436.58	\$379.02	\$57.56	\$24,448.44
(1)	1	Townhome		Celebration Village	76	\$463.36	\$0.00	\$0.00	\$463.36	\$402.27	\$61.09	\$35,215.61
(1)	1	Cottage		Celebration Village	86	\$587.91	\$0.00	\$0.00	\$587.91	\$510.39	\$77.51	\$50,560.17
(1)	1	Cottage		W. Village/Lake Evalyn	34	\$587.91	\$0.00	\$0.00	\$587.91	\$510.39	\$77.51	\$19,988.91
(1)	1	Village		Celebration Village	109	\$920.03	\$0.00	\$0.00	\$920.03	\$798.73	\$121.30	\$100,283.35
(1)	1	Village		W. Village/Lake Evalyn	43	\$920.03	\$0.00	\$0.00	\$920.03	\$798.73	\$121.30	\$39,561.32
(1)	1	Estate		Celebration Village	89	\$1,237.42	\$0.00	\$0.00	\$1,237.42	\$1,074.27	\$163.15	\$110,130.49
(1)	1	Estate		W. Village/Lake Evalyn	18	\$1,237.42	\$0.00	\$0.00	\$1,237.42	\$1,074.27	\$163.15	\$22,273.58
(2)	2	Commercial		North Village	12,858	\$0.43	\$0.00	\$0.00	\$0.43	\$0.37	\$0.06	\$5,510.22
(2)	2	Apartments		North Village	315	\$333.46	\$0.00	\$0.00	\$333.46	\$289.49	\$43.97	\$105,040.19
(2)	2	Garden Home		North Village	95	\$436.58	\$0.00	\$0.00	\$436.58	\$379.02	\$57.56	\$41,475.04
(2)	2	Townhomes		North Village	29	\$463.36	\$0.00	\$0.00	\$463.36	\$402.27	\$61.09	\$13,437.54
(2)	2	Cottage		North Village	102	\$587.91	\$0.00	\$0.00	\$587.91	\$510.39	\$77.51	\$59,966.72
(2)	2	Village		North Village	79	\$920.03	\$0.00	\$0.00	\$920.03	\$798.73	\$121.30	\$72,682.42
(2)	2	Estate		North Village	58	\$1,237.42	\$0.00	\$0.00	\$1,237.42	\$1,074.27	\$163.15	\$71,770.43
(3)	3	Duke-Parcel C5 Lot 1		South Village	102,900	\$0.43	\$0.00	\$0.00	\$0.43	\$0.37	\$0.06	\$44,097.19
(3)	3	Weeks Off Bldg Lot 357		South Village	160,674	\$0.43	\$0.00	\$0.00	\$0.43	\$0.37	\$0.06	\$68,855.90
(3)	3	Oriole Terrace Apts		South Village	99	\$333.46	\$0.00	\$0.00	\$333.46	\$289.49	\$43.97	\$33,012.63
(3)	3	Terrace		South Village	110	\$333.46	\$0.00	\$0.00	\$333.46	\$289.49	\$43.97	\$36,680.70
(3)	3	Pritzker Apartments		South Village	350	\$333.46	\$0.00	\$0.00	\$333.46	\$289.49	\$43.97	\$116,711.32
(3)	3	Bungalow		South Village	77	\$401.76	\$0.00	\$0.00	\$401.76	\$348.79	\$52.97	\$30,935.53
(3)	3	Garden Home		South Village	95	\$436.58	\$0.00	\$0.00	\$436.58	\$379.02	\$57.56	\$41,475.04
(3)	3	Townhomes		South Village	39	\$463.36	\$0.00	\$0.00	\$463.36	\$402.27	\$61.09	\$18,071.17
(3)	3	Cottage		South Village	121	\$587.91	\$0.00	\$0.00	\$587.91	\$510.39	\$77.51	\$71,136.99
(3)	3	Village		South Village	104	\$920.03	\$0.00	\$0.00	\$920.03	\$798.73	\$121.30	\$95,683.19
(3)	3	Estate		South Village	18	\$1,237.42	\$0.00	\$0.00	\$1,237.42	\$1,074.27	\$163.15	\$22,273.58
(4)	4	Church		East Village	4,545	\$0.43	\$0.00	\$0.00	\$0.43	\$0.37	\$0.06	\$1,947.73
(4)	4	Catholic Church		South Village Comm'l	60,000	\$0.43	\$0.00	\$0.00	\$0.43	\$0.37	\$0.06	\$25,712.65
(4)	4	Retail (C-21)		South Village Comm'l	26,000	\$0.43	\$0.00	\$0.00	\$0.43	\$0.37	\$0.06	\$11,142.15
(4)	4	Retail (C-1B) Lot 2		South Village Comm'l	40,000	\$0.43	\$0.00	\$0.00	\$0.43	\$0.37	\$0.06	\$17,141.77
(4)	4	Retail (C-3A)		South Village Comm'l	12,000	\$0.43	\$0.00	\$0.00	\$0.43	\$0.37	\$0.06	\$5,142.53
(4)	4	Office (C-3B)		South Village Comm'l	90,000	\$0.43	\$0.00	\$0.00	\$0.43	\$0.37	\$0.06	\$38,568.97

**CELEBRATION**

Community Development District

General Fund

2023-2024 Non-Ad Valorem Assessment Summary

Note	Phase	Unit Type	Budget Product	Subdivision Name	Total # of Units	O&M Per Unit/ Sq Ft	2013A Annual DS Per Unit/ Sq Ft	2021 Annual DS Per Unit/ Sq Ft	FY 2024 Total Per Unit / Sq Ft	FY 2023 Total Assessment	Difference	Total O&M
(4)	4	Office (C-4A)		South Village Comm'l	80,000	\$0.43	\$0.00	\$0.00	\$0.43	\$0.37	\$0.06	\$34,283.53
(4)	4	Class A Office (C-4B)		South Village Comm'l	50,000	\$0.43	\$0.00	\$0.00	\$0.43	\$0.37	\$0.06	\$21,427.21
(4)	4	Office (Parcel 7/8)		South Village Comm'l	241,670	\$0.43	\$0.00	\$0.00	\$0.43	\$0.37	\$0.06	\$103,566.26
(4)	4	Terrace Apartments		East Village	70	\$333.46	\$0.00	\$0.00	\$333.46	\$289.49	\$43.97	\$23,342.26
(4)	4	Multifamily		South Village	432	\$333.46	\$0.00	\$0.00	\$333.46	\$289.49	\$43.97	\$144,055.11
(4)	4	Hotel (C-21)		South Village Comm'l	425	\$333.46	\$0.00	\$0.00	\$333.46	\$289.49	\$43.97	\$141,720.88
(4)	4	Apartments (C-21)		South Village Comm'l	350	\$333.46	\$0.00	\$0.00	\$333.46	\$289.49	\$43.97	\$116,711.32
(4)	4	Multi Family Units Lot 3		South Village Comm'l	306	\$333.46	\$0.00	\$0.00	\$333.46	\$289.49	\$43.97	\$102,039.04
(4)	4	MF Parcel C-2		South Village Comm'l	416	\$333.46	\$0.00	\$0.00	\$333.46	\$289.49	\$43.97	\$138,719.74
(4)	4	Multifamily (Parcel 6)		South Village Comm'l	225	\$333.46	\$0.00	\$0.00	\$333.46	\$289.49	\$43.97	\$75,028.70
(4)	4	Cottage/Bungalow		Roseville Corner	99	\$401.76	\$0.00	\$0.00	\$401.76	\$348.79	\$52.97	\$39,774.25
(4)	4	Bungalow		East Village	198	\$401.76	\$0.00	\$0.00	\$401.76	\$348.79	\$52.97	\$79,548.51
(4)	4	Garden Home		East Village	104	\$436.58	\$0.00	\$0.00	\$436.58	\$379.02	\$57.56	\$45,404.25
(4)	4	Garden Home		East Village 2	25	\$436.58	\$0.00	\$0.00	\$436.58	\$379.02	\$57.56	\$10,914.48
(4)	4	Townhomes		East Village	52	\$463.36	\$0.00	\$0.00	\$463.36	\$402.27	\$61.09	\$24,094.89
(4)	4	Cottage		East Village	100	\$587.91	\$0.00	\$0.00	\$587.91	\$510.39	\$77.51	\$58,790.90
(4)	4	Cottage		East Village 2	21	\$587.91	\$0.00	\$0.00	\$587.91	\$510.39	\$77.51	\$12,346.09
(4)	4	Village		East Village	81	\$920.03	\$0.00	\$0.00	\$920.03	\$798.73	\$121.30	\$74,522.49
(4)	4	Village		East Village 2	22	\$920.03	\$0.00	\$0.00	\$920.03	\$798.73	\$121.30	\$20,240.68
(4)	4	Estate		East Village	23	\$1,237.42	\$0.00	\$0.00	\$1,237.42	\$1,074.27	\$163.15	\$28,460.69
(4)	4	Estate		East Village 2	9	\$1,237.42	\$0.00	\$0.00	\$1,237.42	\$1,074.27	\$163.15	\$11,136.79
(5)	5	Hotel		Island Village	425	\$56.69	\$0.00	\$0.00	\$56.69	\$49.21	\$7.47	\$24,092.55
(5)	5	Restaurant		Island Village	340	\$56.69	\$0.00	\$0.00	\$56.69	\$49.21	\$7.47	\$19,274.04
(5)	5	Single Homes		Island Village	150	\$210.36	\$0.00	\$0.00	\$210.36	\$182.63	\$27.74	\$31,554.24
(5)	5	Terrace Apartments		Artisan Park-Area 5	302	\$333.46	\$418.17	\$0.00	\$751.63	\$707.67	\$43.97	\$100,705.19
(5)	5	Bungalow		Artisan Park-Area 5	130	\$401.76	\$871.56	\$0.00	\$1,273.32	\$1,220.35	\$52.97	\$52,228.82
(5)	5	Townhomes		Artisan Park-Area 5	47	\$463.36	\$682.28	\$0.00	\$1,145.64	\$1,084.55	\$61.09	\$21,778.08
(5)	5	Cottage		Artisan Park-Area 5	93	\$587.91	\$968.40	\$0.00	\$1,556.31	\$1,478.79	\$77.51	\$54,675.54
(5)	5	Village		Artisan Park-Area 5	44	\$920.03	\$1,452.60	\$0.00	\$2,372.63	\$2,251.32	\$121.30	\$40,481.35
		Apartments	Apartment	Island Village Phase I	300	\$333.46	\$0.00	\$0.00	\$333.46	\$289.49	\$43.97	\$100,038.27
		Townhouse	Townhouse	Island Village Phase I	70	\$463.36	\$0.00	\$953.71	\$1,417.07	\$1,355.98	\$61.09	\$32,435.43
		Motorcourt	Bungalow	Island Village Phase I	-	\$401.76	\$0.00	\$0.00	\$401.76	\$348.79	\$52.97	\$0.00
		SF 40	Bungalow	Island Village Phase I	90	\$401.76	\$0.00	\$1,399.57	\$1,801.33	\$1,748.36	\$52.97	\$36,158.41
		SF 55	Cottage	Island Village Phase I	43	\$587.91	\$0.00	\$1,660.49	\$2,248.40	\$2,170.88	\$77.51	\$25,280.09
		SF 70	Village	Island Village Phase I	35	\$920.03	\$0.00	\$1,862.43	\$2,782.46	\$2,661.15	\$121.30	\$32,201.07
		Commercial	Commercial	Island Village Phase I	10,470	\$0.43	\$0.00	\$0.00	\$0.43	\$0.37	\$0.06	\$4,486.86
		Townhouse	Townhouse	Island Village Phase 2	37	\$463.36	\$0.00	\$953.71	\$1,417.07	\$1,355.98	\$61.09	\$17,144.44
		SF 40	Bungalow	Island Village Phase 2	30	\$401.76	\$0.00	\$1,399.57	\$1,801.33	\$1,748.36	\$52.97	\$12,052.80
		SF 55	Cottage	Island Village Phase 2	16	\$587.91	\$0.00	\$1,660.49	\$2,248.40	\$2,170.88	\$77.51	\$9,406.54
		SF 70	Village	Island Village Phase 2	4	\$920.03	\$0.00	\$1,862.43	\$2,782.46	\$2,661.15	\$121.30	\$3,680.12
												\$3,820,325.54