

**CELEBRATION
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

Tuesday, May 23, 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

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, May 23, 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
 - D. Principal for Island Village K-5 School
- 6. Consent Agenda**
 - A. Minutes of April 19, 2023, Joint Meeting and April 25, 2023, Regular Meeting
 - B. Invoices and Check Register
 - C. Financial Statements
- 7. Continuation of 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. Presentation of Proposed Budget for Fiscal Year 2024**
 - A. Fiscal Year 2024 Proposed Budget
 - B. Resolution 2023-11 Approving the Budget and Setting a Public Hearing Thereon
- 9. Business Matters**
 - A. Approval for July Article for the *Celebration News*
 - B. Discussion of Issuing Bonds for Capital Projects
- 10. Regular Reports**
 - A. District Manager: Number of Registered Voters – 8,077
 - B. Field Manager
 - i. Monthly Report
 - ii. Proposal from Juniper for 2023 Hurricane Authorization
 - iii. Proposal from SOLitude for Lake Evalyn Aeration System
 - iv. Proposal from SOLitude for Nutrient Abatement Treatments
 - C. Legal Counsel
 - D. Engineer: Monthly Report
 - E. Liaisons
- 11. Discussion Items**
- 12. Other Business, Updates, and Supervisor Comments**
- 13. Public Comment Period**
- 14. Adjournment**

The next meeting is scheduled for Tuesday, June 27, 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 JOINT MEETING
CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**

A joint meeting of the Board of Supervisors of the Celebration Community Development District (“District” or “CCDD”) and the Board of Directors of the Celebration Residential Owners Association (“CROA”) was held Wednesday, April 19, 2023, at 6:00 p.m. at Town Hall, 851 Celebration Avenue, Celebration, Florida 34747.

Present from the District and constituting a quorum were:

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

Present from CROA were:

Cindy Swisher	President
Charles Richards	Vice President
Celia McFadden	Secretary
Bill Grindl	Treasurer
David Anderson	Director
Jim Hays	Director
Jared Wise	Director

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
Laura Gunnyon	CROA Executive Director
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

Opening Activities

A. Call to Order

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

B. Pledge of Allegiance

Ms. McFadden led the *Pledge of Allegiance*.

C. CCDD Roll Call and Introduction of Supervisors

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

D. CROA Roll Call and Introduction of Members

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

Celebration CDD
 April 19, 2023, joint meeting

E. Comments and Changes for the Meeting Agenda

Mr. McLaughlin made a MOTION to accept the agenda, as presented.
 Mr. Hulme seconded the motion.

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

SECOND ORDER OF BUSINESS Audience Comments

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS Discussion Items

A. Board Alignment and Communications

Discussion ensued regarding District liaisons and which Supervisor serves in what role; suggestion to resume regular meetings with CROA, District liaison, Ms. Gunnyon, and Ms. Montagna, the purpose of which was to introduce all parties when CROA switched to Grand Manors management company; suggestion for weekly meetings with Ms. Montagna and Ms. Gunnyon; field staff from both entities coordinate on a regular basis; and emailed and written report communications.

B. Potential CeleService Replacement and Status of Vendor Evaluations

Mr. Filak introduced the history of looking to replace CeleService in the community.

Discussion ensued regarding deficiencies and challenges of CeleService, alternative platforms including GOGov, services available through GOGov and how it works, Mr. Kevin Strauss provided a demonstration of the GOGov platform, how complaints or concerns are reported, services included in the annual fixed fee, termination date of CeleService contract in 2024, estimated six months to integrate and convert to GOGov, apportionment of cost sharing and agreement for CROA's private usage of the program if they choose to participate, and database access.

C. Security Initiatives

i. Status on Partnership for Sheriff Detail Downtown

Discussion ensued regarding tri-party agreement process, current services continuing to be provided throughout the community, partnership would be for an additional detail in the downtown area Friday and Saturday evenings, when credits are offered for details being offsite, and ad valorem tax dollars paid to the County for sheriff services.

ii. Cameras

Discussion ensued regarding cameras desired near Lakeside Park and the esplanade, feeds monitored by the sheriff's department, each entity's cameras on its own property, and property ownership of roads and bridge.

Celebration CDD
April 19, 2023, joint meeting

FOURTH ORDER OF BUSINESS CCDD and CROA Board Member Comments

Discussion ensued regarding collaborative projects between CCDD and CROA, opportunities for property owned by the CCDD behind the K-5 school in Island Village, impacts of gas line easement, initial discussions being held with the County regarding possible funding partnership, development of the civic corridor, CCDD’s ability to issue bonds for public access, potential interest in a community center, providing access to non-residents for annual access fees, Tracts B and D in the civic corridor, master plan, and working together to benefit the community.

FIFTH ORDER OF BUSINESS Concluding Remarks/Next Steps

There being none, the next order of business followed.

SIXTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Hulme, seconded by Mr. McLaughlin, with all in favor, the meeting was adjourned at 8:21 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, April 25, 2023, at 6:00 p.m. at the District Office, 313 Campus Street, Celebration, Florida 34747.

Present and constituting a quorum 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
Jan Carpenter	Attorney: Latham, Luna, Eden & Beaudine
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 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. Filak 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. Filak 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. Mr. Hulme seconded the motion.

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

FOURTH ORDER OF BUSINESS Public Comment Period

There being none, the next order of business followed.

Celebration CDD
 April 25, 2023, meeting

FIFTH ORDER OF BUSINESS

Third-Party Reports and Presentations

A. Celebration Residential Owners Association (CROA)

Mr. Hays expressed gratitude for the joint meeting with CROA and the District at Town Hall.

B. Incorporation

Discussion ensued regarding waiting numbers from the sheriff’s department, potential turnover from parks and recreation from CROA to the District if incorporated, pending conditional vote from CROA, impacts to the entities and community if incorporated, vote not required if financially unfeasible or other requirements unmet, feasibility study, further conversations to be held, staff will request final report with the financial information, and Mr. Hulme to contact CROA attorney if CROA is willing to turnover assets to the District in order to incorporate.

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 March 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.

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, as presented.
 Mr. Touzin seconded the motion.

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

SEVENTH ORDER OF BUSINESS

Public Hearing Regarding the Rule Governing Roadways/Verges

A. Proposed Rule

Mr. Touzin made a MOTION to open the public hearing for rulemaking governing roadways/verges.
 Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to open the public hearing for rulemaking governing roadways/verges.

Celebration CDD
April 25, 2023, meeting

Discussion ensued regarding elimination of the \$1,000 fine, leave fining up to CROA, wording could be “reimbursement of costs up to \$1,000” instead of “fine” and reimbursement of attorneys’ fees, process for replacements and irrigation, instances of homeowners who have turned off irrigation, right and responsibility for maintenance of trees, requirement of homeowners to irrigate and maintain newly installed tree replacements, District trims trees over the roadway and sidewalk for safety reasons and emergency vehicle access, examples of replacements after a hurricane, aesthetics are outside the District’s jurisdiction and within the purview of CROA, example of crepe myrtle trimming, crepe myrtles are exceptions to the rule, instances when the District will and will not pay for a tree replacement, checklist provided to homeowners when trees are replaced on their lot that has to be signed and returned to the District, proposed changes to the end of 3A and 3C, homeowner responsible for replacement of sod and anything installed by the homeowner such as stepping stones or leadwalk, requirement for tree rings the jurisdiction of CROA, and sod may be replaced as determined by the District.

B. Public Comment

Mr. Gary Hudspeth commented the revised rule is more clear than the previous version, suggested language that the District only trims trees over roadways and sidewalks for safety and emergency vehicle access, include language that did not change for hurricane replacements, other utilities located in the easements near the trees, encouragement not to change what is being done but reinforce it, and recommended no action until the changes have been incorporated and can be reviewed again.

Mr. Paul Rashkind commented on the conversation being helpful, encouraged no action to be taken until the rule has been revised as discussed, example of tree trimming at his house, expressed aspects he feels are unfair, suggested publishing a checklist for homeowner responsibilities, and definition of common areas in community documents.

C. Resolution 2023-08 Adopting the Rule Governing Roadways/Verges

Mr. Filak read Resolution 2023-08 into the record by title.

Mr. Hulme made a MOTION to continue the public hearing to adopt the rule governing roadways/verges until May 23, 2023, at 6:00 p.m.
Mr. Touzin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to continue the public hearing to adopt the rule governing roadways/verges until May 23, 2023, at 6:00 p.m.

EIGHTH ORDER OF BUSINESS

Public Hearing Regarding the Rule Governing Root Barriers

A. Proposed Rule

Mr. McLaughlin made a MOTION to open the public hearing for rulemaking governing root barriers.
 Mr. Hulme seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to open the public hearing for rulemaking governing root barriers.

Discussion ensued regarding limiting to new installations, repair costs for irrigation for replacements of older or mature trees, how root barriers work, question of definition of “adjacent,” cost of root barriers, enforceability, and intent was for development of Island Village.

B. Public Comment

Mr. Hudspeth commented on ARC not requiring root barriers because no ownership of the property or infrastructure, and suggestion ARC include the root barrier rule for future requests.

C. Resolution 2023-09 Adopting the Rule Governing Root Barriers

Mr. Filak read Resolution 2023-09 into the record by title.

Mr. Filak made a MOTION to approve Resolution 2023-09 adopting the rule governing root barriers.
 Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to Resolution 2023-09 adopting the rule governing root barriers.

NINTH ORDER OF BUSINESS

Business Matters

A. Approval for June Article for the *Celebration News*

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

Upon VOICE VOTE, with all in favor, unanimous approval was given to the June article for the *Celebration News*.

B. Proposal from Sound F/X Entertainment Systems for Speaker Renovation Downtown

Discussion ensued regarding the proposal and cost to the District.

Mr. McLaughlin made a MOTION to approve the proposal from Sound F/X Entertainment Systems for speaker renovation downtown on the esplanade, in the amount of \$5,183.00.
 Mr. Hulme seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the proposal from Sound F/X Entertainment Systems for speaker renovation downtown on the esplanade, in the amount of \$5,183.00.

C. Proposal from Service Works Plus for Roof Repair

Discussion ensued regarding the proposals for \$7,050 due to improper installation and patching or \$27,000 to repair the roof, proposal from engineering firm to inspect for \$12,500, Arnco is willing to make any repairs, options (1) to request Arnco to contribute \$7,050 or \$27,000 for the District to make repairs to the roof or (2) have Arnco make the repairs at their cost, warranty period, routine maintenance, prefer to have third-party inspection, request warranty for work performed, previous calls for service result in Arnco sending a different contractor, request proposal from Arnco to rectify and compare to Service Works, scope of services has been provided to Arnco, request they provide those repairs as identified and pay for an engineer to inspect repairs, timeframe to complete, lack of responses from Arnco, challenges getting proposals from other companies, request Arnco to pay \$7,050, provide scope of repair work to Arnco, and request Arnco make repairs identified by Service Works Plus.

Mr. Hulme made a MOTION to approve Arnco making repairs within 30 days and providing a warranty, with staff providing proposals.
 Mr. McLaughlin seconded the motion.

Discussion ensued regarding lack of confidence in Arnco, and discussion of scope of work to be performed.

Upon VOICE VOTE, with all in favor except Mr. Filak, approval was given to Arnco making repairs within 30 days and providing a warranty, with staff providing proposals.

D. Request to Extend the Boundary Fence Behind 905 Spring Park Loop

Mr. Hulme made a MOTION to approve the request to extend the boundary fence behind 905 Spring Park Loop.
 Mr. McLaughlin seconded the motion.

Discussion ensued regarding logistics and history of the fence, chain link fence, and situations happening in the area.

Upon VOICE VOTE, with none in favor, the above motion failed.

E. Proposal from GOGov as Replacement for CeleService

Mr. McLaughlin made a MOTION to approve the proposal from GOGov for citizen request management, citizen notifications and alerts, and integration to the County's ESRI GIS system, in the annual amount of \$16,860.

Mr. Hulme seconded the motion.

Discussion ensued regarding pushback from CROA who does not believe CeleService has any problems and should be working for the District, advantage of the community using a single tool for a complaint system, appreciation for the District benefitting at no cost from CeleService but the District needs a product that works better, tickets were delivered to the District Monday morning dating back several weeks, inefficiencies of CeleService for the District being managed by CROA, District providing an agreement for CROA if they want to participate, ability for Enterprise to cost share, clarification of term, and termination provisions.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the proposal from GOGov for citizen request management, citizen notifications and alerts, and integration to the County's ESRI GIS system, in the annual amount of \$16,860.

F. Resolution 2023-10 Approving Electronic Signatures

Mr. Filak read Resolution 2023-10 into the record by title.

Mr. McLaughlin made a MOTION to approve Resolution 2023-10 approving electronic signatures.

Mr. Hulme seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to Resolution 2023-10 approving electronic signatures.

G. Tri-Party Agreement Among Celebration CDD, CROA, and Lexin for Downtown Details

Discussion ensued regarding ability to table, no answer from Lexin or CROA, cap discussed of \$10,000, and Lexin is amenable to the agreement.

Celebration CDD
April 25, 2023, meeting

Mr. Hulme made a MOTION to approve the tri-party among Celebration CDD, Celebration Residential Owners Association, and Lexin for downtown details, in substantial form, delegating final authority to the Chairman to make non-material changes.

Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the tri-party among Celebration CDD, Celebration Residential Owners Association, and Lexin for downtown details, in substantial form, delegating final authority to the Chairman to make non-material changes.

TENTH ORDER OF BUSINESS

Regular Reports

A. District Manager: Digitization of District Records

Discussion ensued regarding the cost of \$18,000 to digitize all paper records including maps and drawings, details of how information is stored in the cloud, number of boxes, documents are searchable, and request of Enterprise CDD to cost share.

Mr. Touzin made a MOTION to approve the proposal from Inframark to digitize all District records, pending interest to cost share from Enterprise CDD, in an amount not to exceed \$18,000.

Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the proposal from Inframark to digitize all District records, pending interest to cost share from Enterprise CDD, in an amount not to exceed \$18,000.

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 dying trees in Island Village that were replaced, a few replacements are dying, installation vendor will not warranty the trees once a homeowner owns the property, Ms. Carpenter will investigate with staff, warranting turf on Celebration Boulevard, vendor performing well, cannas probably installed in May, and aerator proposals to be provided at the May budget workshop and the next meeting.

C. Attorney

Discussion ensued regarding eminent domain issue, the revised engagement letter, and impacts to drainage they will have to address.

Celebration CDD
April 25, 2023, meeting

Mr. Filak made a MOTION to accept the revised engagement letter from Gray Robinson to represent the District regarding eminent domain.

Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to accept the revised engagement letter from Gray Robinson to represent the District regarding eminent domain.

D. Engineer

i. Monthly Field Management Report

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

Discussion ensued regarding Reedy Creek Improvement District (“RCID”) request for spreader swale for the Eastlawn berm but no response, anticipated date to restore by May 15 if no response received, Island Village Phase 1A nearly complete and punch list provided, repairs made to esplanade steps that are draining better, and skimmer repair behind the school.

ii. Proposal for Land Surveying Services

Discussion ensued regarding the proposal for survey for the area behind K-5 school, RCID said not an option to use easement property, possible County contribution for capital improvements but not maintenance, previous surveys from CROA showing outdoor areas, what can fit in that area, non-resident fee for use of facility if it is part of the County parks and recreation system, locations of gas line and power line easements, pursue without RCID piece, timing of the project, option #1 is \$5,500 for District tract, option #2 is for the RCID tract which is not an option, and ask Allen & Company to split out the ground penetrating radar proposal for the District’s tract.

Mr. Filak made a MOTION to approve the proposal from Hanson, Walter & Associates for land surveying services for option #1 land surveying services in the amount of \$5,500, and for Allen & Company to provide ground penetrating radar services on the District’s tract, not to exceed \$10,135, coded to the general fund.

Mr. Hulme seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the proposal from Hanson, Walter & Associates for land surveying services for option #1 land surveying services in the amount of \$5,500, and for Allen & Company to provide ground penetrating radar services on the District’s tract, not to exceed \$10,135, coded to the general fund.

Celebration CDD
 April 25, 2023, meeting

E. Liaisons

Mr. McLaughlin discussed operational crosswalk test in North Village by sheriff’s department.

Mr. Filak discussed meeting with Mr. Ray Stangle regarding parks, urban planner consultant regarding trees in the long term, street cleaning and potentially offsetting some costs to the District, traffic signal in front of the library, and the District’s authority over parking in the PUD if requested of the County. Discussion ensued regarding enforcement of parking, and pros and cons of the District getting involved in parking.

Mr. Filak discussed the evaluations from Supervisors for the Inframark agreement, which comments will be included on the May agenda, similar evaluations will be done for all vendors annually, staff to provide evaluations for vendors, and number of complaints for services.

ELEVENTH ORDER OF BUSINESS Discussion Items

A. Island Village Recreation Park Updates

This item not being discussed, the next item followed.

B. Proposed Budget for Fiscal Year 2024

Discussion ensued regarding continued reviews, and Board member project requests.

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

Mr. Filak commented on potential community center in the future, requesting conversations with CROA, previous conversations regarding a community building, how the District can regulate access, setting non-resident user fees, and the District welcomes another joint meeting to discuss civic center.

Mr. Hulme asked about remediation that has been done for roof leaks.

THIRTEENTH ORDER OF BUSINESS Public Comment Period

There being none, the next order of business followed.

FOURTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Hulme, seconded by Mr. Touzin, with all in favor, the meeting was adjourned at 9:23 p.m.

Angel Montagna, Secretary

Greg Filak, Chairman

Subsection 6B

Invoices and Check Register

CELEBRATION

Community Development District

Payment Register

April 30, 2023



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

Page: 1 of 1
 4204
 5286733

INVOICE

CELEBRATION COMMUNITY DEVELOPMENT DIST. 313 CAMPUS STREET CELEBRATION, FL 34747	CLIENT ID: 6209 INVOICE #: 5286733 INVOICE DATE: 4/20/2023 DUE DATE: 4/30/2023 BILLED THROUGH: 3/31/2023
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CELEBRATION CDD CONSULTATIONS

PO:

JOB ID: 4204

PERIOD: March 2023

For Services Rendered Through March 31, 2023

Prepare for and attend CDD meeting and workshop, provide 1173 Wilde Dr Survey, Terraces condos wetland structure modification details & dimensions with field management, K8 skimmer repair site visit with FEMA and search for old plans & permits, Kinder Morgan Gas Co correspondence and construction guideline review, provide updated ownership maps, Eastlawn berm repair site meeting with field staff and FEMA, draft response to RCID for spreader swale request at Eastlawn berm repair & edits with attorney, review chain link fence behind Spring Park Loop, Island Village Phase 2B SDP plan review and comments letter, Island Village Celebration Blvd maintenance bond punchlist and irrigation conduit over bridge correspondence.

	Total Billed To Date	Amount Previously Billed	Amount This Billing
TIME & MATERIALS			
PROFESSIONAL CIVIL ENGINEERING SERVICES	336,021.60	334,420.35	1,601.25
ISLAND VILLAGE- MATTAMY HOMES	35,242.50	34,402.50	840.00
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	20,454.90	19,983.70	471.20
STORMWATER NEEDS ANALYSIS 2021	0.00	0.00	0.00
EXTRA: 717 EASTLAWN TREE SURVEY	831.95	831.95	0.00
REIMBURSABLES	837.57	751.17	86.40
	395,436.02	392,437.17	2,998.85

REIMBURSABLE DETAIL	Amount
Printing, Graphics, Postage, etc.	86.40

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

Total Invoice \$2,998.85

DATE	INVOICE NO.	COMMENT	AMOUNT	Agenda Page #	AMOUNT
03/27/2023	CDD Maps- GIS	4204 CD of Celebration CDD Maps - GIS			72.00
DATE 03/27/23			VENDOR OSCEOLA BOARD OF CO. COMMISSIONE		TOTAL 72.00

Nelco [L1084LB] 9178907

Batch #: _____

Job #: 4204

Vendor: 02627

Voucher #: _____

Unit(s): _____

Discount: _____

Cost Code: _____

Invoice #: _____

G-L Entity: _____

Prices Verified: _____

Cost Category: _____

Ext Verified: _____

Other Rate: | _____

Purchase Authorized: _____

GL Acct. _____

Received By: _____

B/L Acct. | _____

Description/Remarks:

Requested By: Mark

CD of Celebration CDD Maps- GIS

Approved By: _____

Bill To: 4204

Distribution Instructions: _____



2002 West Grand Parkway North
 Suite 100
 Katy, TX 77449

INVOICE

INVOICE#

#93596

DATE

4/28/2023

CUSTOMER ID

C1062

NET TERMS

Net 30

PO#

DUE DATE

5/28/2023

BILL TO

Celebration CDD
 313 Campus Street
 Celebration FL 34747
 United States

Services provided for the Month of: April 2023

DESCRIPTION	QTY	UOM	RATE	MARKUPP	AMOUNT
Management Services for the Month of: April 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	36.60		36.60
Record Storage Fee 001-549069-51301-5000	1	Ea	1,050.00		1,050.00
Subtotal					102,508.60

Subtotal	\$102,508.60
Tax	\$0.00
Total Due	\$102,508.60

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.

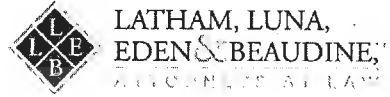
To pay via ACH or Wire, please refer to our banking information below:

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

April 5, 2023

Invoice #: 111253
 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:

3/1/2023	JAC	Received and reviewed emails and survey from District Engineer regarding retaining wall	0.20	\$63.00
3/1/2023	JEL	Email correspondence with B.Burgess regarding Rackspace letter; Review of maintenance proposals and email correspondence regarding same	0.30	\$64.50
3/3/2023	JAC	Multiple emails with Chairman regarding Sheriff details and incorporation	0.20	\$63.00
3/3/2023	jms	Prepare and send Response to Demand for Public Record and send via USPS certified return receipt; emails	0.20	\$20.00
3/6/2023	JAC	Research regarding Pickett insurance claim; responded to CROA's demand letter regarding Spring Lake tree sodding; emails from District Chairman; work on Resolution 2023-077 and accompanying Rule regarding root barriers	1.40	\$441.00
3/6/2023	JEL	Preparation of Tri-Party Agreement regarding Sheriff Services	1.30	\$279.50
3/7/2023	JEL	Continued to work on Tri-Party Agreement; Review of Notice of Claim received	1.00	\$215.00
3/7/2023	JAC	Rec'd notice of personal injury claim and sent to Paula Davis at Inframark to alert insurer; sent emails regarding Rules 023-60 & 07 and District Manager for March agenda	0.30	\$94.50
3/7/2023	jms	Emails; review and revise Resolution on Hearing of Rule and Rule for Installation of Root Barrier and sent to J. Carpenter for review; additional revisions base on J. Carpenter notes	1.80	\$180.00
3/8/2023	JAC	Emails with Chairman and District Manager regarding CROA's request for tree/sod installation and possible update to proposed rule	0.20	\$63.00
3/10/2023	JAC	Telephone call with Chairman regarding park property possibility	0.20	\$63.00
3/13/2023	JAC	Received and reviewed correspondence regarding FCOT proposed appraisal for I-4 taking; emails regarding proposed action and representation by eminent domain attorney	0.40	\$126.00
3/14/2023	JAC	Email from insurer requesting extension of time to respond to 558 claim; related emails with client; emails regarding Academy Row parcels and tree maintenance; respond to CROA's attorney's	0.60	\$189.00
3/14/2023	JEL	Continued to work on 558 Notice with ARNCO; Review of statute and email correspondence regarding same	0.40	\$86.00
3/15/2023	JEL	Email correspondence regarding Rackspace letter and follow up to same	0.40	\$86.00
3/15/2023	jms	Prepare and send 2nd attempt letter to Rackspace for Public Records	0.20	\$20.00
3/16/2023	JEL	Preparation of aeration agreement; Continued to work on Tri-Party Agreement; Email correspondence with District Manager regarding agreement and renewal letter	2.40	\$516.00
3/16/2023	JAC	Emails regarding CROA attorneys regarding tree replacement issues	0.20	\$63.00
3/17/2023	JAC	Short conversation with Kent Hipp regarding eminent domain matter; telephone call with District Manager and Chairman regarding roofing issues; telephone call with insurer for ARNCO regarding offer to repair; related emails; additional telephone calls with District Manager and Chairman; confer with D. Couloff; emails regarding Rackspace response	1.70	\$535.50
3/17/2023	JEL	Preparation of Pond Planting Agreement and email correspondence regarding same; Review of correspondence received from Rackspace	0.70	\$150.50

Date	Type	Notes	Agenda Page #024	Amount
3/20/2023	JAC	Multiple emails; re: roofing inspection; related email to and from insurer; emails with District Manager re: Sherriff's Agreement	0.20	\$63.00
3/21/2023	JAC	Receive and review message with Service Works assessment for roof repairs; telephone call from board member; work on edits to Tri Party Agreement for Sheriff's Services; resend draft of 2 tree rules	0.70	\$220.50
3/21/2023	jms	Emails; received and review Eminent Domain letter; prep for execution	0.20	\$20.00
3/22/2023	JEL	Review of verge and root barrier rules/memos and email correspondence regarding same; Continued work on Tri-Party Agreement	1.60	\$344.00
3/23/2023	JEL	Email correspondence with District Manager regarding proposed rules	0.20	\$43.00
3/23/2023	jms	Emails regarding agenda	0.10	\$10.00
3/23/2023	JAC	Receive and review agenda package for March 28 meeting; review 2022-2023 audit; receive and review roofing report from Service Works and related emails with District Manager and Chairman; complete Tri-Party Agreement for Sheriff Services with Chairman's in put; multiple emails; conference call with District Manager and Chairman regarding roofing report and ARNCO issues; emails to school board counsel	1.20	\$378.00
3/27/2023	JAC	Email to new counsel of Mattamy regarding root barrier proposed rule; receive and review revised eminent domain counsel engagement letter; related emails; email to Tom Slater; review agenda briefly; emails from District Manager	0.90	\$283.50
3/27/2023	JEL	Review of statutes regarding rulemaking and preparation of Rule Notice for Public Records; Review agenda for Board of Supervisors' meeting; Review of Celebration Boulevard Extension project status	3.90	\$838.50
3/28/2023	JAC	Attend Board of Supervisors' meeting; emails with District Manager regarding agenda items; receive and review correspondence from CRDA's attorney	4.50	\$1,417.50
3/29/2023	JAC	Work on follow up to board meeting; emails with District Manager and Chairman	0.30	\$94.50
3/29/2023	JEL	Preparation of Gazebo Re-Roofing Agreement and emails regarding same	1.20	\$258.00
3/30/2023	JAC	Receive and review issues regarding Service Works' report: related emails; emails with Mattamy issues	0.30	\$94.50
3/31/2023	JAC	Receive, review and send revisions to District Engineer's draft email to RCID regarding BERM installation; receive and review 3 franchise agreements for road easements; prepared emails to Enterprise counsel to work on joint approach to termination/removal; emails from ECDD and with staff regarding irrigation conduit	1.80	\$567.00
Total Professional Services:			31.20	\$7,950.50

For Disbursements Incurred:

3/31/2023	POSTAGE			\$8.10
Total Disbursements Incurred:				\$8.10

Total	\$7,958.60
Previous Balance	\$0.00

Payments & Credits

<u>Date</u>	<u>Type</u>	<u>Notes</u>	<u>Amount</u>
			Payments & Credits \$0.00
			Total Due \$7,958.60



LATHAM, LUNA,
EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

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

May 3, 2023

Invoice #: 112793
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:

4/3/2023	JAC	Multiple emails; regarding Service Works report; joint meeting and franchise agreements; email with District Engineer and District Manager regarding irrigation issue	0.60	\$189.00
4/3/2023	JEL	Review of franchise fee agreements and amendment; Review of task list	0.20	\$43.00
4/4/2023	JAC	Work on response to insurer for Arnco regarding roofing inspection report; emails with District Manager re: irrigation issue follow-up; send proposed tree root barrier rule to board for input; multiple emails with District Manager; emails regarding ECDD bond and bridge work	1.20	\$378.00
4/5/2023	JAC	Telephone call with counsel for ECDD regarding status of franchise agreements; follow-up with District Manager regarding Service Works proposal costs for ARNCO insurer; multiple emails with District Manager regarding joint meeting; emails with District Engineer regarding system repair/extension; receive and review supervisor comments to tree barrier rule	0.50	\$157.50
4/5/2023	JEL	Reviewed comments to proposed rules; Research regarding barrier roots and tree ownership	2.30	\$494.50
4/6/2023	JEL	Review of Supervisors' comments to proposed root barrier rule	0.20	\$43.00
4/6/2023	JAC	Telephone call with Osceola School board attorney; receive and review maps for school site; email ARNCO insurer	0.30	\$94.50
4/10/2023	JAC	Review and compile and send gas line documents to Chairman; contact Osceola School Board for additional information	0.30	\$94.50
4/10/2023	JEL	Continued to work on proposed root barrier rule and comments to same	0.10	\$21.50
4/14/2023	JEL	Review of downtown details and continued to work on Tri-Party Agreement for Sheriff Services; Email correspondence regarding same	1.20	\$258.00
4/14/2023	JAC	Emails regarding ARNCO response, engineer proposal for roof and sheriff tri-party agreement comments	0.70	\$220.50
4/17/2023	JAC	Receive and Review agenda for joint meeting with CROA; emails regarding April meeting agenda items; work on rule adaption documents	0.40	\$126.00
4/17/2023	JEL	Continued to revise proposed rules; Draft resolution regarding same	0.80	\$172.00
4/18/2023	JEL	Emails with Inframark regarding proposed rules and related resolutions	1.00	\$215.00
4/18/2023	JAC	Work on final rule (and research) for root barriers; emails regarding agenda items	0.90	\$283.50
4/19/2023	JAC	Participate in Joint CCDD/CROA meeting; Receive and review agenda; Telephone conference agenda	4.70	\$1,480.50
4/24/2023	JEL	Review agenda and minutes	0.30	\$64.50
4/25/2023	JAC	Prep for and attended board of supervisors meeting; Emails with District Manager and Chairman regarding non-resident user-fees	5.20	\$1,638.00
4/26/2023	JEL	Preparation of GoGov Agreement; Review correspondence between CDD and CROA	0.40	\$86.00
4/26/2023	JAC	Compile Gray Robinson engagement letter; Related emails; Prepare task list from board meeting; Work on amendments to final rule and proposed rule changes to "Parkway/Verge" rule; Quick research regarding RCID; Set response to ARNCO regarding requested repairs/warranty; Emails with District Manager and Chairman	1.40	\$441.00
4/27/2023	JAC	Email response from ARNCO	0.20	\$63.00

Total Professional Services:

Agenda Page #026
~~22.90~~ **\$6,563.50**

For Disbursements Incurred:

4/19/2023	Payment disbursement sent to Jan Carpenter for Jan Carpenter's travel to and from board meeting on April 19, 2023	\$30.05
4/25/2023	Payment disbursement sent to Jan Carpenter for Jan Carpenter's travel to and from Board Meeting on 04.25.2023	\$30.05

Total Disbursements Incurred:

\$60.10

Total	\$6,623.60
Previous Balance	\$7,958.60
Total Due	\$14,582.20



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May 3, 2023

Invoice #: 112794
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:

4/3/2023	JAC	Receive and review letter from Sheriff's office regarding no change in service/cost	0.20	\$63.00
Total Professional Services:			0.20	\$63.00

Total	\$63.00
Previous Balance	\$0.00

Payments & Credits

<u>Date</u>	<u>Type</u>	<u>Notes</u>	<u>Amount</u>
			Payments & Credits \$0.00
			Total Due \$63.00



LATHAM, LUNA,
EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW
201 S. ORANGE AVE, STE 1400
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32801

May 3, 2023

Invoice #: 112795
Federal ID #:59-3366512

Accounts Payable
Celebration CDD c/o Inframark
313 Campus Street
Celebration, FL 34747

Matter ID: 2374-012 2023 Eminent Domain

For Professional Services Rendered:

3/21/2023	JAC	Emails with Kent Hipp regarding appraiser's schedule visit; receive and review engagement letter and parcels condition and maps	0.40	\$126.00
3/21/2023	jms	Emails with J. Carpenter regarding Engagement Letter with Gray Robinson regarding eminent domain	0.20	\$20.00
4/24/2023	JAC	Receive and review updated engagement package for eminent domain action (to add another parcel); emails regarding roof; sent updated FDOT parcel map to board	0.40	\$126.00
Total Professional Services:			1.00	\$272.00
			Total	\$272.00
			Previous Balance	\$0.00
			Total Due	\$272.00

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 4/1/23 to 4/30/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>SOUTHSTATE BANK GF (NEW) - (ACCT#XXXXX7106)</u>							
CHECK # 10128							
04/06/23	Vendor	BACKYARD DESIGN PROS LLC	155	SIDEWALKS	R&M-Sidewalks	001-546084-53901	\$400.00
Check Total							\$400.00
CHECK # 10129							
04/06/23	Vendor	CELEBRATION HARDWARE	347230	DIABLE WOOD PRUNING 5PK	R&M-Common Area	001-546016-53901	\$252.89
04/06/23	Vendor	CELEBRATION HARDWARE	347586	RIVET/LINER DRUM	R&M-Common Area	001-546016-53901	\$120.46
04/06/23	Vendor	CELEBRATION HARDWARE	347755	CONCRETE MIX	R&M-Common Area	001-546016-53901	\$49.90
04/06/23	Vendor	CELEBRATION HARDWARE	348163	SEALANT/BIT DRILL/FASTENERS	R&M-Common Area	001-546016-53901	\$28.17
04/06/23	Vendor	CELEBRATION HARDWARE	348186	LAG SCREWS	R&M-Common Area	001-546016-53901	\$11.96
04/06/23	Vendor	CELEBRATION HARDWARE	348248	BLEACH/CLEANER	R&M-Common Area	001-546016-53901	\$56.95
Check Total							\$520.33
CHECK # 10130							
04/06/23	Vendor	CHURCHILLSGROUP HOLDINGS INC	31558	SPLASH PAD SVCS APRIL 2023	Contracts-Fountain	001-534023-53901	\$661.50
Check Total							\$661.50
CHECK # 10132							
04/06/23	Vendor	ENTERPRISE CDD	032323-8003351022	BILL PRD 2/10-3/10/23 COASTAL COURT	R&M-Common Area	001-546016-53901	\$385.10
Check Total							\$385.10
CHECK # 10133							
04/06/23	Vendor	ENTERPRISE CDD	032323-8003210013	2/10-3/10/23 313 CAMPUS ST	R&M-Common Area	001-546016-53901	\$278.05
Check Total							\$278.05
CHECK # 10134							
04/06/23	Vendor	ENTERPRISE CDD	032323-8003356022	2/10-3/10/23 COASTAL COURT	R&M-Common Area	001-546016-53901	\$647.30
Check Total							\$647.30
CHECK # 10135							
04/06/23	Vendor	ENTERPRISE CDD	032323-8003354022	2/10-3/10/23 ISLAND VILLAGE WAY	R&M-Common Area	001-546016-53901	\$315.85
Check Total							\$315.85
CHECK # 10136							
04/06/23	Vendor	ENTERPRISE CDD	032323-8003353021	2/10-3/10/23 CELEBRATION BLVD/ISLAND VILLAGE	R&M-Common Area	001-546016-53901	\$261.60
Check Total							\$261.60
CHECK # 10137							
04/06/23	Vendor	ENTERPRISE CDD	032323-8003352021	2/10-3/10/23 CELEBRATION BLVD / ISLAND VILLAGE	R&M-Common Area	001-546016-53901	\$828.76
Check Total							\$828.76

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 4/1/23 to 4/30/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 10138							
04/06/23	Vendor	FLORIDA GREEN LAWN &	1162	TREE TRIMMING/DEBRIS REMOVAL	R&M-Tree Removal	001-546908-53901	\$26,550.00
Check Total							<u>\$26,550.00</u>
CHECK # 10139							
04/06/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	206090	PINE STRAW INSTALLATION	R&M-Other Landscape	001-546036-53901	\$66,000.00
04/06/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	206091	SPRING ANNUALS 2023	Contracts-Annuals	001-534117-53901	\$4,150.00
Check Total							<u>\$70,150.00</u>
CHECK # 10140							
04/06/23	Vendor	OSCEOLA SHERIFF'S OFFICE	54153	SECURITY 1/15-1/28/23	Security Service-Sheriff	001-534365-52001	\$5,593.62
04/06/23	Vendor	OSCEOLA SHERIFF'S OFFICE	54088	SECURITY 12/19/22-12/31/22	Security Service-Sheriff	001-534365-52001	\$4,293.64
04/06/23	Vendor	OSCEOLA SHERIFF'S OFFICE	53942	SECURITY 11/6/22-11/19/22	Security Service-Sheriff	001-534365-52001	\$3,933.51
04/06/23	Vendor	OSCEOLA SHERIFF'S OFFICE	54189	SECURITY 1/29/23-2/11/23	Security Service-Sheriff	001-534365-52001	\$5,670.36
04/06/23	Vendor	OSCEOLA SHERIFF'S OFFICE	53883	SECURITY 10/10/22-10/22/22	Contracts-Sheriff	001-534100-52001	\$5,646.39
04/06/23	Vendor	OSCEOLA SHERIFF'S OFFICE	53767	SECURITY 8/2822-9/10/22	Contracts-Sheriff	001-534100-52001	\$6,308.16
04/06/23	Vendor	OSCEOLA SHERIFF'S OFFICE	53904	SECURITY 10/23/22-11/5/22	Security Service-Sheriff	001-534365-52001	\$9,354.37
Check Total							<u>\$40,800.05</u>
CHECK # 10141							
04/06/23	Vendor	REXEL USA	S135973194.003	FUSE HOLDER	R&M-Streetlights	001-546095-54101	\$727.94
Check Total							<u>\$727.94</u>
CHECK # 10142							
04/06/23	Vendor	SESCO LIGHTING, INC.	INV114059	FRAMES FOR HANDHOLE/HANDHOLE COVERS	R&M-Streetlights	001-546095-54101	\$525.00
Check Total							<u>\$525.00</u>
CHECK # 10143							
04/06/23	Vendor	SMART CITY TELECOM	040123-0231	BILL PERIOD APR 2023	R&M-Irrigation	001-546041-53901	\$128.79
Check Total							<u>\$128.79</u>
CHECK # 10144							
04/06/23	Vendor	SMART CITY TELECOM	040123-0025	BILL PRD APR 2023	Communication - Telephone	001-541003-51301	\$183.72
Check Total							<u>\$183.72</u>
CHECK # 10145							
04/06/23	Vendor	SMART CITY TELECOM	040123-1187	BILL PERIOD APR 2023	Communication - Telephone	001-541003-51301	\$139.99
Check Total							<u>\$139.99</u>
CHECK # 10146							
04/06/23	Vendor	SOUTHERN PINE LUMBER CO. OF ORLANDO, INC.	40070752	PLYWOOD	LUMBER	001-546009-53901	\$1,851.20
04/06/23	Vendor	SOUTHERN PINE LUMBER CO. OF ORLANDO, INC.	40070752	PLYWOOD	DELIVERY CHG	001-546009-53901	\$65.00
Check Total							<u>\$1,916.20</u>

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 4/1/23 to 4/30/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 10147							
04/06/23	Vendor	USA SEAL & STRIPE, LLC	314	STREET SWEEPING 3/31/23	R&M-Road Cleaning	001-546080-54101	\$2,750.00
Check Total							<u>\$2,750.00</u>
CHECK # 10148							
04/06/23	Vendor	WILLIAMS SCOTSMAN INC.	9017235332	3/27-4/23/23 M127006288	Rentals - General	001-544001-53901	\$242.23
Check Total							<u>\$242.23</u>
CHECK # 10149							
04/07/23	Vendor	BRIGHTVIEW LANDSCAPING	8253109	TREE TRIMMING	R&M-Other Landscape	001-546036-53901	\$1,920.00
Check Total							<u>\$1,920.00</u>
CHECK # 10151							
04/07/23	Vendor	LATHAM, LUNA, EDAN & BEAUDINE, LLP	107383	INCORPORATION THRU DEC 2022	ProfServ-Legal Services	001-531023-51401	\$686.00
Check Total							<u>\$686.00</u>
CHECK # 10152							
04/07/23	Vendor	OSCEOLA NEWS GAZETTE	1BF64ED8-0001	NOTICE OF RULE DEVELOPMENT 3/16/23	Legal Advertising	001-548002-51301	\$42.48
04/07/23	Vendor	OSCEOLA NEWS GAZETTE	FC13AC20-0001	NOTICE OF RULE DEVELOPMENT 3/23/23	Legal Advertising	001-548002-51301	\$86.77
Check Total							<u>\$129.25</u>
CHECK # 10153							
04/07/23	Vendor	PIP PRINTING & SIGNWORKS	151914	SIGNAGE	R&M-Signage/Radar Sign Maintenance	001-546994-53901	\$263.38
Check Total							<u>\$263.38</u>
CHECK # 10154							
04/12/23	Vendor	DESIGN COMMUNICATIONS LTD	37406	SIGNAGE	R&M-Signage/Radar Sign Maintenance	001-546994-54101	\$2,000.00
04/12/23	Vendor	DESIGN COMMUNICATIONS LTD	37405	SIGNAGE	R&M-Signage/Radar Sign Maintenance	001-546994-54101	\$2,000.00
Check Total							<u>\$4,000.00</u>
CHECK # 10155							
04/12/23	Vendor	INFRAMARK, LLC	90407	FEB 2023 MGMT FEES	ADMIN SVCS	001-531027-51201	\$8,049.25
04/12/23	Vendor	INFRAMARK, LLC	90407	FEB 2023 MGMT FEES	FIELD OPS	001-531016-53901	\$93,372.75
04/12/23	Vendor	INFRAMARK, LLC	90407	FEB 2023 MGMT FEES	POSTAGE	001-541006-51301	\$42.78
04/12/23	Vendor	INFRAMARK, LLC	90407	FEB 2023 MGMT FEES	INFO TECH	001-531020-51301	\$75.00
04/12/23	Vendor	INFRAMARK, LLC	90407	FEB 2023 MGMT FEES	INFO TECH	001-531020-51301	\$68.31
04/12/23	Vendor	INFRAMARK, LLC	90407	FEB 2023 MGMT FEES	DATA STORAGE	001-531020-51301	\$96.60
04/12/23	Vendor	INFRAMARK, LLC	90407	FEB 2023 MGMT FEES	INFO TECH EMAILS	001-531020-51301	\$68.30
04/12/23	Vendor	INFRAMARK, LLC	90407	FEB 2023 MGMT FEES	CORN FOR HOGS	001-549900-53901	\$67.93
04/12/23	Vendor	INFRAMARK, LLC	90407	FEB 2023 MGMT FEES	MULE	001-546022-53901	\$255.92
04/12/23	Vendor	INFRAMARK, LLC	90407	FEB 2023 MGMT FEES	SIDEWALKS	001-546084-53901	\$513.98
04/12/23	Vendor	INFRAMARK, LLC	90407	FEB 2023 MGMT FEES	BATTERIES	001-549900-53901	\$24.25
04/12/23	Vendor	INFRAMARK, LLC	90407	FEB 2023 MGMT FEES	CORN	001-549900-53901	\$108.69

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 4/1/23 to 4/30/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
04/12/23	Vendor	INFRAMARK, LLC	90407	FEB 2023 MGMT FEES	GRAFFITTI REMOVER	001-546016-53901	\$74.60
04/12/23	Vendor	INFRAMARK, LLC	90407	FEB 2023 MGMT FEES	BOARDWALKS	001-546009-53901	\$454.56
04/12/23	Vendor	INFRAMARK, LLC	90407	FEB 2023 MGMT FEES	BOARD RECOGNITION PLATES	001-549900-51301	\$33.87
Check Total							\$103,306.79
CHECK # 10156							
04/12/23	Vendor	REPUBLIC SERVICES	0690-000684663	REFUSE REMOVAL 3/23/23	Utility - Refuse Removal	001-543020-53901	\$398.45
Check Total							\$398.45
CHECK # 10157							
04/12/23	Vendor	SCIENS ORLANDO, LLC	MON-3161	QTRLY FIRE ALARM MONITOR APRIL - JUNE 2023	Building Op Costs	001-563034-53901	\$105.00
Check Total							\$105.00
CHECK # 10158							
04/13/23	Vendor	CELEBRATION CDD C/O US BANK	041123-2013A	TRSF FAX COLLECTIONS SERIES 2013A	Due From Other Funds	131000	\$9,346.29
04/13/23	Vendor	CELEBRATION CDD C/O US BANK	041123-2021	TRSF TAX COLLECTIONS SERIES 2021	Due From Other Funds	131000	\$9,696.97
Check Total							\$19,043.26
CHECK # 10159							
04/13/23	Vendor	HOME DEPOT	032823-6774	MAR 2023 PURCHASES	FIELD SUPPLIES	001-546016-53901	\$3,192.06
Check Total							\$3,192.06
CHECK # 10160							
04/13/23	Vendor	SMART CITY TELECOM	553588	IRR REPAIRS TO FIBER DAMAGE	R&M-Irrigation	001-546041-53901	\$1,408.10
Check Total							\$1,408.10
CHECK # 10161							
04/18/23	Vendor	FEDEX	8-089-45517	FEDEX TO VNB, FT MYERS	Postage and Freight	001-541006-51301	\$15.43
Check Total							\$15.43
CHECK # 10162							
04/21/23	Vendor	ACE HOME & SUPPLY CENTER	99605 /1	BULBS; FUSES; PHOTO CONTROLS	R&M-Streetlights	001-546095-54101	\$2,573.02
Check Total							\$2,573.02
CHECK # 10163							
04/21/23	Vendor	BACKYARD DESIGN PROS LLC	159	2 YARDS SPLIT ECDD & CCDD SIDEWALK	R&M-Sidewalks	001-546084-53901	\$315.00
Check Total							\$315.00
CHECK # 10164							
04/21/23	Vendor	CAMCOR SITE, LLC	2054	REMOVE SKIMMER/INSTALL NEW SKIMMER LESS DEMOLITION	R&M-Stormwater System	001-546090-53801	\$35,000.00
04/21/23	Vendor	CAMCOR SITE, LLC	2054	REMOVE SKIMMER/INSTALL NEW SKIMMER LESS DEMOLITION	DEMOLITION DEDUCT	001-546090-53801	(\$3,000.00)
Check Total							\$32,000.00
CHECK # 10165							
04/21/23	Vendor	CELEBRATION HARDWARE	348537	WATERPROOFER; GLOVES	R&M-Common Area	001-546016-53901	\$1,393.84

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 4/1/23 to 4/30/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
04/21/23	Vendor	CELEBRATION HARDWARE	348780	LINERS	R&M-Common Area	001-546016-53901	\$113.97
04/21/23	Vendor	CELEBRATION HARDWARE	349101	RIVETS	R&M-Common Area	001-546016-53901	\$14.48
04/21/23	Vendor	CELEBRATION HARDWARE	349453	WATERPROOFER	R&M-Common Area	001-546016-53901	\$1,546.83
04/21/23	Vendor	CELEBRATION HARDWARE	349464	BIT HAMMER/DRILL; DUCT TAPE	R&M-Common Area	001-546016-53901	\$30.96
04/21/23	Vendor	CELEBRATION HARDWARE	349468	CONCRETE MIX	R&M-Common Area	001-546016-53901	\$199.60
04/21/23	Vendor	CELEBRATION HARDWARE	349731	BLADE; DIABLO WOOD PRUNING	R&M-Common Area	001-546016-53901	\$51.97
Check Total							\$3,351.65
CHECK # 10166							
04/21/23	Vendor	CHURCHILLSGROUP HOLDINGS INC	31577	CARTRIDGE FILTERS FOR SPLASH PAD	Contracts-Fountain	001-534023-53901	\$799.80
Check Total							\$799.80
CHECK # 10167							
04/21/23	Vendor	ENVIRO TREE SERVICE, LLC	8231	DEAD TREES REMOVAL	Contracts-Trees & Trimming	001-534085-53901	\$1,500.00
Check Total							\$1,500.00
CHECK # 10168							
04/21/23	Vendor	K AND D CONCRETE INC	244	SIDEWALKS	R&M-Sidewalks	001-546084-53901	\$15,468.00
Check Total							\$15,468.00
CHECK # 10169							
04/21/23	Vendor	LYNCH OIL COMPANY, INC	15072508	FUEL / OIL	Fuel, Gasoline and Oil	001-540004-53901	\$423.40
04/21/23	Vendor	LYNCH OIL COMPANY, INC	15072509	DYED DIESEL	Fuel, Gasoline and Oil	001-540004-53901	\$95.97
Check Total							\$519.37
CHECK # 10170							
04/21/23	Vendor	RED DOT CHOCOLATES INC	CB095J	PUBLIC USAGE OF RESTROOM FACILITIES 4/22/22-4/4/23	R&M-Common Area	001-546016-53901	\$575.00
04/21/23	Vendor	RED DOT CHOCOLATES INC	CB095J	PUBLIC USAGE OF RESTROOM FACILITIES 4/22/22-4/4/23	Prepaid Items	001-155000-53901	\$6,325.00
Check Total							\$6,900.00
CHECK # 10171							
04/21/23	Vendor	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	128282592-001	IRR REPAIRS	R&M-Irrigation	001-546041-53901	\$425.79
04/21/23	Vendor	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	128634852-001	IRR REPAIRS	R&M-Irrigation	001-546041-53901	\$1,232.02
Check Total							\$1,657.81
CHECK # 10172							
04/21/23	Vendor	SUNSHINE COMMUNICATION SERVICES, INC.	230401223	ANSWERING SVCS 4/7-5/5/23	ProfServ-Answering Services	001-531064-51301	\$211.10
Check Total							\$211.10
CHECK # 10173							
04/21/23	Vendor	TERMINIX INTERNATIONAL CO.	431994447	PEST CONTROL 4/6/23	Building Op Costs	001-563034-53901	\$101.00
Check Total							\$101.00

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 4/1/23 to 4/30/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 10174							
04/21/23	Vendor	USA SEAL & STRIPE, LLC	315	STREET SWEEPING	R&M-Road Cleaning	001-546080-54101	\$2,750.00
04/21/23	Vendor	USA SEAL & STRIPE, LLC	316	STREET SWEEPING 4/14/23	R&M-Roads & Alleyways	001-546081-54101	\$2,750.00
Check Total							\$5,500.00
CHECK # 10175							
04/21/23	Vendor	WURTH CONSTRUCTION SERVICES INC	040523370	SUPPLIES FOR NEW SHOP	R&M-Common Area	001-546016-53901	\$105.10
04/21/23	Vendor	WURTH CONSTRUCTION SERVICES INC	41018973	MAINT SUPPLIES FOR NEW SHOP	R&M-Common Area	001-546016-53901	\$69.72
04/21/23	Vendor	WURTH CONSTRUCTION SERVICES INC	41019429	COMMON AREA	R&M-Common Area	001-546016-53901	\$400.86
Check Total							\$575.68
CHECK # 10176							
04/25/23	Vendor	BACKYARD DESIGN PROS LLC	166	CONCRETE SIDEWALK 2 YDS	R&M-Sidewalks	001-546084-53901	\$652.78
Check Total							\$652.78
CHECK # 10177							
04/25/23	Vendor	CELEBRATION HARDWARE	350238	COMMON AREA	R&M-Common Area	001-546016-53901	\$9.38
04/25/23	Vendor	CELEBRATION HARDWARE	350386	TOOL RIVET; LINERS; CLEANER CONCRETE/ALL PURPOSE	R&M-Common Area	001-546016-53901	\$119.95
04/25/23	Vendor	CELEBRATION HARDWARE	350580	FOAM SPRAY WASP/HORNET	R&M-Common Area	001-546016-53901	\$6.99
Check Total							\$136.32
CHECK # 10178							
04/25/23	Vendor	CLARKE ENVIRONMENTAL MOSQUITO	001027874	APRIL 2023 MOSQUITO MGMT	Contracts-Pest Control	001-534125-53001	\$20,752.42
Check Total							\$20,752.42
CHECK # 10179							
04/25/23	Vendor	INFRAMARK, LLC	91797	MAR 2023 MGMT FEES	ProfServ-Mgmt Consulting Serv	001-531027-51301	\$8,049.25
04/25/23	Vendor	INFRAMARK, LLC	91797	MAR 2023 MGMT FEES	FIELD OPS	001-531016-53901	\$93,372.75
04/25/23	Vendor	INFRAMARK, LLC	91797	MAR 2023 MGMT FEES	POSTAGE	001-541006-51301	\$33.60
04/25/23	Vendor	INFRAMARK, LLC	91797	MAR 2023 MGMT FEES	POSTAGE	001-551002-51301	\$1,050.00
04/25/23	Vendor	INFRAMARK, LLC	91797	MAR 2023 MGMT FEES	Misc-Contingency	001-549900-51301	\$2,350.15
Check Total							\$104,855.75
CHECK # 10180							
04/25/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	206846	APRIL 2023 LANDSCAPE MAINT	Contracts-Ground/Turf/Tree/Maintenance	001-534182-53901	\$47,637.16
04/25/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	206846	APRIL 2023 LANDSCAPE MAINT	Contracts-Shrub Maintenance	001-534106-53901	\$21,910.83
04/25/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	206846	APRIL 2023 LANDSCAPE MAINT	Contracts-Ground/Turf/Tree/Maintenance	001-534182-53901	\$6,416.67
04/25/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	206846	APRIL 2023 LANDSCAPE MAINT	Contracts-General Site/ Trash and Debris	001-534179-53901	\$4,250.00
04/25/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	206846	APRIL 2023 LANDSCAPE MAINT	Contracts-Irrigation	001-534073-53901	\$8,058.00
Check Total							\$88,272.66
CHECK # 10181							
04/25/23	Vendor	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	128282592-002	IRRIGATION REPAIRS	R&M-Irrigation	001-546041-53901	\$205.99

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 4/1/23 to 4/30/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
							Check Total	<u>\$205.99</u>
CHECK # 10182								
04/25/23	Vendor	SOLITUDE LAKE MANAGEMENT	PSI-60916	APRIL 2023 AQUATIC MAINT	Contracts-Aquatic Control	001-534067-53001	\$11,488.50	
							Check Total	<u>\$11,488.50</u>
CHECK # 10183								
04/25/23	Vendor	VANGUARD CLEANING SYSTEMS	35600	APRIL 2023 CLEANING SVCS	Building Op Costs	001-563034-53901	\$438.00	
							Check Total	<u>\$438.00</u>
CHECK # 10184								
04/25/23	Vendor	WURTH CONSTRUCTION SERVICES INC	41019987	HEX LAG SCREWS	R&M-Common Area	001-546016-53901	\$123.00	
							Check Total	<u>\$123.00</u>
ACH #DD610								
04/05/23	Vendor	DUKE ENERGY-ACH	031023 ACH	BILL PRD 2/4-3/7/23	Electricity - Streetlighting	001-543013-54101	\$1,866.25	
04/05/23	Vendor	DUKE ENERGY-ACH	031023 ACH	BILL PRD 2/4-3/7/23	Electricity - General	001-543006-53901	\$3,784.09	
04/05/23	Vendor	DUKE ENERGY-ACH	031023 ACH	BILL PRD 2/4-3/7/23	Building Op Costs	001-563034-53901	\$337.97	
							ACH Total	<u>\$5,988.31</u>
ACH #DD611								
04/28/23	Employee	JOHN A. MCLAUGHLIN	PAYROLL	April 28, 2023 Payroll Posting			\$104.70	
							ACH Total	<u>\$104.70</u>
ACH #DD612								
04/28/23	Employee	THOMAS A. TOUZIN	PAYROLL	April 28, 2023 Payroll Posting			\$184.70	
							ACH Total	<u>\$184.70</u>
							Account Total	<u>\$587,555.69</u>

Subsection 6C

Financials

CELEBRATION

Community Development District

Financial Report

April 30, 2023



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CELEBRATION
Community Development District

Financial Statements

(Unaudited)

April 30, 2023

Balance Sheet
April 30, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>SERIES 2013A DEBT SERVICE FUND</u>	<u>SERIES 2021 DEBT SERVICE FUND</u>	<u>SERIES 2002 CAPITAL PROJECTS FUND</u>	<u>SERIES 2021 CAPITAL PROJECTS FUND</u>	<u>TOTAL</u>
ASSETS						
Cash - Checking Account	\$ 468,571	\$ -	\$ -	\$ -	\$ -	\$ 468,571
Accounts Receivable	104,844	-	-	-	-	104,844
Due From Other Funds	-	-	-	12	-	12
Investments:						
Money Market Account	2,744,840	-	-	115,831	-	2,860,671
Treasury Bills (1 Year)	2,421,375	-	-	-	-	2,421,375
Construction Fund	-	-	-	-	40,212	40,212
Prepayment Account	-	190	-	-	-	190
Reserve Fund	-	196,938	207,081	-	-	404,020
Reserve Fund A	-	-	-	-	-	1
Revenue Fund	-	695,638	413,551	-	-	1,109,189
Treasury Bills (3 months)	2,607,619	-	-	-	-	2,607,619
Prepaid Items	6,603	-	-	-	-	6,603
Deposits	2,964	-	-	-	-	2,964
TOTAL ASSETS	\$ 8,356,816	\$ 892,766	\$ 620,632	\$ 115,843	\$ 40,212	\$ 10,026,271
LIABILITIES						
Accounts Payable	\$ 166,578	\$ -	\$ -	\$ -	\$ -	\$ 166,578
Accrued Expenses	5,800	-	-	-	-	5,800
Unearned Revenue	569,916	-	-	-	-	569,916
Due To Other Districts	86,236	-	-	-	-	86,236
Sales Tax Payable	41	-	-	-	-	41
Other Current Liabilities	206,677	-	-	-	-	206,677
Due To Other Funds	12	-	-	-	-	12
TOTAL LIABILITIES	1,035,260	-	-	-	-	1,035,260
FUND BALANCES						
Nonspendable:						
Prepaid Items	6,603	-	-	-	-	6,603
Deposits	2,964	-	-	-	-	2,964
Restricted for:						
Debt Service	-	892,766	620,632	-	-	1,513,400
Capital Projects	-	-	-	115,843	40,212	156,055
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:	2,852,520	-	-	-	-	2,852,520
TOTAL FUND BALANCES	\$ 7,321,556	\$ 892,766	\$ 620,632	\$ 115,843	\$ 40,212	\$ 8,991,011
TOTAL LIABILITIES & FUND BALANCES	\$ 8,356,816	\$ 892,766	\$ 620,632	\$ 115,843	\$ 40,212	\$ 10,026,271

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>APR-23 ACTUAL</u>
REVENUES						
Interest - Investments	\$ 162,000	\$ 94,500	\$ 168,234	\$ 73,734	103.85%	\$ 9,544
Right-of-Way Fees Electricity	950,000	554,169	540,624	(13,545)	56.91%	79,067
Right-of-Way Fees Telecom.	31,759	18,529	16,090	(2,439)	50.66%	2,254
Right-of-Way Fees Gas	1,282	749	3,063	2,314	238.92%	350
Interlocal Agreement - Enterprise (Security)	20,000	-	-	-	0.00%	-
Interlocal Agreement - Enterprise (Field)	20,000	-	-	-	0.00%	-
Interest - Tax Collector	10	10	2,842	2,832	28420.00%	328
Building Rental Income	19,619	3,787	3,787	-	19.30%	541
Building Operating Cost Income	14,448	8,428	8,428	-	58.33%	1,204
Special Assmnts- Tax Collector	3,311,044	3,311,044	3,244,105	(66,939)	97.98%	74,392
Special Assmnts- CDD Collected	5,581	5,581	5,581	-	100.00%	-
Special Assmnts- Discounts	(132,442)	(132,442)	(122,764)	9,678	92.69%	(33)
Other Miscellaneous Revenues	350,000	29,167	10,137	(19,030)	2.90%	11
TOTAL REVENUES	4,753,301	3,893,522	3,880,127	(13,395)	81.63%	167,658

EXPENDITURES

Administration

P/R-Board of Supervisors	10,200	5,600	3,600	2,000	35.29%	400
FICA Taxes	780	427	275	152	35.26%	31
ProfServ-Arbitrage Rebate	1,200	-	-	-	0.00%	-
ProfServ-Dissemination Agent	2,000	-	-	-	0.00%	-
ProfServ-Engineering	24,000	14,000	16,988	(2,988)	70.78%	2,126
ProfServ-Legal Services	40,000	23,331	18,138	5,193	45.35%	-
ProfServ-Mgmt Consulting	96,591	56,343	56,345	(2)	58.33%	8,049
ProfServ-Property Appraiser	1,400	1,400	2,886	(1,486)	206.14%	-
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	2,018	(465)	100.90%	308
ProfServ- Answering Service	2,700	1,575	1,884	(309)	69.78%	211
ProfServ-Incorporation Study Legal	30,000	34,167	1,303	32,864	4.34%	-
Auditing Services	5,000	5,000	5,000	-	100.00%	-
Communication - Telephone	11,000	6,419	5,035	1,384	45.77%	324
Postage and Freight	700	406	297	109	42.43%	52
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	2,219	727	1,492	19.13%	-
Legal Advertising	1,800	1,050	664	386	36.89%	405
Misc-Non Ad Valorem Taxes	750	-	-	-	0.00%	-
Misc-Assessment Collection Cost	66,221	66,221	62,427	3,794	94.27%	1,487
Misc-Contingency	3,000	1,750	4,061	(2,311)	135.37%	1,084
Office Supplies	500	294	1,169	(875)	233.80%	-
Annual District Filing Fee	175	175	175	-	100.00%	-
Total Administration	393,729	309,924	271,515	38,409	68.96%	14,477

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>APR-23 ACTUAL</u>
Public Safety						
Security Service - Sheriff	170,000	99,169	55,028	44,141	32.37%	-
Total Public Safety	170,000	99,169	55,028	44,141	32.37%	-
Physical Environment						
Contracts-Water Quality	22,000	12,831	-	12,831	0.00%	-
Contracts-Aquatic Control	130,000	75,831	77,266	(1,435)	59.44%	11,489
Contracts-Pest Control	249,029	145,264	145,267	(3)	58.33%	20,752
R&M-Wetland	1,000	581	15,000	(14,419)	1500.00%	-
Total Physical Environment	402,029	234,507	237,533	(3,026)	59.08%	32,241
Flood Control/Stormwater Mgmt						
R&M-Canal Bank Restoration	10,000	5,831	-	5,831	0.00%	-
R&M-Stormwater System	33,768	19,698	104,223	(84,525)	308.64%	32,000
Total Flood Control/Stormwater Mgmt	43,768	25,529	104,223	(78,694)	238.13%	32,000
Field						
ProfServ-Field Management	1,120,473	653,611	653,609	2	58.33%	93,373
Contracts-Fountain	8,500	4,956	4,536	420	53.36%	662
Contracts-Mulch	105,638	61,621	-	61,621	0.00%	-
Contracts-Irrigation	96,696	56,406	56,406	-	58.33%	8,058
Contracts-Trees & Trimming	147,760	86,191	84,200	1,991	56.98%	1,500
Contracts-Shrub Maintenance	262,930	153,377	153,376	1	58.33%	21,911
Contracts-Annuals	16,380	9,555	12,130	(2,575)	74.05%	3,668
Contracts-General Site/ Trash and Debris	51,000	29,750	29,750	-	58.33%	4,250
Contracts-Ground/Turf/Tree/Maintenance	648,646	378,378	378,377	1	58.33%	54,054
Fuel, Gasoline and Oil	19,000	11,081	5,799	5,282	30.52%	831
Electricity - General	35,000	20,419	26,958	(6,539)	77.02%	4,036
Utility - Refuse Removal	17,000	9,919	7,833	2,086	46.08%	1,429
Rentals - General	2,652	1,547	1,696	(149)	63.95%	-
R&M-Aeration	25,000	14,581	-	14,581	0.00%	-
R&M-Boardwalks	25,000	14,581	13,271	1,310	53.08%	455
R&M-Common Area	60,000	35,000	55,951	(20,951)	93.25%	13,384
R&M-Equipment	20,000	11,669	3,441	8,228	17.21%	256
R&M-Fountain	10,000	5,831	1,602	4,229	16.02%	800
R&M-Other Landscape	115,000	67,081	117,471	(50,390)	102.15%	4,084
R&M-Irrigation	65,000	37,919	24,554	13,365	37.78%	4,151
R&M-Roads & Alleyways	18,000	10,500	3,064	7,436	17.02%	-
R&M-Sidewalks	200,000	116,669	109,698	6,971	54.85%	34,130
R&M-Emergency & Disaster Relief	-	-	8,484	(8,484)	0.00%	-
R&M- Tree Removal/Replacement	60,000	35,000	84,349	(49,349)	140.58%	15,541
R&M-Fire Equipment	1,100	644	1,022	(378)	92.91%	-
R&M-Painting	10,000	5,831	-	5,831	0.00%	-
Misc-Contingency	15,000	8,750	19,709	(10,959)	131.39%	201
Building Op Costs	15,000	8,750	8,810	(60)	58.73%	2,291
Total Field	3,170,775	1,849,617	1,866,096	(16,479)	58.85%	269,065

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>APR-23 ACTUAL</u>
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	81,669	100,901	(19,232)	72.07%	15,032
R&M-Road Cleaning	78,000	45,500	69,750	(24,250)	89.42%	11,000
R&M-Streetlights	120,000	70,000	53,162	16,838	44.30%	3,149
R&M-Signage/Radar Sign Maintenance	10,000	5,831	8,286	(2,455)	82.86%	4,000
Total Road and Street Facilities	348,000	203,000	232,099	(29,099)	66.70%	33,181
Reserves						
Reserves-Annual Contribution	100,000	-	-	-	0.00%	-
Total Reserves	100,000	-	-	-	0.00%	-
TOTAL EXPENDITURES & RESERVES	4,753,301	2,721,746	2,878,122	(156,376)	60.55%	380,964
Excess (deficiency) of revenues						
Over (under) expenditures	-	1,171,776	1,002,005	(169,771)	0.00%	(213,306)
Net change in fund balance	\$ -	\$ 1,171,776	\$ 1,002,005	\$ (169,771)	0.00%	\$ (213,306)
FUND BALANCE, BEGINNING (OCT 1, 2022)	6,319,551	6,319,551	6,319,551			
FUND BALANCE, ENDING	\$ 6,319,551	\$ 7,491,327	\$ 7,321,556			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	APR-23 ACTUAL
REVENUES						
Interest - Investments	\$ 118	\$ 70	\$ 12,780	\$ 12,710	10830.51%	\$ 3,095
Special Assmnts- Tax Collector	424,665	424,665	416,079	(8,586)	97.98%	9,541
Special Assmnts- Discounts	(16,987)	(16,987)	(15,745)	1,242	92.69%	(4)
TOTAL REVENUES	407,796	407,748	413,114	5,366	101.30%	12,632
EXPENDITURES						
Administration						
Misc-Assessment Collection Cost	8,493	8,493	8,007	486	94.28%	191
Total Administration	8,493	8,493	8,007	486	94.28%	191
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	93,974	98,488	(4,514)	24.35%	191
Excess (deficiency) of revenues Over (under) expenditures	3,340	313,774	314,626	852	9419.94%	12,441
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	\$ 313,774	\$ 314,626	\$ 852	9419.94%	\$ 12,441
FUND BALANCE, BEGINNING (OCT 1, 2022)	578,140	578,140	578,140			
FUND BALANCE, ENDING	\$ 581,480	\$ 891,914	\$ 892,766			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	APR-23 ACTUAL
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 10	\$ 10	0.00%	\$ 3
Special Assmnts- Tax Collector	440,598	440,598	431,691	(8,907)	97.98%	9,899
Special Assmnts- Discounts	(17,624)	(17,624)	(16,336)	1,288	92.69%	(4)
TOTAL REVENUES	422,974	422,974	415,365	(7,609)	98.20%	9,898
EXPENDITURES						
Administration						
Misc-Assessment Collection Cost	8,812	8,812	8,307	505	94.27%	198
Total Administration	8,812	8,812	8,307	505	94.27%	198
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	134,321	133,816	505	31.50%	198
Excess (deficiency) of revenues Over (under) expenditures	(1,857)	288,653	281,549	(7,104)	n/a	9,700
OTHER FINANCING SOURCES (USES)						
Operating Transfers-Out	-	-	(6)	(6)	0.00%	(1)
Contribution to (Use of) Fund Balance	(1,857)	-	-	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	(1,857)	-	(6)	(6)	n/a	(1)
Net change in fund balance	\$ (1,857)	\$ 288,653	\$ 281,543	\$ (7,110)	n/a	\$ 9,699
FUND BALANCE, BEGINNING (OCT 1, 2022)	339,089	339,089	339,089			
FUND BALANCE, ENDING	\$ 337,232	\$ 627,742	\$ 620,632			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	APR-23 ACTUAL
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 258	\$ 258	0.00%	\$ 44
TOTAL REVENUES	-	-	258	258	0.00%	44
EXPENDITURES						
TOTAL EXPENDITURES	-	-	-	-	0.00%	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	258	258	0.00%	44
Net change in fund balance	\$ -	\$ -	\$ 258	\$ 258	0.00%	\$ 44
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	-	115,585			
FUND BALANCE, ENDING	\$ -	\$ -	\$ 115,843			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	APR-23 ACTUAL
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 1	\$ 1	0.00%	\$ -
TOTAL REVENUES	-	-	1	1	0.00%	-
EXPENDITURES						
TOTAL EXPENDITURES	-	-	-	-	0.00%	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	1	1	0.00%	-
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	-	-	6	6	0.00%	1
TOTAL FINANCING SOURCES (USES)	-	-	6	6	0.00%	1
Net change in fund balance	\$ -	\$ -	\$ 7	\$ 7	0.00%	\$ 1
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	-	40,205			
FUND BALANCE, ENDING	\$ -	\$ -	\$ 40,212			

Notes to the Financial Statements
April 30, 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

Notes to the Financial Statements
April 30, 2023

Financial Overview / Highlights

- ▶ Total general fund revenues collected through April are at approximately 98% compared to adopted budget.
- ▶ Total general fund expenditures budget target is 58.33% and is approximately 61% compared to the adopted budget.

Variance Analysis

Account Name	Adopted Budget	YTD Actual	% of Budget	Explanation
Other Miscellaneous Revenues	(\$350,000)	(\$10,137)	3%	Celebration Pointe LLC \$5,120; Gary J. Boynton Esq Trust Acct prior year void check \$5,000; FMIT Refund \$10; sales tax allowance credits \$7

Expenditures (General Fund)

Administration

Proserv-Engineering	\$24,000	\$16,988	71%	Hanson, Walter fees thru Feb 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	\$2,018	101%	Innersync Studio fees to-date
Proserv-Answering Service	\$2,700	\$1,884	70%	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
Misc-Contingency	\$3,000	\$4,061	135%	Inframark expenditures to-date
Office Supplies	\$500	\$1,169	234%	IMS charges to-date

Physical Environment

Contracts-Water Quality	\$22,000	\$0	0%	Contractual account use as needed
Contracts-Aquatic Control	\$130,000	\$77,266	59%	Budget \$10,833 per month, actual \$11,488.50 per month
R&M-Wetland	\$1,000	\$15,000	1500%	Solitude Lake Management, on time treatment

Flood Control/Stormwater Mgmt

R&M-Stormwater System	\$33,768	\$104,223	309%	Camcor Site LLC stormwater system \$97,055; All Florida Septic storm pipe repair \$7,168
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Field

Contracts-Fountain	\$8,500	\$4,536	53%	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

**Notes to the Financial Statements
April 30, 2023**

<u>Account Name</u>	<u>Adopted Budget</u>	<u>YTD Actual</u>	<u>% of Budget</u>	<u>Explanation</u>
Contracts-Trees & Trimming	\$147,760	\$84,200	57%	Contract use as needed
Contracts-Annuals	\$16,380	\$12,130	74%	Contract use as needed
Electricity - General	\$35,000	\$26,958	77%	Duke Energy charges have been on the increase
Rentals - General	\$2,652	\$1,696	64%	Budget \$221 per month, actual \$242 per month
R&M-Common Area	\$60,000	\$55,951	93%	Expenditures to-date
R&M-Other Landscape	\$115,000	\$117,471	102%	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	\$84,349	141%	Tree removals to-date
R&M-Fire Equipment	\$1,100	\$1,022	93%	Annual fire equipment maintenance and monitoring
Misc-Contingency	\$15,000	\$19,709	131%	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	\$100,901	72%	Duke Energy to-date on the increase
R&M-Road Cleaning	\$78,000	\$69,750	89%	USA Seal & Swipe @ \$2,000/cleaning
R&M-Signage/Radar Sign Maintenance	\$10,000	\$8,286	83%	Signage

CELEBRATION

Community Development District

Supporting Schedules

April 30, 2023

**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
04/11/23	15,816	-	323	16,139	12,795	1,641	1,703
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
04/11/23	76,098	41	1,553	77,693	61,596	7,900	8,197
TOTAL	\$ 3,858,289	\$ 154,846	\$ 78,741	\$ 4,091,876	\$ 3,244,105	\$ 416,079	\$ 431,691
% COLLECTED				98%	98%	98%	98%
TOTAL OUTSTANDING				\$ 84,431	\$ 66,939	\$ 8,585	\$ 8,907

Cash and Investment Report

April 30, 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%	\$468,571
Public Funds MMA Variance Account	BankUnited	n/a	4.50%	118,190
Government Interest	Valley National Bank	n/a	4.50%	2,626,650
			Subtotal	<u>2,744,840</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>\$8,242,405</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	4.42%	190
First American Government Obligation Fund	US Bank, Reserve Fund	n/a	4.42%	196,938
First American Government Obligation Fund	US Bank, Revenue Fund	n/a	4.42%	695,638
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%	413,551
			Subtotal	<u>1,513,397</u>
Business Money Market Checking	SouthState Bank	n/a	0.50%	115,831
			Subtotal	<u>115,831</u>
Series 2021				
US Bank Nat'l Association Commercial Paper	US Bank, Construction Fund	n/a	0.01%	40,212
			Total	<u><u>\$9,911,845</u></u>

Capital Projects

April 30, 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

Right-of-Way Fees Electricity

April 30, 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	\$79,066.81
4/30/2023	April (Accrual)	\$75,000.00
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		\$540,624.46

Note: April will be received in mid May

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	02/26/23	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)
ACH	ACH063	04/20/23	Vendor	DUKE ENERGY-ACH	033023 ACH	BILL PRD 2/25-3/28/23	Due To Other Districts	206500	(\$13,169.58)
JE	ACCRUAL	04/30/23	Vendor	DUKE ENERGY-ACH	ACCRUAL	BILL PRD APR 2023	Due To Other Districts	206500	(\$13,000.00)
DUE TO OTHER DISTRICTS A/C #206500									<u>(\$86,235.89)</u>

Section 7

Continued 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~~ May 23, 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, which was continued to May 23, 2023, 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, irrigation 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, [irrigation](#) 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. Crepe myrtles may be pruned by the District in accordance with prudent industry standards.

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 or installation.

e-

c. The District shall, in general, replace trees in the event of a storm or other Act of God. The District will not replace trees where the need for replacement is due to the Responsible Party's actions. The District may replace sod, as reasonably determined by the District, when it installs and removes trees, but shall not repair or replace any other landscaping or Improvements.

d. For any and each violation of this Rule, the District shall additionally have the right to impose a ~~fine~~required reimbursement of ~~up to~~costs not to ~~the amount of~~exceed One Thousand Dollars and No Cents (\$1,000.00) per incident and collect such ~~fine~~costs 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 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 23rd day of May, 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

Presentation of Fiscal Year 2024 Budget

Subsection 8A

Proposed Budget

Subsection 8B

Resolution 2023-11

RESOLUTION 2023-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of the Celebration Community Development District (the “Board”) prior to June 15, 2023, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2023, and ending September 30, 2024 (“Proposed Budget”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required Public Hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: Tuesday, July 25, 2023
 HOUR: 6:00 p.m.
 LOCATION: District Office, 313 Campus Street, Celebration, FL 34747

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least two days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

ATTEST:

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

 Secretary/Assistant Secretary

By: _____
 Title: Chairman/Vice Chairman

Section 9

Business Matters

Subsection 9A

July Article for *Celebration News*

Celebration Community Development District From the Board of Supervisors

CDD 101

If you were like me as a new resident, you just nodded reflexively when the term CCDD came up in conversation without any idea of what it is. The Celebration Community Development District (“CCDD”) is one of many Community Development Districts (CDD) in the state of Florida. A CDD is a special-purpose governmental entity created by the County or State to provide basic infrastructure and public services to communities. CDDs are typically established by land developers in order to finance the construction of infrastructure (such as roadways, water and sewer systems, and stormwater systems) necessary to support new residential and commercial development. They are created and operated pursuant to Chapter 190, Florida Statutes, and must first be approved by the County or State before establishment. Considerations they take into account when establishing a CDD are the following:

- Is it consistent with the State and County comprehensive plan
- Is it of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally interrelated community
- Is a CDD the best alternative available for delivering community development services and facilities to the area

CDDs are governed by an elected Board of Supervisors and are authorized to levy assessments, issue bonds, and impose fees on property owners within the district to finance the construction and maintenance of public facilities and services. The funds generated by these assessments and fees are used to pay for ongoing maintenance, operation, and improvement of infrastructure within the district, such as street lighting, landscaping, and recreation facilities.

If this is still confusing, especially how it fits into all the other community organizations, we encourage you to attend one of the regularly scheduled Community Connections meetings where a CCDD Supervisor along with other community leaders will be on hand to answer questions.

Celebration CDD Board of Supervisors

Subsection 9B

Bond Process

CDD Bonds 101

Celebration Community Development District

Presentation By:

Jan Carpenter, Esq.

Jay Lazarovich, Esq.



LATHAM, LUNA,
EDEN & BEAUDINE,^{LLP}

ATTORNEYS AT LAW

Welcome to Bonds 101

- Overview of Bonds
- What can bonds finance?
- How are bonds paid back?
- Rulemaking to set non-resident fees

Overview of Bonds

- What are tax-exempt bonds?
- CDDs provide a mechanism to finance, construct and maintain high quality improvements and amenities for a community
- The Bond Financing Team
 - Bond Counsel, Engineer, Underwriter, Assessment Methodology Consultant, Various Counsel, etc.

What Can Bonds Finance?

- CDDs can finance public improvements
- Florida Statute provides Infrastructure Improvements can be constructed by all CDDs
- Recreation Facilities can be constructed by CDDs, if special power is granted by the County, per Florida Statute
- Bonds must be used for a public purpose and those improvements must remain public property and open to the public

How Are Bonds Paid Back?

- The payment of bonds is secured by special assessments on the land
- Special assessments can be placed on all or some properties, depending on the benefit received
- CDD must levy assessments through a hearing process, outlined in Ch. 170, Florida Statutes

Setting Non-Resident User Fees

- Bond-financed facilities must remain open to the public, but the CDD may regulate access by adopting a fee schedule for non-resident “membership”
- Must determine cost per resident for certain facilities (capital and maintenance)
- CDD Board considers rule to set fees for non-landowners
- Public hearing is held to set the rule
- Following Board approval, the cost for use by non-landowners is established as a rule of the CDD

Recreation Facility Issues

- Facilities must be constructed on CDD/government property
- CDDs can acquire property through donation or sale

Recreation Facility Scenario I

- CROA donates land to CCDD:
- CCDD uses bonds to finance facility
- Residents pay assessments to only cover for facility costs

Recreation Facility Scenario II

- CROA sells land to CCDD (for appraised value):
- CCDD uses bonds to finance facility
- Residents pay assessments to cover land and facility costs

Recreation Facility Scenario III

- CCDD buys land from third party (for market value):
- CCDD uses bonds to finance facility
- Residents pay assessments to cover land and facility costs

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

Bond Process

SUMMARY: In order to issue bonds, the Board must utilize the services of financing team professionals to identify the public infrastructure improvements eligible to be funded through the issuance of tax-exempt bonds, making sure the public improvements are consistent with what the District has funded in prior bond issues and are for public purposes, calculating what improvements are funded by the developer and Celebration CDD, and going through the assessment process outlined in Chapter 170, Florida Statutes, to establish maximum assessment levels that will then be imposed and levied on the benefitting parcels upon sale of the bonds.

PROCESS:

1. **Engineering Report:** The engineer prepares a report describing the project and public improvements, identifies the benefited parcels, and estimates construction and/or acquisition costs for the project.
2. **Assessment Methodology Report:** The assessment methodology consultant utilizes the engineering report to allocate project costs across benefited parcels, consistent with the methodology used in previous bond issuances.
3. **Underwriter Analysis:** The underwriter analyzes market conditions and presents a bond issuance package, including uses of bond funds, 30-year term, and interest rate.
4. **Assessments:** The Board will declare assessments, set a public hearing for the imposition and levy of assessments, advertise, and send mailed notice to affected property owners regarding the maximum assessment levels and the public hearing date.
5. **Public Hearing:** At the advertised public hearing, the Board will adopt a resolution that approves the engineering and assessment methodology reports, as may have been revised, adopts the assessment roll, and imposes special assessments on the benefited parcels in the project area.
6. **Parameters:** The Board approves parameters for bonds to be issued and authorizes the underwriter to market and sell the bonds.
7. **Underwriter Markets and Sells the Bonds** within the parameters set by the Board.
8. **Board ratifies final pricing and special assessments** at a subsequent meeting after bonds are issued.

UNDERLYING PREMISE: As a local government, the District may issue tax-exempt bonds only for public purposes, for public infrastructure, on public property. All infrastructure constructed, purchased, or acquired through the use of tax-exempt bonds must remain public property and open to the public.

If the District constructs or acquires a building, as in the case of a clubhouse or swimming pool, or other asset as in the case of the downtown shade structures, that improvement is public infrastructure and is open to the public. The District can regulate access (e.g., building, swimming pool) through use of access cards to property owners who are paying assessments, or the District can adopt a fee schedule for a non-resident user to purchase an annual “membership” and thereby receive access to the public infrastructure.

SCENARIOS:

1. The District or another governmental entity owns the subject property:
 - a. The District may also deed its public property to another governmental entity (e.g., roadways in Celebration were conveyed to Osceola County), or vice versa.
 - b. Assessments are still levied on benefited parcels for the duration of the bond term, and the improvement is still a public improvement.
2. A private party (e.g., Mattamy Orlando or CROA) owns the subject property (real estate or improvement):
 - a. Property or improvement must be donated or sold to the District; an acquisition agreement is entered whereby upon sale of the bonds, the District pays the private entity for acquisition of public improvements (cost is based on appraisals and tax issues).
 - b. These are then public improvements.

Section 10

Regular Reports

Subsection 10A

District Manager Number of Registered Voters

MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS



May 11, 2023

Ms. Brenda Burgess
Project Manager
Celebration Community Development District
313 Campus St
Celebration, FL 34747

RE: Celebration Community Development District – Registered Voters

Dear Ms. Burgess:

Thank you for your letter requesting confirmation of the number of registered voters within the Celebration Community Development District as of April 15, 2023.

The number of registered voters within the Celebration CDD is 8,077 as of April 15, 2023.

If I can be of further assistance, please contact me at 407.742.6000.

Respectfully yours,

A handwritten signature in blue ink that reads "Mary Jane Arrington".

Mary Jane Arrington
Supervisor of Elections

Subsection 10B

Field Manager

Subsection 10B(i)

Monthly Report

**Celebration
Community
Development District
Field Management
Report**

PROJECT 5/5/23, 10:49 AM

Friday, May 5, 2023

Prepared For Celebration Board

59 Items Identified

Russ Simmons -Field Manager Celebration
Inframark



Item 1

Assigned To CDD

Did complete street and alley light review Island Village



Item 2

Assigned To ?

Several trees have died Island Village



Item 3

Assigned To CDD

Some of the chairs pool esplanade



Item 4

Assigned To Observation

School moving along



Item 5

Assigned To Juniper

Bahia grass nice and green with rain.

CBE



Item 6

Assigned To Juniper

Need to add few plants





Item 7

Assigned To CDD/Juniper
Dead palm roundabout

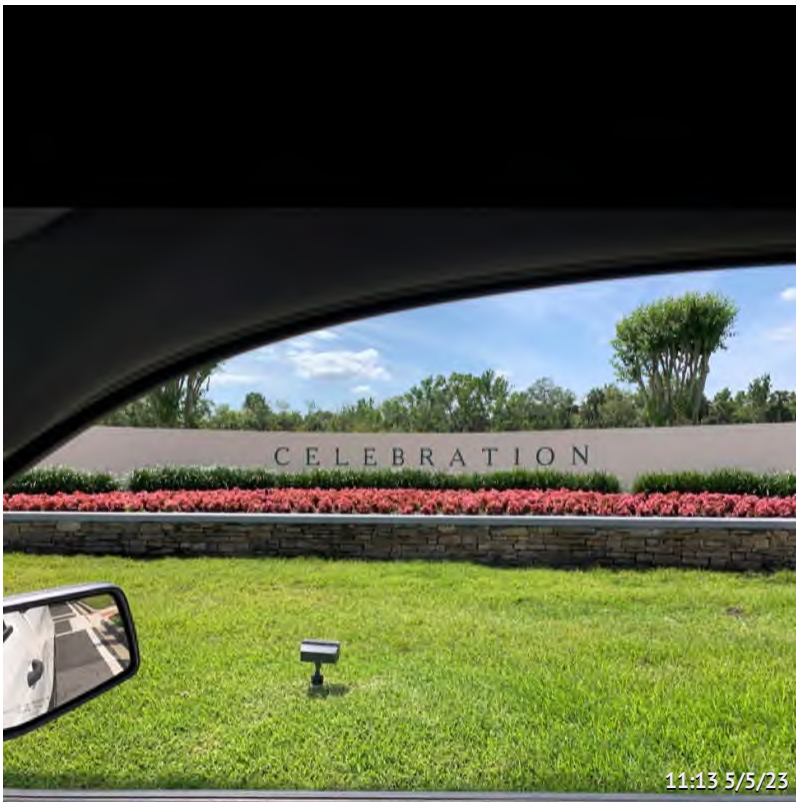


Item 8

Assigned To Solitude
World drive pond

Item 9

Assigned To Juniper
Annuals world drive



Item 10

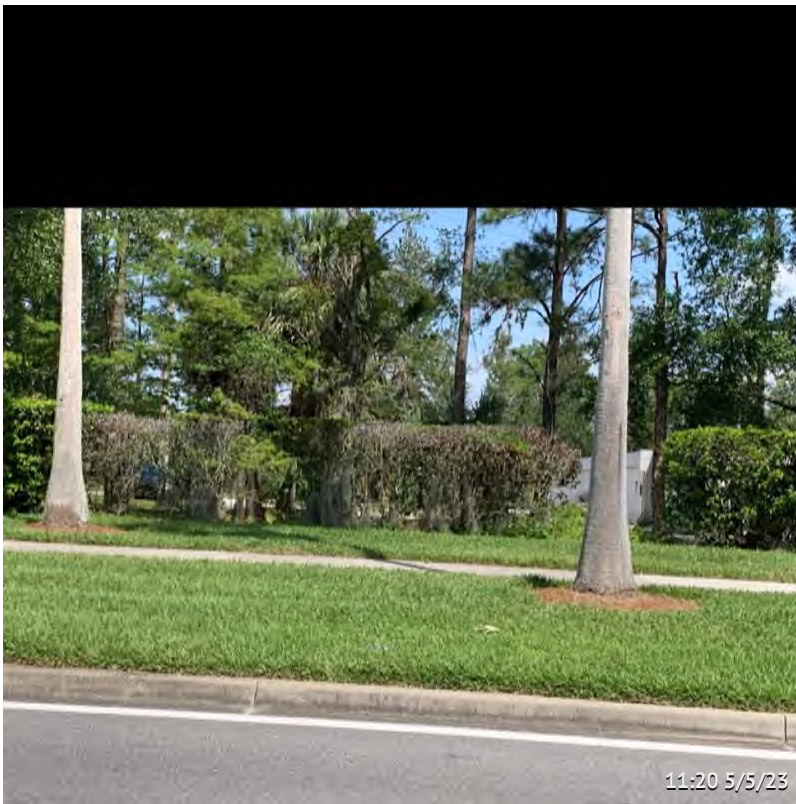
Assigned To Juniper
Sod almost completely filled in 1530
Blvd



Item 11

Assigned To Juniper

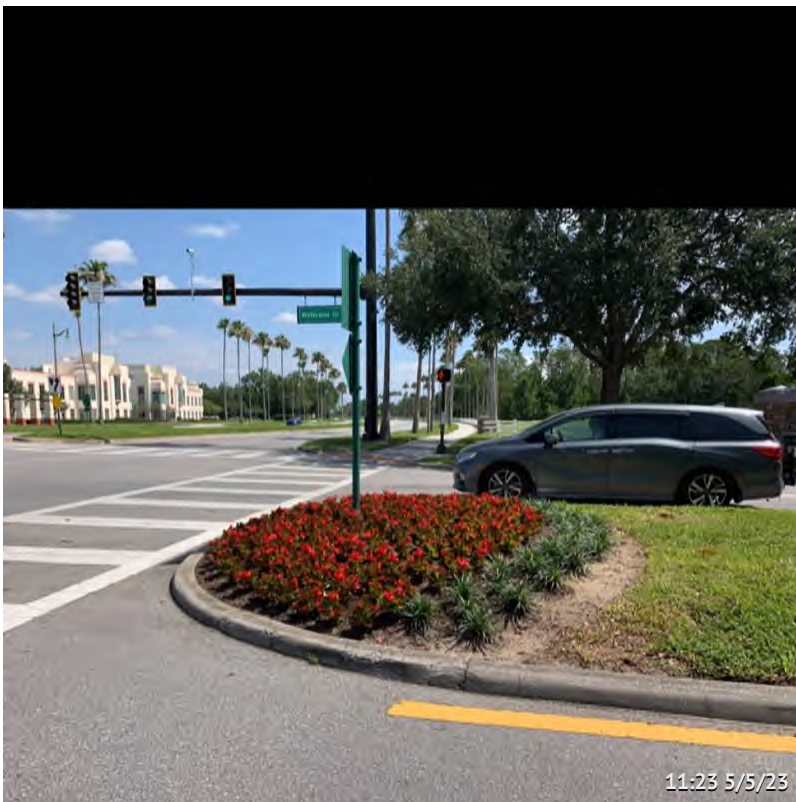
10-12 plants need replaced signed
W.O.



Item 12

Assigned To Juniper

New plants median waterside drive

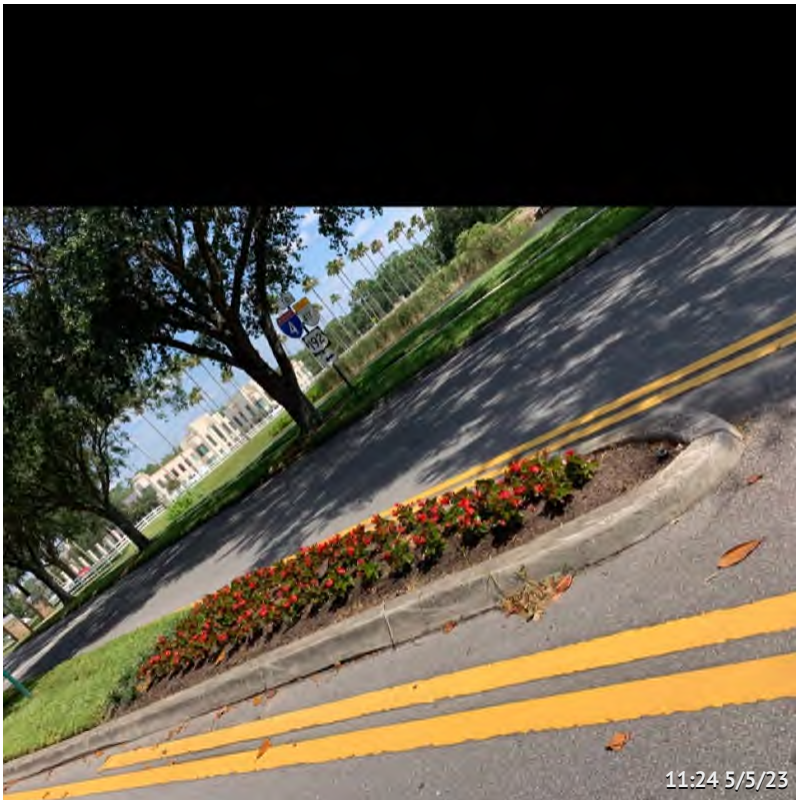




Item 13

Assigned To Juniper

Magnolia in median waterside drive



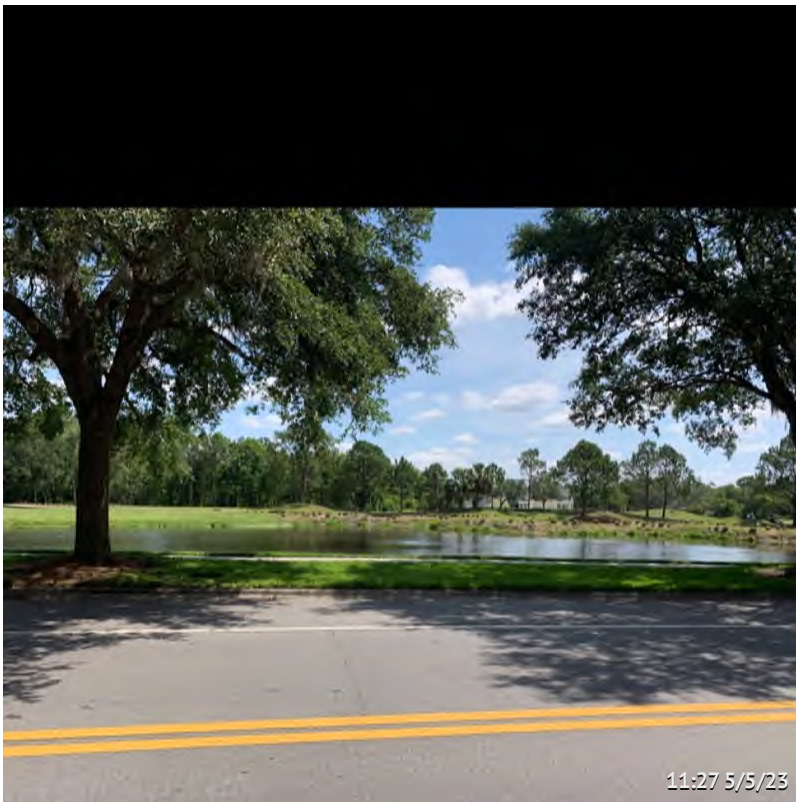
Item 14

Assigned To Juniper

New plants median waterside drive

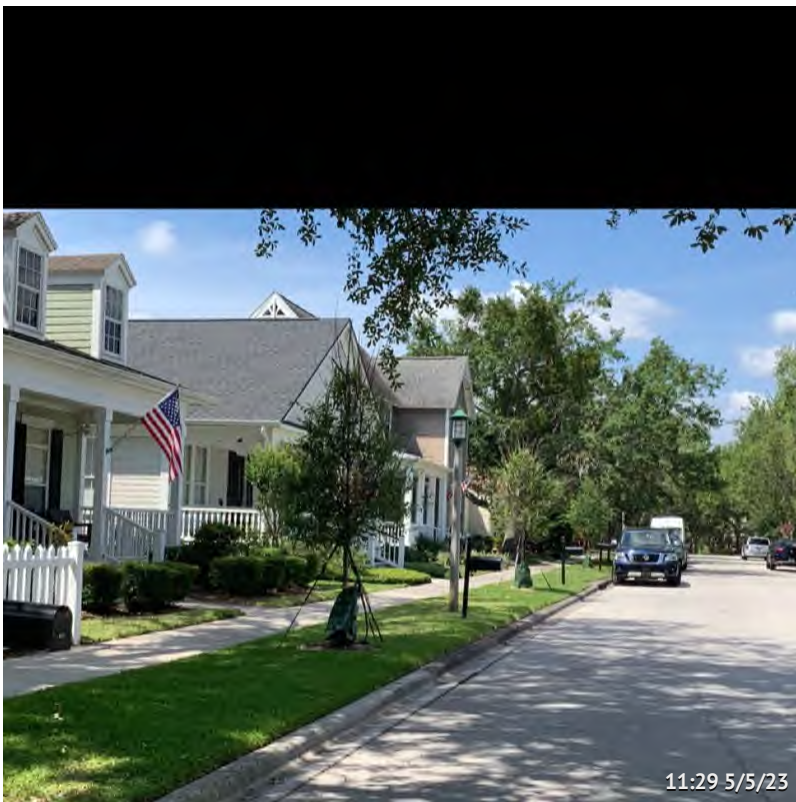
Item 15

Assigned To Solitude
Waterside drive



Item 16

Assigned To Juniper
New elms planted spring park loop



Item 17

Assigned To Solitude

Spring park loop has airtion



Item 18

Assigned To CDD

Need to clean or paint spring park loop





Item 19

Assigned To Juniper
Newly planted Sycamore trees
Artisan park



Item 20

Assigned To Solitude
Wilde drive pond

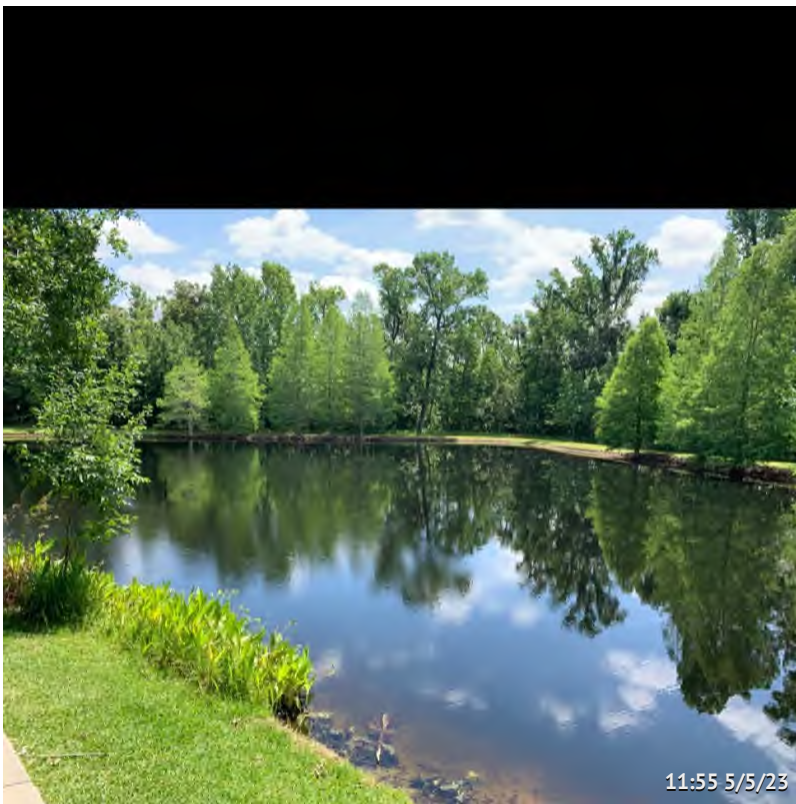
Item 21

Assigned To Solitude
Stickley pond



Item 22

Assigned To Solitude
Roycroft pond



Item 23

Assigned To Juniper

Not sure what's going on on Artisan
park @ Lutyens



Item 24

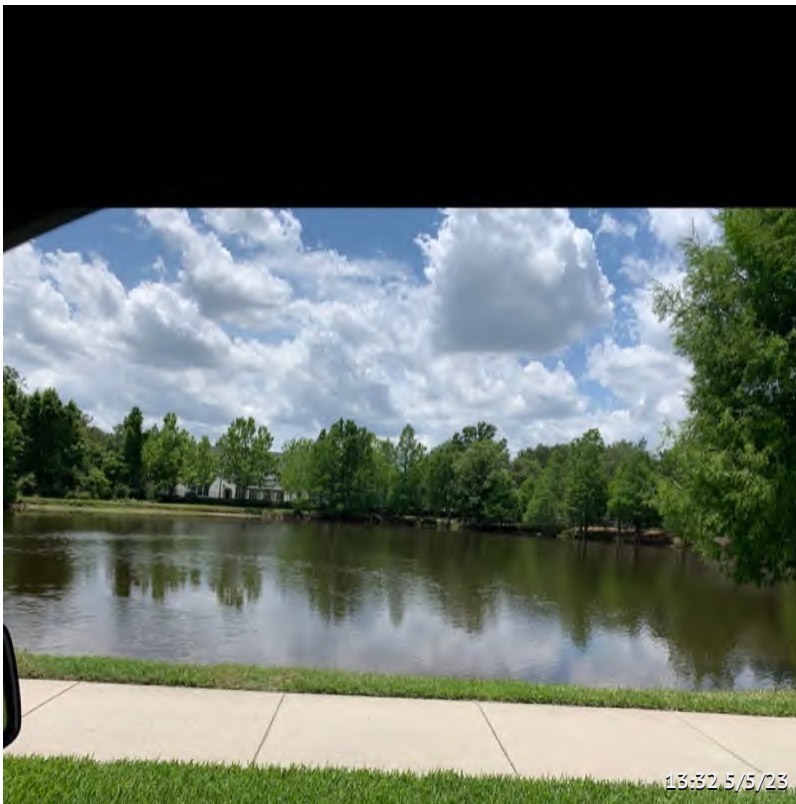
Assigned To Garden

Club/Juniper/Exquisit Landscaping
Campus street



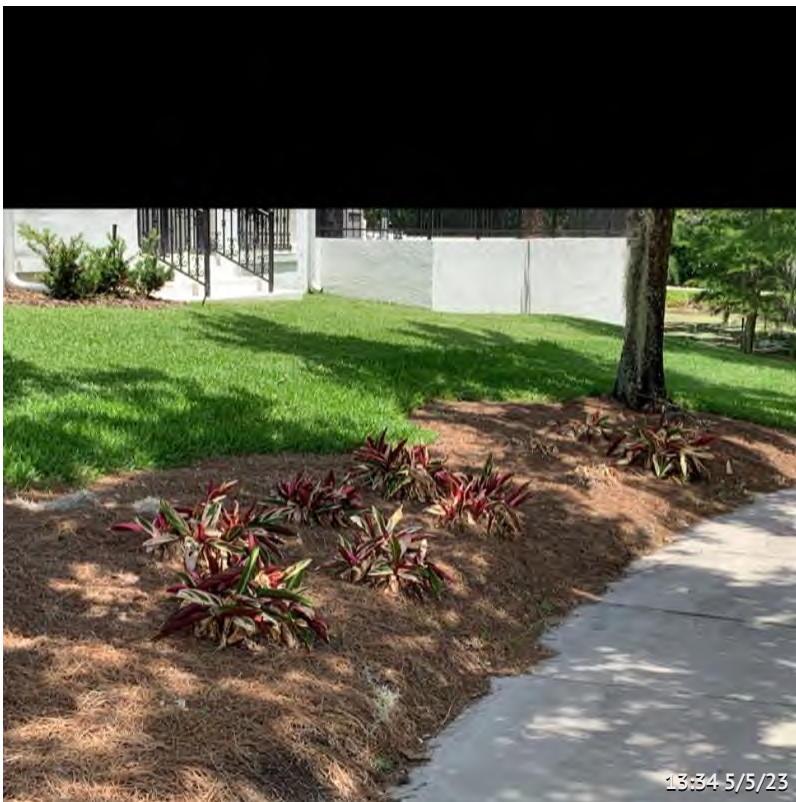
Item 25

Assigned To Solitude
Eastlawn pond



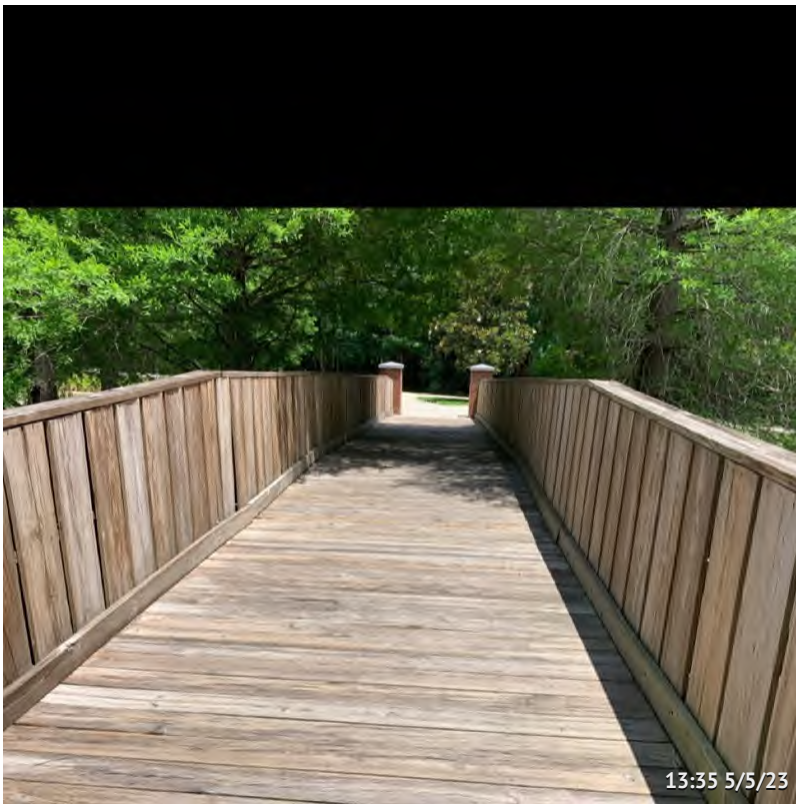
Item 26

Assigned To Juniper
Need to replace few plants



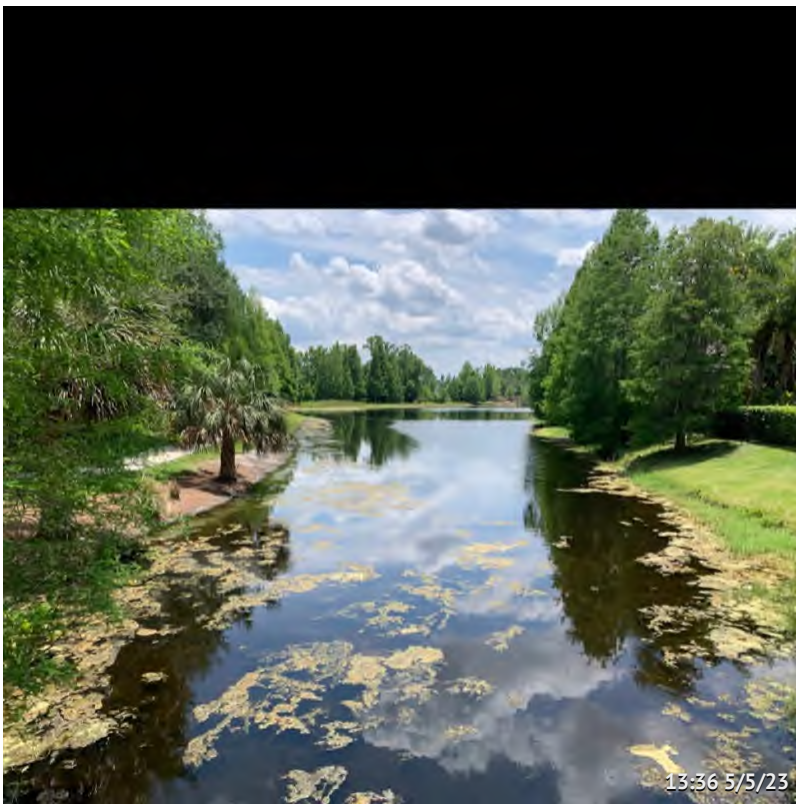
Item 27

Assigned To Nash Construction
Still waiting on quote for composite material



Item 28

Assigned To Solitude
Eastlawn north



Item 29

Assigned To Solitude
Eastlawn South



Item 30

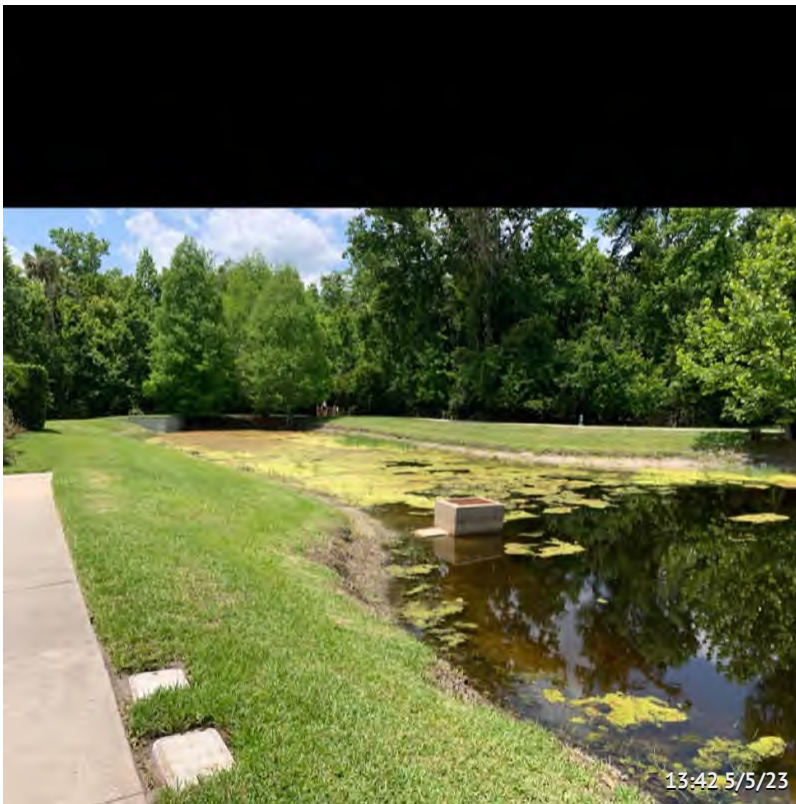
Assigned To Juniper
Towhee



Item 31

Assigned To Solitude

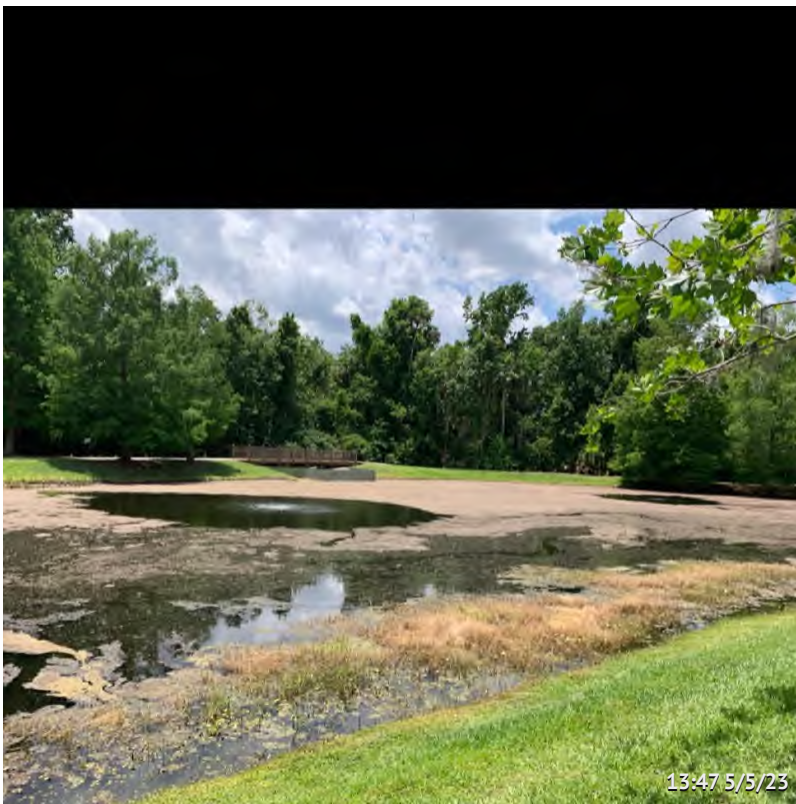
Pond view court pond



Item 32

Assigned To Solitude

Pond view



Item 33

Assigned To Solitude
Roseville pond



Item 34

Assigned To Solitude
Oakshadows pond



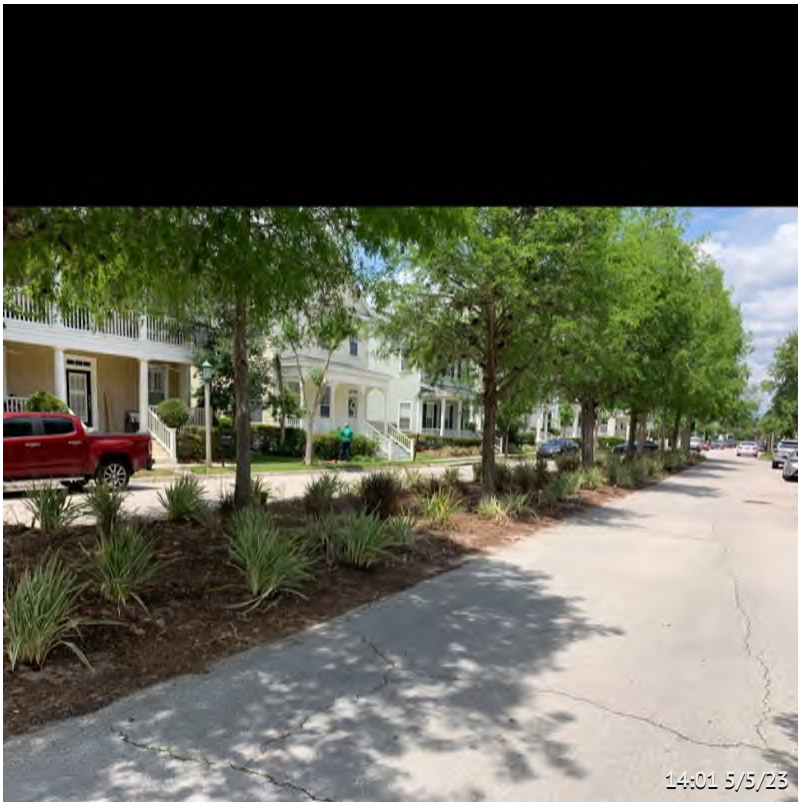
Item 35

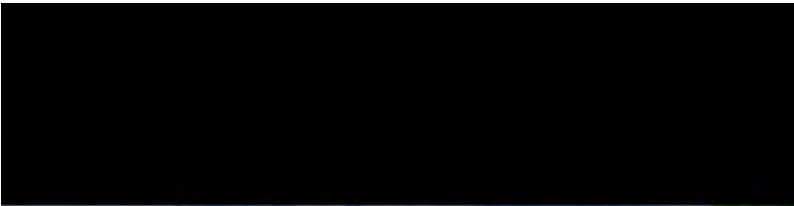
Assigned To Solitude
Aquila outlook



Item 36

Assigned To Juniper
New plants median golden canna





Item 37

Assigned To Solitude
Aquila pond



Item 38

Assigned To Solitude
Aquila need to spray grass. Under
deck





Item 39

Assigned To Juniper

Will order sod may 15 if no word back from RCID



Item 40

Assigned To CROA

Infront of wall to sidewalk is Croa property





Item 41

Assigned To K & D Concrete
Replacing s/w from Eastlawn to 851
Bldg before new landscape goes in
then will jump to other side of road



Item 42

Assigned To Solitude
Lake Evelyn



Item 43

Assigned To CFD
Lake Evelyn alley



Item 44

Assigned To Croa
Spring lake



Item 45

Assigned To Water Street Condos
Broke multiple s/w panels some just poured 1 week ago



Item 46

Assigned To Solitude
Water street canal marked to spray for plants and pine straw

Item 47

Assigned To ?

Meet with Adrian waiting on quote to fix pavers



Item 48

Assigned To Garden Club

1 of 4 tree to be planted



Item 49

Assigned To ?

Need to find dredging company



Item 50

North Village tree in decline



Item 51



Item 52

242 Arcadia terrace



Item 53

Assigned To Solitude

Sprayed cattails behind 215 Acadia Terrace



Item 54

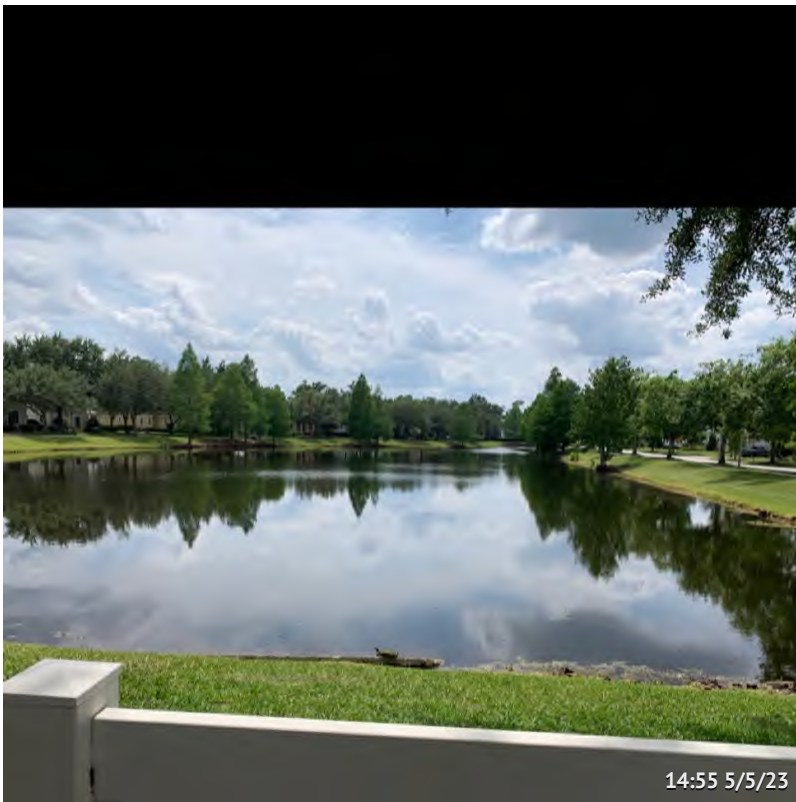
Assigned To Solitude

Acadia n/e



Item 55

Assigned To Solitude
Acadia s/w



Item 56

Assigned To Juniper
1 of 12 trees planted this round.
Eastpark



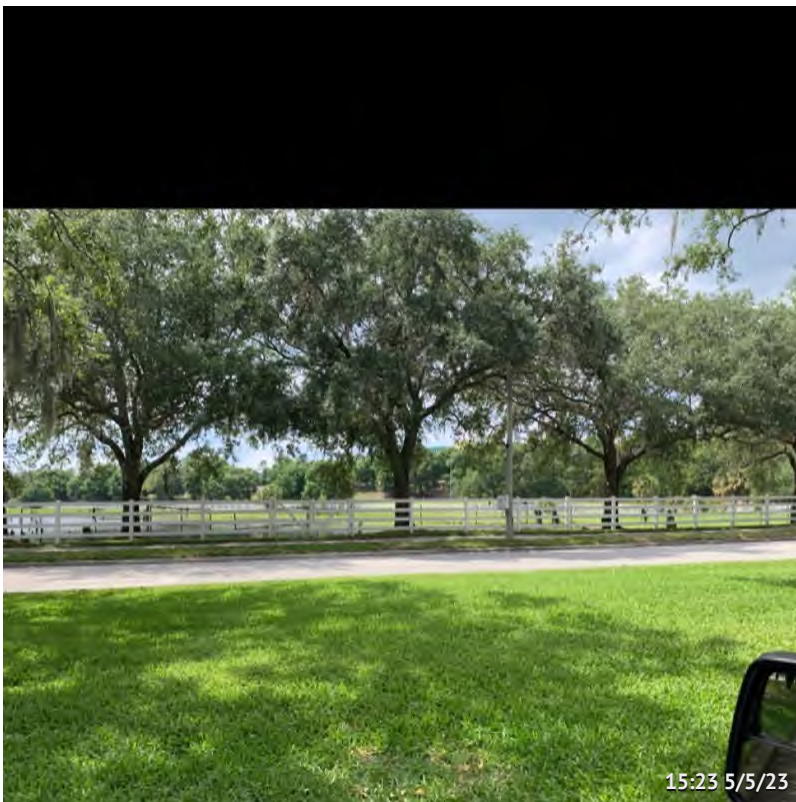
Item 57

Assigned To Solitude
North Village circle



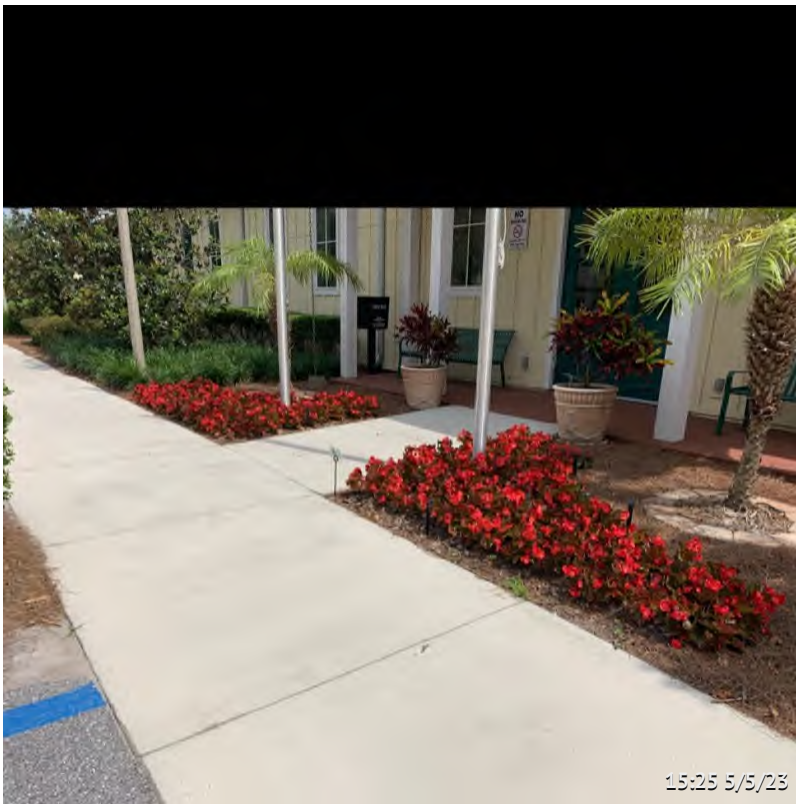
Item 58

Assigned To CDD
Fence and gate repairs through out
celebration



Item 59

Assigned To Juniper
Annuals at office



CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

FIELD MANAGEMENT REPORT **April 2023**

ELECTRICAL

4-4-2023

- Worked on bollard lights on sidewalk going from Celebration Ave to Pondview CT. Replaced 2 lamps and one fuse.
- Repaired lights:
 - ✓ WV98

4-10-2023

- Worked on bollard lights in Spring Park -Replaced 2 lamps.
- Repaired lights:
 - ✓ AP348
 - ✓ CCDD571

4-11-2023

- Worked on bollard lights in Spring Lake -Replace 3 lamps.
- Repaired lights:
 - ✓ NV145

4-13-2023

- Installed decorative sign piece on light pole at Longview and Grace Ave.
- Repaired lights:
 - ✓ AP323
 - ✓ AP103
 - ✓ EV191
 - ✓ EV205

4-18-2023

- Inspected lights that were staying on during the day.(798 Oak Shadows/1220 Aquila Loop/Deerwood)

4-19-2023

- Reset circuit breaker and clock on Column lights at Abelia St and Spring Park Loop.
- Replaced top of concrete bollard light behind Lake Rianhard.

4-20-2023

- Repaired lights:
 - ✓ AP62
 - ✓ CCDD920
 - ✓ CCDD921
 - ✓ NV98
 - ✓ CCDD791

4-21-2023

- Repaired the photocontrol on EV541.

4-24-2023

- Worked on Bollard light at pond across from 1013 Old Blush Rd.
- Replaced 2 lamps and removed 1 ballast .
- Repaired light across from Kilwins.
- Repaired lights:
 - ✓ CCDD721
 - ✓ CCDD720
 - ✓ CCDD719
 - ✓ CCDD718
 - ✓ CCDD717
 - ✓ CCDD716

4-26-2023

- Repaired lights:
 - ✓ EV341
 - ✓ WV48
 - ✓ WV51
 - ✓ SV343

4-27-2023

- Worked on walkway bollard lights at Oak Pond Dr. (Removed 2 ballast , installed 2 LED lamps,1 fuse and 3 pin lights)
- Repaired lights:
 - ✓ NV204
 - ✓ NV360

4-28-2023

- Repaired lights :
 - ✓ EV561
 - ✓ EV543
 - ✓ EV558
 - ✓ CCDD458
 - ✓ CCDD545
 - ✓ CCDD832
 - ✓ CCDD466
 - ✓ CCDD473
 - ✓ CCDD539
 - ✓ CCDD783
 - ✓ CCDD781
 - ✓ CCDD941

**CELEBRATION COMMUNITY
DEVELOPMENT DISTRICT**

FIELD MANAGEMENT REPORT
April 2023

S I D E W A L K S

4-11-2023

- Grinded 31 sidewalk panels on Longmeadow St and 8 panels on Greenbrier Ave.

4-12-2023

- Filled crack on concrete barrier weir on World Dr.
- Grinded 21 panels on Long Meadow St and 8 panels on Mulberry Ave.

4-13-2023

- Grinded 10 panels on Iris St, 8 panels on Greenbrier Ave , 6 panels on Camellia St, 6 panels on Old Blush Rd, and 4 panels on Jeater Bend Dr.

4-14-2023

- Grinded 21 panels on Banks Rose St and 12 on Drake St.

4-17-2023

- Removed 6 panels from Water St , cut roots, framed, and prepared area for concrete.

4-18-2023

- Cut 9 panels on 417-419 Campus St.
- Pour cement on 902 West Park.
- Grinded 9 panels on Golfpark Dr, 19 panels on Abelia St and 13 panels on Spring Park Loop.

4-19-2023

- Removed boards and cut lines at 902 Westpark.
- Removed 7 panels and cut roots from 417 Campus.

4-20-2023

- Cut roots and framed at 417 and 419 Campus.
- Removed two panels on 429 Campus.
- Grinded 44 panels on Abelia St.

4-21-2023

- Grinded 36 panels on Spring Park St.

4-24-2023

- Grinded 22 sidewalks on Spring Park St.

4-25-2023

- Small concrete repair on sidewalk in front of the library.
- Framed sidewalk on Reeves St and Waterside for water repairs.

4-26-2023

- Grinded 18 panels on Nash Dr and replaced panels on Campus St.

4-27-2023

- Grinded 18 panels on Nash Dr ,3 panels on Water St , and 1 panel on Mulberry Ave.

4-28-2023

- Grinded 19 panels on Nash Dr.

**CELEBRATION COMMUNITY
DEVELOPMENT DISTRICT**

FIELD MANAGEMENT REPORT
April 2023

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

4-3-2023

- Pressure washed the boardwalk by Pondview. (250)

4-10-2023

- Pressure washed the boardwalk on Arbor Circle. (386)

4-11-2023

- Pressure washed the boardwalk on Arbor Circle and Aquila Loop. (370)

4-12-2023

- Pressure washed the sidewalk on Golden Canna. (600)
- Pressure washed the boardwalk on Aquila Loop. (120)

4-14-2023

- Pressure washed splashpad in Downtown area.
- Pressure washed the sidewalk on Pondview. (400)

4-17-2023

- Pressure washed trash cans.

4-18-2023

- Pressure washed the boardwalk down by Lakeside Park,
- Pressure washed the sidewalk on Oak Shadows.

4-20-2023

- Pressure washed the sidewalk by Oak Pond (300)

4-25-2023

- Pressure cleaned the entryway to Aquila Loop and columns between 717 and 719 East Lawn.

**CELEBRATION COMMUNITY
DEVELOPMENT DISTRICT**

FIELD MANAGEMENT REPORT
April 2023

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

4-3-2023

- Replaced side rail on the boardwalk at Lake Rianhard.

4-4-2023

- Hand dug 3x3x3 hole for directional sign foundation.

4-5-2023

- Poured concrete foundation for reader board sign.
- Serviced downtown fountain.
- Cut and trimmed palmettos overhanging on North Village.

4-6-2023

- Put together reader board sign.

4-7-2023

- Replaced boards on Pond View boardwalk.
- Repaired manhole lip on Water St.

4-10-2023

- Cut 2 palmetto trees on 417 .
- Removed gate and pocket rail from gate post.
- Drilled out rivets and installed pocket rail to gate.
- Remounted gate.

4-11-2023

- Repaired white fence- replaced 9 posts on 417.

4-12-2023

- Replaced some boards on Aquila Loop boardwalk.
- Replaced 8 post on white fence.

4-13-2023

- Repaired a board at Spring Lake.
- Repaired boards on Aquila Loop boardwalk.

4-14-2023

- Replaced some boards on Aquila Loop and Arbor Circle boardwalks.

4-17-2023

- Replaced some boards on Aquila Loop and Oak Shadows.

4-18-2023

- Removed and set 8 posts.
- Replaced some boards on Oak Shadows boardwalk.

4-19-2023

- Trimmed trees at Jeater Bend.
- Sealed boardwalk boards at Arbor Circle, Mirasol, Aquila Loop, and Spring Park Loop.
- Replaced 2 boards on Arbor Circle.

4-20-2023

- Cut back Oak tree at Jeater Bend/Celebration Ave.
- Removed and replaced 7 posts.
- Sealed boardwalk on Lake Rianhard.
- Replaced some boards on Arbor Circle.

4-21-2023

- Continued replacing boards on Arbor Circle.

4-24-2023

- Replaced boards on Arbor Circle and Oak Pond Dr.

4-25-2023

- Replaced 9 fence posts.

4-26-2023

- Replaced boards on Oak Pond Dr boardwalk.
- Cut tree down at Maiden Terrace.

4-27-2023

- Continued replacing boards on Oak Pond Dr.
- Repaired railing downtown.
- Painted boardwalk signs in Oak Pond.

4-28-2023

- Continued replacing boards on Oak Pond Dr.
- Trimmed tree at 1003 Indigo.
- Painted boardwalk sign in Lake Evalyn.

**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

May 5, 2023

Hello,

We are now on the once a month sweep schedule.
We will continue to spot sweep every few weeks as we see any areas that need it!

Thanks!

Celebration

Community

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Clarke Mosquito



CELEBRATION

April 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
108	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 April
396.6 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	4/10/23; 4/24/23

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	100	0





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	2	04/07/2023	04/07/2023	9.50	mi	1.46	gal
Celebration CDD - 010053	2	04/13/2023	04/13/2023	10.20	mi	1.45	gal
Celebration CDD - 010053	2	04/20/2023	04/20/2023	9.90	mi	1.33	gal
Celebration CDD - 010053	2	04/25/2023	04/25/2023	10.70	mi	1.47	gal
Celebration CDD - 010053	2	04/28/2023	04/28/2023	10.50	mi	1.46	gal
Celebration CDD - 010053	7	04/06/2023	04/06/2023	9.30	mi	1.37	gal
Celebration CDD - 010053	7	04/11/2023	04/11/2023	9.30	mi	1.32	gal
Celebration CDD - 010053	7	04/14/2023	04/14/2023	9.30	mi	1.33	gal
Celebration CDD - 010053	7	04/21/2023	04/21/2023	9.50	mi	1.38	gal
Celebration CDD - 010053	7	04/27/2023	04/27/2023	9.30	mi	1.34	gal
Celebration CDD - 010053	10	04/06/2023	04/06/2023	1.50	mi	0.24	gal
Celebration CDD - 010053	10	04/11/2023	04/11/2023	1.50	mi	0.22	gal
Celebration CDD - 010053	10	04/14/2023	04/14/2023	1.40	mi	0.22	gal
Celebration CDD - 010053	10	04/18/2023	04/18/2023	1.50	mi	0.22	gal
Celebration CDD - 010053	10	04/21/2023	04/21/2023	1.50	mi	0.22	gal
Celebration CDD - 010053	10	04/25/2023	04/25/2023	1.40	mi	0.22	gal
Celebration CDD - 010053	10	04/28/2023	04/28/2023	1.50	mi	0.21	gal
Celebration CDD - 010053	11	04/04/2023	04/04/2023	9.20	mi	1.31	gal
Celebration CDD - 010053	11	04/07/2023	04/07/2023	8.70	mi	1.24	gal
Celebration CDD - 010053	11	04/13/2023	04/13/2023	9.10	mi	1.30	gal
Celebration CDD - 010053	11	04/20/2023	04/20/2023	9.30	mi	1.29	gal
Celebration CDD - 010053	11	04/25/2023	04/25/2023	9.20	mi	1.27	gal
Celebration CDD - 010053	11	04/28/2023	04/28/2023	9.20	mi	1.10	gal



CCDD Services By Customer/Route Summary

Celebration CDD - 010053	12	04/04/2023	04/04/2023	8.50	mi	1.20	gal
Celebration CDD - 010053	12	04/07/2023	04/07/2023	8.50	mi	1.23	gal
Celebration CDD - 010053	12	04/11/2023	04/11/2023	8.50	mi	1.21	gal
Celebration CDD - 010053	12	04/14/2023	04/14/2023	8.50	mi	1.22	gal
Celebration CDD - 010053	12	04/18/2023	04/18/2023	8.40	mi	1.22	gal
Celebration CDD - 010053	12	04/21/2023	04/21/2023	8.60	mi	1.23	gal
Celebration CDD - 010053	12	04/27/2023	04/27/2023	8.50	mi	1.19	gal
Celebration CDD - 010053	13	04/04/2023	04/04/2023	7.10	mi	1.06	gal
Celebration CDD - 010053	13	04/07/2023	04/07/2023	7.20	mi	0.97	gal
Celebration CDD - 010053	13	04/13/2023	04/13/2023	7.10	mi	1.03	gal
Celebration CDD - 010053	13	04/20/2023	04/20/2023	7.10	mi	1.02	gal
Celebration CDD - 010053	13	04/25/2023	04/25/2023	7.00	mi	0.98	gal
Celebration CDD - 010053	13	04/28/2023	04/28/2023	7.00	mi	0.99	gal
Celebration CDD - 010053	15	04/06/2023	04/06/2023	7.40	mi	1.10	gal
Celebration CDD - 010053	15	04/18/2023	04/18/2023	7.40	mi	1.03	gal
Celebration CDD - 010053	15	04/27/2023	04/27/2023	7.20	mi	1.03	gal
Celebration CDD - 010053	16	04/04/2023	04/04/2023	3.30	mi	0.47	gal
Celebration CDD - 010053	16	04/06/2023	04/06/2023	3.30	mi	0.47	gal
Celebration CDD - 010053	16	04/11/2023	04/11/2023	3.20	mi	0.44	gal
Celebration CDD - 010053	16	04/14/2023	04/14/2023	3.20	mi	0.44	gal
Celebration CDD - 010053	16	04/18/2023	04/18/2023	3.30	mi	0.43	gal
Celebration CDD - 010053	16	04/21/2023	04/21/2023	3.20	mi	0.45	gal
Celebration CDD - 010053	16	04/27/2023	04/27/2023	3.10	mi	0.41	gal
Celebration CDD - 010053	5A	04/04/2023	04/04/2023	2.20	mi	0.31	gal



CCDD Services By Customer/Route Summary

Celebration CDD - 010053	5A	04/06/2023	04/06/2023	2.20	mi	0.32	gal
Celebration CDD - 010053	5A	04/11/2023	04/11/2023	2.20	mi	0.31	gal
Celebration CDD - 010053	5A	04/13/2023	04/13/2023	2.20	mi	0.31	gal
Celebration CDD - 010053	5A	04/14/2023	04/14/2023	2.30	mi	0.32	gal
Celebration CDD - 010053	5A	04/18/2023	04/18/2023	2.30	mi	0.31	gal
Celebration CDD - 010053	5A	04/21/2023	04/21/2023	2.30	mi	0.33	gal
Celebration CDD - 010053	5A	04/25/2023	04/25/2023	2.30	mi	0.33	gal
Celebration CDD - 010053	5A	04/28/2023	04/28/2023	2.10	mi	0.31	gal
Celebration CDD - 010053	5B	04/04/2023	04/04/2023	0.80	mi	0.12	gal
Celebration CDD - 010053	5B	04/06/2023	04/06/2023	0.70	mi	0.11	gal
Celebration CDD - 010053	5B	04/11/2023	04/11/2023	0.70	mi	0.11	gal
Celebration CDD - 010053	5B	04/13/2023	04/13/2023	0.70	mi	0.11	gal
Celebration CDD - 010053	5B	04/14/2023	04/14/2023	0.70	mi	0.11	gal
Celebration CDD - 010053	5B	04/18/2023	04/18/2023	0.70	mi	0.11	gal
Celebration CDD - 010053	5B	04/21/2023	04/21/2023	0.70	mi	0.11	gal
Celebration CDD - 010053	5B	04/25/2023	04/25/2023	0.70	mi	0.11	gal
Celebration CDD - 010053	5B	04/28/2023	04/28/2023	0.70	mi	0.10	gal

Total For The Month of April:

396.60

56.04



All Services By Customer Summary

Celebration CDD (010053)

Filter Date between 04/01/2023 and 04/30/2023

Customer	Work Type	Service Item	Start Date	End Date	Used Quantity	Unit Of Measure
010053 - Celebration CDD	Comfort Pack	KIS2911 - Talstar BP Barrier	04/10/2023	04/10/2023	0.63	mi
010053 - Celebration CDD	Comfort Pack	KIS2911 - Talstar BP Barrier	04/24/2023	04/24/2023	0.94	mi
					1.56	
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	04/04/2023	04/04/2023	41.60	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	04/06/2023	04/06/2023	24.40	mi
010053 - Celebration CDD	Night Truck	KIS3404 - Truck ULV Merus low flow .56 o	04/07/2023	04/07/2023	46.50	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	04/11/2023	04/11/2023	25.40	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	04/13/2023	04/13/2023	42.00	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	04/14/2023	04/14/2023	25.40	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	04/18/2023	04/18/2023	23.60	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	04/20/2023	04/20/2023	38.90	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	04/21/2023	04/21/2023	25.80	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	04/25/2023	04/25/2023	31.30	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	04/27/2023	04/27/2023	40.70	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	04/28/2023	04/28/2023	31.00	mi
					396.60	
010053 - Celebration CDD	Survey	KIS0889 - Celebration Yellow Fly Trap	04/18/2023	04/18/2023	100.00	ea



Trap Result Details By Species

Customer	Collection Date	Trap #	Species	# of Female	
Celebration CDD	04/06/2023	CEL05	Misc genus / spp	13	
		CEL10	Misc genus / spp	4	
		CEL12	Misc genus / spp	20	
		CEL14	Misc genus / spp	8	
		CEL16	Misc genus / spp	18	
		CEL2&11	Misc genus / spp	13	
	04/12/2023	CEL01	Anopheles crucians	1	
		CEL01	Culex erraticus	1	
		CEL01	Culex nigripalpus	6	
		CEL07	Culex erraticus	10	
		CEL07	Culex nigripalpus	10	
		CEL07	Coquillettidia perturbans	2	
		CEL12	Culex erraticus	2	
		CEL14	Culex nigripalpus	1	
		CEL16	Culex erraticus	2	
		CEL2&11	Culex erraticus	1	
		04/18/2023	CEL01	Misc genus / spp	54
			CEL05	Misc genus / spp	2
	CEL12		Misc genus / spp	7	
	CEL14		Misc genus / spp	7	
	CEL16		Misc genus / spp	8	
	04/25/2023	CEL01	Misc genus / spp	55	
		CEL05	Misc genus / spp	13	
		CEL10	Misc genus / spp	6	
		CEL12	Misc genus / spp	13	
		CEL14	Misc genus / spp	8	
		CEL16	Misc genus / spp	9	
			CEL2&11	Misc genus / spp	60
					354

Celebration Community

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Juniper Landscaping

CELEBRATION MONTHLY REPORT

Apr-23

<p><u>MONDAY</u> Island Village Phase # 1 Celebration BLVD SPRING LAKE 417</p>	<p>MOWS & PONDS 3,10,18,24</p>	<p><u>PINE STRAW</u> 2 times a year</p>
<p><u>TUESDAY</u> SOUTH VILLAGES WEST VILLAGES LAKE EVALYN ARTISAN PARK 417</p>	<p>4,11,19,25</p>	<p><u>Palm & Tree Pruning</u> 2 times a year</p> <p><u>IRRIGATION REPORT</u> 6,20</p> <p><u>PROPOSALS;</u></p>
<p><u>WENESDAY</u> Island Village Phase # 2 EAST VILLAGE,AQUILA LOOP Campus St. 417</p>	<p>5,12,20,26</p>	<p><u>ANNUALS</u> MARCH,JULY,NOV.</p>
<p><u>THURSDAY</u> DOWNTOWN Celebration Villages Nt.Villages 417</p>	<p>6,13,21,27</p>	<p><u>FERTILIZATION</u> SANT. AUGUSTINE,BAHIA Feb. April,June &October</p>
<p>COMMONS AREAS,COLLECT THE LEAVES Mow Crew Teams.</p>		

		<u>DETAIL CREW</u>
Island Village,Celeb.BLVD, Spring Lake	Week	
Waterside, Spring Park Loop, Artisan Park	Week	
Old Blush, Aquila Loop, East Village	Week 1&2	3,4,5,6,10,11,12,13
NORTH VILLAGE CELEBRATION VILLAGE	Week	
417	1 time a Month	
DOWNTOWN	Every Thursday	Week 3&4 17,18,19,20 ,24,25,26,27 6,13,20,27

* Subject to change, depend the weather

**Celebration
Community
Development)
Project Tracker**

Field Tracker

Legend

Period Highlight: 22

Plan Duration

Actual Start

% Complete

Actual (beyond plan)

% Complete (beyond plan)

ACTIVITY	PLAN START	PLAN DURATION	ACTUAL START	ACTUAL DURATION	PERCENT COMPLETE	PERIODS																																																			
						1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52
Boardwalk Deck Board Replacements (Days)	1	52	1	52	0%	[Diagonal hatching]																																																			
Concrete Grinding (Panel)	24	42	23	0	35%	96	115	80	120	62	199	207	212	208	124	81	212	71	171	101	71	[Diagonal hatching]																																			
Concrete Replacement (Panel)	0	0	0	0	36%	6	3	1	4	0	1	0	0	0	6	2	3	7	0	18	0	[Diagonal hatching]																																			
Cyclone Pressure Washing (Square Feet)	40	52	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	[Diagonal hatching]																																			
Cyclone Pressure Washing Curbs (Days)	28	52	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	[Diagonal hatching]																																			
Electrical Work (Lights)	1	52	1	52	0%	14	38	5	14	19	9	21	44	33	11	27	47	3	10	15	47	[Diagonal hatching]																																			
Hog Trapping (Hogs)	1	52	1	52	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	[Diagonal hatching]																																			
Mechanic Work (Hours)	1	52	1	52	0%	0	0	2	0	0	0	0	0	0	0	2	0	0	0	0	0	[Diagonal hatching]																																			
Painting (Days)	1	52	1	52	0%	0	2	4	2	3	3	3	0	0	0	5	3	0	0	0	2	[Diagonal hatching]																																			
Porter Services	1	52	1	52	0%	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	[Diagonal hatching]																																			
Pressure Washing (Days)	25	52	0	0	0%	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	[Diagonal hatching]																																			
Pressure Washing Boardwalks (Days)	23	52	23	0	13%	0	5	1	0	5	5	5	5	0	0	0	0	5	5	5	5	[Diagonal hatching]																																			
Sealing Boardwalks (Days)	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	4	3	0	5	5	5	[Diagonal hatching]																																				
Tree Trimming (Days)	40	52	0	0	0%	0	1	0	0	0	2	0	0	0	0	0	0	0	3	2	[Diagonal hatching]																																				

Celebration ·
Community ·
Development)
Detail report



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
04-24-23	1600	CELEBRATION	ON DUTY	
	1605	ROVING	HIGH VISIBILITY WHILE RAIN	
	1645	404 CAMPUS ST.	911 DISCONNECT	
	1705	CELEBRATION AVE & NASH	RADAR	
	1815	CELEBRATION AVE & STARLING DR	RADAR	
	1929	DOWNTOWN	PARKING & STOP SIGNS	
	1954	FLORIDA HOSPITAL	DEPUTY ASSIST/COMBATIVE	ARRESTEE
	2035	CELEBRATION & WORLD DR.	ACCIDENT-ASSIST	TOT FHP
	2050	ROVING	RADAR STOP SIGNS 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	2	Misdemeanor		Citations		Citations		Parks	through
Back-up	1	Felony		Written Warning	11	Written Warning		Schools/Library	out
Self Initiated		Traffic		Verbal Warning		Verbal Warning	1	Businesses	shift
Reports		Ordinance						Construction	INDIAN VIL

Name: E. Cabot ID #: 369 Date: 04-24-23



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
04-26-23	1500	CELEBRATION	ON DUTY	
	1500	CELEBRATION BLVD	RADAR	
	1525	GOLFPARK & SYCAMORE	RADAR	
	1630	EASTLAWN & CELEBRATION AV	STOP SIGNS	
	1727	BETWEEN EASTLAWN & WISTERIA Ln	ALLIGATOR SEEN- LEFT AREA	
	1735	CELEBRATION AVE & BALL FIELDS	RADAR	
	1820	DOWNTOWN	PARKING STOP SIGNS	
	1900	WATERSIDE DR & CELEBRATION AVE	RADAR	
	1950	ROVING	RADAR STOP SIGNS PARKING	
	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	1	Misdemeanor		Citations	5	Citations		Parks	through
Back-up		Felony		Written Warning	13	Written Warning		Schools/Library	out
Self Initiated		Traffic		Verbal Warning	2	Verbal Warning	2	Businesses	shift
Reports		Ordinance						Construction	INDIAN VIL

Name: E. Cabot ID #: 369 Date: 04-26-23



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
04-27-23	1600	CELEBRATION	ON DUTY	
	1625	GOLFPARK DR	RADAR	
	1715	CELEBRATION AV & BALL FIELDS	RADAR	
	1745	EASTLAWN & CELEBRATION	STOP SIGNS	
	1845	DOWNTOWN	PARKING STOP SIGNS	NOT BUSY
	1904	ISLAND VILLAGE	RADAR & STOP SIGNS	
	1950	WATERSIDE DR	RADAR	
	2040	ROVING	RADAR, STOP SIGN, PARKING	
	2300	CELEBRATION	OFF DUTY	
		THE RAIN CAME BACK TOWARDS THE END		
	***	FOUND OUT THERE IS NIGHT SECURITY FOR THE NIGHT	NEW SCHOOL, SAID THERES	A BEAR WONDERING AT
	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	2	Citations		Parks	through
Back-up		Felony		Written Warning	14	Written Warning		Schools/Library	out
Self Initiated		Traffic		Verbal Warning	1	Verbal Warning		Businesses	shift
Reports		Ordinance						Construction	INDIAN VIL

Name: E. Cabot ID #: 369 Date: 04-27-23



Detail Activity Sheet

Job Site: CELEBRATION CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
4/8/23	1315-1415	CAMPUS ST/CELEBRATION AVE	STOP SIGN/ 3 VIOLATIONS	
	1420-1515	SYCAMORE ST/CELEBRATION AVE	STOP SIGN/ 2 VIOATIONS	
	1530-1600	CELEBRATION BLVD	RADAR/ 0 VIOLATIONS	
	1635-1715	WESTPARK DR/ CELEBRATION AVE	STOP SIGN/ 0 VIOLATIONS	
	1715-1735	MARKET ST/ CELEBRATION AVE	STOP SIGN/ 0 VIOLATIONS	
	1740-1800	CAMPUS ST/ CELEBRATION BLVD	STOP SIGN/ 1 VIOLATION	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	0	Misdemeanor	0	Citations	1	Citations	0	Parks	2
Back-up	0	Felony	0	Written Warning	5	Written Warning	0	Schools/Library	2
Self Initiated	0	Traffic	0	Verbal Warning	0	Verbal Warning	0	Businesses	4
Reports	0	Ordinance	0					Construction	0

Name: W. MELENDEZ ID #: 2859 Date: 04/08/2023



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: CELEBRATION CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
4/9/2023	0700-0800	CAMPUS ST/ CELEBRATON AVE	STOP SIGN/ 2 VIOLATIONS	
	0800-0900	CELEBRATION BLVD	RADAR & PATROL/ 2 VIOLATIONS	
	0910-0930	WATERSIDE DR/CELEBRATION AVE	STOP SIGN/ 0 VIOLATIONS	
	0940-1020	SYCAMORE ST/ CELEBRATION AVE	STOP SIGN/ 2 VIOLATION	
	1045-1100	GREENBRIER AVE/CAMPUS ST	STOP SIGN/ 0 VIOLATIONS	
	1100-1115	CAMPUS ST	PATROL AREA	
	1120-1140	GOLF PARK DR	PATROL AREA	
	1145-1200	CELEBRATION BLVD	PATROL AREA	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	0	Misdemeanor	0	Citations	1	Citations	0	Parks	1
Back-up	0	Felony	0	Written Warning	3	Written Warning	0	Schools/Library	2
Self Initiated	0	Traffic	0	Verbal Warning	2	Verbal Warning	0	Businesses	3
Reports	0	Ordinance	0					Construction	

Name: W. MELENDEZ ID #: 2859 Date: 04/09/2023



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: Celebration CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
04/10/23	1330	Celebration Blvd	Area patrol	
↓	1416	Celebration Blvd & Campus St	Traffic Stop	
	1515	Celebration Blvd	Area Patrol	
	1555	Celebration Blvd & Campus St	Traffic Stop	
	1640	Spring Lakes	Area Patrol	

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

Name: Francis Santaniello ID #: 2974 Date: 04/10/23



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
04/10/23	1330	Celebration Blvd	Area patrol	
	1416	Celebration Blvd & Campus St	Traffic Stop	
	1515	Celebration Blvd	Area Patrol	
	1555	Celebration Blvd & Campus St	Traffic Stop	
	1640	Spring Lakes	Area Patrol	

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

Name: Francis Santaniello ID #: 2974 Date: 04/10/23



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION TRAFFIC

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
04/15/2023	1310-1325	CELEBRATION AVE / FRONT ST	RADAR 1 STOP	1 CITATION / 1 WRITTEN WARNING
	1345	CELEBRATION AVE / FRONT ST	IMPROPER PASSING / STOP SIGN	2 CITATIONS
	1405-1505	732 EASTLAWN	TRAFFIC ACCIDENT	23I042091
	1510-1530	WATERSIDE / SPRING PARK	RADAR NO VIOLATIONS	
	1530-1555	CELEBRATION BLVD/ WATERSIDE	RADAR 2 STOPS	1 CITATION 1 WRITTEN WARNING
	1555	AREAR OF CELEBRATION AVE	TAG HIT ON STOLEN VEHICLE / NOT LOCATED	23I042123
	1730		ASSISTED PATROL WITH FIGHT AT OLD TOWN	23I042151
	1750		STOLEN VEHICLE BACK IN CELEBRATION	

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

Name: DS Michael Heller ID #: 2948 Date: 04/15/23



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: CELEBRATION TRAFFIC

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
04/23/2023	0700-1200		DUE TO LAPTOP ISSUES, I LOST MY LOG AND RECORDED TIMES. THROUGHOUT THE SHIFT I CONDUCTED 5 TRAFFIC STOPS WHICH LEAD TO 4 CITATIONS AND 4 WRITTEN WARNINGS. I ISSUED 1 PARKING CITATION AND 1 VERBAL WARNING. RADAR WAS RUN THROUGH THE COMMUNITY. I ALSO REMAINED IN THE DOWNTOWN AS THERE WAS AN EVENT, WHERE I OBSERVED NO PARKING ISSUES OR PEDISTRIAN VIOLATIONS. I ALSO LOCATED A LOST CREDIT CARD AT THE 7-11 WHICH WAS SUBMITTED TO EVIDENCE AS FOUND PROPERTY. I PATROLLED THE SHOPPING / RESTAURANT / HOSPITAL AREAS WHERE I OBSERVED NO TRANSIENTS OR PANHANDLERS.	

Calls for Service		Arrests		Traffic Stops 5		Parking Violations 2		Routine Checks	
Calls Taken		Misdemeanor		Citations	4	Citations	1	Parks	
Back-up		Felony		Written Warning	4	Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning	1	Businesses	
Reports		Ordinance						Construction	

Name: DS Michael Heller ID #: 2948 Date: 04/15/23



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION

DATE	TIME	LOCATION	ACTIVITY
04/24/2023	0800	CAMPUS ST	ON DUTY/ROUTINE CHECKS
"	0800	FRONT ST/CELEBRATION LAKESIDE PARK	BUSINESS CHECKS PATROL
"	0820	EASTLAWN/AQUILA LOOP	AREA CHECKS PATROL
"	0900	CELEBRATION SCHOOL K-8	AREA CHECKS PATROL
"	0920	WATERSIDE DRIVE	TRAFFIC ENFORCEMENT 2 WW/SPEED
"	0958	ISLAND VILLAGE NEIGHBORHOODS/CONSTUCTION	AREA CHECKS PATROL
"	1030	INCLEMENT WEATHER AREA CHECKS ONLY	AREA CHECKS PATROL
"	1040	NORTH VILLAGE/ARCADIA	AREA CHECKS PATROL
"	1115	CELEBRATION PLACE BUSINESSES	BUSINESS CHECKS PATROL
"	1130	CELEBRATION PLACE	TRAFFIC ENFORCEMENT 3 WW/SPEED
"	1235	CELEBRATION POINTE	AREA CHECKS PATROL
04/24/2023	1300	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	5	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: 04/24/2023



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
04-04-23	1600	CELEBRATION	ON DUTY	
	1605	CELEBRATION BLVD	RADAR	
	1635	GOLFPARK DR & SYCAMORE	RADAR	
	1730	SPRINGPARK & CELEBRATION	STOP SIGN	
	1800	CELEBRATION AV & ARBOR CR	RADAR	
	1908	1211 SALINGER LOOP	BACK UP	
	1920	WATERSIDE & CELEBRATION AVE	RADAR & STOP SIGNS	
	1950	ROVING		
	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	3	Citations		Parks	through
Back-up	1	Felony		Written Warning	7	Written Warning		Schools/Library	out
Self Initiated		Traffic		Verbal Warning	3	Verbal Warning	1	Businesses	shift
Reports		Ordinance						Construction	INDIAN VIL

Name: E. Cabot ID #: 369 Date: 04-04-23



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
04-05-23	1500	CELEBRATION	ON DUTY	
	1530	GOLFPARK & ARBOR CR	RADAR	
	1548	930 GREENLAWN	ALARM – ROAD BUSY	PATROL BUSY
	1615	CELEBRATION AV & EASTLAWN	STOP SIGNS	
	1710	CELEBRATION AV @ BALL FIELDS	RADAR	
	1820	106 GRACE AVE	MISC. CALL	PATROL BUSY
	1830	DOWNTOWN	PARKING & STOP SIGNS	
	1838	901 WATERSIDE DR	TURTLE IN ROAD	PATROL BUSY
	1910	DOWNTOWN	PARKING & STOP SIGNS	
	1935	ROVING	RADAR STOP SIGNS PARKING	
	2112	701 GOLFPARK DR -REAR PARKING LOT	S13 VEHICLE - SAID USING	WIFI IN QUIET AREA
	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	3	Misdemeanor		Citations		Citations		Parks	through
Back-up		Felony		Written Warning	13	Written Warning		Schools/Library	out
Self Initiated	1	Traffic		Verbal Warning	3	Verbal Warning	10	Businesses	shift
Reports		Ordinance						Construction	INDIAN VIL

Name: E. Cabot ID #: 369 Date: 04-05-23



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
04-06-23	1600	CELEBRATION	ON DUTY	
	1618	GOLFPARK & ARBOR CR	RADAR	
	1711	OLD STETSON PARKING LOT	JUVINLE COMPL/GONE	
	1750	WATERSIDE DDR	RADAR	
	1855	DOWNTOWN	PARKING & STOP SIGNS	
	1920	ROVING	RADAR STOP SIGNS	
	2249	670 DUMONT APT 326	NOISE COMP	
	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	2	Citations		Parks	through
Back-up	1	Felony		Written Warning	12	Written Warning		Schools/Library	out
Self Initiated		Traffic		Verbal Warning	1	Verbal Warning		Businesses	shift
Reports		Ordinance						Construction	INDIAN VIL

Name: E. Cabot ID #: 369 Date: 04-06-23



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
04-17-23	1600	CELEBRATION	ON DUTY	
	1615	SPRINPARK LOOP & CELEBRATION AV	STOP SIGNS	
	1740	CELEBRATION AV & EASTLAWN	STOP SIGNS	
	1840	DOWNTOWN	PARKING & STOP SIGNS	
	1920	LONGVIEW & CELEBRATION BLVD	STOP SIGNS & SPEED	
	2002	417 TOLL BOOTHE	S13 MOTORCYCLE	
	2015	ROVING	SPEEDING/STOP SIGNS/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		Misdemeanor		Citations	1	Citations		Parks	through
Back-up		Felony		Written Warning	11	Written Warning	2	Schools/Library	out
Self Initiated		Traffic		Verbal Warning	4	Verbal Warning	1	Businesses	shift
Reports		Ordinance						Construction	INDIAN VIL

Name: E. Cabot ID #: 369 Date: 04-17-23

Subsection 10B(ii)

Proposal from Juniper



2023 Hurricane Season

Dear Valued Customer,

Hurricane season is upon us once again. With any luck, all preparations will have been made for storms that don't materialize this season. Please consider the following suggestions with respect to your landscape:

1. The learning experiences from prior year's hurricanes taught us how vulnerable communications can be during and after severe storms. Even cellular systems were taxed by immense traffic making it difficult to communicate damage assessments and needed response approval. Avoid a delay in response to the needs of your property by acknowledging pre-approval authorization with your Juniper representative now. Further, exchange and update phone numbers to be used during emergency response situations with your Juniper representative as well.
2. Communicate any special needs to your Juniper representative that may be required by your insurance carrier to document damages and corrective actions resulting from storm related damages. As a matter of protocol, Juniper will photo document some representative damage and will journal manpower, equipment, and brief description of work provided.

In the event of a hurricane or severe storm event, be aware that Juniper does have a response action plan to address the landscape needs of our customers. We are preparing now to effectively respond to the landscape damages left behind by a potential hurricane. In the event of a hurricane, we will initially canvas every property that Juniper provides landscape or tree care services to and then will dispatch to customer authorized/approved clean-up sites based on the following priorities:

PRE-APPROVAL ITEMS -----VALID FOR 2 WEEKS POST EVENT

- Priority One- Clearing vehicle access to allow emergency personnel ability to service needs and access to your property (typically begins within 72 hours after a storm passes)
- Priority Two- Clearing debris from structural dwellings that may pose immediate risk or danger

ITEMS REQUIRING ADDITIONAL AUTHORIZATION POST EVENT

- Priority Three- Re-planting plant material that may have a chance of surviving if root-balls can be planted and watered soon (requires additional authorization). Plants that within our professional opinion can be salvaged and re-staked safely will be. Trees and/or plants that could create a liability will be removed.
- Priority Four- Trim and remove hazardous damaged limbs that still remain in trees versus on the ground (requires additional authorization)

As a company, we will be prepared to import additional Juniper resources from around the state if needed to help expedite clean-up response efforts. Once the priorities detailed above



2023 Hurricane Season

have been met, we would address chipping and removing tree limbs left on the ground from initial clearing efforts as well as removal of root balls and large wood remaining on properties. The final phase would include restoration of damages or losses resulting from the storm and associated clean-up. We would anticipate a return to expected maintenance operations the following week for all but the most severely debris impacted properties. These prices will be enforced for a two week period unless extended by mutual agreement. Following this time frame any proposal will be site specific and delivered to you by the Account Manager. Payment terms for all invoices are Net 30 days.

We encourage you to be as prepared as you can to help assure a timely and effective response should luck elude us and we once again face damaging storms.



HURRICANE/STORM PRICING PLAN

In the event a storm approaches or makes landfall in Central & SWFL, Juniper Landscaping will be prepared to respond to the needs of your property. During service operations, our proactive communication will position us for responsiveness and help you make the best-informed decisions. Our entire management team is equipped with smart phone technology and available for contact 24 hours a day. Juniper Landscaping will always be equipped with all the materials needed for proactive preparedness of any storm. When conditions are safe for our teams to deploy, our cleanup efforts will begin by clearing all exits and roadways of debris for emergency vehicle access.

All emergency clean-up and debris removal will be priced at a **Time and Material Rate** as follows:

\$80.00 per man hour (labor clean up, tree removal).

\$345.00 per truck of debris removed.

\$165.00 per hour for use of heavy equipment (includes operator).

\$65.00 staking of trees/palms (cost of materials), larger trees may have additional charges.

Our Standard Operating Procedure Is:

- Clearing Roadways and Exits First.
- Clearing Any Debris Off Homes or Property, Unless Notified Otherwise.
- Staking/Replanting of Downed Palms or Trees.
- Debris Clean Up Common areas.

Juniper landscaping appreciates your business and will take all necessary steps for a quick and safe response to your property during a storm. In the event a Hurricane shall track toward Central or SWFL, a Juniper Landscaping representative will complete a pro-active tour of the property, keep in constant contact with the property manager or representative(s) for the community, and create a cleanup plan to allow safe entry and existing to the community.

By signing below, you agree to the above referenced pricing in the event a storm shall approach and give full authorization for Juniper Landscaping to proceed when conditions are safe **without any further approval needed**. It will be necessary for a Juniper Account Manager or representative to have full access to any locked exit, or entry gates to the community, along with full authorization for any assistants needed from a sub-contractor or affiliate of Juniper Landscaping to enter the property.

Any letters not signed, we must prioritize clients who have approved prior to any storms.

PROPERTY NAME: _____ NOT TO EXCEED AMOUNT: \$ _____

PROPERTY MANAGER/REPRESENTATIVE: _____ MGMT COMPANY _____

ACCOUNT MANAGER/JUNIPER REPRESENTATIVE: Jose Marrero Sr.

APPROVAL SIGNATURE: _____

DATE: _____

THANK YOU FOR CHOOSING JUNIPER LANDSCAPING!

AM INITIALS: _____

Subsection 10B(iii)

Proposal for Aeration System

SERVICES CONTRACT

CUSTOMER NAME: Celebration CDD

SUBMITTED TO: Angel Montagna

CONTRACT DATE: May 15, 2023

SUBMITTED BY: Jason Jaszak

SERVICES: Aeration System

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. The Services. SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:

2. PAYMENT TERMS. The total fee for services is **\$9,041.00**. The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services.

For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.

3. TERM AND EXPIRATION. This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



4. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

While SOLitude Lake Management LLC makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SOLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

5. INSURANCE AND LIMITATION OF LIABILITY. Solitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



6. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.
7. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.
8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.
9. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.
10. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.
11. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.
12. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.
13. E-Verify. Solitude Lake Management LLC utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

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ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Celebration CDD

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

**1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

Please Mail All Contracts to:

**2844 Crusader Circle, Suite 450
Virginia Beach, VA 23453**

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SCHEDULE A - SERVICES
AERATION SYSTEM INSTALLATION

Aerator Installation:

1. Contractor will install the following submersed air diffused aeration system:
 - 1 Kasco RA5-PM Robust-Aire™ Diffused Aeration System (120V)**
 - One (1)** ¼ HP & ½ HP Compressor
 - Five (5)** Diffuser Assemblies (self-weighted, stainless-steel base)
 - 1,300 ft.** of 5/8" SureSink™ self-weighted tubing
 - Base Mounted Cabinet**
 - Cooling fan with guard
 - Air filter assembly
 - 40 PSI pressure relief valve
 - Brass outlet air elbow
 - 6 ft. power cord
 - All labor and parts necessary for proper installation

2. Air Diffusers will be evenly placed throughout the lake in the deepest areas possible to provide for uniform coverage and to maximize the benefits of aeration on the lake.

***For all single-phase units, customers** must provide suitable 120V or 208/240V power source with appropriate breaker or disconnect for electrical connection by the edge of the pond, next to the site where the compressor cabinet is to be placed. SÖLitude Lake Management® can arrange for any additional electrical work necessary to meet these electrical requirements for an additional fee. SÖLitude Lake Management® is not responsible for electrical permits or inspections that might be required if new electrical service is ordered. Permits and inspections are the sole responsibility of the customer and the customer's electrician who is responsible for providing the necessary electrical service as described above. The cost for installation is based on the assumption that power is available within 30 feet of the pond, and that no obstacles exist between the power source and the pond (i.e., concrete/asphalt walkways, retaining walls, utilities, landscaped areas, trees).

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Warranty:

1. Company warrants that all installation work will be done in a safe and professional manner.
2. Manufacturer warrants Post Mount and Base Mount Cabinets for **lifetime** against any defects in materials and workmanship.
3. Manufacturer warrants Compressor for **three (3) years** from the date of installation against any defects in materials and workmanship.
4. Manufacturer warrants Air Station Membrane Diffusers for **lifetime** against any defects in materials and workmanship.
5. Manufacturer warrants Tubing for **fifteen (15) years** from the date of installation against any defects in materials and workmanship.
6. Company warrants all labor and parts necessary for installation of the fountain aeration system for a period of one (1) year from the date of installation.
7. The manufacturer's warranty and the SŌLitude Lake Management[®] warranty will be voided if:
 - a. Any person not specifically authorized by the manufacturer and by SŌLitude Lake Management[®] performs any service, repair, or other work to the aeration system during the warranty period.
 - b. The aeration system is used in any manner inconsistent with its intended use or in any manner that is not in accordance with the manufacturer's instructions.

Permitting (when applicable):

1. SOLitude staff will be responsible for the following:
 - a. Obtaining any Federal, state, or local permits required to perform any work specified in this contract where applicable.
 - b. Attending any public hearings or meetings with regulators as required in support of the permitting process.
 - c. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
 - d. Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

Customer Responsibilities (when applicable):

1. Customer will be responsible for the following:
 - a. Providing information required for the permit application process upon request.
 - b. Providing Certified Abutters List for abutter notification where required.
 - c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
 - d. Compliance with any other special requirements or conditions required by the local municipality.

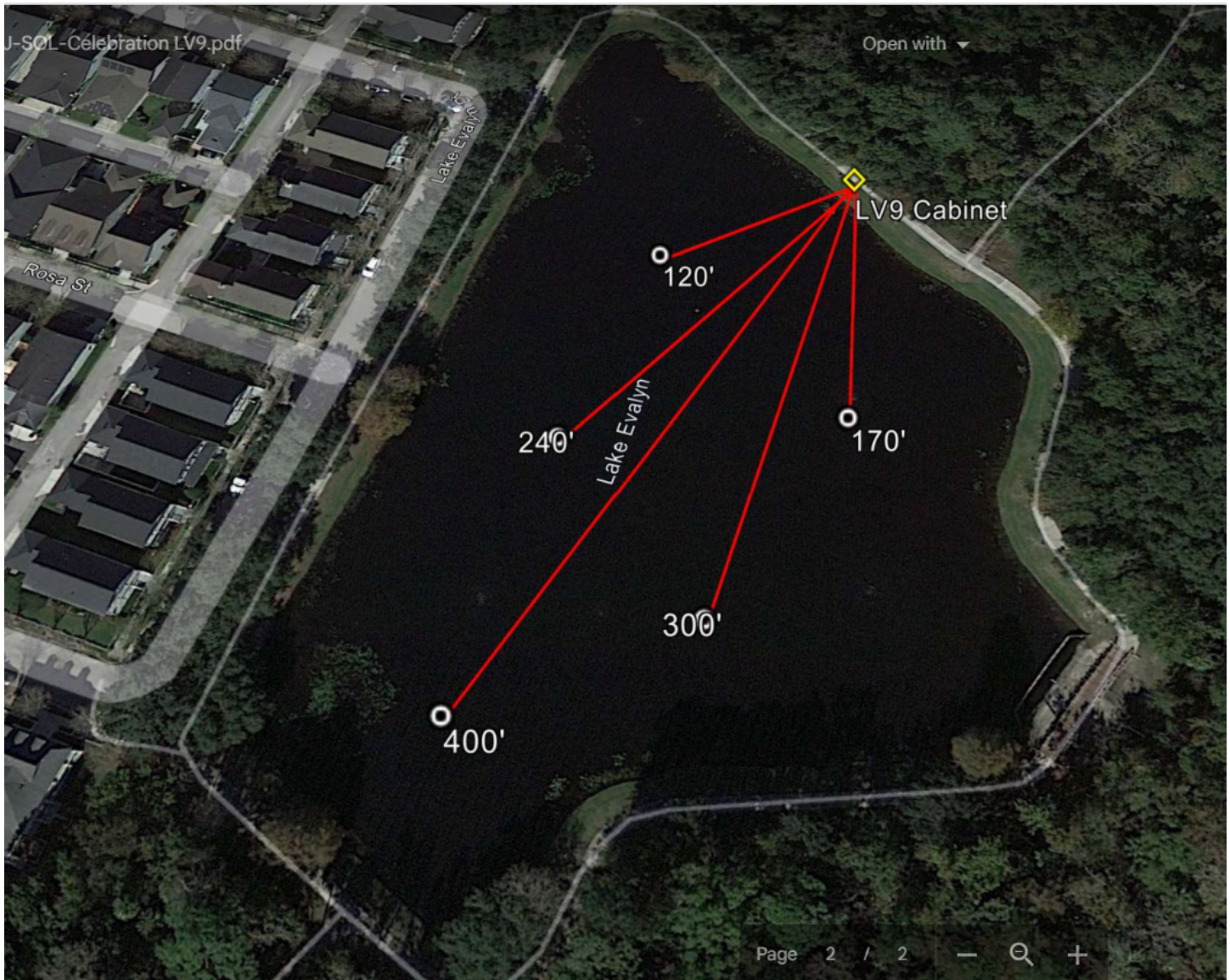
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- e. Compliance and enforcement of temporary water-use restrictions where applicable.

General Qualifications:

- 1. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.



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Subsection 10B(iv)

Proposal for Nutrient Abatement

SERVICES CONTRACT

CUSTOMER NAME: Celebration CDD
SUBMITTED TO: Angel Montagna
CONTRACT DATE: May 15, 2023
SUBMITTED BY: Jason Jaszak
SERVICES: Nutrient Abatement Treatments

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. The Services. SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:
2. PAYMENT TERMS. The total fee for services is **\$41,440.00**. The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services.

For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.

3. TERM AND EXPIRATION. This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

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4. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

While SOLitude Lake Management LLC makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SOLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

5. INSURANCE AND LIMITATION OF LIABILITY. Solitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

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6. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.
7. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.
8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.
9. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.
10. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.
11. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.
12. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.
13. E-Verify. Solitude Lake Management LLC utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

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ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Celebration CDD

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

**1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

Please Mail All Contracts to:

**2844 Crusader Circle, Suite 450
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SCHEDULE A - SERVICES

Eutrosorb WC Treatments on ponds LV9, 15B and NV1B to reduce the Phosphorus levels within the water column.

Permitting (when applicable):

1. SOLitude staff will be responsible for the following:
 - a. Obtaining any Federal, state, or local permits required to perform any work specified in this contract where applicable.
 - b. Attending any public hearings or meetings with regulators as required in support of the permitting process.
 - c. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
 - d. Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

Customer Responsibilities (when applicable):

1. Customer will be responsible for the following:
 - a. Providing information required for the permit application process upon request.
 - b. Providing Certified Abutters List for abutter notification where required.
 - c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
 - d. Compliance with any other special requirements or conditions required by the local municipality.
 - e. Compliance and enforcement of temporary water-use restrictions where applicable.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection,

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use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.

4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

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Subsection 10D

Engineer

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

May 8, 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. Island Village Phase 1A pond & rec turnover punchlist corresp. and site visit.
2. Island Village Recreation Tract meeting with County, prepare exhibit of usable space on CCDD tract with gas lines.
3. Landscape buffer tracts along Celebration Ave. by West Village and Lake Evalyn with brick screen wall review.
4. Eastlawn berm repair corresp. with Reedy Creek.

Sincerely,

Mark Vincutonis

Mark Vincutonis, P.E.