

**CELEBRATION  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA PACKAGE**

**Tuesday, July 25, 2023**

**Remote Participation:**

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

--or--

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



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

# Agenda

# Celebration Community Development District

## Board of Supervisors:

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



## Staff:

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

## Meeting Agenda

Tuesday, July 25, 2023 – 6:00 p.m.

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Approval of the Meeting Agenda**
4. **Public Comment Period**
5. **Third-Party Reports and Presentations**
  - A. CROA
  - B. Incorporation
  - C. Osceola County Sheriff's Department
6. **Consent Agenda**
  - A. Minutes of May 17, 2023, Workshop; May 23, 2023, Regular Meeting; June 13, 2023, Special Meeting; and June 27, 2024, Regular Meeting
  - B. Invoices and Check Register (*May and June*)
  - C. Financial Statements (*June*)
7. **Business Matters**
  - A. Approval for September Article for the *Celebration News*
  - B. Discussion of Proposed Budget for Fiscal Year 2024
  - C. Inframark Agreement Evaluations
  - D. Development Agreement with Osceola County
8. **Regular Reports**
  - A. District Manager
  - B. Field Manager
    - i. Monthly Report
    - ii. Proposals from Clarke Mosquito Control for Midge Control
  - C. Legal Counsel
    - i. Memorandum Regarding Ethics Training
    - ii. Memorandum Regarding Sunshine Law and Public Records Law
  - D. Engineer
    - i. Monthly Report
    - ii. Annual Inspection
    - iii. Island Village Park Tract
  - E. Liaisons
9. **Discussion Items**
10. **Other Business, Updates, and Supervisor Comments**
11. **Public Comment Period**
12. **Adjournment**

*The next meeting is scheduled for Tuesday, August 15, 2023, at 6:00 p.m.*

## District Office:

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

[www.CelebrationCDD.org](http://www.CelebrationCDD.org)

## Meeting Location:

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

# **Section 6**

## **Consent Agenda**



# **Subsection 6A**

## **Minutes**

**MINUTES OF WORKSHOP  
CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**

A budget workshop of the Board of Supervisors of the Celebration Community Development District was held Wednesday, May 17, 2023, at 6:00 p.m. at the District Office, 313 Campus Street, Celebration, Florida 34747.

Present were:

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
Brenda Burgess	Inframark, Management Services
Brett Perez	Inframark, Field Services
Russ Simmons	Inframark, Field Services
Residents and Members of the Public	

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

**FIRST ORDER OF BUSINESS** **Call to Order and Roll Call**

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

Ms. Montagna called the roll.

**SECOND ORDER OF BUSINESS** **Pledge of Allegiance**

Mr. Touzin led the *Pledge of Allegiance*.

**THIRD ORDER OF BUSINESS** **Public Comment Period**

There being none, the next order of business followed.

**FOURTH ORDER OF BUSINESS** **Discussion of the Fiscal Year 2024  
Proposed Budget**

**REVENUES:**

- Right-of-way fees electricity: reduced to \$925,000.

**ADMINISTRATIVE EXPENSES:**

- Miscellaneous contingency: reduced to zero.
- Office supplies: increased to \$3,000.

**PUBLIC SAFETY EXPENSES:**

- Security Services-Sheriff: includes cameras, and rate increases for off-duty details. Discussion ensued regarding amount spent for details through April,

Celebration CDD  
May 17, 2023, workshop

anticipated expenditures including cameras, tri-party agreement, and possibility of other providers.

**PHYSICAL ENVIRONMENT EXPENSES:**

- Discussion ensued regarding pond restoration, and staff will confirm amounts coded to R&M-wetland.

**FLOOD CONTROL MANAGEMENT EXPENSES:**

- Discussion ensued regarding increase to canal bank restoration for erosion repairs and control, aerators, clarification of more dollars spent in fiscal year 2023 than budgeted for fiscal year 2024, and need to perform pond inspection to determine priorities.

**FIELD EXPENSES:**

- Many line items are driven by contract amounts.
- Contracts-Mulch: increased to \$117,638 to include \$6,000 increase for two mulches.
- Rentals-General: possibility of purchasing a container versus renting.
- R&M-Tree Removal/Replacement: increased to \$90,000.
- R&M-Painting: current expenses probably being coded to R&M-Common Area, and staff will confirm.

**ROAD AND STREET FACILITIES EXPENSES:**

- R&M-Road Cleaning: Name needs to be changed to Contract, not R&M.
- R&M-Roads & Alleys: line item deleted since it is included under Field.
- R&M-Signage: line item deleted since it is included in R&M-Signage/Radar Sign Maintenance.
- R&M-Signage/Radar Sign Maintenance: includes R&M-Signage, which was deleted.

**CAPITAL PROJECTS:**

Discussion ensued regarding each capital project line item details and options, use of reserve funds are available for capital projects, and need to prioritize projects.

**NON-OPERATING RESERVE:**

- No changes to any line items.

**ASSIGNED FUND BALANCE:**

- No changes to any line items.

**FIFTH ORDER OF BUSINESS**

**Other Business, Updates, and Supervisor Comments**

Discussion ensued regarding budget process, possible dates for additional meetings, current meeting for May 23 anticipates setting the budget hearing, and alternate dates of May 30 or 31 or June 13 to approve the proposed budget and set the budget hearing.

Celebration CDD  
May 17, 2023, workshop

**SIXTH ORDER OF BUSINESS**

**Public Comment Period**

Mr. Gary Hudspeth inquired about the next version being available of the rule regarding the roadway verge, which will be included in the agenda package posted on the website and will show revisions.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

The workshop was adjourned at 8:18 p.m.

---

Angel Montagna, Secretary

---

Tom Touzin, Vice Chairman



Celebration CDD  
May 23, 2023, meeting

**FOURTH ORDER OF BUSINESS                      Public Comment Period**

Ms. Debie McDonald discussed a memorial teak bench some residents would like to get to honor Ms. Patricia Schroeder, a former resident and Congresswoman, which they would provide funds to purchase with a small plaque, and the District would install and then provide ongoing maintenance. The Board had no objection.

Mr. Steve Northridge commented on aerator boxes in the ponds, which have to be covered, and requested meeting recordings be posted online, which are not due to ADA requirements but are available upon request.

Ms. Cherrief Jackson from Clarke Mosquito Control provided an update regarding midges from Lake Rianhard, and will provide a proposal for treatment.

Mr. Roger Fox commented on the drain at the Terraces that has not been complete, and staff will contact another vendor to get the grate refabricated and installed.

**FIFTH ORDER OF BUSINESS                      Third-Party Reports and Presentations**

**A. Celebration Residential Owners Association (CROA)**

Mr. Jim Hays commented on communication sent out by the Chairman regarding a potential bond issuance and resulting assessments. Discussion ensued regarding lack of communication back to the District regarding the letter, explanation of public use of any facilities, District awarded a contract to GOGov for a reporting system, possibility of Enterprise CDD and other entities in town utilizing and cost sharing the same system, and downtown sheriff agreement in the process of being executed.

**B. Incorporation**

Discussion ensued regarding progress on incorporation study and including CNOA and CROA.

**C. Osceola County Sheriff's Department**

There being nothing to report, the next item followed.

**D. Principal for Island Village K-5 School**

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

**SIXTH ORDER OF BUSINESS                      Consent Agenda**

**A. Minutes of April 19, 2023, Joint Meeting and April 25, 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.

Celebration CDD  
 May 23, 2023, meeting

**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**

**Continuation of Public Hearing Regarding the Rule Governing Roadways/Verges**

**A. Proposed Rule**

Discussion ensued regarding changes made since the last meeting.

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

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

**B. Public Comment**

Mr. Gary Hudspeth made some recommendations related to responsible parties, suggested additional wording, and pruning policies.

Discussion ensued regarding purposes for pruning, certain language is intentionally vague, refer to Osceola County’s (“County”) standards, rules will not address every possible situation but intended to clarify responsibilities, instances when a tree cannot be replaced, removal of the \$1,000 and classified as a requirement reimbursement,

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

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

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

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

Celebration CDD  
 May 23, 2023, meeting

Mr. Touzin made a MOTION to approve Resolution 2023-08 adopting the rule governing roadways/verges.  
 Mr. McLaughlin seconded the motion.

Discussion ensued regarding review of changes to be made.

Upon VOICE VOTE, with all in favor, unanimous approval was given to Resolution 2023-08 adopting the rule governing roadways/verges.

**EIGHTH ORDER OF BUSINESS**

**Presentation of Proposed Budget for Fiscal Year 2024**

**A. Fiscal Year 2024 Proposed Budget**

Discussion ensued regarding the current version of the proposed budget.

**REVENUES:**

- Interest-Investments: increased to \$250,000.

**ADMINISTRATIVE EXPENSES:**

- Professional Services-Engineering: increased to \$35,000.
- Professional Services-Incorporation Study Legal: reduced to \$25,000.
- Printing and Binding: reduced to zero and future expenses coded to Office Supplies.

**PUBLIC SAFETY EXPENSES:**

- No changes to any line items.

Discussion ensued regarding rate increases for off-duty details.

**PHYSICAL ENVIRONMENT EXPENSES:**

- No changes to any line items.

**FLOOD CONTROL/STORMWATER MANAGEMENT EXPENSES:**

- No changes to any line items.

Discussion ensued regarding a five-year maintenance plan to restore the canal banks and estimated costs.

**FIELD EXPENSES:**

- Rentals-General: reduced to zero since the District will be purchasing a container rather than continuing to rent.

**ROAD AND STREET FACILITIES EXPENSES:**

- No changes to any line items.

**CAPITAL PROJECTS:**

Discussion ensued regarding priorities of capital projects, categorizing projects, or using reserves.



Celebration CDD  
 May 23, 2023, meeting

**NON-OPERATING RESERVE:**

- No changes to any line items.

**ASSIGNED FUND BALANCE:**

- No changes to any line items.

**B. Resolution 2023-11 Approving the Budget and Setting a Public Hearing Thereon**

After a brief discussion, the Board will hold a special meeting on Tuesday, June 13, 2023, at 6:00 p.m. at the District Office, with the only agenda item being consideration of Resolution 2023-11 to approve the proposed budget and set the public hearing thereon.

**NINTH ORDER OF BUSINESS**

**Business Matters**

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

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

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

**B. Discussion of Issuing Bonds for Capital Projects**

Ms. Carpenter reviewed a power point presentation related to the District issuing bonds for capital projects. Board members and residents asked questions regarding assessments, cost of issuance fees, non-user fees, public hearing process, involvement with CROA.

**TENTH ORDER OF BUSINESS**

**Regular Reports**

**A. District Manager: Number of Registered Voters – 8,077**

Ms. Montagna entered the number of registered voters of 8,077 into the record.

**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 progress of roof repairs, downtown sidewalk repairs, and bollard lighting that was hit and a police report issued.

**ii. Proposal from Juniper for 2023 Hurricane Authorization**

Discussion ensued regarding declining the proposal.

**iii. Proposal from SŌLitude Lake Management for Lake Evalyn Aeration System**

Discussion ensued regarding current aerator sized too small.

Celebration CDD  
 May 23, 2023, meeting

Mr. McLaughlin made a MOTION to approve the proposal from SŌLitude Lake Management for an aeration system in Lake Evalyn, in the amount of \$9,041.00.  
 Mr. Touzin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the proposal from SŌLitude Lake Management for an aeration system in Lake Evalyn, in the amount of \$9,041.00.

**iv. Proposal from SŌLitude Lake Management for Nutrient Abatement Treatments**

Discussion ensued regarding the proposed nutrient abatement treatments, testing levels, treatment options, and requested proposal for hand removal on a time-and-material basis.

Mr. Touzin made a MOTION to approve the proposal from SŌLitude Lake Management for nutrient abatement treatments, in the amount of \$41,440.00.  
 Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the proposal from SŌLitude Lake Management for nutrient abatement treatments, in the amount of \$41,440.00.

**C. Legal Counsel**

Discussion ensued regarding two-year warranty provided by Arnco for roof repairs.

**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 completion of survey work, and coordination with staff on pond bank work.

**E. Liaisons**

Mr. Touzin discussed sod replacement with Juniper, warranty on Celebration Boulevard.

Mr. McLaughlin discussed meeting with CROA related to potential bonds and GOGov system.

Mr. Filak discussed meeting with Mr. Ray Stangle from the County regarding a traffic signal and curb-side parking enforcement, credits to be applied for GOGov based on the District's participation in CeleService since 2016 calculated for CROA at \$20,321 and CNOA at \$6,700.

**ELEVENTH ORDER OF BUSINESS                      Discussion Items**

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

Celebration CDD  
May 23, 2023, meeting

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

There being none, the next order of business followed.

**THIRTEENTH ORDER OF BUSINESS      Public Comment Period**

A Resident mentioned an event he discussed with Mr. Stangle and Commissioner Peggy Choudhry regarding lighting the sidewalk along Celebration Place in Enterprise CDD to have an event a few times a year, information to be provided to staff for the next agenda.

**FOURTEENTH ORDER OF BUSINESS      Adjournment**

On MOTION by Mr. McLaughlin, seconded by Mr. Touzin, with all in favor, the meeting was adjourned at 8:38 p.m.
--

---

Angel Montagna, Secretary

---

Greg Filak, Chairman



Celebration CDD  
June 13, 2023, special meeting

## **FIFTH ORDER OF BUSINESS**

### **Presentation of Proposed Budget for Fiscal Year 2024**

#### **A. Fiscal Year 2024 Proposed Budget**

Ms. Montagna reviewed the budget process and purpose of the special meeting.

Discussion ensued regarding anticipated revenues, right-of-way utilization fees for telecommunications are zero for fiscal year 2024 due to a change in the law, rationale for calculating projected numbers, request for staff to explain rationale for projections, using \$350,000 for non-operating contribution to reserves, proposed increase, projects, painting tall street light poles at \$139 per pole plus paint, schedule and plan to repaint all poles and budgeting for a vendor to do the painting, possibility to paint electrical boxes through third-party vendor, painting the tall poles one village at a time starting in North Village through a vendor, District is not able to paint Duke Energy boxes and that is not on their schedule to do, possibility of a third-party to paint Duke Energy boxes, proposals that are needed, priorities for all projects over three years, address safety issues for the interactive fountain/splash pad immediately, material and schedule for replacing boardwalks, schedule for when Maxicom is totally phased out, interim solutions until the entire system is replaced, security issues, regular reports from the sheriff's department, additional cameras, no complaints received for street light painting and recommendation for that project to be delayed, using reserves for some projects and budgeting others as projects, desired percentage increase less than 31%, history of inflation related to current costs and use of reserves to keep assessments stable, healthy projected increases in future years due to increased maintenance costs and necessary repairs and replacements, and proposed assessment increase of 27.49%.

The following priorities and related dollar amounts were decided:

#### Priority 1:

- Street Light Pole Painting: \$40,000 (first year of a two-year project).
- Utility Vehicle: \$12,000.
- Esplanade Interactive Fountain/Splash Pad Repair: \$15,000.
- Furniture Replacement: \$100,000 (benches and tables).
- Bollard Repair and Replacement: \$24,500 (7 budgeted, 21 paid from reserves).

#### Priority 2:

- Aeration System for Nine Ponds: \$135,000.
- Street Light Pole Painting: \$40,000 (second year of a two-year project).

#### Priority 3:

- Dog Stations/Bat Stations: \$10,000.



Celebration CDD  
June 13, 2023, special meeting

Mr. Hulme will follow up with the consultant regarding incorporation to provide a response, and waiting on a response from CROA, and a feasibility report to determine if incorporation is feasible which needs to be sent to the State.

Mr. Gary Hudspeth commented on budget increase, recommended comparing other districts' assessment levels, but no other District is as complex as this District.

Discussion ensued regarding a *Celebration News* article describing the assessment increases, and legal mailed notice for increasing assessment will include an introductory letter explaining purposes for the increase.

## **SEVENTH ORDER OF BUSINESS**

## **Adjournment**

On MOTION by Mr. Touzin, seconded by Mr. McLaughlin, with all in favor, the meeting was adjourned at 8:39 p.m.
--

---

Angel Montagna, Secretary

---

Greg Filak, Chairman





Celebration CDD  
 June 27, 2023, meeting

Mr. Touzin commented on the budget and the assessment level process, and the roles of the Supervisors in the process.

**FIFTH ORDER OF BUSINESS**                      **Discussion of Proposed Budget for Fiscal Year 2024**

Discussion ensued regarding current budget numbers as of June 13 with the correct assessment increase, contribution to reserves, “capital projects” relabeled to “maintenance projects,” preferred percentage for an assessment increase, reserve study’s suggested annual contribution which is not feasible, Artisan Park alley next on the schedule, request to post the replacement schedule online, and repairs not performed if not needed at that time such as alley repaving.

Mr. McLaughlin made a MOTION to approve adding \$100,000 to the reserve contribution, for a total of \$350,000 contribution and an assessment increase of 13.9%.  
 Mr. Hulme seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to add \$100,000 to the reserve contribution, for a total of \$350,000 contribution and an assessment increase of 13.9%.

Mr. Bloom explained reserves forecasting which is conservative, and excess revenues can be added to reserves.

Discussion ensued regarding the mailed notice, which will be updated and sent to Board, letters mailed at least 20 days in advance of the August 15 hearing date, proposed budget will be uploaded to the website, 112 tall poles being done, and some preference not to paint utility boxes or the top of light poles.

Further discussion ensued regarding allocation of fund balance and eliminating the assessment stabilization line to be added to total unassigned.

**SEVENTH ORDER OF BUSINESS**                      **Other Business and Supervisor Comments**

Discussion ensued regarding Mirasol pond options including dredging.

**EIGHTH ORDER OF BUSINESS**                      **Adjournment**

On MOTION by Mr. McLaughlin, seconded by Mr. Hulme, with all in favor, the meeting was adjourned at 6:26 p.m.

---

Angel Montagna, Secretary

---

Tom Touzin, Vice Chairman

# **Subsection 6B**

## **Invoices and Check Register**

**CELEBRATION**

Community Development District

**Payment Register**

**May 31, 2023**



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

Page: 1 of 1  
 4204  
 5287009

INVOICE

CELEBRATION COMMUNITY DEVELOPMENT DIST. 313 CAMPUS STREET CELEBRATION, FL 34747	CLIENT ID: 6209 INVOICE #: 5287009 INVOICE DATE: 5/15/2023 DUE DATE: 5/25/2023 BILLED THROUGH: 4/30/2023
---	--

CELEBRATION CDD CONSULTATIONS

PO:

JOB ID: 4204

PERIOD: April 2023

For Services Rendered Through April 30, 2023

Prepare for an attend CDD meeting, site visits on K-8 skimmer repair, Eastlawn berm repair correspondence with RCID, Island Village Park tract exhibit and meetings and survey proposals, survey of Tracts 85 and 88 along Campus Street, Island Village Ph 1A turnover punchlist inspections and correspondence, Island Village Celebration Blvd irrigation conduit issue, review landscape and irrigation plans with Russ, promenade steps review post water application.

	Total Billed To Date	Amount Previously Billed	Amount This Billing
<b>TIME &amp; MATERIALS</b>			
PROFESSIONAL CIVIL ENGINEERING SERVICES	337,281.60	336,021.60	1,260.00
ISLAND VILLAGE- MATTAMY HOMES	35,400.00	35,242.50	157.50
CELEBRATION POINTE	2,047.50	2,047.50	0.00
EXTRA: I-4 TAKING- PARCEL 07-25-28-2783-0001-3561	0.00	0.00	0.00
PROFESSIONAL LAND SURVEYING SERVICES	21,522.70	20,454.90	1,067.80
STORMWATER NEEDS ANALYSIS 2021	0.00	0.00	0.00
EXTRA: 717 EASTLAWN TREE SURVEY	831.95	831.95	0.00
REIMBURSABLES	837.57	837.57	0.00
	<b>397,921.32</b>	<b>395,436.02</b>	<b>2,485.30</b>

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

**Total Invoice      \$2,485.30**

2002 West Grand Parkway North  
 Suite 100  
 Katy, TX 77449

# INVOICE

**INVOICE#**

#95131

**DATE**

5/23/2023

**CUSTOMER ID**

C1062

**NET TERMS**

Net 30

**PO#**

**DUE DATE**

6/22/2023

**BILL TO**

Celebration CDD  
 313 Campus Street  
 Celebration FL 34747  
 United States

Services provided for the Month of: May 2023

DESCRIPTION	QTY	UOM	RATE	MARKUPP	AMOUNT
Management Services for the Month of: May 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	34.20		34.20
Elizabeth Fiallo- 3-17-2023 ADOBE \$22.99 - Russell Simmons-4-12-2023 ADVANCE AUTO PARTS \$262.69; FENCE DIRECT \$1,944.90, FEDEX \$148.61; Amazon Charges \$836.68.	1	Ea	3,215.87		3,215.87
Record Storage Fee 001-549069-51301-5000	1	Ea	1,050.00		1,050.00
<b>Subtotal</b>					<b>105,722.07</b>

<b>Subtotal</b>	\$105,722.07
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$105,722.07

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.

**ERROR, ERROR, ERROR - THIS REPORT HAS AN ERROR; DO NOT USE**

**Payment Register by Bank Account**

For the Period from 5/1/23 to 5/31/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
------	------------	-------	-------------	---------------------	--------------------------	---------------	-------------

**VALLEY BANK MMA - (ACCT#XXXXX3965)**

**CHECK # 206**

05/11/23	Vendor	CELEBRATION CDD	05042023 3965	REPLENISH CASH	Due From Other Funds	131000	\$500,000.00
							<b>Check Total</b>
							<u>\$500,000.00</u>

**CHECK # 207**

05/11/23	Vendor	CELEBRATION CDD	05042023 3965	REPLENISH CASH	Due From Other Funds	131000	\$500,000.00
							<b>Check Total</b>
							<u>\$500,000.00</u>

**Account Total** \$1,000,000.00

**SOUTHSTATE BANK GF (NEW) - (ACCT#XXXXX7106)**

**CHECK # 10185**

05/01/23	Vendor	BOARD TRONICS, INC	8951750	IRR REPAIRS- TIMING MECH FOR PAR 16/24	R&M-Irrigation	001-546041-53901	\$399.99
							<b>Check Total</b>
							<u>\$399.99</u>

**CHECK # 10186**

05/01/23	Vendor	CELEBRATION HARDWARE	350714	FENCE WASHER/DRILL BIT/BLADE	R&M-Common Area	001-546016-53901	\$95.96
							<b>Check Total</b>
							<u>\$95.96</u>

**CHECK # 10187**

05/01/23	Vendor	ENTERPRISE CDD	042423-4022	BILL PRD 3/10-4/11/23	R&M-Common Area	001-546016-53901	\$305.30
							<b>Check Total</b>
							<u>\$305.30</u>

**CHECK # 10188**

05/01/23	Vendor	ENTERPRISE CDD	042423-5611	BILL PRD 3/10-4/11/23	R&M-Common Area	001-546016-53901	\$48.64
							<b>Check Total</b>
							<u>\$48.64</u>

**CHECK # 10189**

05/01/23	Vendor	ENTERPRISE CDD	042423-0013	BILL PRD 3/10-4/11/23	R&M-Common Area	001-546016-53901	\$289.51
							<b>Check Total</b>
							<u>\$289.51</u>

**CHECK # 10190**

05/01/23	Vendor	ENTERPRISE CDD	042423-3021	BILL PRD 3/10-4/11/23	R&M-Common Area	001-546016-53901	\$259.70
							<b>Check Total</b>
							<u>\$259.70</u>

**CHECK # 10191**

05/01/23	Vendor	ENTERPRISE CDD	032323-5611	BILL PRD 2/10-3/10/23	R&M-Common Area	001-546016-53901	\$39.52
							<b>Check Total</b>
							<u>\$39.52</u>

**CHECK # 10192**

05/01/23	Vendor	ENTERPRISE CDD	041923-3021	BILL PRD 4/19/23	R&M-Common Area	001-546016-53901	\$3.97
							<b>Check Total</b>
							<u>\$3.97</u>

**ERROR, ERROR, ERROR - THIS REPORT HAS AN ERROR; DO NOT USE**

**Payment Register by Bank Account**

For the Period from 5/1/23 to 5/31/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>CHECK # 10193</b>								
05/01/23	Vendor	ENTERPRISE CDD	041923-5611	BILL PRD 4/19/23	R&M-Common Area	001-546016-53901	\$0.01	
05/01/23	Vendor	ENTERPRISE CDD	041923-5611	BILL PRD 4/19/23	R&M-Common Area	001-546016-53901	\$0.58	
							<b>Check Total</b>	\$0.59
<b>CHECK # 10194</b>								
05/01/23	Vendor	ENTERPRISE CDD	042423-1022	BILL PRD 3/10-4/11/23	R&M-Common Area	001-546016-53901	\$818.30	
							<b>Check Total</b>	\$818.30
<b>CHECK # 10195</b>								
05/01/23	Vendor	ENTERPRISE CDD	042423-2021	BILL PRD 3/10-4/11/23	R&M-Common Area	001-546016-53901	\$912.36	
							<b>Check Total</b>	\$912.36
<b>CHECK # 10196</b>								
05/01/23	Vendor	ENTERPRISE CDD	032323-3021	BILL PRD 2/10-3/10/23	R&M-Common Area	001-546016-53901	\$261.60	
							<b>Check Total</b>	\$261.60
<b>CHECK # 10197</b>								
05/01/23	Vendor	ENTERPRISE CDD	042423-6022	BILL PRD 3/10-4/11/23	R&M-Common Area	001-546016-53901	\$628.30	
							<b>Check Total</b>	\$628.30
<b>CHECK # 10198</b>								
05/01/23	Vendor	HANSON, WALTER & ASSOCIATES, I	5286348	ENGG SVCS THRU FEB 2023	ProfServ-Engineering	001-531013-51501	\$2,126.25	
							<b>Check Total</b>	\$2,126.25
<b>CHECK # 10199</b>								
05/01/23	Vendor	SERVUSAT, LLC	4462	VIDEO SURVEILLANCE SYST SVC CALL	Building Op Costs	001-563034-53901	\$125.00	
							<b>Check Total</b>	\$125.00
<b>CHECK # 10200</b>								
05/01/23	Vendor	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	128642098-001	IRR REPAIRS	R&M-Irrigation	001-546041-53901	\$42.29	
							<b>Check Total</b>	\$42.29
<b>CHECK # 10201</b>								
05/01/23	Vendor	USA SEAL & STRIPE, LLC	317	ROAD SWEEPING 4/21/23	R&M-Road Cleaning	001-546080-54101	\$2,750.00	
							<b>Check Total</b>	\$2,750.00
<b>CHECK # 10202</b>								
05/04/23	Vendor	ACE HOME & SUPPLY CENTER	99933 /1	3000K BULBS	R&M-Streetlights	001-546095-54101	\$239.70	
							<b>Check Total</b>	\$239.70
<b>CHECK # 10203</b>								
05/04/23	Vendor	BACKYARD DESIGN PROS LLC	175	CONCRETE SIDEWALK 2YDS	R&M-Sidewalks	001-546084-53901	\$630.00	
							<b>Check Total</b>	\$630.00

**ERROR, ERROR, ERROR - THIS REPORT HAS AN ERROR; DO NOT USE**

**Payment Register by Bank Account**

For the Period from 5/1/23 to 5/31/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # 10204</b>							
05/04/23	Vendor	CELEBRATION HARDWARE	351422	KNIFE PUTTY/PATCH CONCRETE/CHISEL COLD FLAT	R&M-Common Area	001-546016-53901	\$31.97
05/04/23	Vendor	CELEBRATION HARDWARE	351656	SCREWDRIVER/FORSTNER/LINIER DRUM	R&M-Common Area	001-546016-53901	\$102.56
<b>Check Total</b>							<b>\$134.53</b>
<b>CHECK # 10205</b>							
05/04/23	Vendor	CHURCHILLSGROUP HOLDINGS INC	31617	MAY 2023 SPLASH PAD SVCS	Contracts-Fountain	001-534023-53901	\$661.50
<b>Check Total</b>							<b>\$661.50</b>
<b>CHECK # 10206</b>							
05/04/23	Vendor	ENVIRO TREE SERVICE, LLC	7676	BIO BARRIER INSTALL	R&M-Common Area	001-546016-53901	\$1,460.00
<b>Check Total</b>							<b>\$1,460.00</b>
<b>CHECK # 10208</b>							
05/04/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	210723	PLANTS INSTALL AQUIA LOOP ISLE	R&M-Other Landscape	001-546036-53901	\$1,975.23
05/04/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	210721	INSTALL ANNUALS	Contracts-Annuaals	001-534117-53901	\$3,668.00
05/04/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	210724	INSTALL LIRIOPE PLANTS	R&M-Other Landscape	001-546036-53901	\$2,108.98
05/04/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	210722	TREE INSTALLATION	R&M - Tree Removal/Replacement	001-546213-53901	\$15,540.62
<b>Check Total</b>							<b>\$23,292.83</b>
<b>CHECK # 10209</b>							
05/04/23	Vendor	K AND D CONCRETE INC	245	CONCRETE LABOR/MATERIALS	R&M-Sidewalks	001-546084-53901	\$16,550.00
<b>Check Total</b>							<b>\$16,550.00</b>
<b>CHECK # 10212</b>							
05/04/23	Vendor	REPUBLIC SERVICES - ACH	0690-000686396	DISPOSAL/RECYCLING 04/04/23	Utility - Refuse Removal	001-543020-53901	\$1,031.02
<b>Check Total</b>							<b>\$1,031.02</b>
<b>CHECK # 10213</b>							
05/04/23	Vendor	REXEL USA	S136441142.001	LEMD LEDS	R&M-Streetlights	001-546095-54101	\$335.95
<b>Check Total</b>							<b>\$335.95</b>
<b>CHECK # 10214</b>							
05/04/23	Vendor	SERVUSAT, LLC	4475	50% DEPO- VIDEO SURV SYST	Building Op Costs	001-563034-53901	\$1,062.50
<b>Check Total</b>							<b>\$1,062.50</b>
<b>CHECK # 10215</b>							
05/04/23	Vendor	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	129080270-001	IRRIGATION REPAIRS	R&M-Irrigation	001-546041-53901	\$90.03
<b>Check Total</b>							<b>\$90.03</b>
<b>CHECK # 10216</b>							
05/04/23	Vendor	SMART CITY TELECOM	050123-1187	BILL PRD MAY 2023	Communication - Telephone	001-541003-51301	\$139.99
<b>Check Total</b>							<b>\$139.99</b>
<b>CHECK # 10217</b>							
05/04/23	Vendor	SMART CITY TELECOM	050123-0231	BILL PRD MAY 2023	R&M-Irrigation	001-546041-53901	\$128.79
<b>Check Total</b>							<b>\$128.79</b>



**ERROR, ERROR, ERROR - THIS REPORT HAS AN ERROR; DO NOT USE**

**Payment Register by Bank Account**

For the Period from 5/1/23 to 5/31/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>CHECK # 10218</b>								
05/04/23	Vendor	SMART CITY TELECOM	050123-0025	BILL PRD MAY 2023	Communication - Telephone	001-541003-51301	\$183.72	
							<b>Check Total</b>	\$183.72
<b>CHECK # 10219</b>								
05/04/23	Vendor	USA SEAL & STRIPE, LLC	318	STREET SWEEPING	R&M-Road Cleaning	001-546080-54101	\$2,750.00	
							<b>Check Total</b>	\$2,750.00
<b>CHECK # 10220</b>								
05/04/23	Vendor	WILLIAMS SCOTSMAN INC. - ACH	9017501653	4/24/23-5/21/23 M127006288	Rentals - General	001-544001-53901	\$278.07	
							<b>Check Total</b>	\$278.07
<b>CHECK # 10221</b>								
05/04/23	Vendor	LYNCH OIL COMPANY, INC	15097537	FUEL/OIL	Fuel, Gasoline and Oil	001-540004-53901	\$371.44	
05/04/23	Vendor	LYNCH OIL COMPANY, INC	15097537	CREDIT FOR SALES TAX	Fuel, Gasoline and Oil	001-540004-53901	(\$59.82)	
							<b>Check Total</b>	\$311.62
<b>CHECK # 10222</b>								
05/10/23	Vendor	BACKYARD DESIGN PROS LLC	177	CONCRETE SIDEWALKS 2 YDS	R&M-Sidewalks	001-546084-53901	\$630.00	
							<b>Check Total</b>	\$630.00
<b>CHECK # 10224</b>								
05/10/23	Vendor	CELEBRATION HARDWARE	352559	ROLLER FRAME/COVERS; TAPE PAINT; INSLX LTX TRAFFIC	R&M-Common Area	001-546016-53901	\$59.55	
							<b>Check Total</b>	\$59.55
<b>CHECK # 10226</b>								
05/10/23	Vendor	ENTERPRISE CDD	05082023 7106 A	REIMB OF DUKE ENERGY CHGS THRU 3/31/23	Due to Other Districts	206500	\$38,128.19	
							<b>Check Total</b>	\$38,128.19
<b>CHECK # 10227</b>								
05/10/23	Vendor	REXEL USA	S136441142.002	LEMD LED 18W & 120V	R&M-Streetlights	001-546095-54101	\$2,093.97	
05/10/23	Vendor	REXEL USA	S136484272.001	ELECRONIC PHOTO CONTROLS	R&M-Streetlights	001-546095-54101	\$761.55	
							<b>Check Total</b>	\$2,855.52
<b>CHECK # 10228</b>								
05/10/23	Vendor	SOUTHERN PINE LUMBER CO. OF ORLANDO, INC.	40071443	LUMBER--BOARDWALKS	R&M-Boardwalks	001-546009-53901	\$1,885.80	
							<b>Check Total</b>	\$1,885.80
<b>CHECK # 10231</b>								
05/11/23	Vendor	SUNSHINE COMMUNICATION SERVICES, INC.	230501228	ANSWERING SVCS FROM 05/05-06/01/23	ProfServ-Answering Services	001-531064-51301	\$180.60	
05/11/23	Vendor	SUNSHINE COMMUNICATION SERVICES, INC.	230501228	TO CORRECT AMOUNT ON CHECK	ProfServ- Answering Service	001-531064-51301	(\$50.00)	
							<b>Check Total</b>	\$130.60
<b>CHECK # 10232</b>								
05/15/23	Vendor	ENTERPRISE CDD	05082023 7106	DUE TO ECDD 10/1-12/31/22 DUKE CHARGES	Due to Other Districts	206500	\$35,107.70	
							<b>Check Total</b>	\$35,107.70

**ERROR, ERROR, ERROR - THIS REPORT HAS AN ERROR; DO NOT USE**

**Payment Register by Bank Account**

For the Period from 5/1/23 to 5/31/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>CHECK # 10233</b>								
05/15/23	Vendor	LYNCH OIL COMPANY, INC	15123794	GASOLINE UNL	Fuel, Gasoline and Oil	001-540004-53901	\$408.28	
							<b>Check Total</b>	<u>\$408.28</u>
<b>CHECK # 10234</b>								
05/18/23	Vendor	CELEBRATION HARDWARE	352048	KILLER WASP/HORNET, SPRAY ANT	R&M-Common Area	001-546016-53901	\$14.97	
05/18/23	Vendor	CELEBRATION HARDWARE	352633	BUCKETS; THINNER LACQUER; LINER DRUM; SHEET SNDG;	R&M-Common Area	001-546016-53901	\$114.13	
05/18/23	Vendor	CELEBRATION HARDWARE	352666	BOLT; CASTER SWVL; PRIMER SPRY	R&M-Common Area	001-546016-53901	\$23.96	
05/18/23	Vendor	CELEBRATION HARDWARE	352990	TROWEL GARDN; BLADE CRBD; DIABLO WOOD; BLADE	R&M-Common Area	001-546016-53901	\$80.84	
05/18/23	Vendor	CELEBRATION HARDWARE	353366	LINER DRUM/ BIT HOLDER	R&M-Common Area	001-546016-53901	\$85.97	
05/18/23	Vendor	CELEBRATION HARDWARE	353655	PADLOCK	R&M-Common Area	001-546016-53901	\$21.99	
05/18/23	Vendor	CELEBRATION HARDWARE	353862	BLEACH CONC OUTDOOR	R&M-Common Area	001-546016-53901	\$35.97	
							<b>Check Total</b>	<u>\$377.83</u>
<b>CHECK # 10235</b>								
05/18/23	Vendor	CHURCHILLSGROUP HOLDINGS INC	31513	FILTERS REPAIRS	R&M-Fountain	001-546032-53901	\$149.00	
05/18/23	Vendor	CHURCHILLSGROUP HOLDINGS INC	31543	FILTER REPAIRS	R&M-Fountain	001-546032-53901	\$780.00	
							<b>Check Total</b>	<u>\$929.00</u>
<b>CHECK # 10236</b>								
05/18/23	Vendor	EASY ICE	00950971	ANNUAL SUBFEE	Building Op Costs	001-563034-53901	\$2,249.40	
							<b>Check Total</b>	<u>\$2,249.40</u>
<b>CHECK # 10237</b>								
05/18/23	Vendor	FEDEX	8-125-63722	FEDEX TO CAMPUS ST (TAGS & LICENSES)	Postage and Freight	001-541006-51301	\$12.60	
							<b>Check Total</b>	<u>\$12.60</u>
<b>CHECK # 10238</b>								
05/18/23	Vendor	FLORIDA DEPARTMENT OF HEALTH	49-BID-6498407	PERMITS - FOUNTAIN/SPLASH PAD	R&M-Fountain	001-546032-53901	\$200.00	
							<b>Check Total</b>	<u>\$200.00</u>
<b>CHECK # 10239</b>								
05/18/23	Vendor	HOME DEPOT	042823-6774	MARCH / APRIL 2023 PURCHASES	FIELD SUPPLIES	001-546016-53901	\$1,968.08	
							<b>Check Total</b>	<u>\$1,968.08</u>
<b>CHECK # 10240</b>								
05/18/23	Vendor	INFRAMARK, LLC	93596	APRIL 2023 MGMT SVCS	ADMINS SVCS	001-531027-51201	\$8,049.25	
05/18/23	Vendor	INFRAMARK, LLC	93596	APRIL 2023 MGMT SVCS	FIELD OPS	001-531016-53901	\$93,372.75	
05/18/23	Vendor	INFRAMARK, LLC	93596	APRIL 2023 MGMT SVCS	POSTAGE	001-541006-51301	\$36.60	
05/18/23	Vendor	INFRAMARK, LLC	93596	APRIL 2023 MGMT SVCS	RECORD STORAGE	001-549900-51301	\$1,050.00	
							<b>Check Total</b>	<u>\$102,508.60</u>
<b>CHECK # 10241</b>								
05/18/23	Vendor	K AND D CONCRETE INC	247	SIDEWALK REPAIRS	R&M-Sidewalks	001-546084-53901	\$15,250.00	
							<b>Check Total</b>	<u>\$15,250.00</u>

**ERROR, ERROR, ERROR - THIS REPORT HAS AN ERROR; DO NOT USE**

**Payment Register by Bank Account**

For the Period from 5/1/23 to 5/31/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>CHECK # 10242</b>								
05/18/23	Vendor	LYNCH OIL COMPANY, INC	15097538	DYED DIESEL/KEROSENE FUEL	Fuel, Gasoline and Oil	001-540004-53901	\$122.72	
							<b>Check Total</b>	\$122.72
<b>CHECK # 10243</b>								
05/18/23	Vendor	ORLANDO SENTINEL	072249676000	NOTIE OF PUBLIC HEARING 3/17-4/12	Legal Advertising	001-548002-51301	\$512.02	
							<b>Check Total</b>	\$512.02
<b>CHECK # 10244</b>								
05/18/23	Vendor	PROPET DISTRIBUTORS	142015	LITTER P/U BAGS / LINER BAGS	DISCOUNT	001-546016-53901	(\$171.48)	
05/18/23	Vendor	PROPET DISTRIBUTORS	142015	LITTER P/U BAGS / LINER BAGS	LINER TRASH BAGS	001-546016-53901	\$287.40	
05/18/23	Vendor	PROPET DISTRIBUTORS	142015	LITTER P/U BAGS / LINER BAGS	PICK UP BAGS	001-546016-53901	\$1,290.00	
05/18/23	Vendor	PROPET DISTRIBUTORS	142360	LITTER P/U BAGS / LINER TRASH BAGS	DISCOUNT	001-546016-53901	(\$148.68)	
05/18/23	Vendor	PROPET DISTRIBUTORS	142360	LITTER P/U BAGS / LINER TRASH BAGS	LINER TRASH BAGS	001-546016-53901	\$287.40	
05/18/23	Vendor	PROPET DISTRIBUTORS	142360	LITTER P/U BAGS / LINER TRASH BAGS	PICK UP BAGS	001-546016-53901	\$1,032.00	
							<b>Check Total</b>	\$2,576.64
<b>CHECK # 10245</b>								
05/18/23	Vendor	REPUBLIC SERVICES - ACH	0690-000687977	DISPOSAL/RECYCLING	Utility - Refuse Removal	001-543020-53901	\$878.41	
							<b>Check Total</b>	\$878.41
<b>CHECK # 10246</b>								
05/18/23	Vendor	REXEL USA	S136468185.002	LEMD LED	R&M-Streetlights	001-546095-54101	\$366.49	
05/18/23	Vendor	REXEL USA	S136468185.001	LEMD LED	R&M-Streetlights	001-546095-54101	\$2,013.43	
							<b>Check Total</b>	\$2,379.92
<b>CHECK # 10247</b>								
05/18/23	Vendor	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	129517658-001	IRR REPAIRS	R&M-Irrigation	001-546041-53901	\$1,261.11	
							<b>Check Total</b>	\$1,261.11
<b>CHECK # 10248</b>								
05/18/23	Vendor	USA SEAL & STRIPE, LLC	319	STREET SWEEPING SVC	R&M-Road Cleaning	001-546080-54101	\$2,750.00	
							<b>Check Total</b>	\$2,750.00
<b>CHECK # 10249</b>								
05/23/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	211053	MAY 2023 LANDSCPAE MAINT	GROUNDS MAINT	001-534182-53901	\$47,637.17	
05/23/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	211053	MAY 2023 LANDSCPAE MAINT	SHRUBS	001-534106-53901	\$21,910.83	
05/23/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	211053	MAY 2023 LANDSCPAE MAINT	MULCH	001-534182-53901	\$6,416.67	
05/23/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	211053	MAY 2023 LANDSCPAE MAINT	PRESSURE WASHING	001-534179-53901	\$4,250.00	
05/23/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	211053	MAY 2023 LANDSCPAE MAINT	IRRIGATION	001-534073-53901	\$8,058.00	
							<b>Check Total</b>	\$88,272.67
<b>CHECK # 10250</b>								
05/23/23	Vendor	K AND D CONCRETE INC	248	CONCRETE LABOR/MATERIALS	R&M-Sidewalks	001-546084-53901	\$9,985.00	
							<b>Check Total</b>	\$9,985.00

**ERROR, ERROR, ERROR - THIS REPORT HAS AN ERROR; DO NOT USE**

**Payment Register by Bank Account**

For the Period from 5/1/23 to 5/31/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>CHECK # 10251</b>								
05/23/23	Vendor	SOLITUDE LAKE MANAGEMENT	PSI-69658	MAY 2023 AQUATIC MAINT	Contracts-Aquatic Control	001-534067-53001	\$11,488.50	
							<b>Check Total</b>	<u>\$11,488.50</u>
<b>CHECK # 10252</b>								
05/23/23	Vendor	VANGUARD CLEANING SYSTEMS	35772	MAY 2023 JANITORIAL SVCS	Building Op Costs	001-563034-53901	\$438.00	
							<b>Check Total</b>	<u>\$438.00</u>
<b>CHECK # 10255</b>								
05/26/23	Vendor	ORLANDO SENTINEL	067450087000	NOTICE OF PUBLIC HEARING 1/1, 1/9/23	Legal Advertising	001-548002-51301	\$405.10	
							<b>Check Total</b>	<u>\$405.10</u>
<b>CHECK # 10256</b>								
05/30/23	Vendor	ACE HOME & SUPPLY CENTER	100409/1	BULBS, FUSES, PHOTO CELL FIXED	R&M-Streetlights	001-546095-54101	\$3,304.86	
							<b>Check Total</b>	<u>\$3,304.86</u>
<b>CHECK # 10257</b>								
05/30/23	Vendor	BACKYARD DESIGN PROS LLC	178	1 YD CONCRETE SIDEWALK	R&M-Sidewalks	001-546084-53901	\$315.00	
							<b>Check Total</b>	<u>\$315.00</u>
<b>CHECK # 10258</b>								
05/30/23	Vendor	CELEBRATION HARDWARE	354311	CONCRETE MIX 40 *QUIKRET	R&M-Common Area	001-546016-53901	\$124.75	
05/30/23	Vendor	CELEBRATION HARDWARE	354456	LINER DRUM/DUCK TAPE	R&M-Common Area	001-546016-53901	\$121.15	
05/30/23	Vendor	CELEBRATION HARDWARE	354954	LINER DRUM/SHUTOFF HOSE BRASS/CABLE TIES/HOSE WASH	R&M-Common Area	001-546016-53901	\$104.14	
05/30/23	Vendor	CELEBRATION HARDWARE	355100	BIT DRILL/BIT SPADE WOOD	R&M-Common Area	001-546016-53901	\$25.97	
05/30/23	Vendor	CELEBRATION HARDWARE	355246	LACQUER SPRAY GLOSS BLACK 11	R&M-Common Area	001-546016-53901	\$15.18	
							<b>Check Total</b>	<u>\$391.19</u>
<b>CHECK # 10259</b>								
05/30/23	Vendor	CLARKE ENVIRONMENTAL MOSQUITO	001028354	MAY 2023 MOSQUITO MGMT	Contracts-Pest Control	001-534125-53001	\$20,752.42	
							<b>Check Total</b>	<u>\$20,752.42</u>
<b>CHECK # 10261</b>								
05/30/23	Vendor	HANSON, WALTER & ASSOCIATES, I	5286733	ENGG SVCS THRU MARCH 2023	ProfServ-Engineering	001-531013-51501	\$2,158.85	
05/30/23	Vendor	HANSON, WALTER & ASSOCIATES, I	5286733	ENGG SVCS THRU MARCH 2023	ISLAND VILLAGE	001-115000-51501	\$840.00	
							<b>Check Total</b>	<u>\$2,998.85</u>
<b>CHECK # 10262</b>								
05/30/23	Vendor	LATHAM, LUNA, EDAN & BEAUDINE, LLP	111253	GEN COUNSEL THRU MAR 2023	ProfServ-Legal Services	001-531023-51401	\$7,958.60	
05/30/23	Vendor	LATHAM, LUNA, EDAN & BEAUDINE, LLP	112794	INCORPORATION THRU APRIL 2023	ProfServ-Legal Services	001-531023-51401	\$63.00	
05/30/23	Vendor	LATHAM, LUNA, EDAN & BEAUDINE, LLP	112795	2023 EMINENT DOMAIN THRU APRIL 2023	ProfServ-Legal Services	001-531023-51401	\$272.00	
05/30/23	Vendor	LATHAM, LUNA, EDAN & BEAUDINE, LLP	112793	GEN COUNSEL THRU APRIL 2023	ProfServ-Legal Services	001-531023-51401	\$6,623.60	
							<b>Check Total</b>	<u>\$14,917.20</u>

**ERROR, ERROR, ERROR - THIS REPORT HAS AN ERROR; DO NOT USE**

**Payment Register by Bank Account**

For the Period from 5/1/23 to 5/31/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid	
<b>CHECK # 10263</b>								
05/30/23	Vendor	LEXIN CELEBRATION COMMERCIAL, LLC	2023-01	MEMORIAL DAY / 4TH OF JULY DECOR	R&M-Common Area	001-546016-53901	\$758.00	
							<b>Check Total</b>	<u>\$758.00</u>
<b>CHECK # 10264</b>								
05/30/23	Vendor	OSCEOLA NEWS GAZETTE	A483F487-0001	NOTICE OF SPECIAL MEETING 6/1/23	Legal Advertising	001-548002-51301	\$53.91	
							<b>Check Total</b>	<u>\$53.91</u>
<b>CHECK # 10265</b>								
05/30/23	Vendor	RADARSIGN, LLC	CELEBRATION CCD-001	SIGN REPAIRS	R&M-Signage	001-546085-54101	\$1,295.00	
							<b>Check Total</b>	<u>\$1,295.00</u>
<b>CHECK # 10266</b>								
05/30/23	Vendor	REPUBLIC SERVICES - ACH	0690-000689701	DISPOSAL/RECYCLING	Utility - Refuse Removal	001-543020-53901	\$1,319.33	
							<b>Check Total</b>	<u>\$1,319.33</u>
<b>CHECK # 10267</b>								
05/30/23	Vendor	SCIENS ORLANDO, LLC	WO-5867	INSTALL FIRE ALARM SYSTEM; STARLINK RIRE	Building Op Costs	001-563034-53901	\$435.00	
							<b>Check Total</b>	<u>\$435.00</u>
<b>CHECK # 10268</b>								
05/30/23	Vendor	SERVUSAT, LLC	4476	50% DEPO VIDEO SURVEILL SYSTEM-TROUBLESHOOTING	Deposits	156100	\$1,062.50	
05/30/23	Vendor	SERVUSAT, LLC	4500	50% PAYMENT- VIDEO SURV SYSTEM/ NEW CAMERAS	Deposits	156100	\$1,367.50	
							<b>Check Total</b>	<u>\$2,430.00</u>
<b>CHECK # 10269</b>								
05/30/23	Vendor	SITEX AQUATICS LLC	7385B	AERATION COMPRESSOR REPLACEMENT	R&M-Fountain	001-546032-53001	\$1,140.00	
							<b>Check Total</b>	<u>\$1,140.00</u>
<b>CHECK # 10270</b>								
05/30/23	Vendor	SOUTHERN PINE LUMBER CO. OF ORLANDO, INC.	40071794	LUMBER	R&M-Boardwalks	001-546009-53901	\$204.68	
							<b>Check Total</b>	<u>\$204.68</u>
<b>CHECK # 10271</b>								
05/30/23	Vendor	WURTH CONSTRUCTION SERVICES INC	41025529	HEX LAG SCREW/ WIDE FLAT WASHER	R&M-Common Area	001-546016-53901	\$313.91	
							<b>Check Total</b>	<u>\$313.91</u>
<b>ACH #DD615</b>								
05/05/23	Vendor	DUKE ENERGY-ACH	041423 ACH	SVCS PRD 3/7-4/5/2023	Electricity - Streetlighting	001-543013-54101	\$1,862.40	
05/05/23	Vendor	DUKE ENERGY-ACH	041423 ACH	SVCS PRD 3/7-4/5/2023	Electricity - General	001-543006-53901	\$4,035.95	
05/05/23	Vendor	DUKE ENERGY-ACH	041423 ACH	SVCS PRD 3/7-4/5/2023	Building Op Costs	001-563034-53901	\$374.37	
05/05/23	Vendor	DUKE ENERGY-ACH	041423 ACH	SVCS PRD 3/7-4/5/2023	R&M-Irrigation	001-546041-53901	\$118.42	
							<b>ACH Total</b>	<u>\$6,391.14</u>
<b>ACH #DD616</b>								
05/30/23	Employee	JOHN A. MCLAUGHLIN	PAYROLL	May 30, 2023 Payroll Posting			\$104.70	
							<b>ACH Total</b>	<u>\$104.70</u>

**ERROR, ERROR, ERROR - THIS REPORT HAS AN ERROR; DO NOT USE**

**Payment Register by Bank Account**

For the Period from 5/1/23 to 5/31/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>ACH #DD617</b>								
05/30/23	Employee	THOMAS A. TOUZIN	PAYROLL	May 30, 2023 Payroll Posting			\$184.70	
							<b>ACH Total</b>	\$184.70
<b>ACH #DD620</b>								
05/31/23	Employee	JOHN A. MCLAUGHLIN	PAYROLL	May 31, 2023 Payroll Posting			\$104.70	
							<b>ACH Total</b>	\$104.70
<b>ACH #DD621</b>								
05/31/23	Employee	THOMAS A. TOUZIN	PAYROLL	May 31, 2023 Payroll Posting			\$184.70	
							<b>ACH Total</b>	\$184.70
<b>ACH #DD623</b>								
05/30/23	Vendor	WILLIAMS SCOTSMAN INC. - ACH	9017762969 ACH	M127006288 5/22-6/18/23	Rentals - General	001-544001-53901	\$278.07	
							<b>ACH Total</b>	\$278.07
							<b>Account Total</b>	\$440,036.13

<b>Total Amount Paid</b>	<b>\$1,440,036.13</b>
--------------------------	-----------------------

**CELEBRATION**

Community Development District

**Payment Register**

**June 30, 2023**



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

Page: 1 of 1  
 4204  
 5287272

INVOICE

CELEBRATION COMMUNITY DEVELOPMENT DIST. 313 CAMPUS STREET CELEBRATION, FL 34747	CLIENT ID: 6209 INVOICE #: 5287272 INVOICE DATE: 6/16/2023 DUE DATE: 6/26/2023 BILLED THROUGH: 5/31/2023
---	--

CELEBRATION CDD CONSULTATIONS

PO:

JOB ID: 4204

PERIOD: May 2023

For Professional Civil Engineering Services Rendered Through May 31, 2023

Prepare for and attend CDD meeting, Eastlawn berm repair follow up, responses with attorney and RCID, survey coordination for Island Village Park tract, meeting with Chairman and County on Island Village Park Tract, incorporation, parking etc; research N Village brick wall O&M, review tracts 85 & 86 between townhomes on Campus Street, prepare updated alley paving schedule and costs, perform annual trust indenture site inspections and report, site visit in Artisan Park with paver to review and for alley re-pave proposal, review I-4 taking documents.

	Total Billed To Date	Amount Previously Billed	Amount This Billing
<b>TIME &amp; MATERIALS</b>			
PROFESSIONAL CIVIL ENGINEERING SERVICES	341,096.60	337,281.60	3,815.00
ISLAND VILLAGE- MATTAMY HOMES	35,400.00	35,400.00	0.00
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	21,522.70	21,522.70	0.00
STORMWATER NEEDS ANALYSIS 2021	0.00	0.00	0.00
EXTRA: 717 EASTLAWN TREE SURVEY	831.95	831.95	0.00
REIMBURSABLES	837.57	837.57	0.00
	<b>401,736.32</b>	<b>397,921.32</b>	<b>3,815.00</b>

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

**Total Invoice      \$3,815.00**





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

Page: 1 of 1  
 4204-18  
 5287308

INVOICE

CELEBRATION COMMUNITY DEVELOPMENT DIST. 313 CAMPUS STREET CELEBRATION, FL 34747	CLIENT ID: 6209 INVOICE #: 5287308 INVOICE DATE: 6/19/2023 DUE DATE: 6/29/2023 BILLED THROUGH: 5/31/2023
---	--

CELEBRATION ISLAND VILLAGE RECREATION PARK

PO:

JOB ID: 4204-18

PERIOD: May 2023

For Professional Civil Engineering Services Rendered Through May 31, 2023

FIXED FEE ITEMS	Contract Amount	% Complete	Amount Remaining	Total Billed To Date	Amount Previously Billed	Amount This Billing
LST1: BOUNDARY AND TPOGRAPHIC SURVERY PARCEL TRAC-8090	5,500.00	100.00	0.00	5,500.00	0.00	5,500.00
LST2: BOUNDARY AND TOPOGRAPHIC OF ADJACENT PORTIONS OF RCID	4,000.00	0.00	4,000.00	0.00	0.00	0.00
LST3: UTILITY LOCATION BY ALLEN AND COMPANY	7,380.00	100.00	0.00	7,380.00	0.00	7,380.00
	16,880.00	76.30	4,000.00	12,880.00	0.00	12,880.00

TIME & MATERIALS

REIMBURSABLES

Total Billed To Date	Amount Previously Billed	Amount This Billing
0.00	0.00	0.00
0.00	0.00	0.00

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

**Total Invoice \$12,880.00**

SURVEYING • MAPPING • GEOSPATIAL SERVICES



# Invoice

Date: 5/26/2023  
 Invoice #: 20230244-01

16 E Plant Street  
 Winter Garden, FL 34787  
 Phone (877)654-5355 • Fax (407)654-5356  
 E-mail: payments@allencompany.com

Scope
Utility Designation & Location Services 20230244-1

**Bill To:**

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

P.O. No.	Terms	Project
	Net 30	20230244 - Celebration Island Village

Description	Contract Amt	Prior Amt	Total %	Amount
1. Utility Designation - Provide Underground Utility Designation Services (QL-B) on all utilities with machine depths on the gas mains only in the survey area, as shown in the attached exhibit. Also, see attached Exhibit B for the Scope of Procedures and Limitations for SUE designation.	1,885.00		100.00%	1,885.00
2. Utility Location (client will determine locations) - Provide Soft Dig Excavation Services (QL-A) up to ten (10) locations. We will record utility depth/size/type/material. Note: This firm is capable of soft dig excavating to a depth of six (6) feet and air probing to a depth of ten (10) feet to twelve (12) feet maximum. Also, see Exhibit B for the Scope of Procedures and Limitations for SUE location. Digs will be invoiced on a per-hole dig (\$500.00 for earthen surface digs) plus administrative and office processing and mapping fees (see attached Schedule C for standard hourly rates).	5,495.00		100.00%	5,495.00

Test hole field reports and photographs will be provided.  
 Utility designation and test holes will be surveyed by the client.

V# 91926  
 Job # 4204-16  
 Cost Code 5000  
 Other Rate ID Job  
 GL # 8730  
 Client # 6209 Celebration CID  
 Invoice # 5287308

<b>Total</b>	\$7,380.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$7,380.00

202 West Grand Parkway North  
 Suite 100  
 Katy, TX 77449

# INVOICE

**INVOICE#**

#96963

**DATE**

6/28/2023

**CUSTOMER ID**

C1062

**NET TERMS**

Net 30

**PO#**

**DUE DATE**

7/28/2023

**BILL TO**

Celebration CDD  
 313 Campus Street  
 Celebration FL 34747  
 United States

Services provided for the Month of: June 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Management Services for the Month of: June 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	78.00		78.00
Copies 001-547001-51301-5000	1	Ea	0.68		0.68
Russell Simmons - Amazon.com Charges \$1,915.56; ADVANCE AUTO PARTS: Motor Oil \$9.88; FLORIDA COAST EQUIPMEN : Repair On The Kubota \$3,806.14; KISSIMMEE MOTORSPORTS : 2 Mule Batteries \$170.61; Missing 15% Markup Charge From an Amazon Charge \$68.19	1	Ea	5,970.38		5,970.38
Record Storage Fee 001-549069-51301-5000	1	Ea	1,050.00		1,050.00
<b>Subtotal</b>					<b>108,521.06</b>

<b>Subtotal</b>	\$108,521.06
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$108,521.06

**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

June 5, 2023

Invoice #: 114770  
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:**

5/1/2023	JAC	Work on revisions to Parkway rule and resolution for next meeting; Finalized rule regarding ree barriers and sent to District Manager; Responded to District Engineer regarding Eastlawn berm repair; Emails with Chairman and District Manager regarding ARNCO's scope of work; Research regarding ARNCO's contractor; Telephone conference with Supervisor; Related email	1.30	\$409.50
5/1/2023	JEL	Continued to work on GoGov Agreement	0.40	\$86.00
5/2/2023	JAC	Telephone conference with District Manager; Multiple email with District Manager and Chairman	0.20	\$63.00
5/3/2023	JAC	Telephone conference with Chairman and District Manager; Receive and review notice to owner; emails regarding Tri-Party Agreement for sheriff details; email from RCID; email to ARNCO regarding scope of roof repair work	0.60	\$189.00
5/3/2023	JEL	Continued to work on GoGov Agreement	0.30	\$64.50
5/4/2023	JEL	Preparation of four-party agreement related to GoGov Agreement; Reviewed comments to Addendum and revised same; Preparation of Notice to Owner	2.80	\$602.00
5/5/2023	JAC	Emails regarding ARNCO proposal; Sent acceptance and related emails with District Manager and Chairman; Emails regarding meeting summary	0.50	\$157.50
5/8/2023	JAC	provided input to sheriff agreement and 4 party agreement for GOGov services; Emails with Supervisor and District Manager	0.30	\$94.50
5/8/2023	JEL	Review comments to Addendum to GoGov Agreement and revised same; Continued to work on four-party agreement	1.20	\$258.00
5/9/2023	JEL	Continued to work on four-party agreement and Addendum to GoGov Agreement	0.40	\$86.00
5/9/2023	JAC	Several emails from Chairman and District Manager	0.20	\$63.00
5/10/2023	JEL	Continued to work on Addendum to GoGov Agreement and email correspondence with Chair and District Manager regarding same and four-party agreement	0.30	\$64.50
5/11/2023	JEL	Continued to work on GoGov Addendum and email regarding same	0.30	\$64.50
5/12/2023	JEL	Review of executed Addendum and email correspondence to Chair regarding same	0.10	\$21.50
5/12/2023	JAC	Telephone conference from District Engineer; Telephone conference with Chairman regarding repairs to berm area and RCID email; telephone conference with District Manager regarding Multiple issues; Emails with Supervisor regarding incorporation	0.60	\$189.00
5/15/2023	JAC	Multiple emails regarding agenda and tree issue; Emails regarding GOGov contract	0.20	\$63.00
5/15/2023	JEL	Final review of Addendum and email correspondence to GoGov for execution	0.20	\$43.00
5/16/2023	JEL	Preparation of Bond 101 powerpoint	0.80	\$172.00
5/16/2023	JAC	Work on "Bonds 101" presentation for May meeting; Multiple emails; confirmation of work by ARNCO; Discuss gazebo issue, tree issue, ETC; Research county ordinance	0.60	\$189.00
5/17/2023	JAC	Multiple emails with Chairman; Email from Supervisor; Revise Bond presentation; Related emails with District Manager	0.40	\$126.00

5/17/2023	JEL	Revised Bond 101 powerpoint; Reviewed statute regarding notice of rulemaking in official records	0.70	\$150.50
5/19/2023	JEL	Review of comments to four-party agreement and revised same; Reviewed minutes/task list for Board of Supervisors' meeting	2.00	\$430.00
5/19/2023	JAC	Emails regarding info for GOGov contract; Meeting agenda; various contracts	0.20	\$63.00
5/22/2023	JEL	Revised four-party agreement; Email correspondence regarding digitization proposal	0.90	\$193.50
5/22/2023	JAC	Review agenda; Prep for Board Meeting; Emails with Chairman and District Manager	0.40	\$126.00
5/23/2023	JAC	Travel to and participate in Board of Supervisors' meeting; Emails with District Manger regarding comment issues	4.60	\$1,449.00
5/24/2023	JAC	Prep follow up took list from board meeting; Work on edits to parkway tree rule adopted by board; Research county tree trimming height guidelines; Email from District Manager	0.40	\$126.00
5/25/2023	JAC	Email from Chairman and District Manager; Emails regarding mold testing	0.10	\$31.50
5/30/2023	JEL	Preparation of separate agreements for shared costs with ECDD, CROA and CNOA	0.90	\$193.50
<b>Total Professional Services:</b>			<b>21.90</b>	<b>\$5,768.50</b>

**For Disbursements Incurred:**

5/23/2023		Payment disbursement sent to Jan Carpenter for Jan Carpenter travel to Board meeting on 05.23.2023		\$30.05
<b>Total Disbursements Incurred:</b>				<b>\$30.05</b>

Total	\$5,798.55
Previous Balance	\$0.00

**Payments & Credits**

<u>Date</u>	<u>Type</u>	<u>Notes</u>	<u>Amount</u>
			Payments & Credits \$0.00
			<b>Total Due \$5,798.55</b>

## CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

### Payment Register by Bank Account

For the Period from 6/1/23 to 6/30/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>SOUTHSTATE BANK GF (NEW) - (ACCT#XXXXX7106)</b>							
<b>CHECK # 10273</b>							
06/02/23	Vendor	AD LAWN SERVICES LLC	29246	50% FOUNTAIN PLAZA PAVER REPAIRS	Deposits	156100	\$3,337.50
							<b>Check Total</b>
							<b>\$3,337.50</b>
<b>CHECK # 10274</b>							
06/02/23	Vendor	SMART CITY TELECOM	060123-0231	JUNE 2023 BILLING	R&M-Irrigation	001-546041-53901	\$128.79
							<b>Check Total</b>
							<b>\$128.79</b>
<b>CHECK # 10275</b>							
06/02/23	Vendor	SMART CITY TELECOM	060123-0025	JUNE 2023 BILLING	Communication - Telephone	001-541003-51301	\$183.72
							<b>Check Total</b>
							<b>\$183.72</b>
<b>CHECK # 10276</b>							
06/02/23	Vendor	SMART CITY TELECOM	060123-1187	JUNE 2023 BILLING	Communication - Telephone	001-541003-51301	\$139.99
							<b>Check Total</b>
							<b>\$139.99</b>
<b>CHECK # 10277</b>							
06/08/23	Vendor	CELEBRATION HARDWARE	355925	CLEANER; BLEACH; PROLINE PAINTERS	R&M-Common Area	001-546016-53901	\$42.96
06/08/23	Vendor	CELEBRATION HARDWARE	355926	BRUSH WASH MULTI-ANGLE	R&M-Common Area	001-546016-53901	\$31.98
06/08/23	Vendor	CELEBRATION HARDWARE	356079	LINER DRUM	R&M-Common Area	001-546016-53901	\$113.97
06/08/23	Vendor	CELEBRATION HARDWARE	356096	PAINT ROLLER/TAPE; BRUSHES	R&M-Common Area	001-546016-53901	\$94.67
06/08/23	Vendor	CELEBRATION HARDWARE	356215	BLEACH; LUBE PNTRT	R&M-Common Area	001-546016-53901	\$63.43
06/08/23	Vendor	CELEBRATION HARDWARE	356222	FASTENERS	R&M-Common Area	001-546016-53901	\$3.60
							<b>Check Total</b>
							<b>\$350.61</b>
<b>CHECK # 10278</b>							
06/08/23	Vendor	ENVIRO TREE SERVICE, LLC	8161	REMOVAL OF 6 TREES	R&M - Tree Removal/Replacement	001-546213-53901	\$7,000.00
							<b>Check Total</b>
							<b>\$7,000.00</b>
<b>CHECK # 10279</b>							
06/08/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	215411	PLANTS INSTALL IN WATER STREET CANAL	PLANT INSTALLATION	001-546036-53901	\$8,271.54
06/08/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	215413	PLANT INSTALL POWER STATION BLVC	GROUND MAINT	001-546036-53901	\$1,228.92
06/08/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	215412	PINE STRAW INSTALL	PINE STRAW	001-534065-53901	\$5,760.00
06/08/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	215406	PALM REMOVAL AND INSTALL	R&M - Tree Removal/Replacement	001-546213-53901	\$3,497.73
06/08/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	215407	PLANT INSTALLATION	GROUND MAINT	001-546036-53901	\$963.49
06/08/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	215409	TURF REMOVING AND INSTALL NEW SOD	GROUND MAINT	001-546036-53901	\$4,519.78
06/08/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	215410	PLANTS INSTALLATION	GROUND MAINT	001-546036-53901	\$28,803.51
							<b>Check Total</b>
							<b>\$53,044.97</b>
<b>CHECK # 10280</b>							
06/08/23	Vendor	K AND D CONCRETE INC	249	OLD BLUSH AND OAK SHADOWS SIDEWALKS	R&M-Sidewalks	001-546084-53901	\$36,950.00
							<b>Check Total</b>
							<b>\$36,950.00</b>
<b>CHECK # 10281</b>							
06/08/23	Vendor	SERVICE WORKS COMMERCIAL ROOFING INC	50414	ROOF INSPECTION / REPAIRS 313 CAMPUS ST	Building Op Costs	001-563034-53901	\$3,136.91
							<b>Check Total</b>
							<b>\$3,136.91</b>
<b>CHECK # 10282</b>							
06/08/23	Vendor	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	130594790-001	HERBICIDE	R&M-Other Landscape	001-546036-53901	\$184.56
06/08/23	Vendor	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	129517658-002	IRRIGATION REPAIRS	R&M-Irrigation	001-546041-53901	\$615.26
06/08/23	Vendor	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	130604480-001	IRRIGATION REPAIRS	R&M-Irrigation	001-546041-53901	\$176.60
							<b>Check Total</b>
							<b>\$976.42</b>
<b>CHECK # 10283</b>							
06/08/23	Vendor	SUNSHINE COMMUNICATION SERVICES, INC.	230600498	TELEPHONE ANSWERING SVCS	ProfServ-Answering Services	001-531064-51301	\$236.30
							<b>Check Total</b>
							<b>\$236.30</b>
<b>CHECK # 10284</b>							
06/08/23	Vendor	WURTH CONSTRUCTION SERVICES INC	41027154	COMMON AREA REPAIRS	R&M-Common Area	001-546016-53901	\$30.85
							<b>Check Total</b>
							<b>\$30.85</b>
<b>CHECK # 10285</b>							
06/13/23	Vendor	CELEBRATION CDD C/O US BANK	060723-2013A	TRFR TAX COLLECTIONS SERIES 2013A	Due From Other Funds	131000	\$3,410.86
							<b>Check Total</b>
							<b>\$3,410.86</b>
<b>CHECK # 10286</b>							
06/13/23	Vendor	CELEBRATION CDD C/O US BANK	060723-2021	TRFR TAX COLLECTIONS SERIES 2021	Due From Other Funds	131000	\$3,538.83
							<b>Check Total</b>
							<b>\$3,538.83</b>
<b>CHECK # 10287</b>							
06/20/23	Vendor	CELEBRATION HARDWARE	356529	LINER DRUM/CUPLING REPAIR	R&M-Common Area	001-546016-53901	\$55.06
06/20/23	Vendor	CELEBRATION HARDWARE	356861	ULTRA SPEC EXT SATN-BASE/500 EXTERIOR	R&M-Common Area	001-546016-53901	\$149.99
06/20/23	Vendor	CELEBRATION HARDWARE	356999	ELECTRIC TAPE; SEALANT	R&M-Common Area	001-546016-53901	\$23.97

## CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

### Payment Register by Bank Account

For the Period from 6/1/23 to 6/30/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>Check Total</b>							<b>\$229.02</b>
<b>CHECK # 10288</b>							
06/20/23	Vendor	HOME DEPOT	052823-6774	FIELD SUPPLIES	R&M-Common Area	001-546016-53901	\$1,037.87
<b>Check Total</b>							<b>\$1,037.87</b>
<b>CHECK # 10289</b>							
06/20/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	217923	PLANT INTALL 06/08/23	R&M-Other Landscape	001-546036-53901	\$527.80
<b>Check Total</b>							<b>\$527.80</b>
<b>CHECK # 10290</b>							
06/20/23	Vendor	LYNCH OIL COMPANY, INC	15188851	FUEL/GAS	Fuel, Gasoline and Oil	001-540004-53901	\$249.85
<b>Check Total</b>							<b>\$249.85</b>
<b>CHECK # 10291</b>							
06/20/23	Vendor	OSCEOLA SHERIFF'S OFFICE	54552	SEC SVC SHERIFF 5/21-6/3/23	Security Service-Sheriff	001-534365-52001	\$6,274.06
06/20/23	Vendor	OSCEOLA SHERIFF'S OFFICE	54463	PATROL SVCS 4/23-5/7/23	Security Service-Sheriff	001-534365-52001	\$7,262.04
<b>Check Total</b>							<b>\$13,536.10</b>
<b>CHECK # 10292</b>							
06/20/23	Vendor	REXEL USA	S136662780.001	LAMPS	R&M-Streetlights	001-546095-54101	\$205.38
06/20/23	Vendor	REXEL USA	S136747494.001	STREETLIGHTS	R&M-Streetlights	001-546095-54101	\$747.71
06/20/23	Vendor	REXEL USA	S136747494.002	STREETLIGHTS	R&M-Streetlights	001-546095-54101	\$204.14
06/20/23	Vendor	REXEL USA	S136785517.001	STREETLIGHTS	R&M-Streetlights	001-546095-54101	\$255.50
<b>Check Total</b>							<b>\$1,412.73</b>
<b>CHECK # 10293</b>							
06/20/23	Vendor	SCIENS ORLANDO, LLC	WO-5858	FIRE ALARM SYSTEM- PANEL REPLACEMENT	Building Op Costs	001-563034-53901	\$2,082.06
<b>Check Total</b>							<b>\$2,082.06</b>
<b>CHECK # 10294</b>							
06/20/23	Vendor	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	130882487-001	IRR REPAIRS	R&M-Irrigation	001-546041-53901	\$1,833.05
<b>Check Total</b>							<b>\$1,833.05</b>
<b>CHECK # 10295</b>							
06/20/23	Vendor	SOUND F/X ENTERTAINMENT SYSTEMS LLC	5852	SOUND & SPEAKER RENOVATION 50% PAYMENT DUE	Deposits	156100	\$2,136.00
<b>Check Total</b>							<b>\$2,136.00</b>
<b>CHECK # 10296</b>							
06/23/23	Vendor	CELEBRATION HARDWARE	357750	LINER DRUM CLR /CUT-GRIND DISC	R&M-Common Area	001-546016-53901	\$80.97
06/23/23	Vendor	CELEBRATION HARDWARE	357828	TAPE EXTERIOR/TAPE PAINT	R&M-Common Area	001-546016-53901	\$33.97
06/23/23	Vendor	CELEBRATION HARDWARE	357917	BOLT SIDEWALK/GLUE MARINE/FASTENESS	R&M-Common Area	001-546016-53901	\$42.04
06/23/23	Vendor	CELEBRATION HARDWARE	357931	CLEANER ALL PURPOSE/MICROFIBER BLUE	R&M-Common Area	001-546016-53901	\$59.96
06/23/23	Vendor	CELEBRATION HARDWARE	357951	FASTENERS	R&M-Common Area	001-546016-53901	\$9.66
<b>Check Total</b>							<b>\$226.60</b>
<b>CHECK # 10297</b>							
06/23/23	Vendor	CHURCHILLSGROUP HOLDINGS INC	31676	JUNE 2023 SPLASH PAD SVCS	Contracts-Fountain	001-534023-53901	\$661.50
<b>Check Total</b>							<b>\$661.50</b>
<b>CHECK # 10298</b>							
06/23/23	Vendor	CLARKE ENVIRONMENTAL MOSQUITO	001029206	JUNE 2023 MOSQUITO MGMT SVCS	Contracts-Pest Control	001-534125-53001	\$20,752.42
<b>Check Total</b>							<b>\$20,752.42</b>
<b>CHECK # 10299</b>							
06/23/23	Vendor	REXEL USA	S136747494.004	ELECTRICAL SUPPLIES	R&M-Streetlights	001-546095-54101	\$408.29
<b>Check Total</b>							<b>\$408.29</b>
<b>CHECK # 10300</b>							
06/23/23	Vendor	SOLITUDE LAKE MANAGEMENT	PSI-86650	PLANTING OF GOLDEN CANNA	Misc-Contingency	001-549900-53001	\$3,720.00
<b>Check Total</b>							<b>\$3,720.00</b>
<b>CHECK # 10301</b>							
06/23/23	Vendor	SOUTHERN PINE LUMBER CO. OF ORLANDO, INC.	40072123	LUMBER--BOARDWALKS	R&M-Boardwalks	001-546009-53901	\$1,484.60
<b>Check Total</b>							<b>\$1,484.60</b>
<b>CHECK # 10302</b>							
06/23/23	Vendor	USA SEAL & STRIPE, LLC	320	SWEEPING SVCS 6/15/23	R&M-Road Cleaning	001-546080-54101	\$2,750.00
<b>Check Total</b>							<b>\$2,750.00</b>
<b>CHECK # 10303</b>							
06/29/23	Vendor	ENTERPRISE CDD	062223-4022	BILL PRD 5/10-6/12/23	R&M-Common Area	001-546016-53901	\$317.64
<b>Check Total</b>							<b>\$317.64</b>
<b>CHECK # 10304</b>							
06/29/23	Vendor	ENTERPRISE CDD	062223-0013	BILL PRD 5/10-6/12/23	R&M-Common Area	001-546016-53901	\$1,811.33
<b>Check Total</b>							<b>\$1,811.33</b>

## CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

### Payment Register by Bank Account

For the Period from 6/1/23 to 6/30/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # 10305</b>							
06/29/23	Vendor	ENTERPRISE CDD	062223-1022	BILL PRD 5/10-6/12/23	R&M-Common Area	001-546016-53901	\$1,558.42
<b>Check Total</b>							<b>\$1,558.42</b>
<b>CHECK # 10306</b>							
06/29/23	Vendor	ENTERPRISE CDD	062223-6022	BILL PRD 5/10-6/12/23	R&M-Common Area	001-546016-53901	\$812.07
<b>Check Total</b>							<b>\$812.07</b>
<b>CHECK # 10307</b>							
06/29/23	Vendor	ENTERPRISE CDD	062223-2021	BILL PRD 5/10-6/12/23	R&M-Common Area	001-546016-53901	\$1,089.47
<b>Check Total</b>							<b>\$1,089.47</b>
<b>CHECK # 10308</b>							
06/29/23	Vendor	ENTERPRISE CDD	062223-3021	BILL PRD 5/10-6/12/23	R&M-Common Area	001-546016-53901	\$233.02
<b>Check Total</b>							<b>\$233.02</b>
<b>CHECK # 10309</b>							
06/29/23	Vendor	HANSON, WALTER & ASSOCIATES, I	5287009	ENGG SVCS THRU APRIL 2023	ProfServ-Engineering	001-531013-51501	\$2,327.80
06/29/23	Vendor	HANSON, WALTER & ASSOCIATES, I	5287009	ENGG SVCS THRU APRIL 2023	Accounts Receivable	001-115000-51501	\$157.50
06/29/23	Vendor	HANSON, WALTER & ASSOCIATES, I	5287272	MAY 2023 SVCS	ProfServ-Engineering	001-531013-51501	\$3,815.00
06/29/23	Vendor	HANSON, WALTER & ASSOCIATES, I	5287308	MAY 2023 SVCS	ProfServ-Engineering	001-531013-51501	\$12,880.00
<b>Check Total</b>							<b>\$19,180.30</b>
<b>CHECK # 10310</b>							
06/29/23	Vendor	INFRAMARK, LLC	95131	MAY 2023 MGMT FEES	ADMINS SVCS	001-531027-51201	\$8,049.25
06/29/23	Vendor	INFRAMARK, LLC	95131	MAY 2023 MGMT FEES	FIELD OPS	001-531016-53901	\$93,372.75
06/29/23	Vendor	INFRAMARK, LLC	95131	MAY 2023 MGMT FEES	POSTAGE	001-541006-51301	\$34.20
06/29/23	Vendor	INFRAMARK, LLC	95131	MAY 2023 MGMT FEES	RECORD STORAGE	001-549900-51301	\$1,050.00
06/29/23	Vendor	INFRAMARK, LLC	95131	MAY 2023 MGMT FEES	ADOBE	001-549900-53901	\$22.99
06/29/23	Vendor	INFRAMARK, LLC	95131	MAY 2023 MGMT FEES	ADVANCE AUTO PARTS	001-546022-53901	\$262.69
06/29/23	Vendor	INFRAMARK, LLC	95131	MAY 2023 MGMT FEES	FENCE DIRECT	001-546016-53901	\$1,944.90
06/29/23	Vendor	INFRAMARK, LLC	95131	MAY 2023 MGMT FEES	FEDEX	001-541006-51301	\$148.61
06/29/23	Vendor	INFRAMARK, LLC	95131	MAY 2023 MGMT FEES	EQUIP MAINT	001-546022-53901	\$836.68
<b>Check Total</b>							<b>\$105,722.07</b>
<b>CHECK # 10311</b>							
06/29/23	Vendor	LATHAM, LUNA, EDEN & BEAUDINE, LLP	114770	MAY 2023 FEES	ProfServ-Legal Services	001-531023-51401	\$5,798.55
<b>Check Total</b>							<b>\$5,798.55</b>
<b>ACH #DD622</b>							
06/02/23	Vendor	DUKE ENERGY-ACH	051223 CHK	BILL PRD 4/6-5/4/23	Electricity - Streetlighting	001-543013-54101	\$1,895.28
06/02/23	Vendor	DUKE ENERGY-ACH	051223 CHK	BILL PRD 4/6-5/4/23	Electricity - General	001-543006-53901	\$4,407.87
06/02/23	Vendor	DUKE ENERGY-ACH	051223 CHK	BILL PRD 4/6-5/4/23	Building Op Costs	001-563034-53901	\$382.48
06/02/23	Vendor	DUKE ENERGY-ACH	051223 CHK	BILL PRD 4/6-5/4/23	R&M-Irrigation	001-546041-53901	\$62.11
<b>ACH Total</b>							<b>\$6,747.74</b>
<b>ACH #DD624</b>							
06/20/23	Vendor	REPUBLIC SERVICES - ACH	0690-000691315	DISPOSAL/RECYCLING	Utility - Refuse Removal	001-543020-53901	\$803.52
<b>ACH Total</b>							<b>\$803.52</b>
<b>Account Total</b>							<b>\$309,587.77</b>



# **Subsection 6C**

## **Financials**

**CELEBRATION**

Community Development District

*Financial Report*

*June 30, 2023*



**Table of Contents**

<b><u>FINANCIAL STATEMENTS</u></b>	<b>Page #</b>
Balance Sheet - All Funds.....	1
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund.....	2 - 4
Debt Service Funds.....	5 - 6
Capital Project Funds.....	7 - 8
Quarterly Trend Report.....	9 - 11
Notes to the Financial Statements.....	12 - 14
 <b><u>SUPPORTING SCHEDULES</u></b>	
Non-Ad Valorem Special Assessments .....	15
Cash and Investment Report.....	16
Capital Projects.....	17
Right-of-Way Fees Electricity.....	18
Due To/From Other Districts.....	19

**CELEBRATION**  
Community Development District

**Financial Statements**

**(Unaudited)**

**June 30, 2023**

**Balance Sheet**  
June 30, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2013A DEBT SERVICE FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2002 CAPITAL PROJECTS FUND	SERIES 2021 CAPITAL PROJECTS FUND	TOTAL
<b>ASSETS</b>						
Cash - Checking Account	\$ 475,149	\$ -	\$ -	\$ -	\$ -	\$ 475,149
Accounts Receivable	103,691	-	-	-	-	103,691
Due From Other Funds	-	5,388	5,590	12	-	10,990
Investments:						
Money Market Account	2,263,798	-	-	115,931	-	2,379,729
Treasury Bills (1 Year)	2,421,375	-	-	-	-	2,421,375
Treasury Bills (6 months)	1,975,542	-	-	-	-	1,975,542
Treasury Bills (3 months)	658,096	-	-	-	-	658,096
Construction Fund	-	-	-	-	40,214	40,214
Prepayment Account	-	1	81	-	-	82
Reserve Fund	-	196,938	207,000	-	-	403,939
Revenue Fund	-	389,353	126,583	-	-	515,936
FMV Adjustment	2,362	-	-	-	-	2,362
Prepaid Items	6,772	-	-	-	-	6,772
Deposits	13,004	-	-	-	-	13,004
<b>TOTAL ASSETS</b>	<b>\$ 7,919,789</b>	<b>\$ 591,680</b>	<b>\$ 339,254</b>	<b>\$ 115,943</b>	<b>\$ 40,214</b>	<b>\$ 9,006,882</b>
<b>LIABILITIES</b>						
Accounts Payable	\$ 155,150	\$ -	\$ -	\$ -	\$ -	\$ 155,150
Accrued Expenses	108,300	-	-	-	-	108,300
Unearned Revenue	569,916	-	-	-	-	569,916
Due To Other Districts	40,870	-	-	-	-	40,870
Sales Tax Payable	41	-	-	-	-	41
Other Current Liabilities	206,677	-	-	-	-	206,677
Due To Other Funds	10,990	-	-	-	-	10,990
<b>TOTAL LIABILITIES</b>	<b>1,091,944</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,091,944</b>
<b>FUND BALANCES</b>						
<b>Nonspendable:</b>						
Prepaid Items	6,772	-	-	-	-	6,772
Deposits	2,964	-	-	-	-	2,964
<b>Restricted for:</b>						
Debt Service	-	591,680	339,254	-	-	930,936
Capital Projects	-	-	-	115,943	40,214	156,157
<b>Assigned to:</b>						
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
<b>Unassigned:</b>	<b>2,358,640</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,358,640</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 6,827,845</b>	<b>\$ 591,680</b>	<b>\$ 339,254</b>	<b>\$ 115,943</b>	<b>\$ 40,214</b>	<b>\$ 7,914,938</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 7,919,789</b>	<b>\$ 591,680</b>	<b>\$ 339,254</b>	<b>\$ 115,943</b>	<b>\$ 40,214</b>	<b>\$ 9,006,882</b>

**CELEBRATION**

Community Development District

*General Fund*

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending June 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>JUN-23 ACTUAL</u>
<b>REVENUES</b>						
Interest - Investments	\$ 162,000	\$ 121,500	\$ 215,572	\$ 94,072	133.07%	\$ 8,902
Right-of-Way Fees Electricity	950,000	712,503	696,942	(15,561)	73.36%	79,841
Right-of-Way Fees Telecom.	31,759	23,823	18,415	(5,408)	57.98%	59
Right-of-Way Fees Gas	1,282	963	3,374	2,411	263.18%	250
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%	-
Building Rental Income	19,619	4,869	4,869	-	24.82%	541
Building Operating Cost Income	14,448	10,836	10,836	-	75.00%	1,204
Special Assmnts- Tax Collector	3,311,044	3,311,044	3,311,968	924	100.03%	41,453
Special Assmnts- CDD Collected	5,581	5,581	5,581	-	100.00%	-
Special Assmnts- Discounts	(132,442)	(132,442)	(120,627)	11,815	91.08%	1,411
Other Miscellaneous Revenues	350,000	29,167	17,093	(12,074)	4.88%	4,747
<b>TOTAL REVENUES</b>	<b>4,753,301</b>	<b>4,087,854</b>	<b>4,166,865</b>	<b>79,011</b>	<b>87.66%</b>	<b>138,408</b>

**EXPENDITURES**

**Administration**

P/R-Board of Supervisors	10,200	7,200	4,400	2,800	43.14%	-
FICA Taxes	780	549	337	212	43.21%	-
ProfServ-Arbitrage Rebate	1,200	-	-	-	0.00%	-
ProfServ-Dissemination Agent	2,000	-	-	-	0.00%	-
ProfServ-Engineering	24,000	18,000	38,170	(20,170)	159.04%	19,023
ProfServ-Legal Services	40,000	29,997	38,854	(8,857)	97.14%	5,799
ProfServ-Mgmt Consulting	96,591	72,441	72,443	(2)	75.00%	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%	-
ProfServ- Answering Service	2,700	2,025	2,466	(441)	91.33%	452
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	8,253	5,682	2,571	51.65%	324
Postage and Freight	700	522	604	(82)	86.29%	260
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	2,853	727	2,126	19.13%	-
Legal Advertising	1,800	1,350	1,230	120	68.33%	-
Misc-Non Ad Valorem Taxes	750	-	-	-	0.00%	-
Misc-Records Storage	-	-	1,050	(1,050)	0.00%	-
Misc-Assessment Collection Cost	66,221	66,221	63,827	2,394	96.38%	857
Misc-Contingency	3,000	2,250	5,111	(2,861)	170.37%	1,050
Office Supplies	500	378	1,169	(791)	233.80%	-
Annual District Filing Fee	175	175	175	-	100.00%	-
<b>Total Administration</b>	<b>393,729</b>	<b>342,328</b>	<b>335,975</b>	<b>6,353</b>	<b>85.33%</b>	<b>35,814</b>

**CELEBRATION**

Community Development District

**General Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending June 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>JUN-23 ACTUAL</u>
<b>Public Safety</b>						
Security Service - Sheriff	170,000	127,503	82,889	44,614	48.76%	27,861
<b>Total Public Safety</b>	<b>170,000</b>	<b>127,503</b>	<b>82,889</b>	<b>44,614</b>	<b>48.76%</b>	<b>27,861</b>
<b>Physical Environment</b>						
Contracts-Water Quality	22,000	16,497	-	16,497	0.00%	-
Contracts-Aquatic Control	130,000	97,497	100,243	(2,746)	77.11%	11,489
Contracts-Pest Control	249,029	186,768	186,772	(4)	75.00%	20,752
R&M-Wetland	1,000	747	18,720	(17,973)	1872.00%	3,720
<b>Total Physical Environment</b>	<b>402,029</b>	<b>301,509</b>	<b>305,735</b>	<b>(4,226)</b>	<b>76.05%</b>	<b>35,961</b>
<b>Flood Control/Stormwater Mgmt</b>						
R&M-Canal Bank Restoration	10,000	7,497	-	7,497	0.00%	-
R&M-Stormwater System	33,768	25,326	104,223	(78,897)	308.64%	-
<b>Total Flood Control/Stormwater Mgmt</b>	<b>43,768</b>	<b>32,823</b>	<b>104,223</b>	<b>(71,400)</b>	<b>238.13%</b>	<b>-</b>
<b>Field</b>						
ProfServ-Field Management	1,120,473	840,357	840,355	2	75.00%	93,373
Contracts-Fountain	8,500	6,372	5,859	513	68.93%	662
Contracts-Mulch	105,638	79,227	71,760	7,467	67.93%	-
Contracts-Irrigation	96,696	72,522	72,522	-	75.00%	8,058
Contracts-Trees & Trimming	147,760	110,817	110,750	67	74.95%	-
Contracts-Shrub Maintenance	262,930	197,199	197,197	2	75.00%	21,911
Contracts-Annuals	16,380	12,285	12,130	155	74.05%	-
Contracts-General Site/ Trash and Debris	51,000	38,250	38,250	-	75.00%	4,250
Contracts-Ground/Turf/Tree/Maintenance	648,646	486,486	486,485	1	75.00%	54,054
Fuel, Gasoline and Oil	19,000	14,247	6,982	7,265	36.75%	652
Electricity - General	35,000	26,253	36,538	(10,285)	104.39%	5,172
Utility - Refuse Removal	17,000	12,753	12,264	489	72.14%	1,430
Rentals - General	2,652	1,989	2,252	(263)	84.92%	278
R&M-Aeration	25,000	18,747	-	18,747	0.00%	-
R&M-Boardwalks	25,000	18,747	16,846	1,901	67.38%	1,485
R&M-Common Area	60,000	45,000	75,591	(30,591)	125.99%	11,106
R&M-Equipment	20,000	15,003	4,540	10,463	22.70%	1,099
R&M-Fountain	10,000	7,497	3,871	3,626	38.71%	-
R&M-Other Landscape	115,000	86,247	54,283	31,964	47.20%	4,136
R&M-Irrigation	65,000	48,753	27,514	21,239	42.33%	2,124
R&M-Roads & Alleyways	18,000	13,500	3,975	9,525	22.08%	911
R&M-Sidewalks	200,000	150,003	176,495	(26,492)	88.25%	3,668
R&M-Emergency & Disaster Relief	-	-	51,686	(51,686)	0.00%	-
R&M- Tree Removal/Replacement	60,000	45,000	79,332	(34,332)	132.22%	8,941
R&M-Fire Equipment	1,100	828	1,022	(194)	92.91%	-
R&M-Painting	10,000	7,497	-	7,497	0.00%	-
Misc-Contingency	15,000	11,250	19,732	(8,482)	131.55%	23
Building Op Costs	15,000	11,250	19,040	(7,790)	126.93%	3,588
<b>Total Field</b>	<b>3,170,775</b>	<b>2,378,079</b>	<b>2,427,271</b>	<b>(49,192)</b>	<b>76.55%</b>	<b>226,921</b>

**CELEBRATION**

Community Development District

**General Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending June 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>JUN-23 ACTUAL</u>
<b>Capital Expenditures &amp; Projects</b>						
Capital Projects	125,000	-	111,628	(111,628)	89.30%	-
<b>Total Capital Expenditures &amp; Projects</b>	<b>125,000</b>	<b>-</b>	<b>111,628</b>	<b>(111,628)</b>	<b>89.30%</b>	<b>-</b>
<b>Road and Street Facilities</b>						
Electricity - Streetlights	140,000	105,003	132,671	(27,668)	94.77%	15,939
R&M-Road Cleaning	78,000	58,500	76,750	(18,250)	98.40%	4,250
R&M-Streetlights	120,000	90,000	71,848	18,152	59.87%	10,146
R&M-Signage/Radar Sign Maintenance	10,000	7,497	9,581	(2,084)	95.81%	-
<b>Total Road and Street Facilities</b>	<b>348,000</b>	<b>261,000</b>	<b>290,850</b>	<b>(29,850)</b>	<b>83.58%</b>	<b>30,335</b>
<b>Reserves</b>						
Reserves-Annual Contribution	100,000	-	-	-	0.00%	-
<b>Total Reserves</b>	<b>100,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>4,753,301</b>	<b>3,443,242</b>	<b>3,658,571</b>	<b>(215,329)</b>	<b>76.97%</b>	<b>356,892</b>
Excess (deficiency) of revenues						
Over (under) expenditures	-	644,612	508,294	(136,318)	0.00%	(218,484)
Net change in fund balance	\$ -	\$ 644,612	\$ 508,294	\$ (136,318)	0.00%	\$ (218,484)
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>6,319,551</b>	<b>6,319,551</b>	<b>6,319,551</b>			
<b>FUND BALANCE, ENDING</b>	<b>\$ 6,319,551</b>	<b>\$ 6,964,163</b>	<b>\$ 6,827,845</b>			



**CELEBRATION**

Community Development District

Series 2013A Debt Service Fund

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending June 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	JUN-23 ACTUAL
<b>REVENUES</b>						
Interest - Investments	\$ 118	\$ 90	\$ 18,252	\$ 18,162	15467.80%	\$ 2,276
Special Assmnts- Tax Collector	424,665	424,665	424,783	118	100.03%	5,317
Special Assmnts- Discounts	(16,987)	(16,987)	(15,471)	1,516	91.08%	181
<b>TOTAL REVENUES</b>	<b>407,796</b>	<b>407,768</b>	<b>427,564</b>	<b>19,796</b>	<b>104.85%</b>	<b>7,774</b>
<b>EXPENDITURES</b>						
<b>Administration</b>						
Misc-Assessment Collection Cost	8,493	8,493	8,186	307	96.39%	110
<b>Total Administration</b>	<b>8,493</b>	<b>8,493</b>	<b>8,186</b>	<b>307</b>	<b>96.39%</b>	<b>110</b>
<b>Debt Service</b>						
Debt Retirement Series A	225,000	225,000	225,000	-	100.00%	-
Principal Prepayments	-	-	10,000	(10,000)	0.00%	-
Interest Expense Series A	170,963	170,963	170,838	125	99.93%	-
<b>Total Debt Service</b>	<b>395,963</b>	<b>395,963</b>	<b>405,838</b>	<b>(9,875)</b>	<b>102.49%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>404,456</b>	<b>404,456</b>	<b>414,024</b>	<b>(9,568)</b>	<b>102.37%</b>	<b>110</b>
Excess (deficiency) of revenues Over (under) expenditures	3,340	3,312	13,540	10,228	n/a	7,664
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	3,340	-	-	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>3,340</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ 3,340	\$ 3,312	\$ 13,540	\$ 10,228	n/a	\$ 7,664
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>578,140</b>	<b>578,140</b>	<b>578,140</b>			
<b>FUND BALANCE, ENDING</b>	<b>\$ 581,480</b>	<b>\$ 581,452</b>	<b>\$ 591,680</b>			

**CELEBRATION**

Community Development District

Series 2021 Debt Service Fund

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending June 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	JUN-23 ACTUAL
<b>REVENUES</b>						
Interest - Investments	\$ -	\$ -	\$ 16	\$ 16	0.00%	\$ 2
Special Assmnts- Tax Collector	440,598	440,598	440,721	123	100.03%	5,516
Special Assmnts- Discounts	(17,624)	(17,624)	(16,052)	1,572	91.08%	188
<b>TOTAL REVENUES</b>	<b>422,974</b>	<b>422,974</b>	<b>424,685</b>	<b>1,711</b>	<b>100.40%</b>	<b>5,706</b>
<b>EXPENDITURES</b>						
<b>Administration</b>						
Misc-Assessment Collection Cost	8,812	8,812	8,493	319	96.38%	114
<b>Total Administration</b>	<b>8,812</b>	<b>8,812</b>	<b>8,493</b>	<b>319</b>	<b>96.38%</b>	<b>114</b>
<b>Debt Service</b>						
Debt Retirement Series A	165,000	165,000	165,000	-	100.00%	-
Interest Expense Series A	251,019	251,019	251,019	-	100.00%	-
<b>Total Debt Service</b>	<b>416,019</b>	<b>416,019</b>	<b>416,019</b>	<b>-</b>	<b>100.00%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>424,831</b>	<b>424,831</b>	<b>424,512</b>	<b>319</b>	<b>99.92%</b>	<b>114</b>
Excess (deficiency) of revenues Over (under) expenditures	(1,857)	(1,857)	173	2,030	n/a	5,592
<b>OTHER FINANCING SOURCES (USES)</b>						
Operating Transfers-Out	-	-	(8)	(8)	0.00%	(1)
Contribution to (Use of) Fund Balance	(1,857)	-	-	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(1,857)</b>	<b>-</b>	<b>(8)</b>	<b>(8)</b>	<b>n/a</b>	<b>(1)</b>
Net change in fund balance	\$ (1,857)	\$ (1,857)	\$ 165	\$ 2,022	n/a	\$ 5,591
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>339,089</b>	<b>339,089</b>	<b>339,089</b>			
<b>FUND BALANCE, ENDING</b>	<b>\$ 337,232</b>	<b>\$ 337,232</b>	<b>\$ 339,254</b>			

**CELEBRATION**

Community Development District

*Series 2002 Capital Projects Fund*

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 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	JUN-23 ACTUAL
<b>REVENUES</b>						
Interest - Investments	\$ -	\$ -	\$ 358	\$ 358	0.00%	\$ 48
<b>TOTAL REVENUES</b>	<b>-</b>	<b>-</b>	<b>358</b>	<b>358</b>	<b>0.00%</b>	<b>48</b>
<b>EXPENDITURES</b>						
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b>Reserves</b>						
<b>Total Reserves</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	358	358	0.00%	48
Net change in fund balance	\$ -	\$ -	\$ 358	\$ 358	0.00%	\$ 48
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>-</b>	<b>-</b>	<b>115,585</b>			
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 115,943</b>			

**CELEBRATION**

Community Development District

*Series 2021 Capital Projects Fund*

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 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	JUN-23 ACTUAL
<b>REVENUES</b>						
Interest - Investments	\$ -	\$ -	\$ 1	\$ 1	0.00%	\$ -
<b>TOTAL REVENUES</b>	<b>-</b>	<b>-</b>	<b>1</b>	<b>1</b>	<b>0.00%</b>	<b>-</b>
<b>EXPENDITURES</b>						
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b>Reserves</b>						
Total Reserves	-	-	-	-	0.00%	-
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	1	1	0.00%	-
<b>OTHER FINANCING SOURCES (USES)</b>						
Interfund Transfer - In	-	-	8	8	0.00%	1
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>8</b>	<b>8</b>	<b>0.00%</b>	<b>1</b>
Net change in fund balance	\$ -	\$ -	\$ 9	\$ 9	0.00%	\$ 1
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>-</b>	<b>-</b>	<b>40,205</b>			
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 40,214</b>			

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

Account Description	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	TOTAL		
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual Thru 6/30/2023	Adopted Budget	% of Budget
<b>Revenues</b>												
Interest - Investments	\$ 3,291	\$ 3,035	\$ 2,307	\$ 2,458	\$ 144,793	\$ 2,806	\$ 9,544	\$ 38,436	\$ 8,902	\$ 215,572	\$ 162,000	133%
Right-of-Way Fees Electricity	75,000	98,705	30,391	79,171	98,801	79,490	79,067	76,477	79,841	696,942	950,000	73%
Right-of-Way Fees Telecom.	2,333	2,358	2,300	2,337	2,336	2,173	2,254	2,266	59	18,415	31,759	58%
Right-of-Way Fees Gas	308	1,071	397	299	344	295	350	61	250	3,374	1,282	263%
Interlocal Agreement - Enterprise (Security)	-	-	-	-	-	-	-	-	-	-	20,000	0%
Interlocal Agreement - Enterprise (Field)	-	-	-	-	-	-	-	-	-	-	20,000	0%
Interest - Tax Collector	-	-	-	2,514	-	-	328	-	-	2,842	10	28420%
Building Rental Income	541	541	541	541	541	541	541	541	541	4,869	19,619	25%
Building Operating Cost Income	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	10,836	14,448	75%
Special Assmnts- Tax Collector	-	411,894	2,582,567	71,286	81,073	22,894	74,392	26,410	41,453	3,311,968	3,311,044	100%
Special Assmnts- CDD Collected	5,581	-	-	-	-	-	-	-	-	5,581	5,581	100%
Special Assmnts- Discounts	-	(16,760)	(101,886)	(2,147)	(1,702)	(237)	(33)	727	1,411	(120,627)	(132,442)	91%
Other Miscellaneous Revenues	1	5,121	101	(99)	5,001	1	11	2,209	4,747	17,093	350,000	5%
<b>Total Revenues</b>	<b>88,259</b>	<b>507,169</b>	<b>2,517,922</b>	<b>157,564</b>	<b>332,391</b>	<b>109,167</b>	<b>167,658</b>	<b>148,331</b>	<b>138,408</b>	<b>4,166,865</b>	<b>4,753,301</b>	<b>88%</b>
<b>Expenditures</b>												
<b>Administrative</b>												
P/R-Board of Supervisors	-	600	200	200	600	1,600	400	800	-	4,400	10,200	43%
FICA Taxes	-	46	15	15	46	122	31	61	-	337	780	43%
ProfServ-Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	1,200	0%
ProfServ-Dissemination Agent	-	-	-	-	-	-	-	-	-	-	2,000	0%
ProfServ-Engineering	-	-	7,588	-	4,597	2,678	2,126	2,159	19,023	38,170	24,000	159%
ProfServ-Legal Services	1,195	-	654	-	9,734	6,555	-	14,917	5,799	38,854	40,000	97%
ProfServ-Mgmt Consulting	8,049	8,049	8,049	8,049	8,049	8,049	8,049	8,049	8,049	72,443	96,591	75%
ProfServ-Property Appraiser	-	726	-	-	-	2,160	-	-	-	2,886	1,400	206%
ProfServ-Special Assessment	-	-	24,612	-	-	-	-	-	-	24,612	24,612	100%
ProfServ-Trustee Fees	4,041	-	-	4,041	-	-	-	-	-	8,081	10,000	81%
ProfServ-Web Site Development	1,553	-	157	-	-	-	308	-	-	2,018	2,000	101%
ProfServ- Answering Service	262	251	-	-	873	287	211	131	452	2,466	2,700	91%
ProfServ-Incorporation Study Legal	-	1,303	-	-	-	-	-	-	-	1,303	30,000	4%
Auditing Services	-	-	-	-	-	5,000	-	-	-	5,000	5,000	100%
Communication - Telephone	784	924	644	787	787	787	324	324	324	5,682	11,000	52%
Postage and Freight	31	25	68	30	58	34	52	47	260	604	700	86%
Insurance - General Liability	49,980	-	5,000	-	-	-	-	-	-	54,980	55,000	100%
Insurance-Workmans Comp	850	-	-	-	-	-	-	-	-	850	300	283%
Printing and Binding	-	516	211	-	-	-	-	-	-	727	3,800	19%
Legal Advertising	-	-	-	75	54	129	405	566	-	1,230	1,800	68%
Misc-Non Ad Valorem Taxes	-	-	-	-	-	-	-	-	-	-	750	0%
Misc-Records Storage	-	-	-	-	-	-	-	1,050	-	1,050	-	0%
Misc-Assessment Collection Cost	-	7,903	49,614	1,383	1,587	453	1,487	543	857	63,827	66,221	96%
Misc-Contingency	438	(244)	420	-	14	2,350	1,084	-	1,050	5,111	3,000	170%
Office Supplies	-	-	-	-	119	1,050	-	-	-	1,169	500	234%
Annual District Filing Fee	-	175	-	-	-	-	-	-	-	175	175	100%
<b>Total Administrative</b>	<b>67,183</b>	<b>20,274</b>	<b>97,232</b>	<b>14,580</b>	<b>26,518</b>	<b>31,254</b>	<b>14,477</b>	<b>28,647</b>	<b>35,814</b>	<b>335,975</b>	<b>393,729</b>	<b>98%</b>
<b>Public Safety</b>												
Security Service - Sheriff	-	-	8,788	-	-	46,240	-	-	27,861	82,889	170,000	49%
<b>Total Public Safety</b>	<b>-</b>	<b>-</b>	<b>8,788</b>	<b>-</b>	<b>-</b>	<b>46,240</b>	<b>-</b>	<b>-</b>	<b>27,861</b>	<b>82,889</b>	<b>170,000</b>	<b>74%</b>
<b>Physical Environment</b>												
Contracts-Water Quality	-	-	-	-	-	-	-	-	-	-	22,000	0%
Contracts-Aquatic Control	10,700	10,700	10,700	10,700	11,489	11,489	11,489	11,489	11,489	100,243	130,000	77%
Contracts-Pest Control	20,752	20,752	20,752	20,752	20,752	20,752	20,752	20,752	20,752	186,772	249,029	75%
R&M-Wetland	-	15,000	-	-	-	-	-	-	3,720	18,720	1,000	1872%
<b>Total Physical Environment</b>	<b>31,452</b>	<b>46,452</b>	<b>31,452</b>	<b>31,452</b>	<b>32,241</b>	<b>32,241</b>	<b>32,241</b>	<b>32,241</b>	<b>35,961</b>	<b>305,735</b>	<b>402,029</b>	<b>101%</b>

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

Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	TOTAL		
										Actual Thru 6/30/2023	Adopted Budget	% of Budget
<b><u>Flood Control/Stormwater Mgmt</u></b>												
R&M-Canal Bank Restoration	-	-	-	-	-	-	-	-	-	-	10,000	0%
R&M-Stormwater System	-	-	7,168	-	65,055	-	32,000	-	-	104,223	33,768	309%
<b>Total Flood Control/Stormwater Mgmt</b>	-	-	7,168	-	65,055	-	32,000	-	-	104,223	43,768	263%
<b><u>Field</u></b>												
ProfServ-Field Management	93,373	93,373	93,373	93,373	93,373	93,373	93,373	93,373	93,373	840,355	1,120,473	75%
Contracts-Fountain	630	630	630	630	693	662	662	662	662	5,859	8,500	69%
Contracts-Mulch	-	-	-	-	-	-	-	71,760	-	71,760	105,638	68%
Contracts-Irrigation	8,058	8,058	8,058	8,058	8,058	8,058	8,058	8,058	8,058	72,522	96,696	75%
Contracts-Trees & Trimming	-	26,350	26,350	-	-	30,000	1,500	26,550	-	110,750	147,760	75%
Contracts-Shrub Maintenance	21,911	21,911	21,911	21,911	21,911	21,911	21,911	21,911	21,911	197,197	262,930	75%
Contracts-Annuaals	-	-	4,312	-	-	4,150	3,668	-	-	12,130	16,380	74%
Contracts-General Site/ Trash and Debris	4,250	4,250	4,250	4,250	4,250	4,250	4,250	4,250	4,250	38,250	51,000	75%
Contracts-Ground/Turf/Tree/Maintenance	54,054	54,054	54,054	54,054	54,054	54,054	54,054	54,054	54,054	486,485	648,646	75%
Fuel, Gasoline and Oil	1,093	678	646	873	672	1,007	831	531	652	6,982	19,000	37%
Electricity - General	3,600	2,794	4,234	-	8,909	3,384	4,036	4,408	5,172	36,538	35,000	104%
Utility - Refuse Removal	501	1,126	1,450	2,154	960	212	1,429	3,001	1,430	12,264	17,000	72%
Rentals - General	242	242	242	242	242	484	-	278	278	2,252	2,652	85%
R&M-Aeration	-	-	-	-	-	-	-	-	-	-	25,000	0%
R&M-Boardwalks	2,006	-	3,264	1,588	2,052	3,906	455	2,090	1,485	16,846	25,000	67%
R&M-Common Area	1,346	7,193	9,318	4,874	13,104	6,731	13,384	8,534	11,106	75,591	60,000	126%
R&M-Equipment	-	-	1,642	-	1,543	-	256	-	1,099	4,540	20,000	23%
R&M-Fountain	-	368	149	865	(579)	-	800	2,269	-	3,871	10,000	39%
R&M-Other Landscape	3,004	-	9,582	31,220	1,662	67,920	4,084	(67,324)	4,136	54,283	115,000	47%
R&M-Irrigation	5,185	626	4,091	4,214	2,802	3,485	4,151	836	2,124	27,514	65,000	42%
R&M-Roads & Alleyways	-	3,000	-	64	-	-	-	-	911	3,975	18,000	22%
R&M-Sidewalks	3,018	-	2,791	630	39,585	29,544	34,130	63,130	3,668	176,495	200,000	88%
R&M-Emergency & Disaster Relief	-	-	-	-	8,484	-	-	43,202	-	51,686	-	0%
R&M- Tree Removal/Replacement	-	-	40,259	2,000	-	26,550	15,541	(13,958)	8,941	79,332	60,000	132%
R&M-Fire Equipment	326	-	-	-	-	696	-	-	-	1,022	1,100	93%
R&M-Painting	-	-	-	-	-	-	-	-	-	-	10,000	0%
Misc-Contingency	-	11,000	4,703	3,000	806	-	201	-	23	19,732	15,000	132%
Building Op Costs	1,528	843	1,203	543	4,326	(1,924)	2,291	6,642	3,588	19,040	15,000	127%
<b>Total Field</b>	<b>204,125</b>	<b>236,496</b>	<b>296,512</b>	<b>234,543</b>	<b>266,907</b>	<b>358,453</b>	<b>269,065</b>	<b>334,257</b>	<b>226,921</b>	<b>2,427,271</b>	<b>3,170,775</b>	<b>102%</b>
<b><u>Capital Expenditures &amp; Projects</u></b>												
Capital Projects	-	-	-	-	111,628	-	-	-	-	111,628	125,000	89%
<b>Total Capital Expenditures &amp; Projects</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>111,628</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>111,628</b>	<b>125,000</b>	<b>189%</b>
<b><u>Road and Street Facilities</u></b>												
Electricity - Streetlights	11,677	12,849	13,743	16,188	16,554	14,857	15,032	15,830	15,939	132,671	140,000	95%
R&M-Road Cleaning	8,000	8,000	8,000	10,000	11,000	13,750	11,000	2,750	4,250	76,750	78,000	98%
R&M-Streetlights	6,496	19,187	8,007	4,350	7,252	4,722	3,149	8,540	10,146	71,848	120,000	60%
R&M-Signage/Radar Sign Maintenance	3,661	-	234	-	-	391	4,000	1,295	-	9,581	10,000	96%
<b>Total Road and Street Facilities</b>	<b>29,834</b>	<b>40,036</b>	<b>29,984</b>	<b>30,538</b>	<b>34,806</b>	<b>33,720</b>	<b>33,181</b>	<b>28,415</b>	<b>30,335</b>	<b>290,850</b>	<b>348,000</b>	<b>109%</b>
<b><u>Non-Operating</u></b>												
Reserves-Annual Contribution	-	-	-	-	-	-	-	-	-	-	100,000	0%
<b>Total Non-Operating</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>100,000</b>	<b>100%</b>
<b>Total Expenditures</b>	<b>332,594</b>	<b>343,258</b>	<b>471,136</b>	<b>311,113</b>	<b>537,155</b>	<b>501,908</b>	<b>380,964</b>	<b>423,560</b>	<b>356,892</b>	<b>3,658,571</b>	<b>4,753,301</b>	<b>77%</b>
Excess (deficiency) of revenues												
Over (under) expenditures	(244,335)	163,911	2,046,786	(153,549)	(204,764)	(392,741)	(213,306)	(275,229)	(218,484)	508,294	-	0%

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

Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	TOTAL		
										Actual Thru 6/30/2023	Adopted Budget	% of Budget
<b>Other Financing Sources (Uses)</b>												
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-	-	-	-	-	0%
<b>Total Financing Sources (Uses)</b>	-	-	-	-	-	-	-	-	-	-	-	<b>0%</b>
Net change in fund balance	\$ (244,335)	\$ 163,911	\$ 2,046,786	\$ (153,549)	\$ (204,764)	\$ (392,741)	\$ (213,306)	\$ (275,229)	\$ (218,484)	\$ 508,294	\$ -	0%
Fund Balance, Beginning (Oct 1, 2022)										6,319,551	6,319,551	
<b>Fund Balance, Ending</b>										<b>\$ 6,827,845</b>	<b>\$ 6,319,551</b>	

**CELEBRATION**

Community Development District

**Balance Sheet - All Funds**

---

**Notes to the Financial Statements  
June 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



**CELEBRATION**

Community Development District

**General Fund**

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

**Financial Overview / Highlights**

- ▶ Total general fund revenues collected through June are at approximately 100% compared to adopted budget.
- ▶ Total general fund expenditures budget target is 75% and is approximately 77% compared to the adopted budget.

**Variance Analysis**

Account Name	Adopted Budget	YTD Actual	% of Budget	Explanation
Other Miscellaneous Revenues	(\$350,000)	(\$17,093)	5%	Celebration Pointe LLC \$5,120; Gary J. Boynton Esq Trust Acct prior year void check \$5,000; FMIT Refund \$10; Mattamy Homes directional signs \$2,208; Enterprise CDD sign boards and post \$4,746; sales tax allowance credits \$9

**Expenditures (General Fund)**

**Administration**

Proserv-Engineering	\$24,000	\$38,170	159%	Hanson, Walter fees thru May 2023
Proserv-Legal Services	\$40,000	\$38,854	97%	Latham, Luna thru May 2023
Proserv-Property Appraiser	\$1,400	\$2,886	206%	Bruce Vickers non-advlorem 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	\$2,466	91%	Sunshine Communication to-date
Postage and Freight	\$700	\$604	86%	IMS & FedEx charges 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	\$5,111	170%	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	\$100,243	77%	Budget \$10,833 per month, actual \$11,488.50 per month
R&M-Wetland	\$1,000	\$18,720	1872%	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
-----------------------	----------	-----------	------	--

**CELEBRATION**

Community Development District

**General Fund**

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

<b>Account Name</b>	<b>Adopted Budget</b>	<b>YTD Actual</b>	<b>% of Budget</b>	<b>Explanation</b>
<b><u>Field</u></b>				
Contracts-Fountain	\$8,500	\$5,859	69%	Budget \$708 per month, actual Oct 2022-Jan 2023 \$630 per month; Feb-May \$661.50 per month
Contracts-Mulch	\$105,636	\$71,760	68%	Contract use as needed
Contracts-Trees & Trimming	\$147,760	\$110,750	75%	Contract use as needed
Contracts-Annuals	\$16,380	\$12,130	74%	Contract use as needed
Electricity - General	\$35,000	\$36,538	104%	Duke Energy charges have been on the increase
Rentals - General	\$2,652	\$2,252	85%	Budget \$221 per month, actual \$242 per month
R&M-Common Area	\$60,000	\$75,591	126%	Expenditures to-date
R&M-Sidewalks	\$200,000	\$176,495	88%	Expenditures to-date
R&M-Emergency & Disaster Relief	\$0	\$51,686	0%	Rental World & Raynor Shine to-date
R&M-Tree Removal/Replacement	\$60,000	\$79,332	132%	Tree removals to-date
R&M-Fire Equipment	\$1,100	\$1,022	93%	Annual fire equipment maintenance and monitoring
Misc-Contingency	\$15,000	\$19,732	132%	Debris hauling; hurricane cleanup
Building Op Costs	\$15,000	\$19,040	127%	District operating costs to-date
<b><u>Capital Expenditures &amp; Projects</u></b>				
Capital Projects	\$125,000	\$111,628	89%	Solitude Lake Management non-budgeted for aerator install
<b><u>Road and Street Facilities</u></b>				
Electricity - Streetlights	\$140,000	\$132,671	95%	Duke Energy to-date on the increase
R&M-Road Cleaning	\$78,000	\$76,750	98%	USA Seal & Swipe @ \$2,000/cleaning thru Jan 2023; Feb-May 2023 @ \$2,750/cleaning
R&M-Signage/Radar Sign Maintenance	\$10,000	\$9,581	96%	Signage

# **CELEBRATION**

Community Development District

## **Supporting Schedules**

**June 30, 2023**

**CELEBRATION**

**ALL FUNDS**

Community Development District

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

Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	Allocated by Fund		
					General Fund	Series 2013A Debt Service Fund	Series 2021 Debt Service Fund
<b>ASSESSMENTS LEVIED</b>				\$ 4,176,307	\$ 3,311,044	\$ 424,665	\$ 440,598
Allocation %				100%	79%	10.17%	11%
<b>Real Estate Installment</b>							
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
05/10/23	1,744	(28)	36	1,752	1,389	178	185
06/12/23	271	(8)	6	268	213	27	28
<b>Real Estate Current</b>							
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
05/10/23	31,800	(889)	649	31,560	25,021	3,209	3,330
06/12/23	15,112	(449)	308	14,971	11,869	1,522	1,579
<b>Real Estate Delinquent</b>							
06/16/23	37,602	(1,322)	767	37,047	29,371	3,767	3,908
<b>TOTAL</b>	\$ 3,944,817	\$ 152,150	\$ 80,506	\$ 4,177,473	\$ 3,311,968	\$ 424,783	\$ 440,721
<b>% COLLECTED</b>				100%	100%	100%	100%

**CELEBRATION**

Community Development District

**All Funds**

**Cash and Investment Report**

June 30, 2023

<u>Investment Type</u>	<u>Bank Name</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
<b>General Fund</b>				
Demand Deposit Account	SouthState Bank	n/a	0.00%	\$475,149
Public Funds MMA Variance Account	BankUnited	n/a	5.15%	119,079
Government Interest	Valley National Bank	n/a	4.75%	2,144,719
			<b>Subtotal</b>	<u>2,263,798</u>
U.S. Treasury Bill (12 months)	Valley National Bank	8/10/2023	3.11%	2,421,375
U.S. Treasury Bill (6 months)	Valley National Bank	11/24/2023	5.25%	1,975,542
U.S. Treasury Bill (3 months)	Valley National Bank	8/24/2023	5.09%	658,096
			<b>Subtotal</b>	<u>5,055,013</u>
			<b>GF Subtotal</b>	<u><b>\$7,793,960</b></u>

**Debt Service and Capital Projects Funds**

<u>Investment Type</u>	<u>Bank Name</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
<b>Debit Service and Capital Project Funds</b>				
<b>Series 2013A</b>				
First American Government Obligation Fund	US Bank, Prepayment Fund	n/a	4.70%	1
First American Government Obligation Fund	US Bank, Reserve Fund	n/a	4.70%	196,938
First American Government Obligation Fund	US Bank, Revenue Fund	n/a	4.70%	389,353
<b>Series 2021</b>				
US Bank Nat'l Association Commercial Paper	US Bank, Prepayment Account	n/a	3.80%	81
US Bank Nat'l Association Commercial Paper	US Bank, Reserve Fund	n/a	3.80%	207,000
US Bank Nat'l Association Commercial Paper	US Bank, Revenue Fund	n/a	3.80%	126,583
			<b>Subtotal</b>	<u>919,956</u>
Business Money Market Checking	SouthState Bank	n/a	0.50%	115,931
			<b>Subtotal</b>	<u>115,931</u>
<b>Series 2021</b>				
US Bank Nat'l Association Commercial Paper	US Bank, Construction Fund	n/a	3.80%	40,214
			<b>Total</b>	<u><u><b>\$8,870,060</b></u></u>

**CELEBRATION**

Community Development District

**General Fund**

**Capital Projects**

June 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	-
<b>Total Capital Projects</b>	<b>\$ 125,000</b>	<b>\$ 111,628</b>	<b>\$ 125,000</b>

(1) Solitude Lake Management

**CELEBRATION**

Community Development District

**General Fund**

**Right-of-Way Fees Electricity**

June 30, 2023

<b>Posting Date</b>	<b>Payment Month</b>	<b>Amount \$</b>
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	\$76,476.80
5/31/2023	May	\$79,840.50
6/30/2023	June (Accrual)	\$75,000.00
7/31/2023	July	\$0.00
8/31/2023	August	\$0.00
9/30/2023	September	\$0.00
<b>Total</b>		<b>\$696,941.76</b>

Note: June will be received in mid July

**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)
ACH	ACH063	05/10/23	Vendor	ENTERPRISE CDD	05082023 7106 A	REIMB OF DUKE ENERGY CHGS THRU 3/31/23	Due To Other Districts	206500	\$38,128.19
ACH	ACH063	05/15/23	Vendor	ENTERPRISE CDD	05082023 7106	DUE TO ECDD 10/1-12/31/22 DUKE CHARGES	Due To Other Districts	206500	\$35,107.70
ACH	ACH063	05/19/23	Vendor	DUKE ENERGY-ACH	050823 ACH	BILL PRD 3/29-4/26/23	Due To Other Districts	206500	(\$13,935.15)
ACH	ACH063	06/19/23	Vendor	DUKE ENERGY-ACH	052523 ACH	BILL PRD 4/26-5/24/23	Due To Other Districts	206500	(\$13,935.29)
JE	ACCRUAL	06/30/23	Vendor	DUKE ENERGY-ACH	ACCRUAL	BILL PRD JUNE 2023	Due To Other Districts	206500	(\$13,000.00)
<b>DUE TO OTHER DISTRICTS A/C #206500</b>									<b>(\$40,870.44)</b>



# **Section 7**

## **Business Matters**

# **Subsection 7A**

## **Article for *Celebration News***

# **Subsection 7B**

## **Proposed Budget**

# **CELEBRATION**

Community Development District

*Annual Budget*

**Fiscal Year 2024**

**Modified Tentative Budget**

(Printed on 7/13/23 at Noon)

Prepared by:



**CELEBRATION**

Community Development District

---

**Table of Contents**

	<u>Page #</u>
<b><u>OPERATING BUDGET</u></b>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances .....	1 - 6
Exhibit A - Allocation of Fund Balances .....	7
Budget Narrative .....	8 - 16
<b><u>DEBT SERVICE BUDGETS</u></b>	
<b>Series 2013 A</b>	
Summary of Revenues, Expenditures and Changes in Fund Balances .....	17 - 18
Amortization Schedule .....	19
<b>Series 2021</b>	
Summary of Revenues, Expenditures and Changes in Fund Balances .....	20 - 21
Amortization Schedule .....	22 - 23
Budget Narrative .....	24
<b><u>SUPPORTING BUDGET SCHEDULES</u></b>	
2023-2024 Non-Ad Valorem Assessment Summary Schedules .....	25 - 29

---

**Celebration**

Community Development District

**Operating Budget**

Fiscal Year 2024

# CELEBRATION

Community Development District

General Fund

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

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	BUDGET FY 2023	THRU JUNE 2023	JULY - SEPT-2023	PROJECTED FY 2023	BUDGET FY 2024
<b>REVENUES</b>						
Interest - Investments	20,316	\$ 162,000	\$ 215,572	\$ 73,707	\$ 289,279	\$ 300,000
Right-of-Way Fees Electricity	900,486	950,000	696,942	352,500	1,049,442	955,000
Right-of-Way Fees Telecom.	31,589	31,759	18,415	-	18,415	-
Right-of-Way Fees Gas	1,632	1,282	3,374	1,154	4,528	5,000
Interlocal Agreement/Enterprise (Security)	21,764	20,000	-	20,000	20,000	20,000
Interlocal Agreement/Enterprise (Field)	20,000	20,000	-	20,000	20,000	20,000
Interest - Tax Collector	-	10	2,842	-	2,842	2,500
Building Rental Income	19,619	19,619	4,869	14,750	19,619	19,619
Building Operating Cost Income	14,448	14,448	10,836	3,612	14,448	14,448
Special Assmnts- Tax Collector	2,847,891	3,311,044	3,311,968	-	3,311,968	3,973,965
Special Assmnts- CDD Collected	4,800	5,581	5,581	-	5,581	6,320
Special Assmnts- Discounts	(102,671)	(132,442)	(120,627)	-	(120,627)	(158,959)
Other Miscellaneous Revenues	12,747	350,000	17,093	5,844	22,937	350,000
<b>TOTAL REVENUES</b>	<b>3,792,621</b>	<b>4,753,301</b>	<b>4,166,865</b>	<b>491,567</b>	<b>4,658,432</b>	<b>5,507,893</b>

### EXPENDITURES

#### Administration

P/R-Board of Supervisors	10,800	10,200	4,400	800	5,200	10,200
FICA Taxes	826	780	337	61	398	780
ProfServ-Arbitrage Rebate	-	1,200	-	1,200	1,200	1,200
ProfServ-Dissemination Agent	2,000	2,000	-	2,000	2,000	2,000
ProfServ-Engineering	24,477	24,000	38,170	13,051	51,221	24,000
ProfServ-Info Technology	205	-	-	-	-	-
ProfServ-Legal Services	51,859	40,000	38,854	13,285	52,139	40,000
ProfServ-Mgmt Consulting Serv	94,697	96,591	72,443	24,148	96,591	100,494
ProfServ-Property Appraiser	721	1,400	2,886	-	2,886	3,000
ProfServ-Special Assessment	24,612	24,612	24,612	-	24,612	24,612

**CELEBRATION**

Community Development District

General Fund

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2024 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	BUDGET FY 2023	THRU JUNE 2023	JULY - SEPT-2023	PROJECTED FY 2023	BUDGET FY 2024
ProfServ-Trustee	5,477	10,000	8,081	-	8,081	8,081
ProfServ-Web Site Development	3,064	2,000	2,018	690	2,708	2,000
ProfServ-Answering Service	2,389	2,700	2,466	822	3,288	3,500
ProfServ-Reserve Study	8,600	-	-	-	-	-
ProfServ-Incorporation Study	15,375	-	-	-	-	-
ProfServ-Incorporation Study Legal	2,181	30,000	1,303	15,000	16,303	30,000
Auditing Services	5,000	5,000	5,000	-	5,000	5,000
Communication - Telephone	9,670	11,000	5,682	1,943	7,625	10,000
Postage and Freight	3,239	700	604	207	811	700
Insurance - General Liability	44,372	55,000	54,980	-	54,980	68,149
Insurance - Workman's Comp	266	300	850	-	850	850
Printing and Binding	5,747	3,800	727	249	976	3,800
Legal Advertising	995	1,800	1,230	421	1,651	1,800
Misc-Non Ad Valorem Taxes	-	750	-	-	-	-
Misc.-Records Storage	-	-	1,050	359	1,409	-
Misc-Assessmnt Collection Cost	30,925	66,221	63,827	-	63,827	79,479
Misc-Contingency	7,918	3,000	5,111	1,748	6,859	-
Office Supplies	388	500	1,169	400	1,569	3,000
Software Maintenance - GoGov	-	-	-	-	-	17,000
Annual District Filing Fee	175	175	175	-	175	175
<b>Total Administration</b>	<b>355,978</b>	<b>393,729</b>	<b>335,975</b>	<b>76,381</b>	<b>412,356</b>	<b>439,821</b>
<b>Public Safety</b>						
Security Service - Sheriff	107,070	170,000	82,889	87,111	170,000	200,000
<b>Total Public Safety</b>	<b>107,070</b>	<b>170,000</b>	<b>82,889</b>	<b>87,111</b>	<b>170,000</b>	<b>200,000</b>



# CELEBRATION

Community Development District

General Fund

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

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	BUDGET FY 2023	THRU JUNE 2023	JULY - SEPT-2023	PROJECTED FY 2023	BUDGET FY 2024
<b>Physical Environment</b>						
Contracts-Water Quality	29,012	22,000	-	22,000	22,000	22,000
Contracts-Aquatic Control	111,206	130,000	100,243	34,466	134,709	146,832
Contracts-Pest Control	246,193	249,029	186,772	62,257	249,029	249,029
R&M-Wetland	-	1,000	18,720	-	18,720	1,000
<b>Total Physical Environment</b>	<b>386,411</b>	<b>402,029</b>	<b>305,735</b>	<b>118,723</b>	<b>424,458</b>	<b>418,861</b>
<b>Flood Control/Stormwater Mgmt</b>						
R&M-Canal Bank Restoration	-	10,000	-	5,000	5,000	100,000
R&M-Stormwater System	24,489	33,768	104,223	-	104,223	30,000
<b>Total Flood Control/Stormwater Mgmt</b>	<b>24,489</b>	<b>43,768</b>	<b>104,223</b>	<b>5,000</b>	<b>109,223</b>	<b>130,000</b>
<b>Field</b>						
ProfServ-Field Management	1,090,689	1,120,473	840,355	280,118	1,120,473	1,142,883
Contracts-Fountain	4,953	8,500	5,859	1,985	7,844	7,938
Contracts-Mulch	102,840	105,638	71,760	24,536	96,296	117,638
Contracts-Irrigation	72,800	96,696	72,522	24,174	96,696	96,696
Contracts-Trees & Trimming	76,684	147,760	110,750	37,010	147,760	170,500
Contracts-Shrub Maintenance	233,296	262,930	197,197	65,732	262,929	262,930
Contracts-Pressure Washing	33,551	-	-	-	-	-
Contracts-Ground Maintenance	510,937	-	-	-	-	-
Contracts-Annuals	15,600	16,380	12,130	4,147	16,277	16,380
Contracts-General Site/ Trash and Debris	-	51,000	38,250	12,750	51,000	51,000
Contracts-Ground/Turf/Tree Maintenance	-	648,646	486,485	162,161	648,646	648,646
Fuel, Gasoline and Oil	10,846	19,000	6,982	2,387	9,369	15,000
Electricity - General	31,592	35,000	36,538	12,493	49,031	45,000
Utility - Refuse Removal	16,353	17,000	12,264	4,193	16,457	18,000
Rentals - General	3,000	2,652	2,252	834	3,086	3,000
R&M-Aeration	-	25,000	-	-	-	25,000

# CELEBRATION

Community Development District

General Fund

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

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	BUDGET FY 2023	THRU JUNE 2023	JULY - SEPT-2023	PROJECTED FY 2023	BUDGET FY 2024
R&M-Boardwalks	24,966	25,000	16,846	5,760	22,606	25,000
R&M-Common Area	102,810	60,000	75,591	25,845	101,436	60,000
R&M-Equipment	9,086	20,000	4,540	15,460	20,000	20,000
R&M-Fountain	13,225	10,000	3,871	6,129	10,000	10,000
R&M-Other Landscape	99,341	115,000	54,283	60,717	115,000	200,000
R&M-Irrigation	39,142	65,000	27,514	37,486	65,000	65,000
R&M-Roads & Alleyways	-	18,000	3,975	14,025	18,000	18,000
R&M-Sidewalks	17,515	200,000	176,495	23,505	200,000	200,000
R&M-Emergency & Disaster Relief	-	-	51,686	-	51,686	-
R&M-Pressure Washing	4,331	-	-	-	-	10,000
R&M-Tree Removal/Replacement	-	60,000	79,332	15,000	94,332	90,000
R&M-Fire Equipment	84	1,100	1,022	349	1,371	1,100
R&M-Painting	775	10,000	-	10,000	10,000	10,000
R&M-Tree Removal	12,906	-	-	-	-	-
Misc-Contingency	47,708	15,000	19,732	5,000	24,732	15,000
Building Operating Costs	19,211	15,000	19,040	6,510	25,550	15,000
<b>Total Field</b>	<b>2,594,241</b>	<b>3,170,775</b>	<b>2,427,271</b>	<b>858,308</b>	<b>3,285,579</b>	<b>3,359,711</b>
<b><u>Road and Street Facilities</u></b>						
Electricity - Streetlighting	148,409	140,000	132,671	45,362	178,033	175,000
R&M-Road Cleaning	68,710	78,000	76,750	26,242	102,992	108,000
R&M-Roads & Alleyways	20,232	-	-	-	-	-
R&M-Signage	13,612	-	-	-	-	-
R&M-Streetlights	94,167	120,000	71,848	24,566	96,414	120,000
R&M-Signage/Radar Sign Maintenance	-	10,000	9,581	3,276	12,857	15,000
<b>Total Road and Street Facilities</b>	<b>345,130</b>	<b>348,000</b>	<b>290,850</b>	<b>99,445</b>	<b>390,295</b>	<b>418,000</b>

# CELEBRATION

Community Development District

General Fund

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

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	BUDGET FY 2023	THRU JUNE 2023	JULY - SEPT-2023	PROJECTED FY 2023	BUDGET FY 2024
<b>Maintenance Projects</b>						
Capital Projects	-	-	111,628	-	111,628	-
Aeration System - Fountain	22,408	-	-	-	-	-
Shade Structure Roofs	-	65,000	-	-	-	-
Bollard Repair	-	-	-	-	-	24,500
Fencing	-	30,000	-	-	-	-
Furniture Replacement	-	-	-	-	-	100,000
Pavers	-	10,000	-	10,000	10,000	-
Streetlight Painting	-	20,000	-	20,000	20,000	40,000
Fountain Repairs	-	-	-	-	-	15,000
Utility Vehicle	-	-	-	-	-	12,000
<b>Total Maintenance Projects</b>	<b>22,408</b>	<b>125,000</b>	<b>111,628</b>	<b>30,000</b>	<b>141,628</b>	<b>191,500</b>
<b>TOTAL EXPENDITURES</b>	<b>3,835,727</b>	<b>4,653,301</b>	<b>3,658,571</b>	<b>1,274,968</b>	<b>4,933,539</b>	<b>5,157,893</b>
<b>Reserve</b>						
Reserves-Annual Contribution	-	100,000	-	-	-	350,000
<b>Total Reserve</b>	<b>-</b>	<b>100,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>350,000</b>
<b>TOTAL EXPENDITURES &amp; CAPITAL PROJECTS</b>	<b>3,835,727</b>	<b>4,753,301</b>	<b>3,658,571</b>	<b>1,274,968</b>	<b>4,933,539</b>	<b>5,507,893</b>
Excess (deficiency) of revenues						
Over (under) expenditures	(43,106)	-	508,294	(783,401)	(275,107)	-

**CELEBRATION**

Community Development District

*General Fund*

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2024 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	BUDGET FY 2023	THRU JUNE 2023	JULY - SEPT-2023	PROJECTED FY 2023	BUDGET FY 2024
<b>OTHER FINANCING SOURCES (USES)</b>						
Interfund Transfer - In	58,560	-	-	-	-	-
Fair Market Adjustment on Investments	(113,625)	-	-	-	-	-
Proceeds from Land Sales	190,400	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>135,335</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	92,229	-	508,294	(783,401)	(275,107)	-
<b>FUND BALANCE, BEGINNING</b>	<b>6,227,321</b>	<b>6,319,550</b>	<b>6,319,550</b>	<b>6,827,844</b>	<b>6,044,443</b>	<b>5,769,336</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 6,319,550</b>	<b>\$ 6,319,550</b>	<b>\$ 6,827,844</b>	<b>\$ 6,044,443</b>	<b>\$ 5,769,336</b>	<b>\$ 5,769,336</b>

**CELEBRATION**

Community Development District

*General Fund*

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

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 5,769,336
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	350,000
<b>Total Funds Available (Estimated) - 9/30/2024</b>	<b>6,119,336</b>

**ALLOCATION OF AVAILABLE FUNDS**

***Assigned Fund Balance***

Operating Reserve - Operating Capital	1,329,098	<sup>(1)</sup>
Reserves - Assessment Stabilization (prior years)	50,000	<sup>(2)</sup>
Reserves - Boardwalk and Trail R&R (prior years)	375,000	<sup>(2)</sup>
Reserves - Capital Projects (prior years)	1,069,633	<sup>(2)</sup>
Reserves - Disaster Relief (prior years)	1,000,000	<sup>(2)</sup>
Reserves - Roads and Alleyways (prior years)	225,000	<sup>(2)</sup>
Reserves - Self Insurance (prior years)	79,300	<sup>(2)</sup>
Reserves - Annual Contribution	350,000	
	<u>Subtotal</u>	
	4,478,031	
<b>Total Allocation of Available Funds</b>	<b>4,478,031</b>	

<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 1,641,304</b>
---	---------------------

**Notes**

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

**Celebration**

Community Development District

*General Fund*

**Budget Narrative**  
Fiscal Year 2024

**REVENUES**

**Interest-Investments**

The District earns interest on the monthly average collected balance for their operating and investment accounts.

**Right-of-Way Fees**

These are user fees charged to third-party utility providers for their use of District right-of-way areas, including TECO, and Duke Energy.

**Interlocal Agreement/Enterprise (Security)**

Reimbursement from Enterprise CDD for law enforcement.

**Interlocal Agreement/Enterprise (Field)**

Reimbursement from Enterprise CDD for Project & Field Services Managers' payrolls.

**Interest-Tax Collector**

This is for quarterly interest on assessments from the Tax Collector.

**Building Rental Income**

Rental income from Inframark. Includes the prorated lease rent. Also, rent from capital landscaping.

**Building Operating Cost Income**

Cost income from shared expenses with Enterprise CDD.

**Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the fiscal year.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**Other Miscellaneous Revenues**

Transfer out of Reserves, which nets with the contribution to Reserves

**Celebration**

Community Development District

*General Fund*

**Budget Narrative**  
Fiscal Year 2024

**EXPENDITURES**

**Administrative**

**P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the fiscal year is based upon twelve meetings with five board members.

**FICA Taxes**

Payroll taxes on Board of Supervisors compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor’s payroll expenditures.

**Professional Services-Arbitrage Rebate**

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

**Professional Services-Dissemination Agent**

The District is required as per bond indentures and the Securities and Exchange Commission to annually disseminate District financial information to the Nationally Recognized Municipal Securities Information Repositories (NRMSIR).

**Professional Services-Engineering**

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for monthly board meetings when requested, review of invoices, and other specifically requested assignments.

**Professional Services-Legal Services**

The District's Attorney, Latham, Luna, Eden & Beaudine, LLP, provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.

**Professional Services-Management Consulting Services**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services, LLC. Also included are costs for accounts payable, financial statements, budgets, etc., on a main frame computer owned by Inframark in accordance with the management contract and the charge for rentals. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "B" of the Management Agreement with a moderate proposed increase.

**Celebration**

Community Development District

*General Fund*

**Budget Narrative**  
Fiscal Year 2024

**EXPENDITURES (continued)**

**Professional Services-Property Appraiser**

The Property Appraiser provides the District with a listing of the legal descriptions of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. The budget for property appraiser costs was based on a unit price per parcel.

**Professional Services-Special Assessment**

The District has contracted with Inframark Infrastructure Management Services, LLC to provide assessment services.

**Professional Services-Trustee**

The District will pay annual trustee fees for the Series 2013A and 2020 bonds.

**Professional Services-Web Site Development**

This line item is for costs associated with the District’s website, including annual domain name renewal, and hosting to be ADA compliant. Future fiscal years will include quarterly auditing (annual cost \$1,600), plus monthly maintenance (annual cost \$1,440).

**Professional Services-Answering Service**

The District has an agreement with Sunshine Communication Services, Inc for telephone answering service (recurring charges), agent work time in minutes (usage charges), and holiday charges (other charges).

**Professional Services-Incorporation Study Legal**

This is the part of the incorporation study.

**Auditing Service**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm.

**Communication-Telephone**

Telephone and fax transmission expenditures.

**Postage and Freight**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.



**Celebration**

Community Development District

*General Fund*

**Budget Narrative**  
Fiscal Year 2024

**EXPENDITURES (continued)**

**Insurance-General Liability**

The District currently has a Liability and Errors and Omissions Policy with EGIS Insurance Advisors LLC and PGIT. The amount is based on the current policy plus anticipated future activity.

**Insurance-Workman’s Comp**

The District currently has workers compensation coverage with EGIS Insurance Advisors LLC.

**Printing and Binding**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in the Osceola News Gazette. The amount for the fiscal year is based on the prior year budget and anticipated advertising needs for the year.

**Miscellaneous-Assessment Collection Costs**

The District reimburses the Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

**Miscellaneous-Contingency**

This includes monthly bank charges and any other miscellaneous expenses that may be incurred during the year.

**Office Supplies**

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

**Annual District Filing Fee**

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity.

**Celebration**

Community Development District

General Fund

**Budget Narrative**  
Fiscal Year 2024

**EXPENDITURES (continued)**

**Public Safety**

**Security Service – Sheriff \$200,000**

Osceola County Sheriff's Office provides additional patrolling for the District, additional cameras, and rate increase from the sheriff for off-duty detail.

**Physical Environment**

**Contracts-Water Quality \$22,000**

This amount includes the District's share of costs to maintain the Reedy Creek Improvement District's storm water management systems. The District's share is based on the estimated storm water flows from the District into the RCID system as determined by the Drainage Interlocal Agreement between the Districts and RCID. [Total RCID drainage fee is split 20% Enterprise CDD and 80% Celebration CDD.]

**Contracts-Aquatic Control \$146,832**

Scheduled maintenance consists of monthly inspections and treatment of aquatic weeds and algae within CDD storm water ponds and canals. Herbicide will consist of chemical treatments. Algae control will include hand removal, grass carp, and chemical treatments.

**Contracts-Pest Control \$249,029**

Clarke Environmental Mosquito scheduled maintenance consists of mosquito spraying along roadways and paths, and mosquito population monitoring in the form of landing rate counts and light traps.

Service	Scheduled Operations
Landing rate counts	1 night / week
Light trap nights	1 night / week
ULV spraying	Seasonally, up to nightly
Larvicide	By acre, when and where needed
Inspections	As needed

**R&M-Wetland \$1,000**

Maintenance consists of mowing, litter removal, and overgrowth control (trimmed and/or thinned to mimic natural succession).

**Celebration**

Community Development District

General Fund

**Budget Narrative**  
Fiscal Year 2024

**EXPENDITURES (continued)**

**Flood Control/ Storm Water Management**

**R&M-Canal Bank Restoration** **\$100,000**  
 Drainage Structures Maintenance: Scheduled maintenance of drainage structures (inlets, pipes, utility access holes, mitered-end sections, headwall, and pond outfall structures) consists of inspection, cleaning, and general maintenance. Scheduled maintenance of storm water system consists of inspection, sampling, and testing of the storm water pond water quality for the purposes of compliance with RCID/CDD Interlocal Drainage Agreement.

**R&M-Stormwater System** **\$30,000**  
 Scheduled maintenance of the alum injection system and recirculation system for Lake Reinhard in downtown Celebration as well as select ponds in North Village, consists of maintenance of the alum vault mechanical and electrical components, underground pipelines, instrumentation, meters, the purchase of alum, recalibration of panels, and the repair and replacement of pumps.

**Field**

**Professional Services–Field Management** **\$1,142,883**  
 Includes payroll and overhead costs associated with the services provided under a management consulting contract with Inframark - Infrastructure Management Services. This includes employees utilized in the field and office management of all District assets Includes litter removal for \$66,000 which was formerly paid to Capital Land Management.

**Contracts-Fountain** **\$7,938**  
 Contract with Churchillsgroup Holdings, Inc for monthly splash pad maintenance.

**Contracts-Mulch** **\$117,638**  
 Contract for installation of premium pine needle mulch twice a year.

**Contracts-Irrigation** **\$96,696**  
 Contract for maintenance of regular inspections, adjustments to controller and irrigation heads, minor system repairs.

**Contracts-Trees & Trimming** **\$170,500**  
 Contract for tree trimming.

**Contracts-Shrub Maintenance** **\$262,930**  
 Contract for pruning, weeding, fertilizing and pest control of shrubs.

**Celebration**

Community Development District

*General Fund*

**Budget Narrative**  
Fiscal Year 2024

<b>EXPENDITURES (continued)</b>
---------------------------------

<b>Contracts-Annuals</b>	<b>\$16,380</b>
Contract for planting annuals	
<b>Contracts-Ground Site/Trash and Debris</b>	<b>\$51,000</b>
Contract for ground maintenance including trash and debris removal.	
<b>Contracts-Ground/Turf/Tree Maintenance</b>	<b>\$648,646</b>
Contract for ground turf and tree maintenance.	
<b>Fuel, Gasoline and Oil</b>	<b>\$15,000</b>
Fuel and gas purchases from Lynch Oil.	
<b>Electricity-General</b>	<b>\$45,000</b>
Electricity for accounts with Duke Energy for fountains, blower vault and pumps, new South Village boardwalk, and entry feature lighting at Celebration Boulevard and World Drive. [Fees are based on historical costs for metered use plus anticipated future activity.]	
<b>Utility-Refuse Removal (Trash)</b>	<b>\$18,000</b>
Celebration demolition services for trash pickup.	
<b>Rentals - General</b>	<b>\$3,000</b>
Mobile Mini, Inc monthly rental.	
<b>R&amp;M-Aeration</b>	<b>\$25,000</b>
Soil, thatch, and grass treatment of District lawn surface.	
<b>R&amp;M-Boardwalks</b>	<b>\$25,000</b>
Unscheduled maintenance consists of replacement of damaged wood, hardware, and water seal treatment.	
<b>R&amp;M-Common Area</b>	<b>\$60,000</b>
Supplies purchased for use within the District, doggy pot trash pickup, storage/container rentals, and unscheduled out of scope maintenance costs.	
<b>R&amp;M-Equipment</b>	<b>\$20,000</b>
Unscheduled maintenance of fountain.	

**Celebration**

Community Development District

General Fund

**Budget Narrative**  
Fiscal Year 2024

**EXPENDITURES (continued)**

<b>R&amp;M-Fountain</b>	<b>\$10,000</b>
Unscheduled maintenance of fountain.	
<b>R&amp;M-Other Landscape</b>	<b>\$200,000</b>
Unscheduled maintenance of hedges and shrubs consists of replacing damaged areas.	
<b>R&amp;M-Irrigation</b>	<b>\$65,000</b>
Unscheduled maintenance consists of repairs and replacement of system components and purchase of irrigation supplies.	
<b>R&amp;M-Roads &amp; Alleyways</b>	<b>\$18,000</b>
Unscheduled maintenance consists of repairs and replacement of alleyways of the District.	
<b>R&amp;M-Sidewalks</b>	<b>\$200,000</b>
Consists of concrete to replace sidewalks.	
<b>R&amp;M-Pressure Washing</b>	<b>\$10,000</b>
District pressure washing.	
<b>R&amp;M-Tree Removal/Replacement</b>	<b>\$90,000</b>
Districts removal of trees.	
<b>R&amp;M-Fire Equipment</b>	<b>\$1,100</b>
Fire related expenditures for testing, annual inspections, and repairs.	
<b>R&amp;M-Painting</b>	<b>\$10,000</b>
Scheduled maintenance consists of painting of sign poles, benches, light fixtures, bridges, shade structures, overlooks, and other District facilities.	
<b>Misc.-Contingency</b>	<b>\$15,000</b>
This represents any additional unanticipated expenditures, or any other miscellaneous expenditures that are incurred during the year that may not have been provided for in the other budget categories.	
<b>Building Operating Cost</b>	<b>\$15,000</b>
Expenses shared between Celebration CDD and Enterprise CDD for the operations and maintenance of the Celebration CDD administrative facility.	

**Celebration**

Community Development District

*General Fund*

**Budget Narrative**  
Fiscal Year 2024

**EXPENDITURES (continued)**

**Road and Street Facilities**

**Electricity-Streetlighting** **\$175,000**  
Electricity for all street lighting, as billed by Duke Energy. [Fees are based on historical costs for metered use plus anticipated future activity.]

**R&M-Road Cleaning** **\$108,000**  
Scheduled sweeping activities of roadways and alleys consist of sweeping, roadway pavement, curb and gutter, and alley areas.

**R&M-Street Lights (Maintenance)** **\$120,000**  
Scheduled maintenance of roadway and pedestrian bollard lighting in common areas consists of replacing bulbs, globes, and minor electrical components, and repairing poles. In addition, maintenance consists of repair, replacement and painting of lighting fixtures and poles.

**R&M-Signage/Radar Sign Maintenance** **\$15,000**  
Scheduled maintenance of signage consists of cleaning and general maintenance. Unscheduled maintenance consists of minor repair and replacement, touch-up painting of support posts and brackets, and replacement of vinyl reflective backing and lettering. Scheduled maintenance of warning signals consists of replacing bulbs and general electric repairs for golf cart crossing and speed limit warning signals. Unscheduled maintenance consists of replacing damaged signal heads and poles.

**Capital Projects**

Bollard Repair	<b>\$24,500</b>
Furniture Replacement	<b>\$100,000</b>
Fountain Repairs	<b>\$15,000</b>
Streetlight Painting	<b>\$40,000</b>
Utility Vehicle	<b>\$12,000</b>

**Celebration**

Community Development District

**Debt Service Budgets**

Fiscal Year 2024

# CELEBRATION

Community Development District

Seires 2013 A Debt Service Fund

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

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	BUDGET FY 2023	THRU JUNE 2023	THRU SEPT-2023	PROJECTED FY 2023	BUDGET FY 2024
<b>REVENUES</b>						
Interest - Investments	\$ 1,830	\$ 118	\$ 18,252	\$ 6,084	\$ 24,336	\$ 4,000
Special Assmnts- Tax Collector	424,665	424,665	424,783	-	424,783	424,665
Special Assmnts- Discounts	(15,308)	(16,987)	(15,471)	-	(15,471)	(16,987)
<b>TOTAL REVENUES</b>	<b>411,187</b>	<b>407,796</b>	<b>427,564</b>	<b>6,084</b>	<b>433,648</b>	<b>411,598</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	4,847	8,493	8,186	-	8,186	8,493
<b>Total Administrative</b>	<b>4,847</b>	<b>8,493</b>	<b>8,186</b>	<b>-</b>	<b>8,186</b>	<b>8,493</b>
<i>Debt Service</i>						
Debt Retirement Series A	215,000	225,000	225,000	-	225,000	235,000
Prepayment Series A	10,000	-	10,000	-	10,000	-
Interest Expense Series A	179,888	170,963	170,838	-	170,838	161,431
<b>Total</b>	<b>404,888</b>	<b>395,963</b>	<b>405,838</b>	<b>-</b>	<b>405,838</b>	<b>396,431</b>
<b>TOTAL EXPENDITURES</b>	<b>409,735</b>	<b>404,456</b>	<b>414,024</b>	<b>-</b>	<b>414,024</b>	<b>404,924</b>
Excess (deficiency) of revenues						
Over (under) expenditures	1,452	3,340	13,540	6,084	19,624	6,674



# CELEBRATION

Community Development District

*Seires 2013 A Debt Service Fund*

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

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU JUNE 2023	PROJECTED THRU SEPT-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	-	3,340	-	-	-	6,674
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>3,340</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>6,674</b>
Net change in fund balance	1,452	3,340	13,540	6,084	19,624	6,674
<b>FUND BALANCE, BEGINNING</b>	576,688	578,140	578,140	-	578,140	597,764
<b>FUND BALANCE, ENDING</b>	<b>\$ 578,140</b>	<b>\$ 581,480</b>	<b>\$ 591,680</b>	<b>\$ 6,084</b>	<b>\$ 597,764</b>	<b>\$ 604,438</b>

# CELEBRATION

Community Development District

Series 2013 A Debt Service Fund

## Amortization Schedule

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

# CELEBRATION

Community Development District

Series 2021 Debt Service Fund

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

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	BUDGET FY 2023	THRU JUNE 2023	THRU SEPT-2023	PROJECTED FY 2023	BUDGET FY 2024
<b>REVENUES</b>						
Interest - Investments	\$ 19	\$ -	\$ 16	\$ -	\$ 16	\$ -
Special Assmnts- Tax Collector	440,598	440,598	440,721	-	440,598	440,598
Special Assmnts- Discounts	(16,138)	(17,624)	(16,052)	-	(16,052)	(17,624)
<b>TOTAL REVENUES</b>	<b>424,479</b>	<b>422,974</b>	<b>424,685</b>	<b>-</b>	<b>424,562</b>	<b>422,974</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	5,152	-	8,493	-	8,493	8,812
<b>Total Administrative</b>	<b>5,152</b>	<b>-</b>	<b>8,493</b>	<b>-</b>	<b>8,493</b>	<b>8,812</b>
<i>Debt Service</i>						
Principal Debt Retirement	160,000	-	-	-	-	165,000
Debt Retirement Series A	-	165,000	165,000	-	165,000	-
Interest Expense	173,282	-	-	-	-	-
Interest Expense Series A	-	251,019	251,019	-	251,019	247,306
<b>Total</b>	<b>333,282</b>	<b>416,019</b>	<b>416,019</b>	<b>-</b>	<b>416,019</b>	<b>412,306</b>
<b>TOTAL EXPENDITURES</b>	<b>338,434</b>	<b>416,019</b>	<b>424,512</b>	<b>-</b>	<b>424,512</b>	<b>421,118</b>
Excess (deficiency) of revenues						
Over (under) expenditures	86,045	6,955	173	-	50	1,856

**CELEBRATION**

Community Development District

Series 2021 Debt Service Fund

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2024 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU JUNE 2023	PROJECTED THRU SEPT-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
<b>OTHER FINANCING SOURCES (USES)</b>						
Interfund Transfer - In	1	-	-	-	-	-
Proceeds of Refunding Bonds	-	-	-	-	-	-
Operating Ttransfers-Out	(11)	-	(8)	-	(8)	-
Contribution to (Use of) Fund Balance	-	(1,857)	-	-	-	1,856
<b>TOTAL OTHER SOURCES (USES)</b>	<b>(10)</b>	<b>(1,857)</b>	<b>(8)</b>	<b>-</b>	<b>(8)</b>	<b>1,856</b>
Net change in fund balance	86,035	(1,857)	165	-	42	1,856
<b>FUND BALANCE, BEGINNING</b>	<b>(253,054)</b>	<b>339,089</b>	<b>339,089</b>	<b>-</b>	<b>339,089</b>	<b>339,131</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ (167,019)</b>	<b>\$ 337,232</b>	<b>\$ 339,254</b>	<b>\$ -</b>	<b>\$ 339,131</b>	<b>\$ 340,988</b>

# CELEBRATION

Community Development District

Series 2021 Debt Service Fund

## Amortization Schedule

Period Ending	Outstanding Principal Balance	Annual Principal	Coupon	Interest	Debt Service	Annual DS Service
11/01/23	7,220,000			123,653	123,653	414,163
05/01/24	7,055,000	165,000	2.250%	123,653	288,653	
11/01/24	7,055,000			121,797	121,797	410,450
05/01/25	6,885,000	170,000	2.250%	121,797	291,797	
11/01/25	6,885,000			119,884	119,884	411,681
05/01/26	6,710,000	175,000	2.250%	119,884	294,884	
11/01/26	6,710,000			117,916	117,916	412,800
05/01/27	6,530,000	180,000	2.750%	117,916	297,916	
11/01/27	6,530,000			115,441	115,441	413,356
05/01/28	6,345,000	185,000	2.750%	115,441	300,441	
11/01/28	6,345,000			112,897	112,897	413,338
05/01/29	6,155,000	190,000	2.750%	112,897	302,897	
11/01/29	6,155,000			110,284	110,284	413,181
05/01/30	5,960,000	195,000	2.750%	110,284	305,284	
11/01/30	5,960,000			107,603	107,603	412,888
05/01/31	5,760,000	200,000	2.750%	107,603	307,603	
11/01/31	5,760,000			104,853	104,853	412,456
05/01/32	5,555,000	205,000	3.125%	104,853	309,853	
11/01/32	5,555,000			101,650	101,650	411,503
05/01/33	5,345,000	210,000	3.125%	101,650	311,650	
11/01/33	5,345,000			98,369	98,369	410,019
05/01/34	5,125,000	220,000	3.125%	98,369	318,369	
11/01/34	5,125,000			94,931	94,931	413,300
05/01/35	4,900,000	225,000	3.125%	94,931	319,931	
11/01/35	4,900,000			91,416	91,416	411,347
05/01/36	4,670,000	230,000	3.125%	91,416	321,416	
11/01/36	4,670,000			87,822	87,822	409,238
05/01/37	4,430,000	240,000	3.125%	87,822	327,822	
11/01/37	4,430,000			84,072	84,072	411,894
05/01/38	4,185,000	245,000	3.125%	84,072	329,072	
11/01/38	4,185,000			80,244	80,244	409,316
05/01/39	3,930,000	255,000	3.125%	80,244	335,244	
11/01/39	3,930,000			76,259	76,259	411,503
05/01/40	3,665,000	265,000	3.125%	76,259	341,259	
11/01/40	3,665,000			72,119	72,119	413,378

# CELEBRATION

Community Development District

Series 2021 Debt Service Fund

## Amortization Schedule

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

**Celebration**

Community Development District

*Debt Service Funds*

**Budget Narrative**

Fiscal Year 2024

**REVENUES**

**Interest-Investments**

The District earns interest income on their trust accounts with US Bank.

**Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the debt service expenditures during the Fiscal Year.

**Special Assessment-CDD Collected**

The District will collect a Non-Ad Valorem assessment on all the un-plated parcels within the District in support of the overall fiscal year budget.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES**

**Administrative**

**Miscellaneous-Assessment Collection Cost**

The District reimburses the Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

**Debt Service**

**Principal Debt Retirement**

The District pays regular principal payments annually to pay down/retire the debt.

**Interest Expense**

The District pays interest expenses on the debt twice a year.

**Celebration**

Community Development District

**Supporting Budget Schedule**

Fiscal Year 2024



**CELEBRATION**

Community Development District

All Funds

**Non Ad Valorem Assessment Summary (Amount Per Unit)  
Fiscal Year 2023/2024**

Code <sup>(1)</sup>	Product	Units/Sq ft	O&M ASSESSMENTS			DEBT SERVICE ASSESSMENTS			TOTAL ASSESSMENTS		
			Per Unit		%	Per Unit		%	Per Unit		%
			FY 2024	FY 2023	Change	FY 2024	FY 2023	Change	FY 2024	FY 2023	Change
A	Celebration Village Churches	79,243	\$0.32	\$0.28	13.9%	\$0.00	\$0.00	0.0%	\$0.32	\$0.28	13.9%
B	Commercial & Churches	1,278,805	\$0.42	\$0.37	13.9%	\$0.00	\$0.00	0.0%	\$0.42	\$0.37	13.9%
	CROA	15,000	\$0.42	\$0.37	13.9%	\$0.00	\$0.00	0.0%	\$0.42	\$0.37	13.9%
	Island Village Hotel & Restaurant <sup>(2)</sup>	765	\$0.00	\$49.21	0.0%	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%
	Island Village Single Family <sup>(2)</sup>	150	\$0.00	\$182.63	0.0%	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%
C	Celebration Village Inn Site	115	\$292.79	\$257.14	13.9%	\$0.00	\$0.00	0.0%	\$292.79	\$257.14	13.9%
D	Multifamily & Hotel - No debt <sup>(3)</sup>	3,945	\$329.63	\$289.49	13.9%	\$0.00	\$0.00	0.0%	\$329.63	\$289.49	13.9%
	Multifamily & Hotel - Series 2013 debt <sup>(3)</sup>	302	\$329.63	\$289.49	13.9%	\$418.17	\$418.17	0.0%	\$747.80	\$707.66	5.7%
E	Lot 380	120	\$360.99	\$317.03	13.9%	\$0.00	\$0.00	0.0%	\$360.99	\$317.03	13.9%
F	Bungalow - No debt <sup>(4)</sup>	445	\$397.15	\$348.79	13.9%	\$0.00	\$0.00	0.0%	\$397.15	\$348.79	13.9%
	Bungalow - Series 2013 debt <sup>(4)</sup>	130	\$397.15	\$348.79	13.9%	\$871.56	\$871.56	0.0%	\$1,268.71	\$1,220.35	4.0%
	Bungalow - Series 2021 debt <sup>(4)</sup>	120	\$397.15	\$348.79	13.9%	\$1,399.57	\$1,399.57	0.0%	\$1,796.72	\$1,748.36	2.8%
G	Garden Home	375	\$431.57	\$379.02	13.9%	\$0.00	\$0.00	0.0%	\$431.57	\$379.02	13.9%
H	Townhome - No debt <sup>(5)</sup>	331	\$458.05	\$402.27	13.9%	\$0.00	\$0.00	0.0%	\$458.05	\$402.27	13.9%
	Townhome - Series 2013 debt <sup>(5)</sup>	47	\$458.05	\$402.27	13.9%	\$682.28	\$682.28	0.0%	\$1,140.33	\$1,084.55	5.1%
	Townhome - Series 2021 debt <sup>(5)</sup>	107	\$458.05	\$402.27	13.9%	\$953.71	\$953.71	0.0%	\$1,411.76	\$1,355.98	4.1%
I	Cottage - No debt <sup>(6)</sup>	528	\$581.16	\$510.39	13.9%	\$0.00	\$0.00	0.0%	\$581.16	\$510.39	13.9%
	Cottage - Series 2013 debt <sup>(6)</sup>	93	\$581.16	\$510.39	13.9%	\$968.40	\$968.40	0.0%	\$1,549.56	\$1,478.79	4.8%
	Cottage - Series 2021 debt <sup>(6)</sup>	59	\$581.16	\$510.39	13.9%	\$1,660.49	\$1,660.49	0.0%	\$2,241.65	\$2,170.88	3.3%
J	Village - No debt <sup>(7)</sup>	593	\$909.48	\$798.73	13.9%	\$0.00	\$0.00	0.0%	\$909.48	\$798.73	13.9%
	Village - Series 2013 debt <sup>(7)</sup>	44	\$909.48	\$798.73	13.9%	\$1,452.60	\$1,452.60	0.0%	\$2,362.08	\$2,251.33	4.9%
	Village - Series 2021 debt <sup>(7)</sup>	39	\$909.48	\$798.73	13.9%	\$1,862.43	\$1,862.43	0.0%	\$2,771.91	\$2,661.16	4.2%
K	Estate	215	\$1,223.23	\$1,074.27	13.9%	\$0.00	\$0.00	0.0%	\$1,223.23	\$1,074.27	13.9%
<b>TOTAL</b>		<b>1,380,656</b>									

**Notations:**

- (1) The assigned code is used to tie the Fiscal Year 2023/2024 Non Ad Valorem Assessment Summary to the Fiscal Year 2023/2024 assessment detail page.
- (2) Island Village units are now consolidated within the Townhouse, Bungalow, Cottage, Village, and Commercial product types.
- (3) The Capital Investment Analysis provides the per unit affect of \$50K, \$100K, or \$250K in capital expenditures.
- (3) 302 Terrace Apartments are subject to \$418/unit in debt assessments; all other lots are exempt.
- (4) 130 Artisan Park bungalows and 120 single-family homes in Island Village are subject to debt assessments; all other lots are exempt.
- (5) 154 Townhomes in Island Village are subject to debt assessments; all other lots are exempt.
- (6) 92 Cottages in Village Park and 59 Single-Family homes in Island Village are subject to debt assessments (1 Cottage has been prepaid); all others are exempt.
- (7) 44 Villages in Artisan Park and 39 Single-Family Villages in Island Village are subject to debt assessments; all others are exempt.

**CELEBRATION**

Community Development District

All Funds

**Non Ad Valorem Assessment Summary (Capital Investment Analysis)  
Fiscal Year 2023/2024**

Code	Product	Phase	Units/Sq ft	%	CAPITAL INVESTMENT ANALYSIS (1) , (2)					
					\$50K Investment		\$100K Investment		\$250K Investment	
					Per Product	Per Unit	Per Product	Per Unit	Per Product	Per Unit
A	Celebration Village Churches	1	79,243	0.63%	\$337.63	\$0.00	\$675.26	\$0.01	\$1,688.15	\$0.02
B	Commercial & Churches	1 thru 4	1,293,805	13.69%	\$7,284.37	\$0.01	\$14,568.74	\$0.01	\$36,421.85	\$0.03
C	Celebration Village Inn Site	1	115	0.85%	\$449.98	\$3.91	\$899.95	\$7.83	\$2,249.88	\$19.56
D	Multifamily and Hotel	1 thru 5	4,247	35.17%	\$18,708.43	\$4.41	\$37,416.85	\$8.81	\$93,542.13	\$22.03
E	Lot 380	1	120	1.09%	\$578.90	\$4.82	\$1,157.80	\$9.65	\$2,894.50	\$24.12
F	Bungalow	1, 3 thru 5	695	6.93%	\$3,688.67	\$5.31	\$7,377.35	\$10.61	\$18,443.37	\$26.54
G	Garden Home	1 thru 4	375	4.07%	\$2,162.79	\$5.77	\$4,325.58	\$11.53	\$10,813.96	\$28.84
H	Townhome	1 thru 5	485	5.58%	\$2,968.80	\$6.12	\$5,937.60	\$12.24	\$14,844.00	\$30.61
I	Cottage	1 thru 5	680	9.93%	\$5,281.20	\$7.77	\$10,562.40	\$15.53	\$26,405.99	\$38.83
J	Village	1 thru 5	676	15.45%	\$8,216.15	\$12.15	\$16,432.29	\$24.31	\$41,080.73	\$60.77
K	Estate	1 thru 4	215	6.61%	\$3,514.58	\$16.35	\$7,029.16	\$32.69	\$17,572.90	\$81.73
<b>TOTAL</b>			<b>1,380,656</b>	<b>100.00%</b>	<b>\$53,191.49</b>		<b>\$106,382.98</b>		<b>\$265,957.45</b>	

**Notations:**

- (1) The Capital Investment Analysis provides the per unit affect of \$50K, \$100K, or \$250K in capital expenditures.
- (2) Assessment Analysis include early payment discounts & collection costs.

**CELEBRATION**

Community Development District

General Fund

**2023-2024 Non-Ad Valorem Assessment Detail**

Code	Phase	Unit Type	Subdivision Name	Total # of Units	O&M Per Unit/ Sq Ft	2013A Annual DS Per Unit/ Sq Ft	2021 Annual DS Per Unit/ Sq Ft	FY 2024 Total Per Unit / Sq Ft	FY 2023 Total Assessment	\$ Difference	FY 2024 Total O&M	FY 2024 Total 2013A	FY 2024 Total 2021	Prepaid Units
A	1	Presbyterian Church	Celebration Village	39,243	\$0.32	\$0.00	\$0.00	\$0.32	\$0.28	\$0.04	\$12,511.62	\$0.00		
A	1	Church (C-37)	Celebration Village	40,000	\$0.32	\$0.00	\$0.00	\$0.32	\$0.28	\$0.04	\$12,752.97	\$0.00		
B	1	Lot 379	Celebration Village	109,709	\$0.42	\$0.00	\$0.00	\$0.42	\$0.37	\$0.05	\$46,220.80	\$0.00		
B	1	Lot 374	Celebration Village	13,824	\$0.42	\$0.00	\$0.00	\$0.42	\$0.37	\$0.05	\$5,824.10	\$0.00		
B	1	Lot 375	Celebration Village	69,015	\$0.42	\$0.00	\$0.00	\$0.42	\$0.37	\$0.05	\$29,076.27	\$0.00		
B	1	Dukes Lot 356	Celebration Village	100,925	\$0.42	\$0.00	\$0.00	\$0.42	\$0.37	\$0.05	\$42,520.07	\$0.00		
B	1	Stetson University	Celebration Village	36,000	\$0.42	\$0.00	\$0.00	\$0.42	\$0.37	\$0.05	\$15,166.93	\$0.00		
B	1	Clubhouse	Celebration Village	16,500	\$0.42	\$0.00	\$0.00	\$0.42	\$0.37	\$0.05	\$6,951.51	\$0.00		
B	1	Golf Club	Celebration Village	12,000	\$0.42	\$0.00	\$0.00	\$0.42	\$0.37	\$0.05	\$5,055.64	\$0.00		
B	1	CROA	Celebration Village	15,000	\$0.42	\$0.00	\$0.00	\$0.42	\$0.37	\$0.05	\$6,319.55	\$0.00		
C	1	Inn Site	Celebration Village	115	\$292.79	\$0.00	\$0.00	\$292.79	\$257.14	\$35.66	\$33,671.38	\$0.00		
D	1	Apartments	Celebration Village	232	\$329.63	\$0.00	\$0.00	\$329.63	\$289.49	\$40.14	\$76,474.21	\$0.00		
D	1	Lexin Residential	Celebration Village	105	\$329.63	\$0.00	\$0.00	\$329.63	\$289.49	\$40.14	\$34,611.17	\$0.00		
D	1	Sessions Village East	Celebration Village	210	\$329.63	\$0.00	\$0.00	\$329.63	\$289.49	\$40.14	\$69,222.34	\$0.00		
E	1	Lot 380	Celebration Village	120	\$360.99	\$0.00	\$0.00	\$360.99	\$317.03	\$43.96	\$43,318.66	\$0.00		
G	1	Garden	W. Village/Lake Evalyn	56	\$431.57	\$0.00	\$0.00	\$431.57	\$379.02	\$52.56	\$24,168.16	\$0.00		
H	1	Townhome	Celebration Village	76	\$458.05	\$0.00	\$0.00	\$458.05	\$402.27	\$55.78	\$34,811.66	\$0.00		
I	1	Cottage	Celebration Village	86	\$581.16	\$0.00	\$0.00	\$581.16	\$510.39	\$70.77	\$49,979.75	\$0.00		
I	1	Cottage	W. Village/Lake Evalyn	34	\$581.16	\$0.00	\$0.00	\$581.16	\$510.39	\$70.77	\$19,759.43	\$0.00		
J	1	Village	Celebration Village	109	\$909.48	\$0.00	\$0.00	\$909.48	\$798.73	\$110.75	\$99,133.39	\$0.00		
J	1	Village	W. Village/Lake Evalyn	43	\$909.48	\$0.00	\$0.00	\$909.48	\$798.73	\$110.75	\$39,107.67	\$0.00		
K	1	Estate	Celebration Village	89	\$1,223.23	\$0.00	\$0.00	\$1,223.23	\$1,074.27	\$148.96	\$108,867.16	\$0.00		
K	1	Estate	W. Village/Lake Evalyn	18	\$1,223.23	\$0.00	\$0.00	\$1,223.23	\$1,074.27	\$148.96	\$22,018.08	\$0.00		
B	2	Commercial	North Village	12,858	\$0.42	\$0.00	\$0.00	\$0.42	\$0.37	\$0.05	\$5,417.12	\$0.00		
D	2	Apartments	North Village	315	\$329.63	\$0.00	\$0.00	\$329.63	\$289.49	\$40.14	\$103,833.52	\$0.00		
G	2	Garden Home	North Village	95	\$431.57	\$0.00	\$0.00	\$431.57	\$379.02	\$52.56	\$40,999.56	\$0.00		
H	2	Townhomes	North Village	29	\$458.05	\$0.00	\$0.00	\$458.05	\$402.27	\$55.78	\$13,283.39	\$0.00		
I	2	Cottage	North Village	102	\$581.16	\$0.00	\$0.00	\$581.16	\$510.39	\$70.77	\$59,278.30	\$0.00		
J	2	Village	North Village	79	\$909.48	\$0.00	\$0.00	\$909.48	\$798.73	\$110.75	\$71,848.97	\$0.00		
K	2	Estate	North Village	58	\$1,223.23	\$0.00	\$0.00	\$1,223.23	\$1,074.27	\$148.96	\$70,947.14	\$0.00		
B	3	Duke-Parcel C5 Lot 1	South Village	102,900	\$0.42	\$0.00	\$0.00	\$0.42	\$0.37	\$0.05	\$43,352.14	\$0.00		
B	3	Weeks Off Bldg Lot 357	South Village	160,674	\$0.42	\$0.00	\$0.00	\$0.42	\$0.37	\$0.05	\$67,692.53	\$0.00		
D	3	Oriole Terrace Apts	South Village	99	\$329.63	\$0.00	\$0.00	\$329.63	\$289.49	\$40.14	\$32,633.39	\$0.00		
D	3	Terrace	South Village	110	\$329.63	\$0.00	\$0.00	\$329.63	\$289.49	\$40.14	\$36,259.32	\$0.00		
D	3	Pritzker Apartments	South Village	350	\$329.63	\$0.00	\$0.00	\$329.63	\$289.49	\$40.14	\$115,370.57	\$0.00		
F	3	Bungalow	South Village	77	\$397.15	\$0.00	\$0.00	\$397.15	\$348.79	\$48.36	\$30,580.75	\$0.00		
G	3	Garden Home	South Village	95	\$431.57	\$0.00	\$0.00	\$431.57	\$379.02	\$52.56	\$40,999.56	\$0.00		
H	3	Townhomes	South Village	39	\$458.05	\$0.00	\$0.00	\$458.05	\$402.27	\$55.78	\$17,863.88	\$0.00		
I	3	Cottage	South Village	121	\$581.16	\$0.00	\$0.00	\$581.16	\$510.39	\$70.77	\$70,320.34	\$0.00		
J	3	Village	South Village	104	\$909.48	\$0.00	\$0.00	\$909.48	\$798.73	\$110.75	\$94,585.98	\$0.00		
K	3	Estate	South Village	18	\$1,223.23	\$0.00	\$0.00	\$1,223.23	\$1,074.27	\$148.96	\$22,018.08	\$0.00		

**CELEBRATION**

Community Development District

General Fund

**2023-2024 Non-Ad Valorem Assessment Detail**

Code	Phase	Unit Type	Subdivision Name	Total # of Units	O&M Per Unit/ Sq Ft	2013A Annual DS Per Unit/ Sq Ft	2021 Annual DS Per Unit/ Sq Ft	FY 2024 Total Per Unit / Sq Ft	FY 2023 Total Assessment	\$ Difference	FY 2024 Total O&M	FY 2024 Total 2013A	FY 2024 Total 2021	Prepaid Units
B	4	Church	East Village	4,545	\$0.42	\$0.00	\$0.00	\$0.42	\$0.37	\$0.05	\$1,914.82	\$0.00		
B	4	Catholic Church	South Village Comm'l	60,000	\$0.42	\$0.00	\$0.00	\$0.42	\$0.37	\$0.05	\$25,278.22	\$0.00		
B	4	Retail (C-21)	South Village Comm'l	26,000	\$0.42	\$0.00	\$0.00	\$0.42	\$0.37	\$0.05	\$10,953.89	\$0.00		
B	4	Retail (C-1B) Lot 2	South Village Comm'l	40,000	\$0.42	\$0.00	\$0.00	\$0.42	\$0.37	\$0.05	\$16,852.14	\$0.00		
B	4	Retail (C-3A)	South Village Comm'l	12,000	\$0.42	\$0.00	\$0.00	\$0.42	\$0.37	\$0.05	\$5,055.64	\$0.00		
B	4	Office (C-3B)	South Village Comm'l	90,000	\$0.42	\$0.00	\$0.00	\$0.42	\$0.37	\$0.05	\$37,917.32	\$0.00		
B	4	Office (C-4A)	South Village Comm'l	80,000	\$0.42	\$0.00	\$0.00	\$0.42	\$0.37	\$0.05	\$33,704.29	\$0.00		
B	4	Class A Office (C-4B)	South Village Comm'l	50,000	\$0.42	\$0.00	\$0.00	\$0.42	\$0.37	\$0.05	\$21,065.18	\$0.00		
B	4	Office (Parcel 7/8)	South Village Comm'l	241,670	\$0.42	\$0.00	\$0.00	\$0.42	\$0.37	\$0.05	\$101,816.44	\$0.00		
D	4	Terrace Apartments	East Village	70	\$329.63	\$0.00	\$0.00	\$329.63	\$289.49	\$40.14	\$23,074.11	\$0.00		
D	4	Multifamily	South Village	432	\$329.63	\$0.00	\$0.00	\$329.63	\$289.49	\$40.14	\$142,400.25	\$0.00		
D	4	Hotel (C-21)	South Village Comm'l	425	\$329.63	\$0.00	\$0.00	\$329.63	\$289.49	\$40.14	\$140,092.84	\$0.00		
D	4	Apartments (C-21)	South Village Comm'l	350	\$329.63	\$0.00	\$0.00	\$329.63	\$289.49	\$40.14	\$115,370.57	\$0.00		
D	4	Multi Family Units Lot 3	South Village Comm'l	306	\$329.63	\$0.00	\$0.00	\$329.63	\$289.49	\$40.14	\$100,866.84	\$0.00		
D	4	MF Parcel C-2	South Village Comm'l	416	\$329.63	\$0.00	\$0.00	\$329.63	\$289.49	\$40.14	\$137,126.17	\$0.00		
D	4	Multifamily (Parcel 6)	South Village Comm'l	225	\$329.63	\$0.00	\$0.00	\$329.63	\$289.49	\$40.14	\$74,166.80	\$0.00		
F	4	Cottage/Bungalow	Roseville Corner	99	\$397.15	\$0.00	\$0.00	\$397.15	\$348.79	\$48.36	\$39,318.11	\$0.00		
F	4	Bungalow	East Village	198	\$397.15	\$0.00	\$0.00	\$397.15	\$348.79	\$48.36	\$78,636.23	\$0.00		
G	4	Garden Home	East Village	104	\$431.57	\$0.00	\$0.00	\$431.57	\$379.02	\$52.56	\$44,883.73	\$0.00		
G	4	Garden Home	East Village 2	25	\$431.57	\$0.00	\$0.00	\$431.57	\$379.02	\$52.56	\$10,789.36	\$0.00		
H	4	Townhomes	East Village	52	\$458.05	\$0.00	\$0.00	\$458.05	\$402.27	\$55.78	\$23,818.50	\$0.00		
I	4	Cottage	East Village	100	\$581.16	\$0.00	\$0.00	\$581.16	\$510.39	\$70.77	\$58,115.98	\$0.00		
I	4	Cottage	East Village 2	21	\$581.16	\$0.00	\$0.00	\$581.16	\$510.39	\$70.77	\$12,204.36	\$0.00		
J	4	Village	East Village	81	\$909.48	\$0.00	\$0.00	\$909.48	\$798.73	\$110.75	\$73,667.93	\$0.00		
J	4	Village	East Village 2	22	\$909.48	\$0.00	\$0.00	\$909.48	\$798.73	\$110.75	\$20,008.57	\$0.00		
K	4	Estate	East Village	23	\$1,223.23	\$0.00	\$0.00	\$1,223.23	\$1,074.27	\$148.96	\$28,134.21	\$0.00		
K	4	Estate	East Village 2	9	\$1,223.23	\$0.00	\$0.00	\$1,223.23	\$1,074.27	\$148.96	\$11,009.04	\$0.00		
D	5	Terrace Apartments	Artisan Park-Area 5	302	\$329.63	\$418.17	\$0.00	\$747.80	\$707.67	\$40.14	\$99,548.32	\$126,287.98		
F	5	Bungalow	Artisan Park-Area 5	130	\$397.15	\$871.56	\$0.00	\$1,268.71	\$1,220.35	\$48.36	\$51,629.84	\$113,302.49		
H	5	Townhomes	Artisan Park-Area 5	47	\$458.05	\$682.28	\$0.00	\$1,140.33	\$1,084.55	\$55.78	\$21,528.26	\$32,067.19		
I	5	Cottage	Artisan Park-Area 5	93	\$581.16	\$968.40	\$0.00	\$1,549.56	\$1,478.79	\$70.77	\$54,047.87	\$89,092.70		1.00
J	5	Village	Artisan Park-Area 5	44	\$909.48	\$1,452.60	\$0.00	\$2,362.08	\$2,251.32	\$110.75	\$40,017.15	\$63,914.24		
D		Apartments	Island Village Phase I	300	\$329.63	\$0.00	\$0.00	\$329.63	\$289.49	\$40.14	\$98,889.06		\$0.00	
H		Townhouse	Island Village Phase I	70	\$458.05	\$0.00	\$953.71	\$1,411.75	\$1,355.98	\$55.78	\$32,063.37		\$66,759.46	
F		Motorcourt	Island Village Phase I	0	\$397.15	\$0.00	\$0.00	\$397.15	\$348.79	\$48.36	\$0.00		\$0.00	
F		SF 40	Island Village Phase I	90	\$397.15	\$0.00	\$1,399.57	\$1,796.72	\$1,748.36	\$48.36	\$35,743.74		\$125,961.24	
I		SF 55	Island Village Phase I	43	\$581.16	\$0.00	\$1,660.49	\$2,241.65	\$2,170.88	\$70.77	\$24,989.87		\$71,401.03	
J		SF 70	Island Village Phase I	35	\$909.48	\$0.00	\$1,862.43	\$2,771.91	\$2,661.15	\$110.75	\$31,831.82		\$65,184.94	
B		Commercial	Island Village Phase I	10,470	\$0.42	\$0.00	\$0.00	\$0.42	\$0.37	\$0.05	\$4,411.05			
H		Townhouse	Island Village Phase 2	37	\$458.05	\$0.00	\$953.71	\$1,411.75	\$1,355.98	\$55.78	\$16,947.78		\$35,287.14	

**CELEBRATION**

Community Development District

General Fund

**2023-2024 Non-Ad Valorem Assessment Detail**

Code	Phase	Unit Type	Subdivision Name	Total # of Units	O&M Per Unit/ Sq Ft	2013A Annual DS Per Unit/ Sq Ft	2021 Annual DS Per Unit/ Sq Ft	FY 2024 Total Per Unit / Sq Ft	FY 2023 Total Assessment	\$ Difference	FY 2024 Total O&M	FY 2024 Total 2013A	FY 2024 Total 2021	Prepaid Units
F		SF 40	Island Village Phase 2	30	\$397.15	\$0.00	\$1,399.57	\$1,796.72	\$1,748.36	\$48.36	\$11,914.58		\$41,987.08	
I		SF 55	Island Village Phase 2	16	\$581.16	\$0.00	\$1,660.49	\$2,241.65	\$2,170.88	\$70.77	\$9,298.56		\$26,567.82	
J		SF 70	Island Village Phase 2	4	\$909.48	\$0.00	\$1,862.43	\$2,771.91	\$2,661.15	\$110.75	\$3,637.92		\$7,449.71	
H		Townhouse	Island Village Phase 3	44	\$458.05	\$0.00	\$0.00	\$458.05	\$0.00	\$458.05	\$20,154.12			
F		SF 40	Island Village Phase 3	27	\$397.15	\$0.00	\$0.00	\$397.15	\$0.00	\$397.15	\$10,723.12			
I		SF 55	Island Village Phase 3	29	\$581.16	\$0.00	\$0.00	\$581.16	\$0.00	\$581.16	\$16,853.64			
J		SF 70	Island Village Phase 3	32	\$909.48	\$0.00	\$0.00	\$909.48	\$0.00	\$909.48	\$29,103.38			
H		Townhouse	Island Village Phase 4	91	\$458.05	\$0.00	\$0.00	\$458.05	\$0.00	\$458.05	\$41,682.38			
F		SF 40	Island Village Phase 4	44	\$397.15	\$0.00	\$0.00	\$397.15	\$0.00	\$397.15	\$17,474.72			
I		SF 55	Island Village Phase 4	35	\$581.16	\$0.00	\$0.00	\$581.16	\$0.00	\$581.16	\$20,340.59			
J		SF 70	Island Village Phase 4	123	\$909.48	\$0.00	\$0.00	\$909.48	\$0.00	\$909.48	\$111,866.11			
B		Commercial	Island Village Phase 4	29,715	\$0.42	\$0.00	\$0.00	\$0.42	\$0.00	\$0.42	\$12,519.04			
<b>TOTAL</b>											<b>\$3,980,284.92</b>	<b>\$424,664.58</b>	<b>\$440,598.41</b>	

# **Subsection 7C**

## **Evaluations**

CCDD Board Supervisor Name: Greg Filak

Company/Vendor Evaluated: Inframark

Date of Evaluation: 18 March 2023

Evaluation Period: February 2022 – February 2023

**Quality of Service (Performance):** Very Good

**SOW Section “District Administration and Management”:**

*Subsection A (Financial Accounting Services)* – Inframark has done a good job for overall financial management of the District. 2022 was the first year of Angel Montagna fully assuming responsibility for the District’s annual budget cycle, she was able to work with her internal resources and the Board for a comprehensive view of the needs of the community and recommend a balanced budget. In 2022 the District also incorporated its first independent Reserve Study which, while imperfect, provided guidance and validation for Management on elements to consider in our budget process which were not considered previously or were not subject to an objective and measurable methodology. Overall daily financial management and administration is good.

- A challenge for the community is absorbing the processes and complexities of the overall District budgeting process, requires efforts to create summary presentation(s) (Powerpoint or otherwise) for the community which capture and distill the high-level elements of our budget each year (see Inframark contract, SOW sections: A.4, A.6).
- Financial errors in daily management are low but do warrant continued evaluation of internal Inframark processes to ensure compliance due to the size and complexity of financials for the District (SOW A.16).

*Subsection B (Management and Recording Services)* – Inframark does a satisfactory job of overall recordkeeping and administration of District records. Board packets are timely and detailed, adjustments have been made over the past year at request of Supervisors for additional information that have helped our oversight. The District Manager is well-versed in applicable laws and other governing elements which guide the District’s operations. Oversight of District’s vendors (landscaping, ponds, etc.) has improved including with documentation and enforcement of deficiencies. District staff has increased competition in competitive bids even when below the required dollar thresholds by state law. Management has increased community/constituent communication through social media, website improvements, and partner stakeholder engagement (CROA, etc.).

- The recordkeeping of historical documentation needs to be a priority for 2023, many documents are still hardcopy and are not always complete (SOW B.8). With the departure of the former District Manager in 2021, it is apparent that documents exist but are not easily categorized for ease of use and ability to search. A digital library for the District Management and Board members is needed for greater ease of access.
- We will be providing pricing to go all digital for historical records. Also looking into a platform where Board members can go and view documents.(AM)

- Tracking of daily action items for both staff and the supervisors in their liaison roles in between meetings needs improvement (SOW B.20). While often a responsibility of Supervisors for actions, Management's assistance in tracking, accounting for status, ensuring actions are completed in accordance with overall Board decisions.
- Staff will get more aggressive in staying on top of things needed from Supervisors and drive deadlines.(AM)

*Subsection C (Special Assessment Services)* – Inframark handles these compliance items with no known deficiencies nor major issues. Audits continue to be conducted on time and in accordance with applicable law. Management handles the tax roll and Property Appraiser interactions for existing land parcels as well as new developments as is needed.

- In 2023, Management and the Board collectively need to improve the community communication regarding assessments in a simplified manner through consolidated presentations (SOW C.5, C.7). While the budget data is accurate and complete, the overall set of information is complex and requires a digestible summary. See related comments above in *Subsection A (Financial Accounting Services)* (SOW A.4, A.6).

SOW Section "Field Management":

*Subsection A (Field Services)* – Inframark's Field team performs high quality work for field services within the scope of Inframark's contract. While there are still a number of areas to continue to restore field maintenance, cleaning and beautification have continuously improved with minimal need for rework or requests from the community or Board once areas have been identified. Coordination with other stakeholders (CROA, Osceola County, ECDD, etc.) is effective and requires minimal Board intervention for daily operational issues. Reporting in monthly meetings has greatly improved with documentation, pictures, proper assignment of responsibility, and follow-up. Management has provided honest assessments on increased needs with potential external vendors or other means to address District issues.

- Continued focus on field maintenance processes and checklists for documentation of the work being done (SOW A.2). Significant improvements have been made in the reporting of activities and needed actions for Board involvement. Proactive recommendations from staff on how to further improve accountability.
- Continued improvement with the oversight of District's vendors and their adherence to contracted services (A.9, also "District Administration and Management" B.15), with a focus on Field Service types of vendors which comprise over half of the District's annual expenditures. The introduction of Brett Perez to the Management team in 2021 to augment the daily operations of Russ Simmons was needed to help in the documentation, checklists, and enforcement of deficiencies. Similarly the Board has added focus to daily Maintenance and Field Operations by designating a Board liaison on continuous improvement. Restoration of deficient areas (landscaping, ponds, etc.), establishment of new area improvements, and continued maturity of documentation processes.

*Subsection B (Field Services - Administrative)* – Inframark has significantly improved in the administration of its Field Services role since I took office in 2020. Management has assumed the responsibilities for daily coordination with the Sheriff's Office, County staff, and other partner stakeholders, as these functions were previously with Board members. Several recommendations for contract actions or modifications with the District's vendors have been made to align our vendors with Board direction. Field Management



has embraced its responsibility to professionally and proactively be the enforcement arm on behalf of the Board to ensure that quality services are being delivered by vendors. While there are still specific projects and processes to improve, the overall mindset of Field Management is properly aligned to make these continuous adjustments.

*Subsection C (Additional Field Services)* – Overall quality for additional services is good. The District had its first-ever escalation in assessments in 2022 which created a high number of inquiries from the community on rationales and processes. Staff handled all requests professionally and in a timely manner.

**Timeliness of Service (Schedule):** Satisfactory

**SOW Section “District Administration and Management”:**

*Subsection A (Financial Accounting Services)* – Inframark’s financial management is timely, particularly in consideration of the complexities of the District’s needs. In 2022 the budget cycle started earlier than in previous years due to the assumption of responsibility by the new District Manager as well as the anticipation for potential assessment increases and the need for additional scrutiny on information and processes. In 2023 the budget cycle will again begin early to ensure community transparency and accommodating for complexities in our budget.

*Subsection B (Management and Recording Services)* – Overall schedule and responsiveness of Management is satisfactory but could improve. The Board is frequently advised it is a more complex CDD than most others, needs are higher than most other communities.

- General responsiveness to requests can be good at times, other times requires multiple follow-ups. It is unclear if this is an organizational issue of assigning and prioritizing tasks among staff, or a resource shortage issue of having adequate management support resources to address the volume of action items. Proactive tracking and follow-up of items with Board liaisons and other stakeholders should be reviewed for additional staff resourcing, automation, or process improvements. (SOW B.4, B.11, B.12, B.18, B.19, B.20)

*Subsection C (Special Assessment Services)* – Inframark handled the schedule of the assessment processes in a timely manner and allowed for additional schedule to address the possibility of raised assessments and additional time needed for community interaction. This was well done and provided adequate time for decision making and communications.

**SOW Section “Field Management”:**

*Subsection A (Field Services)* – Inframark’s field team is responsive to immediate issues which require emergency attention, notably the response to Hurricane Ian where staff was on-site within hours of the storm clearing. Inframark coordinated its own field team as well as that of external vendors (landscaping, waste removal, sidewalk repairs) in a timely manner after prioritizing the restoration needs following the emergency.

*Subsection B (Field Services - Administrative)* – Inframark’s timeliness for responses to the community requests are generally good, noting that supply chain issues have delayed in some items to be repaired.

- While there are no known systemic issues in the timeliness of response to resident/community requests, this is in part because the District does not have a good tool for efficiently portraying this data. A better ticketing and reporting system is needed and currently under evaluation to automate data and summary reports (SOW B.1, B.2, B.25, also *Subsection B (Management and Recording Services SOW A.17)*) so that the Board is not acting on anecdotal information. Management is currently assisting with the evaluation of options for the Board's consideration.
- The tempo for improvement should increase in 2023 with the focused help of the Board's new Maintenance liaison. This year should have a thorough evaluation of all of the quality processes that Field management uses daily. It should also see an increased tempo of actual resolution by vendors or Inframark field staff, depending on the nature of the issue, to address deficiencies which, in the past, could sometimes take weeks or months for relatively simple items. This has improved over the past 2-3 years and should continue to do so. Field Management should be proactive to bring suggestions to the Board on how to better improve speed to resolution if there are additional resources needed, as was done with the new Tree Trimming contract and the revisions to the new Landscaping contract, both of which had changed requirements based on Management inputs.

*Subsection C (Additional Field Services)* – Overall schedule for additional services is satisfactory. No known issues, deficiencies, or areas for improvement.

**Cost Controls / Financial Management (Cost):** Very Good

**SOW Section "District Administration and Management":**

*Subsection A (Financial Accounting Services)* – Inframark provided a detailed review of the District's financial planning and daily execution, both in its own contract as well as the review of other vendors and costs for the District. Multiple opportunities for cost savings or cost control were identified and implemented through the District's latest round of contract renegotiations and solicitations with various vendors. Management provided good stewardship of District resources by the timing of projects or procurements for cost savings, tracking of District assets in the Field Management team, and seeking for business decisions which improve the District's asset positioning. The District Manager's 2022 budget process brought to the Board's attention the need to raise assessments for the first time in the District's 28 year history due to inflation, increased services offered over the years, and a need to stop using the District's financial reserves for operational costs.

*Subsection B (Management and Recording Services)* – Inframark's relationships with multiple credible vendors has promoted price competition for all District contracts, even those which are below the required dollar threshold for RFPs.

- Continue to increase the competitive process for bids by proactively exploring options for bundling of vendor services/contracts with Osceola County, CROA (to the extent allowable), or other entities when possible (SOW B.13, B.14).

*Subsection C (Special Assessment Services)* – Inframark effectively manages costs and revenues for the District's assessment services. No known areas for significant improvement.

SOW Section “Field Management”:

*Subsection A (Field Services)* – Inframark’s field team effectively manages a number of assets for field inventory in the District’s warehouse including field systems, equipment/tools, construction materials, and heavy machinery. The recent renegotiation of the District’s management contract has proven effective with the costing to ensure staff retention.

- Continue to make proactive recommendations to the Board on areas for improved services, or consistent services with decreased costs. Seek operational efficiencies through contracting, new equipment purchases, or other expenditures to improve value of services. (SOW A.3, A.4, A.9)
- Continued review of services due from Osceola County to ensure they are being accomplished, County is being held to account for level of service. Evaluate lifecycle replacement of county projects (such as road re-pavements) to ensure the District is being prioritized for service. (SOW A.43)

*Subsection B (Field Services - Administrative)* – As mentioned in *Subsection B (Management and Recording Services)* above, the Field team has done a good job of increasing price competition among the District’s vendors. Also, the increase quality controls performed by Field management ensure that services being paid for to vendors are indeed delivered to the standards defined in the contracts. Field management comprises a majority of the District’s total annual budget, so the importance of this cannot be understated.

- In 2023, work with the Board’s Maintenance liaison to maximize return on existing contracts for improvement of services at the contracted cost. I would like to see a full review between Field staff and the Maintenance liaison of the quality control procedures and processes which directly align to the Statements of Work for each of the vendors.
- Assist the Board in the annual evaluations of each vendor (like this evaluation of Inframark) by providing Inframark’s formal inputs on performance and suggestions for improvement for each vendor to maintain cost while maximizing services.

*Subsection C (Additional Field Services)* – Overall quality for cost control for additional services is satisfactory. No known issues, deficiencies, or areas for improvement.

**Business Relationship (Management):** Excellent

The overall business relationship is solid. A good relationship isn’t defined by perfection, but in how the parties react when things go wrong, which is inevitable in any operation of this magnitude. Therefore, while there have been deficiencies and areas to improve, I scored this “Excellent” because of how Inframark’s management has responded to challenges.

]Inframark’s senior management has been responsive to concerns expressed both during the contract renegotiation as well as in daily operations (when needed). Inframark has not lost sight of their role in working for the Board in a professional partnership, not a friendship. When deficiencies have been noted, which has been rare, they have been handled with an honest and open dialogue with an eye towards resolution.

Inframark has embraced the change in 2022’s new contract to a Performance Based SOW instead of what had been a “Personal Services” mentality prior which had put the District as the de facto employer.

Inframark has not sought any cost adjustments to increase staff when needed to achieve the functional areas of the SOW.

- Increase the unsolicited ideas from Management to continue to improve the District. The Board is not the exclusive holder of good ideas, we rely on Management for recommendations of new ideas. These can range from process changes to capital projects to ways to interact with partner stakeholder organizations.
- Continue to bring best practices from other Districts to Celebration. Field management (Brett Perez) has brought fresh perspectives on processes, vendors, and field knowledge from other areas which has positively impacted our operation. District management (Angel Montagna) has brought experience with board dynamics and budgeting to positively influence how we manage our business aspects.
- The District is challenged of getting our message out to the community. Meetings are sparsely attended by the public. While some of this is the choice of the public, I do feel we can do more in messaging to engage the community and push the messaging of the District out. Much of this will come through improved use of technology (social media, web page, new “Celeservice” replacement tool, etc.). This needs to be increasingly proactive and “how much can we do” instead of reactive or “what’s the minimum requirement for engagement”.
- The vestiges of “that’s how we have always done it” are still prevalent. Not to suggest that past Boards or Management did business wrong, but we need to constantly re-evaluate if those practices are right for the District today.

**Additional Comments for Continuous Improvement:**

2022 was the year that the District made an honest assessment of the District’s financial situation and made the difficult decision to raise assessments, which had never been done in the past, just to keep up with inflation and cost realities of today. 2023 needs to be the year that we show the value of those increased assessments and the District’s ability in some areas to increase value while maintaining those costs, and in other areas to smartly add new value at competitive new costs.

**Overall Performance Score for Evaluated Period: Very Good**

No additional comments. Looking forward to a productive 2023 on behalf of the District and the residents and businesses of Celebration.

**We will continue to bring recommendations to the Board, increase timeliness in responses and continue to build our partnership. (AM)**

**Contractor Response to Any Comments Provided By Supervisor:**

**[CONTRACTOR TO INSERT RESPONSES OR REBUTTALS TO ANY SUPERVISOR EVALUATION COMMENTS]**

CCDD Board Supervisor Name: David Hulme

Company/Vendor Evaluated: Inframark

Date of Evaluation: April 12, 2023

Evaluation Period: February 2022 – February 2023

**Quality of Service (Performance):** Excellent

I define this as the bidding, contracting, and management of District vendors. I find the quality of vendors high and am pleased with the ability to replace those not performing to standard.

**Timeliness of Service (Schedule):** Marginal

Responsiveness is the most glaring issue with management. Not to residents or most direct emails from Supervisors, but mainly discussion items raised during board meetings. Specific topics I noted and am unsure of current status:

1. Missing large Island Village undeveloped parcel revenue in draft budget
2. Count of existing doggie stations and a recommendation for Island Village locations
3. Lake Evalyn alley No Outlet sign request - how many other similar signs in town?
4. Note to County (Matthew Perry) to replace street sweeping with vacuum service
5. 717 Eastlawn tree dispute demand letter
6. 313 roof construction defect

**Cost Controls / Financial Management (Cost):** Excellent

Management appropriately keeps costs as a major factor in recommendations to the board

**Business Relationship (Management):** Satisfactory

Without knowing the particular predecessors, recent legal back and forth with CROA indicates a level of miscommunication that reflects poorly on both boards and their management companies. Efforts to hold a joint meeting are a good step forward.

**Additional Comments for Continuous Improvement:**

My evaluation is limited by the small sample size of time as a supervisor. Greatest improvement from my perspective would be pro active communication to supervisors following meetings on next steps for items raised and answers to questions.

**Overall Performance Score for Evaluated Period:** Satisfactory

Primarily a baseline score as a new supervisor. I've been impressed with level of service (vendor management) and financials.

**Contractor Response to Any Comments Provided By Supervisor:**

[CONTRACTOR TO INSERT RESPONSES OR REBUTTALS TO ANY SUPERVISOR EVALUATION COMMENTS]

CCDD Board Supervisor Name: John McLaughlin

Company/Vendor Evaluated: Inframark

Date of Evaluation: March 26, 2023

Evaluation Period: February 2022 – February 2023

**Quality of Service (Performance):** Excellent

Services provided by the Inframark staff under this contract are top shelf. All positions are filled with true professionals, who are well-trained and appropriate for their positions. They provide valuable insight and advice to the Board and do a very good job in managing contracts and contractors.

**Timeliness of Service (Schedule):** Excellent

District Manager is extremely proactive in scheduling meetings, programs, meeting the needs of the community and providing service in accordance with the contract. Field Services Manager, in spite of the huge scope of his job, is very good at staying “on top” of all the areas of his responsibility.

The entire management team is to be commended for their work in this area.

**Cost Controls / Financial Management (Cost):** Excellent

Inframark’s financial support is invaluable. I especially commend Brenda Burgess on her invaluable ability to provide background information to the Audit Committee and for the Budget activities. I note with particular pride the fact that the District has never experienced a negative audit. Management’s advice in all financial matters is timely and appropriate. All managers are exemplary in their adherence to the budget and advice to the board regarding financials.

**Business Relationship (Management):** Excellent

Management maintains a thoroughly professional relationship in all matters. Personnel are cordial and anxious to please.

**Additional Comments for Continuous Improvement:**

The following comments refer to Exhibit A of the contract regarding Scope of Services for District Administration & Management.

B. Management And Recording Services:

20. “Maintain an action item list of tasks and follow ups from meetings.”

It’s possible I’m not familiar with this list in the Board Packet. If it’s already there, then my apologies, if not, it needs to be there and addressed as part of the agenda.

We can provide an action item list to be in the agenda however, meeting follow ups/meeting summaries are sent after each meeting. (AM)

The following comments refer to Exhibit B of the contract regarding Scope Field Services and Related Field Administration.

A. Field Services

9. **“Correspond and oversee the vendor contracts for pond maintenance, mosquito control, street sweeping, and landscaping.”**

Increased emphasis needed on landscaping contract. Large areas of grass have been taken over by weeds or are dying. Need to concentrate on weed-control, fertilization or replacement of sod in these areas.

Field staff has and will continue to address this with the vendor.(AM)

23. **“Pull and replace sidewalk panels per semi-annual inspections.”**

There are numerous cracked panels adjacent to the Georgetown Condominiums. Their use of high lift devices to access their buildings for maintenance and painting has cracked these panels. I don't see this as a failure of Field Services as much as it is a failure of the Board to take an aggressive stance to require Georgetown to replace these panels. The District needs to aggressively pursue any entity responsible for cracking panels to repair such panels.

Staff tries to stay on top of outside vendors use of equipment and notify the entities of such. We will get more aggressive on this.(AM)

B. Field Services (Administrative)

21. **“Gather and provide data quarterly from District owned radar signs.”**

To my knowledge there has only been one time that this data was downloaded and analyzed. I would be very interested in what data could be gleaned from these devices.

Staff will pull this data and get it to the Board. (AM)

22. **“Order signage for alleyways and informational boards.”**

The CCDD sign on the esplanade, besides being out of date and providing no valuable information, has fallen apart and needs to be repaired. This is partly a failure of the Board to act upon replacing / repairing / removing the sign.

Staff will stay more on top of signage that needs to be repaired. The budget is there to get these signs repaired and or updated with Board direction. Staff will be more proactive in bringing this to the Board for direction if needed. (AM)

**Overall Performance Score for Evaluated Period: Excellent**

The following comments refer to Exhibit A of the contract regarding Scope of Services for Distract Administration & Management.

Unqualified **OUTSTANDING!** The management team is always on the same page, extremely helpful, open to listening and geared to please. Angel Montagna is always knowledgeable, provides great counsel and is willing to take on any task. Brett Perez has come in with a great deal of expertise and added immensely to Field Operations. He is a valuable asset in regards to our landscape program. Russ Simmons continues to be the backbone behind the Field Operations division. His background knowledge of Celebration is beyond belief. He always gets the job done. The teams these managers have surrounded themselves with has combined to contribute to the success and well-being of the District in every way. They are all truly professionals and experts in their fields!

**Contractor Response to Any Comments Provided By Supervisor:**

**[CONTRACTOR TO INSERT RESPONSES OR REBUTTALS TO ANY SUPERVISOR EVALUATION COMMENTS]**



CCDD Board Supervisor Name: Cassandra Starks

Company/Vendor Evaluated: Inframark

Date of Evaluation: April 18, 2023

Evaluation Period: February 2022 – February 2023

**Quality of Service (Performance):** Satisfactory

[INSERT COMMENTS ON THE CONTRACTOR'S OVERALL QUALITY, ABILITY TO ADDRESS RISK ISSUES FOR THE CONTRACTED SCOPE OF WORK, MEET DELIVERABLES/FUNCTIONAL REQUIREMENTS FROM THE CONTRACTED SCOPE OF WORK]

**Timeliness of Service (Schedule):** Satisfactory

[INSERT COMMENTS ON THE CONTRACTOR'S ABILITY TO MEET PROJECT SCHEDULES, ADDRESS ISSUES IN A TIMELY MANNER, RESPONSIVENESS]

**Cost Controls / Financial Management (Cost):** Very Good

[INSERT COMMENTS ON THE CONTRACTOR'S ADHERENCE TO PROPOSED COST FROM THE CONTRACT, ABILITY TO EFFECTIVELY MINIMIZE USE OF DISTRICT'S FINANCES WHILE MAINTAINING SERVICE]

**Business Relationship (Management):** Satisfactory

[INSERT COMMENTS ON THE OVERALL BUSINESS RELATIONSHIP, PROFESSIONAL PARTNERSHIP]

**Additional Comments for Continuous Improvement:**

Please continue to provide timelines for projects that may take longer than a week or two to complete. I think this will reduce discontent among the Board, as well as the residents. For example, residents were upset about what they perceived as the CCDD's lack of concern regarding repair of the downtown fountain. We know that getting parts was the issue, but the public didn't know that, and they didn't have a timeline as to when the repair would be completed. Now that we have a Facebook page, we're set to keep the public notified of all the projects we have ongoing.

**Overall Performance Score for Evaluated Period:** Satisfactory

[INSERT ANY ADDITIONAL COMMENTS]

**Contractor Response to Any Comments Provided By Supervisor:**

[CONTRACTOR TO INSERT RESPONSES OR REBUTTALS TO ANY SUPERVISOR EVALUATION COMMENTS]

CCDD Board Supervisor Name: Tom Touzin

Company/Vendor Evaluated: Inframark

Date of Evaluation: 03/27/2023

Evaluation Period: February 2022 – February 2023

**Quality of Service (Performance):** Choose an item.

The team is very good and addressing risks and the impact this would have to the resident's, budgets and infrastructure. The one area that needs to be addressed is meeting the expected deadlines. The sense of urgency isn't there on some of the projects and even if it is due to a vendor issue, we are not pushing the vendor but prefer to wait until they are ready. We need to take the initiative and move things forward on a timely basis.

**Timeliness of Service (Schedule):** Choose an item.

As addressed above, we need to have a sense of urgency especially when it is laid out that there is a deadline for projects to be completed. We are five months into the fiscal year and yet no area landscape projects are completed. We urgently need this completed as we need to show residents what the budget increase has provided them.

**Cost Controls / Financial Management (Cost):** Choose an item.

I always feel that the team has honest conversations with cost controls and is open to research even more to provide a solid solution.

**Business Relationship (Management):** Choose an item.

The entire team is made up of excellent professionals who you can have up front conversations with. Friendly and being honest are the cornerstone of this team.

**Additional Comments for Continuous Improvement:**

In the coming months we will have additional budget items that are project based that will need to be scoped out and completed. This will take every member's focus to ensure we get this done on a timely basis as well as within budget.

**Overall Performance Score for Evaluated Period:** Choose an item.

Good

**Contractor Response to Any Comments Provided By Supervisor:**

[CONTRACTOR TO INSERT RESPONSES OR REBUTTALS TO ANY SUPERVISOR EVALUATION COMMENTS]

# **Subsection 7D**

# **Development Agreement**

NOV 15 2002 8:51PM

MD WILLS

407

1 0301

P. 1

MEL WILLS JR., CLERK OF THE CIRCUIT COURT - OSCEOLA CTY  
03/18/94 11:00 VERIFIED: LAA INSTR # 94-021024

BK 1177  
PG 0566

CELEBRATION DEVELOPMENT AGREEMENT

between

THE CELEBRATION COMPANY,

and

OSCEOLA COUNTY, FLORIDA

relative to

the development known as

CELEBRATION

This Document Prepared By:

Akerman, Senterfitt & Eidson, P.A.  
255 S. Orange Avenue, 17th Floor  
Orlando, Florida 32801

(407) 843-7860

TABLE OF CONTENTS

ARTICLE I.

DEFINITIONS AND EXHIBITS . . . . . 2

    Section 1.1    Definitions . . . . . 2

    Section 1.2    Exhibits . . . . . 6

ARTICLE II.

MUTUAL BENEFITS AND ASSURANCES; CONDITIONS PRECEDENT . . . 7

    Section 2.1    Purposes of Agreement . . . . . 7

    Section 2.2    Bargained for Reliance by Owner . . . 7

    Section 2.3    Conditions Precedent . . . . . 8

ARTICLE III.

TRANSPORTATION IMPROVEMENTS AND PUBLIC FACILITIES . . . . 8

    Section 3.1    COUNTY Obligations, Participations and  
                    Limitations . . . . . 8

    Section 3.2    Financing and Provision for Other  
                    Public Facilities . . . . . 11

ARTICLE IV.

REGULATIONS GOVERNING THE DEVELOPMENT OF THE PROPERTY . 13

    Section 4.1    Conditions . . . . . 13

    Section 4.2    Moratoria . . . . . 13

    Section 4.3    Development Exactions . . . . . 13

    Section 4.4    Regulation of Development Per  
                    Existing Land Use Regulations and  
                    Permits . . . . . 14

    Section 4.5    Reservations of Authority . . . . . 14

    Section 4.6    Regulation by Other Public Agencies 15

    Section 4.7    Permits from Other Agencies . . . . 16

    Section 4.8    Concurrency and Capacity Reservation 16

ARTICLE V.

TRANSFERS AND ASSIGNMENTS . . . . . 17

    Section 5.1    Transfer and Assignments of Rights  
                    and Interests . . . . . 17

    Section 5.2    Termination of Agreement with  
                    Respect to Individual Parcels Upon  
                    Sale . . . . . 19

    Section 5.3    Impact Fee Ordinances . . . . . 19

ARTICLE VI

TERM OF AGREEMENT . . . . . 20

    Section 6.1 Stated Term . . . . . 20

    Section 6.2 Rights and Duties Following  
Termination . . . . . 20

ARTICLE VII

DEFAULT AND REMEDIES. . . . . 20

ARTICLE VIII

COUNTY COMPREHENSIVE PLAN . . . . . 20

    Section 8.1 Amendment, Suspension and  
Termination . . . . . 20

ARTICLE IX

ESTOPPEL CERTIFICATE . . . . . 21

ARTICLE X

EFFECT OF AGREEMENT ON TITLE . . . . . 22

    Section 10.1 Covenants Run With The Land . . . . . 22

    Section 10.2 No Dedication or Lien . . . . . 23

    Section 10.3 Termination Upon Final Sale . . . . . 23

ARTICLE XI

MORTGAGEE PROTECTIONS . . . . . 23

    Section 11.1 Mortgagee Protection . . . . . 23

    Section 11.2 Mortgagee Not Obligated . . . . . 24

    Section 11.3 Notice of Default to Mortgagee;  
Right of Mortgagee to Cure . . . . . 24

    Section 11.4 Bankruptcy . . . . . 24

ARTICLE XII

MISCELLANEOUS PROVISIONS . . . . . 25

    Section 12.1 Severability . . . . . 25

    Section 12.2 No Third Party Beneficiaries . . . . . 25

    Section 12.3 Notices . . . . . 25

    Section 12.4 Successors and Assigns . . . . . 26

HUG 15 2002 8:51PM

HD' PLEIE

407- 1-9301

P. 4

**EXHIBITS**

Exhibit A	Description of Property
Exhibit B-1	Transportation Improvements
Exhibit B-2	Public Facilities
Exhibit C	Infrastructure Capacity Reservations

CELEBRATION DEVELOPMENT AGREEMENT

THIS AGREEMENT ("Agreement") is entered into this \_\_\_\_ day of \_\_\_\_\_, 1994, by and between THE CELEBRATION COMPANY, a Florida corporation ("Owner"), and OSCEOLA COUNTY, a political subdivision organized and existing under the laws of the State of Florida ("COUNTY").

RECITALS

This Agreement is entered into based upon the following facts:

A. When in this Agreement, each of the terms defined in Article I of this Agreement shall have the meaning given to it therein.

B. Owner is the owner of the Property and desires to develop the Property as a mixed-use development for the uses and purposes set forth in the Land Use Plan. The development of the Property requires substantial early capital expenditures for construction and installation of major on-site infrastructure and facilities (including, for example, the provision of roads, interchanges, traffic signals, drainage and flood control improvements, water and sanitary sewer facilities, fire and other public facilities), with sufficient capacity to serve the residents and others using the Property.

C. The Property is presently located entirely within the jurisdictional limits of RCID; however, the jurisdictional limits of RCID will be contracted so that, subsequent to the contraction, the Property will be located solely within the jurisdictional limits of Osceola County.

D. In contemplation of contraction, the parties have entered into the DRI Interlocal Agreement whereunder RCID has (with respect to the Property) voluntarily waived its exemption from Section 380.06, Florida Statutes and the Property has been voluntarily submitted to development of regional impact review.

E. COUNTY has approved the Land Use Plan through the planned development process. As part of the process of approving the Land Use Plan, COUNTY has: (i) taken into consideration the environmental effects caused by the Project, and (ii) evaluated the impacts associated with vehicular traffic conditions within the County, and (iii) determined the extent of availability of adequate levels of public services and facilities within the County.



F. As consideration for the assurances provided by this Agreement, the COUNTY's Development Order and various External Road Agreements have identified a series of mitigation measures in connection with the development of the Project to eliminate the anticipated adverse impacts on levels of public services and facilities within the County. COUNTY has requested that Owner provide (or cause to be provided), and Owner is willing to provide (or cause to be provided) certain sums and/or lands and to construct and, where appropriate make available to the public: (i) Transportation Improvements, and (ii) Public Facilities, as herein defined.

G. Owner is willing to assist the COUNTY by providing (or causing to be provided) the Transportation Improvements and Public Facilities, some of which may be provided earlier than otherwise needed by the Project, but only upon receipt of assurances that Owner will be able to complete the development of the Property.

H. The Board of County Commissioners of the COUNTY has found and determined that this Agreement: (i) is consistent with COUNTY's Comprehensive Plan, the Celebration Development Order, Celebration PUD approval and the other Celebration approvals existing as of the date hereof which are applicable to the Project; (ii) is in the best interests of the health, safety and general welfare of COUNTY, its residents and the public; and (iii) is entered into pursuant to and constitutes a present exercise of the police power of the COUNTY.

I. Based on the foregoing and in satisfaction of Condition 6 of the Development Order, Owner and COUNTY desire to enter into this Agreement.

NOW, THEREFORE, for and in consideration of the foregoing recitals of fact, the mutual covenants contained herein and other consideration, the value and adequacy of which are hereby acknowledged, the parties agree as follows:

## ARTICLE I

### DEFINITIONS AND EXHIBITS

#### Section 1.1 Definitions.

The following terms when used in this Agreement shall be defined as follows:

A. "Building and Improvement Standards" means Regulations of COUNTY of general application which establish regulations and

standards for the building, construction and installation of structures and associated improvements such as and including, without limitation, COUNTY's building, plumbing, mechanical, electrical, subdivision, drainage, handicap, sign and fire codes.

B. "CDD" means one or more community development districts formed pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes.

C. "Comprehensive Plans" means collectively the Osceola County Comprehensive Plan, the RCID Growth Management Plan and the Comprehensive Regional Policy Plan of the RPC.

D. "Concurrency Management Agreement" means the interlocal agreement between RCID and COUNTY dated \_\_\_\_\_, 1994 which addresses funding and construction of portions of the Regional Road Network.

E. "Concurrency Management System Ordinance" means Osceola County Ordinance which, when adopted, will address and manage concurrency issues and vesting.

F. "COUNTY" means Osceola County, a political subdivision of the State of Florida.

G. "County" means the geographical area within the boundaries of COUNTY.

H. "Development" means the improvement of the Property with the structures, improvements and facilities comprising the Project, including without limitation: activities defined as "development" pursuant to Section 380.04, Fla. Stat., grading, the construction of infrastructure and public facilities related to the Project whether located within or outside the Property; the construction of structures and buildings; and the installation of landscaping. The term "Development" does not include the maintenance, repair, reconstruction or redevelopment of any structures, improvements or facilities after the construction and completion thereof.

I. "Development Approval(s)" means site specific plans, maps, permits and other use entitlement of every kind and nature approved or granted by COUNTY in connection with the Development of the Property, including but not limited to: land use and site plans, preliminary and final subdivision plats, conditional and special use permits, and grading, building and other similar permits.

J. "Development Exactions" means requirements imposed by COUNTY (in connection with or pursuant to any Land Use Regulation or Development Approval) for the dedication of land, the payment

of fees (other than impact fees) or money, or the construction or improvement of public facilities in order to lessen, offset, mitigate or compensate for the adverse impacts of the Project on environmental or other public concerns or interests or for the improvement, construction or acquisition of any public infrastructure, facilities or property.

Said term shall not include assessments and taxes unless exacted as a condition of Development under a Development Approval nor shall it include any requirements with respect to the replacement, repair, maintenance or operation of public infrastructure, facilities and property or the provision of public services.

K. "Development Order" means the Development of Regional Impact Development Order, issued by COUNTY, pursuant to Florida Statute Section 380.06, which will govern the Development of the Project, as it may be amended from time to time.

L. "DRI Interlocal Agreement" means the Development of Regional Impact Interlocal Agreement dated May 31, 1990, by and among COUNTY, RCID, RPC, the Department of Community Affairs, and Owner.

M. "Economic Expectations" means the business and economic expectations of the Owner and COUNTY with respect to the completion of the Project in accordance with the Governing Policies, taking into consideration, technical, financing, market and other factors.

N. "Effective Date" means the date upon which occurs the last of the conditions precedent set forth in Section 2.3.

O. "Existing Land Use Regulations" means the Land Use Regulations in effect on December 13, 1993.

P. "External Road Agreements" means the Concurrency Management Agreement; the FDOT/Celebration Memorandum of Understanding between the Florida Department of Transportation, Osceola County, Reedy Creek Improvement District, and Disney Development Company, dated April 7, 1993, the Osceola Parkway Development Agreement, dated July 22, 1992,; and the Southern Connector Extension Development Agreement, dated July 20, 1992, and as amended December 22, 1993.

Q. "Governing Policies" means (i) the land use and Development policies specified in the Development Order and the Planned Development Approval, (ii) Existing Land Use Regulations, (iii) the Land Use Plan, and (iv) any matters specified in Section 4.1 of this Agreement.

R. "Land Use Plan" means the Planned Development Concept Plan for the Project adopted by the COUNTY in connection with the Planned Development Approval for the Project on June 7, 1993, together with all regulations with respect to the foregoing, adopted by COUNTY, as of December 13, 1993.

S. "Land Use Regulations" means the ordinances, regulations, resolutions and orders adopted by the COUNTY which govern the permitted uses of land, the density and intensity of use, and the design, improvement, and construction standards and specifications applicable to the Development of the Property, including: the Comprehensive Plan, the Land Use Plan, the Development Order, zoning ordinances, planned community district ordinances, resolutions and orders establishing Development Exactions, subdivision and park codes and Building and Improvement Standards. Land Use Regulations also include Development Approvals and Development Exactions.

T. "Mortgage" means a mortgage, deed of trust, sale and leaseback arrangement or other transaction in which the Property, or a portion thereof or an interest therein, is pledged or held as security.

U. "Mortgagee" means the holder of the Mortgage.

V. "Owner" means The Celebration Company, a Florida corporation, its designee, successors and assigns.

W. "Owner's Obligations" means the obligations of Owner to pay the sums, build and construct the improvements, dedicate the lands and improvements, and undertake and perform the other Owner actions described in Article III.

X. "Planned Development Approval" means the conditions of Project approval (including Development criteria, standards and granted waivers) obtained pursuant to ZMA93-53, approved December 13, 1993.

Y. "Project" means the Development improvements contemplated by the Land Use Plan with respect to the Property, including but not limited to on-site and near-site improvements, as such Development is further defined, enhanced or modified pursuant to the provisions of this Agreement and the Development Order.

Z. "Property" means the real property described in the attached Exhibit A, together with any other real property that may be subsequently incorporated in the Development Order.

AA. "Public Facilities" means the lands and/or facilities to be improved, constructed and dedicated or conveyed to any

governmental entity, including the CDD, in accordance with this Agreement.

AB. "RCID" means Reedy Creek Improvement District.

AC. "Regulations" means local, state and federal laws, statutes, ordinances, and codes (including the Building and Improvement Standards), resolutions, rules, regulations (including the COUNTY's Land Use Regulations) and orders; approvals, denials and conditional approvals in connection with preliminary and final subdivision plats, conditional and special use permits and other permits of every kind and character; and official policies and actions of COUNTY; together with amendments to all of the foregoing.

AD. "Reservations of Authority" means the rights and authority reserved to COUNTY in Section 4.6.

AE. "RPC" means the East Central Florida Regional Planning Council.

AF. "Traffic-Related Development Exactions" means any Development Exactions to provide for: (i) rights-of-way, facilities, or improvements for or to the road and motor vehicular transportation system within the County (including, but not limited to, the Property), or (ii) any facilities, equipment or physical improvements which are a substitute therefor or are to serve the same function as an increase in the capacity of (or a reduction in traffic on), the Regional Road Network or said road and motor vehicular traffic system. Traffic-Related Development Exactions do not include and cover on-site, local subdivision roads located within the Project.

AG. "Transportation Improvements" means the road improvements which the COUNTY requires (or may in the future require) to be provided by Owner (or which Owner will cause to be provided) pursuant to this Agreement or as a condition of completing development authorized by the Development Order; including the road improvements covered by the Concurrency Management Agreement.

## Section 1.2 Exhibits.

The reference to a specified "Exhibit" in this Agreement is a reference to one of the exhibits listed below, which exhibits are attached hereto and by this reference made a part hereof.

<u>Exhibit Designation</u>	<u>Description</u>
A	Description of Property
B-1	Transportation Improvements
B-2	Public Facilities
C	Infrastructure Capacity Reservations

ARTICLE II

MUTUAL BENEFITS AND ASSURANCES; CONDITIONS PRECEDENT

Section 2.1 Purposes of Agreement.

This Agreement is entered into for the purpose of carrying out the Land Use Plan (and the Development Order) for the Project in a manner that will facilitate anticipated benefits to both COUNTY and Owner as described in the Recitals, Exhibits B-1 and B-2, and as provided by the External Road Agreements, Celebration Affordable Housing Agreement and Concurrency Management Agreement. The Agreement is also intended to provide Owner assurances regarding the Regulations and Land Use Regulations applicable to the Development of the Property, including but not limited to those relating to timing, density and intensity of Development and Development Exactions, that will justify the undertakings and commitments of Owner and the substantial investment in major on-site and off-site infrastructure for the Project and as required by the External Road Agreements and the Concurrency Management Agreement.

Section 2.2 Bargained For Reliance by Owner.

A. The assurances herein provided to Owner are bargained for and in consideration of the undertakings of Owner (and others on behalf of Owner) set forth in this Agreement, the External Road Agreements, the Concurrency Management Agreement and the Celebration Affordable Housing Agreement, and are intended by COUNTY to be and have been relied upon by Owner in undertaking the obligations provided for in the various agreements and in expending monies and making improvements pursuant to such agreements.

B. Owner is aware Courts normally extend to local agencies significant deference in the adoption of Regulations which might permit COUNTY to apply inconsistent Regulations in the future under the auspices of the Reservations of Authority. Accordingly, Owner desires (and COUNTY hereby gives) assurances

that COUNTY will not inequitably further restrict or limit the Development of the Property except in strict accordance with the Reservations of Authority.

Section 2.3      Conditions Precedent.

The effectiveness of this Agreement is conditioned upon occurrence of all of the following:

A. The finalization (including resolution of appeals, if any) of the Development Order pursuant to the DRI Interlocal Agreement for the Development of the Property; and

B. The contraction of the Property from RCID such that all or substantially all of the Property is no longer within the jurisdiction of RCID. Any portion of the Property which is not so removed from the jurisdiction of RCID will not be subject to this Agreement, and there shall be no inference arising from this Agreement that such non-contracted portion of the Property is subject to the land use planning or developmental control of COUNTY; and

C. The COUNTY executing the Concurrency Management Agreement and the Affordable Housing Agreement.

ARTICLE III

TRANSPORTATION IMPROVEMENTS  
AND PUBLIC FACILITIES

Section 3.1      COUNTY Obligations, Participations and  
Limitations.

A. Cooperation.

1. Additional Funding. The participation of Owner in the provision of Public Facilities is intended to be supplementary to the normal COUNTY sources of funding for the Public Facilities. COUNTY shall continue in its normal and customary efforts to obtain local, state, federal and other funds to construct and complete the Public Facilities. To the extent that COUNTY obtains such funds and determines in its reasonable discretion that it would normally apply such funds to the construction and completion of the Public Facilities, COUNTY shall apply such funds to such purposes, which application will reduce Owner's obligation to contribute funds or property for such improvements.

It is the intention of the parties that, by virtue of Owner's agreement to participate in the provision of Public

Facilities, the Property will not be further subjected to COUNTY levies or assessments for transportation or public purposes unless the burden of any such levies or assessments falls equitably both on lands within the Project and on surrounding lands outside the Project which use the improvements requiring such additional levies or assessments.

2. Roads in Other Jurisdictions. If construction of roadway improvements located in other jurisdictions becomes necessary for the orderly progress of Project Development, the COUNTY will make reasonable efforts to effect such improvements, which efforts shall include negotiation and execution of interlocal agreements regarding roadways and any improvements thereto, but shall not require COUNTY to pay the cost of such improvements.

3. Rights and Interests Provided by COUNTY. If Owner is ever required by COUNTY to construct Transportation Improvements or Public Facilities on lands not owned by Owner, as a condition precedent to the performance of such obligation COUNTY shall provide (or cause to be provided) the real property rights and interests necessary for the construction of such Transportation Improvements or Public Facilities.

4. Construction Inspections. If requested by Owner, it is the current intent of the COUNTY to consider placing engineering and building construction inspectors at the Property. In considering such placement the COUNTY shall take into account the permit and inspection fees attributable to Project construction activity, any funds proposed by Owner to be paid COUNTY to cover the additional costs associated with such personnel placement, and the increased efficiency associated with on-site construction inspectors.

5. Dedications.

(a) Owner shall have the right to extend the time frame for dedication (or conveyance to the COUNTY) of road, road rights-of-way and road or utility rights-of-way easements, so long as during the period of such extension the Owner has full maintenance and repair responsibility. Thereafter, at Owner's election exercised from time to time, Owner may convey or dedicate, and COUNTY shall accept such conveyance or dedication of such road, rights-of-way or easements, subject to the following restrictions: (i) at the time of conveyance or dedication the transfer complies with the Planned Development Approval, (ii) any improvements being conveyed or dedicated have been constructed and maintained in accordance with COUNTY standards, and (iii) the Owner provides to the COUNTY (or Grantee) an appropriate one (1) year maintenance bond.



(b) Without limiting the generality of the foregoing, the COUNTY specifically agrees that roads dedicated to the COUNTY may be conveyed by means of a dedication in fee of the paved portion of the road right-of-way (i.e., curb to curb), while reserving to the Owner or CDD an easement over the paved parking lanes adjacent to and inside the curb of the road, and dedication via easement to COUNTY over the road shoulder (i.e., outside of the curb), thereby permitting Owner or the CDD to control and administer the use of such parking lanes and shoulders.

(c) In connection with any dedication or conveyance provided by this subsection, the grantor may reserve to itself or the CDD an easement over the land below the roadway surface for the purposes of granting third party utility rights.

#### 6. Parking Controls.

(a) The COUNTY will work with the Owner and the CDD respecting the development and enforcement of an on-street residential and commercial parking program for the Project.

(b) The Owner or the CDD shall have the right to control and regulate the availability of road shoulders and road parking lanes for parking purposes, including but not limited to:

(i) the right to prohibit parking in certain areas;

(ii) the right to restrict the type of parking in certain areas (e.g., "resident only" parking areas);

(iii) the right to establish days and hours when parking can occur in certain areas and the duration of permitted parking;

(iv) the right to establish, at the Owner's or CDD's expense, mechanisms and procedures to charge and collect money from users of on-street parking (which money may be retained by such Owner or CDD to the extent necessary to offset the cost of providing and administering the parking program), including, without limitation, installation of parking meters, parking coin boxes and other means of collection, and parking decals, stickers or other means of identifying and regulating parking; and

(v) the right to erect signs regulating parking along roads that have been dedicated to the COUNTY.

(c) The rights reserved in the preceding subparagraph (b) to Owner or the CDD are subject to and conditioned upon the following:

(i) all signs, meters, coin boxes and other equipment and installations shall be provided solely at the expense of the Owner, CDD or property owners' association providing same; and

(ii) the entity installing any of the foregoing shall be solely responsible for the cost and performance of all maintenance, repairs and replacements to any of the foregoing; and

(iii) exercise of rights under this Section shall not restrict access of emergency, public, or utility vehicles.

(d) If requested by Owner or the CDD, the COUNTY will provide (to the extent the COUNTY has the right to provide) enforcement of any violations of any parking restrictions imposed on any roads within the Property and (to the extent the COUNTY has the authority) shall seek collection of any fines imposed by any court of competent jurisdiction in the same manner and with at least the same diligence as the COUNTY exercises in enforcing parking regulations and restrictions imposed by the COUNTY on other COUNTY roads; provided that the entity requesting same reimburses COUNTY for all costs and expenses incurred by COUNTY, net of any sums collected by COUNTY as a result of any enforcement actions brought by COUNTY.

7. Right-of-Way and Landscape Maintenance. With respect to road rights of way dedicated to the COUNTY (including landscaping thereon), the COUNTY will allow the CDD (or property owner's associations) to supplement and add to landscaping and maintain all or any portion of such right-of-way or landscaping areas so long as such maintenance activities meet the COUNTY's minimum maintenance and design standards and the COUNTY is appropriately indemnified and insured by the CDD (or property owner's association) against loss or damage from acts or events arising out of or attributable to such maintenance or landscaping additions.

Section 3.2 Financing and Provision for Other Public Facilities.

A. Owner's Future Participation. This Article III provides for certain Public Facilities which will be required to serve existing and future residents and populations of the

Property and the surrounding area. Owner shall participate (to the extent described below) in the following programs:

1. Future Fee Programs. The Development of the Property in accordance with the Governing Policies, the Planned Development Approval and the Land Use Plan will provide for orderly growth in accordance with the policies and goals set forth in the COUNTY Comprehensive Plan. Subject to the provisions below, in addition to normal impact fee programs the Project shall participate (on a pro rata basis) in any future fee programs which include the Project as a portion of the area of benefit. However, the Project will not be required to participate in such fee programs if the Project is otherwise providing the infrastructure or services proposed to be provided by said program.
  2. Limitations on Exactions. In connection with approval of the Project the COUNTY has taken into account the specific need to provide open space, park lands, stormwater and drainage systems. Accordingly, Owner shall be exempt from further or additional Development Exactions (exceeding those provided in the Land Use Plan approval) for open space, park, and stormwater management and drainage purposes; provided, however, Owner may be subject to Development Exactions imposed as a condition to the granting of future Development Approvals for additions to the Property or specific land use changes when such changes require an amendment to the Land Use Plan.
  3. Judicial Requirements. Notwithstanding any limitation set forth above, if COUNTY is compelled by a court of competent jurisdiction to construct additional public facilities within the Project for the purpose of benefitting the Project, then Owner shall be subject to any fee program adopted pursuant to Paragraph A(1) for the purpose of funding such additional facility. Nothing in this Paragraph 3 shall prohibit Owner from appealing any such determination.
- B. Drainage Fees. So long as the Project drainage systems discharge into or are a part of the master systems constructed or maintained by RCID or the CDD the Development shall not be subject to COUNTY drainage fees or assessments.
- C. Library. COUNTY and Owner shall confer and cooperate toward the objective of establishing a public library in the Project, it being the intent of the COUNTY to provide such a facility if it is economically feasible and justified.

ARTICLE IVREGULATIONS GOVERNING THE DEVELOPMENT OF THE PROPERTYSection 4.1 Conditions.

The permitted land uses of the Property, the density and intensity of use, provisions for reservation or dedication of land for public purposes, location of public improvements, and the terms and conditions of Development applicable to the Project, shall be those set forth in this Agreement, the Land Use Plan, the Planned Development Approval and the Development Order.

Section 4.2 Moratoria.

Except where provided in Reservations of Authority set forth below, no moratorium, ordinance, resolution, or other Land Use Regulation or limitation on the rate, timing or sequencing of the Development of the Property shall apply to or govern the Development of the Property during the term hereof, whether affecting parcel or subdivision maps (whether preliminary or final), building permits, occupancy permits or other entitlement to use issued or granted by COUNTY. In the event of any such subsequent action, Owner shall continue to be entitled to apply for and receive Development Approvals in accordance with the Existing Land Use Regulations, subject only to the terms of this Agreement.

Section 4.3 Development Exactions.

Subject to the Reservations of Authority, COUNTY shall not levy or require:

(i) any further Development Exactions, including Traffic-Related Development Exactions, other than:

(A) those provided for by the Development Order, the Planned Development Approval or the External Road Agreements; or

(B) any on-site Traffic-Related Development Exactions reasonably required by COUNTY in accordance with Existing Land Use Regulations.

(ii) any environmental preservation/mitigation requirements which conflict with, duplicate or exceed those established in the long term permits issued for the Project by SFWMD: 48-00714-S, ACOE: 199101901(IP-GF), FDER: 48,49 & 532039239, and FGFWFC: OSC-4.

(iii) Project participation in the US 192 Beautification Municipal Service Benefit Unit ("MSBU") so long as an interlocal agreement exists between the COUNTY and the CDD which implements a comparable level of improvements, enhancements and controls with respect to the Project's US 192 frontage.

Section 4.4 Regulation of Development Per Existing Land Use Regulations and Permits.

\* A. In General. Notwithstanding any future action of COUNTY and except for future Development Approvals for additions to the Property, or specific land use changes when such changes require an amendment to the Land Use Plan, during the term of this Agreement the rules, regulations and official policies applicable to and governing the Development of the Property shall be the Existing Land Use Regulations, the Planned Unit Approval, the provisions of this Agreement, and the Reservations of Authority.

B. Vested Rights. In developing the Property, Owner is entitled to require that the Land Use Regulations of COUNTY applicable to and governing the Development of the Property during the term hereof shall be as provided in Section 4.4(A).

C. Long Term Permits. With respect to mitigation required for Project encroachment into wetlands, wetland buffers, wildlife, wildlife habitat and other environmentally sensitive areas, Owner (or persons acting on behalf of Owner) has obtained long term permits from ACOE, FDER, SFWMD, FGFWFC and USFWS allowing such impacts, which permits have specified and determined the required mitigation. The County shall neither prohibit development of such permitted areas, nor exact or require any additional mitigation.

Section 4.5 Reservations of Authority.

Notwithstanding anything to the contrary set forth herein, in addition to the Existing Land Use Regulations, the Planned Unit Approval, the Land Use Plan, the Development Order, and the terms of this Agreement, the following Regulations adopted by COUNTY subsequent to the Effective Date hereof shall fully apply to and govern the Development of the Property, including future Development Approvals for additions to the Property, and specific land use changes when such changes require an amendment to the Land Use Plan not governed by the Initial Development Order and Land Use Plan Approval ("Reservations of Authority"):

A. Future Regulations. Future COUNTY Regulations which are not additive to or in conflict with the Governing Policies.

B. State and Federal Laws and Regulations. Existing and future State and federal laws and regulations. If State or federal laws and regulations prevent or preclude compliance with one or more provisions of this Agreement, such provisions shall be modified or suspended to the extent required to comply with such State and federal laws and regulations. In such circumstances this Agreement shall remain in full force and effect to the extent it is not inconsistent with such laws and regulations and performance of the remaining provisions would not be inconsistent with the intent and purposes of this Agreement.

C. Public Health and Safety. Regulations which are adopted by COUNTY, which may be in conflict with the Governing Policies, but which are specifically determined by the COUNTY to be reasonably and specifically necessary in order to protect the public health and safety.

D. Building and Improvement Standards. Present and future Building and Improvement Standards unless such Standards are determined to significantly: (i) reduce the amount of land within the Property which can be utilized for structures and improvements, or (ii) increase the amount of open space required within the Project, or (iii) increase the development cost to Owner, or (iv) decrease the density per acre, or (v) adversely impact the land uses previously allowed for the Property.

E. Processing Fees and Charges. Processing fees and charges of every kind and nature imposed or required by COUNTY under current or future Regulations covering the actual costs of COUNTY in (i) processing applications and requests for permits, approvals and other actions, and (ii) monitoring compliance with any permits issued or approvals granted or the performance of any conditions with respect thereto or any performance required of Owner hereunder.

F. Full Extent of Law. The COUNTY is restricted in its authority to limit its police power by contract and the foregoing limitations, reservations and exceptions are intended to reserve to COUNTY all of its police power which cannot be so limited. Therefore, this Agreement shall be construed (contrary to its stated terms if necessary) to reserve to COUNTY all such power and authority which cannot be restricted by contract.

#### Section 4.6 Regulation by Other Public Agencies.

Unless required by law, during the term of this Agreement COUNTY will not: (i) seek any amendment or modification to any approved plan or permit affecting the Project which has been

obtained from any other public agency having authority to regulate aspects of the Development of the Property, or (ii) consent (if the COUNTY'S consent is required) to the adoption by any other governmental authority of any new or changed requirements, rules, regulations or permits which would materially and adversely affect the Owner's development of the Property, unless such matter otherwise satisfies the requirements of the Reservations of Authority.

#### Section 4.7 Permits from Other Agencies.

The Owner contemplates obtaining permits and approvals from other state and federal agencies (e.g., SFWMD Conceptual MSSW Construction Permit (RCID), Long-term ACOE Dredge and Fill Permit (WDW), Long-term FDER Dredge and Fill Permit (WDW), FGFWFC Gopher Tortoise Take Permit (WDW), U.S. Fish and Wildlife Service permits, and etc.) having environmental jurisdiction and regulatory authority over the Property and its development. Development activities occurring pursuant to such permits and approvals are exempted from further COUNTY review and permitting under analogous Land Use Regulations, and the COUNTY will not impose additional or more stringent requirements or conditions than those set forth in the specific approvals and permits from the relevant agencies. However: (i) activities beyond the scope of such permits and approvals shall be subject to the COUNTY'S Comprehensive Plan and applicable regulations, and (ii) the significance of future modifications to said permits and approvals will be reviewed to determine whether (to the extent of the change only) the exemptions herein provided have been waived.

#### Section 4.8 Concurrency and Capacity Reservation.

A. Owner Created Capacity. The COUNTY acknowledges that with respect to the Transportation Improvements described by the External Road Agreements and the Public Facilities and improvements, Owner has created (or will create or cause to be created) infrastructure capacity for use of the Project and others in the Project vicinity. Therefore, for concurrency system compliance purposes, the Project will be deemed to have available and reserved to it the infrastructure capacities set forth on Exhibit C, so long as Owner, and/or any of its affiliates, fulfills all of their respective obligations under the External Road Agreements with the governmental entity obligated to construct and/or fund the improvements therein. The utilization of such reserved infrastructure capacity will not constitute a violation of the Concurrency Management System Ordinance or the Comprehensive Plan. With respect to Transportation Improvements built by Owner and dedicated to COUNTY (and which are thereafter included in COUNTY'S Comprehensive Plan Capital Improvement Element for concurrency purposes) the Project will have reserved capacity on such

improvements (so built and dedicated) to the extent of Owner's proportionate participation in such improvements.

B. Existing Transportation Capacity. The COUNTY acknowledges the Development Order has been issued recognizing and relying upon the fact that there currently exists transportation infrastructure sufficient to accommodate twenty-eight thousand one hundred (28,100) external daily trips emanating from Phase 1 of the Project. Consequently, consistent with the provisions of Section 9J-5.055(2)(e) to the extent of twenty-eight thousand one hundred (28,100) external daily trips, Phase 1 of the Project meets concurrency from a transportation perspective.

C. Sanitary Sewer and Potable Water. Sanitary sewer and potable water will be provided to the Project from either the CDD or the City of Kissimmee. A certificate of capacity availability from the provider thereof shall be sufficient to demonstrate compliance with the COUNTY's Concurrency Management System Ordinance with respect to such facilities.

#### ARTICLE V

#### TRANSFERS AND ASSIGNMENTS

#### Section 5.1 Transfer and Assignments of Rights and Interests.

A. Rights and Interests Appurtenant. The rights and interests provided herein to Owner benefit and are appurtenant to the Property. Owner has the right to sell, assign and transfer any and all of its rights and interests and to delegate any and all of its duties and obligations hereunder; provided, however, that such rights and interests may not be transferred or assigned except in strict compliance with the following conditions precedent:

(i) Rights, obligations and interests (in whole or in part) may be transferred or assigned only together with and as an incident of the transfer and assignment of the portions of the Property to which they relate, including any transfer or assignment pursuant to any foreclosure of a Mortgage or a deed in lieu of such foreclosure; and

(ii) Contemporaneously with any assignment or transfer described in subsection (i) above, Owner shall specify the portions of the Property to which the assignment or transfer is appurtenant, and designate the Development rights which are included within the transfer.



Any attempt to assign or transfer any right, obligation or interest in this Agreement except in strict compliance with this Article V, shall be null and void and of no force and effect until such compliance has occurred.

B. Allocation and Relocation of Density. The density and type of Development provided by the Governing Policies may be distributed by Owner throughout the Property in accordance with and subject to the Existing Land Use Regulations and the Planned Development Approval. Further, Development quantities of land use types approved in the Development Order and the Land Use Plan may be increased or decreased, or advanced or deferred in phasing, so long as: (i) such alterations do not constitute a substantial deviation under the Development Order or Section 380.06(19), Florida Statutes, and (ii) with each increase of Development quantity and external impacts for a particular land use type there is a corresponding decrease in Development quantities and external impacts for another land use in the Project, with each increase and decrease of external impacts being measured in terms of external average daily trips, (iii) such changes do not conflict with the COUNTY'S Comprehensive Plan, and (iv) if required as a result of such redistribution the Planned Development Plan will be accordingly amended.

C. Subject to Terms of Agreement. Following an assignment or transfer of any of the rights and interests of Owner under this Agreement, the exercise, use and enjoyment thereof shall continue to be subject to the terms of this Agreement to the same extent as if the assignee or transferee was the Owner. Without limiting the generality of the foregoing,

(i) the further assignment or transfer of any of the rights, obligations or interests under this Agreement shall be made only in accordance with and subject to the terms of this Section 5.1, and

(ii) the rights, obligations and interests assigned or transferred are subject to termination in accordance with this Agreement.

The assignee or transferee of any of the rights and interests of Owner shall have no duty or obligation to perform Owner's Obligations or other affirmative covenants of Owner under this Agreement unless such obligations and covenants are expressly assumed in connection with the conveyance of said rights and interests.

D. Release of Owner. Notwithstanding the assignment or transfer of portions or all of the Property or rights or interests under this Agreement, Owner shall continue to be obligated under this Agreement unless released or partially

released by COUNTY with respect to Owner's Obligations and the other duties and obligations of Owner under this Agreement, which release or partial release shall be provided by COUNTY upon the satisfaction by Owner of the following conditions:

(i) Owner is not then in default under this Agreement;

(ii) Owner has provided COUNTY with the written notice required under Section 5.1A.; and

(iii) The assignee or transferee has assumed the duties and obligations as to which Owner is requesting to be released and (except where the assignee or transferee is the CDD or RCID) has provided COUNTY with reasonable assurances demonstrating that Owner's Obligations and the other duties and obligations of Owner under this Agreement for which Owner is being released will be fully performed.

Section 5.2 Termination of Agreement With Respect to Individual Parcels Upon Sale.

Notwithstanding any provisions of this Agreement to the contrary (unless the conveyance instrument or lease provides otherwise and makes the transfer subject to this Agreement, and subject to the provisions of Section 5.1(D) above), the limitations of this Agreement shall terminate as to any lot or parcel which has been subdivided (whether or not platted), individually (and not in "bulk") leased (for a period of longer than one (1) year) or sold to a purchaser. Thereafter, and without the execution or recordation of any further document or instrument, such lot or parcel shall be released from and no longer be subject to or burdened by the provisions of this Agreement; provided, however, that the benefits to the parcel owner or tenant of this Agreement shall continue to run (as to any such lot or parcel) until all the buildings have been constructed thereon, or until the termination of this Agreement, if earlier.

Section 5.3 Impact Fee Ordinances.

Notwithstanding anything herein contained to the contrary, Owner shall comply with all impact fee ordinances from time to time in effect and applicable to the Property and the Development.

ARTICLE VITERM OF AGREEMENTSection 6.1 Stated Term.

The term of this Agreement is intended to provide sufficient time for: (i) the complete development of the Property and Project, and (ii) the full repayment of any bonds issued by the CDD and/or RCID (or other debt obligations incurred in lieu of said bonds) for the purpose of financing the construction and acquisition of a portion of the Public Facilities or Transportation Improvements. Based on the foregoing, this Agreement shall become effective on the Effective Date and unless earlier terminated pursuant to the provisions of this Agreement shall continue in effect until December 31, 2020. If the parties determine that a longer period is necessary to complete Development the term of this Agreement may be extended by the further written agreement of the parties in accordance with Article VIII. If the aforesaid bonds (or any refinancings thereof) are not fully retired by December 31, 2020 the Owner may elect to extend the term up to but not exceeding ten (10) years.

Section 6.2 Rights and Duties Following Termination.

After termination, no party shall have any further right or obligation hereunder except with respect to any obligation which should have been performed prior to termination or with respect to any default in the performance of the provisions of this Agreement occurring prior to termination.

ARTICLE VIIDEFAULT AND REMEDIES

Upon default hereunder, the non-defaulting party shall have such rights and remedies as are provided by law or equity.

ARTICLE VIIICOUNTY COMPREHENSIVE PLANSection 8.1 Amendment, Suspension and Termination.

A. Revision of COUNTY's Comprehensive Plan. If for any reason the COUNTY's Comprehensive Plan or any part thereof is hereafter judicially determined to be invalid, inadequate or not in compliance with applicable laws or regulations and the effect of such determination would be to invalidate this Agreement

unless amended, this Agreement shall nevertheless remain in full force and effect. Thereafter, upon the adoption or amendment of any COUNTY Comprehensive Plan provision which is necessary (in order to comply with applicable laws or regulations) to cure such invalidity or inadequacy, together with any amendments of the Development Order and the Land Use Regulations required in order to comply with the portions of such new or revised COUNTY Comprehensive Plan implemented to avoid invalidation of this Agreement, the reference herein contained to the COUNTY Comprehensive Plan shall thereafter mean and refer to such portions of the new or amended COUNTY Comprehensive Plan and such amendments in the Development Order and Land Use Regulations.

B. Suspension of Obligations. If development of the Property is enjoined or prevented from proceeding by any judicial order or determination in connection with the determinations regarding the COUNTY Comprehensive Plan referred to above and the subsequent proceedings with respect thereto referred to in Paragraph B of this Section, the time for performance of the obligations of the parties hereunder shall be extended as hereinafter provided.

C. Option to Terminate. If any of the amendments of the COUNTY Comprehensive Plan, the Development Order or Land Use Regulations (occurring by reason of the events described in subsection B above) result in a reduction in the number of units or the density or intensity, or timing, sequencing or phasing of development or otherwise adversely impact the Economic Expectations of Owner in connection with the Project, Owner may terminate this Agreement by notice in writing to COUNTY.

## ARTICLE IX

### ESTOPPEL CERTIFICATE

Either party may, at any time, and from time to time, deliver written notice to the other party requesting certification in writing that, to the knowledge of the certifying party, (i) this Agreement is in full force and effect and a binding obligation of the parties, (ii) this Agreement has not been amended or modified either orally or in writing, or if amended, identifying the amendments, and (iii) the requesting party is not in default in the performance of its obligations under this Agreement, or if in default, to describe therein the nature and amount of any such defaults. A party receiving a request hereunder shall execute and return such certificate within thirty (30) days following the receipt thereof. The County Manager shall have the right to execute any certificate requested by Owner hereunder. COUNTY acknowledges that a

certificate hereunder may be relied upon by transferees and Mortgagees.

ARTICLE X

EFFECT OF AGREEMENT ON TITLE

Section 10.1 Covenants Run With The Land.

Subject to the specifically limiting provisions of Article VI and the protections afforded Mortgagees under Article XIV:

(i) All of the provisions, rights, terms, covenants and obligations contained in this Agreement shall be binding upon the parties and their respective heirs, successors (by merger, consolidation, or otherwise) and assigns, devisees, administrators, representatives, lessees, and all other persons acquiring any rights or interests in the Property, or any portion thereof, whether by operation of laws or in any manner whatsoever and shall inure to the benefit of the parties and their respective heirs, successors (by merger, consolidation or otherwise) and assigns;

(ii) All of the provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the land pursuant to applicable law;

(iii) Each covenant to do or refrain from doing some act on the Property (or a specific portion thereof) hereunder (A) is for the benefit of and is a burden upon the applicable portions of the Property, (B) runs with such lands, and (C) is binding upon each party and each successive owner during its ownership of such properties or any portion thereof, and each person having any interest therein derived in any manner through any owner of such lands, or any portion thereof, and shall benefit each party and its lands hereunder, and each other person succeeding to an interest in such lands.

Any assignee or transferee or Mortgagee which acquires rights or interests in or with respect to the Property or any portion thereof shall take and hold such rights and interests subject to this Agreement, but shall not have been deemed to have assumed the Owner's Obligations or the other affirmative duties and obligations of Owner (which Owner obligations and other affirmative duties shall be retained by Owner pursuant to Section 5.1(D) above) hereunder, except:

(i) to the extent that any such assignees, transferees or mortgagees have expressly assumed any of the duties or obligations of Owner hereunder; or

(ii) to the extent that the performance of any duty or obligation by Owner is a condition precedent to the performances of a covenant by COUNTY, it shall continue to be a condition to COUNTY's performance hereunder.

#### Section 10.2 No Dedication or Lien.

Nothing herein shall be construed as a dedication or transfer of any right or interest in, or as creating a lien with respect to, the title to the Property (or any portion thereof). Except where herein specifically provided to the contrary, the specifically identified duties and liabilities of the Owner (and its successors and assigns) shall be in personam (as opposed to in rem), and shall not be an encumbrance running with title to the Property.

#### Section 10.3 Termination Upon Final Sale.

As provided in Section 5.2, without the requirement of any further writing or action on the part of any party hereto, this Agreement shall terminate as to specific conveyed lots or parcels as provided therein; provided, all obligations with respect to such lot or parcel shall remain with Owner until satisfied or released pursuant to Section 5.1(D) above.

### ARTICLE XI

#### MORTGAGEE PROTECTIONS

#### Section 11.1 Mortgage Protection.

This Agreement shall be superior to any lien placed upon the Property, or any portion thereof, including the lien of any Mortgage. Notwithstanding the foregoing, no breach hereof shall impair the lien of any Mortgage made in good faith and for value, nor shall it defeat or prevent any acquisition or acceptance of

title or any right or interest in or with respect to the Property or any portion thereof, by a Mortgagee (whether under or pursuant to a Mortgage, foreclosure, trustee's sale, deed in lieu of foreclosure, or otherwise). However, a Mortgagee shall acquire title or its interest subject to the provisions of this Agreement.

Section 11.2 Mortgagee Not Obligated.

Notwithstanding the priority provisions of Section 11.1 above, no Mortgagee shall have a personal obligation or duty under this Agreement to perform Owner's Obligations or other affirmative covenants of Owner hereunder, or to guarantee such performance.

Section 11.3 Notice of Default to Mortgagee; Right of Mortgagee to Cure.

If COUNTY receives notice from a Mortgagee requesting a copy of any notice of default given Owner hereunder and specifying the address for service thereof, and if Owner has previously agreed then COUNTY shall deliver to such Mortgagee, concurrently with service thereon to Owner, any notice given to Owner with respect to any claim by COUNTY that Owner has not complied in good faith with the terms of this Agreement or has committed an event of default. Each Mortgagee shall have the right (but not the obligation) for a period of ninety (90) days after the receipt of such notice from COUNTY to cure or remedy, or to commence to cure or remedy, the claim of default or noncompliance set forth in the COUNTY's notice. If the default is of a nature which can only be remedied or cured by the Mortgagee upon obtaining possession, the Mortgagee shall seek to obtain possession with diligence and continuity through foreclosure, appointment of a receiver or otherwise, and shall thereafter remedy or cure the default or noncompliance within thirty (30) days after obtaining possession. If any such default or noncompliance cannot, with diligence, be remedied or cured within such thirty (30) day period, then the Mortgagee shall have additional time reasonably necessary to remedy or cure the default or noncompliance if the Mortgagee commences curative efforts during such thirty (30) day period, and thereafter diligently pursues and completes such cure.

Section 11.4 Bankruptcy.

Notwithstanding the foregoing provisions of this Section 11, if a Mortgagee is prohibited from commencing or prosecuting foreclosure (or other appropriate proceedings in the nature thereof) by any process or injunction issued by any court or by reason of any action by any court having jurisdiction of any bankruptcy or insolvency proceeding involving Owner, the times specified in Section 11.3 for commencing or prosecuting

foreclosure or other proceedings shall be extended for the period of the prohibition; provided, the Mortgagee is proceeding expeditiously to terminate the prohibition and in no event for a period longer than one year.

## ARTICLE XII

### MISCELLANEOUS PROVISIONS

#### Section 12.1 Severability.

If any provision of this Agreement, the deletion of which would not adversely affect the receipt of any material benefit by any party hereunder, or substantially increase the burden of any party hereto, shall be determined invalid, void or unenforceable, the remainder of this Agreement shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform taking into consideration the purposes of this Agreement.

#### Section 12.2 No Third Party Beneficiaries.

The only parties to this Agreement are Owner and COUNTY. Except with respect to the specific successors and assigns of the parties who are directly and specifically assigned rights hereunder, there are no third party beneficiaries under this Agreement, and this Agreement is not intended, and shall not be construed, to benefit or be enforceable by any other person whatsoever.

#### Section 12.3 Notices.

All notices required or provided for under this Agreement shall be in writing and delivered in person or sent certified mail, postage prepaid and addressed as follows:

If to COUNTY:      Osceola County  
                          County Administration Building  
                          17 South Vernon Avenue  
                          Kissimmee, Florida 34741  
                          Attention: County Manager



Copy to: County Attorney  
County Administration Building  
17 South Vernon Avenue  
Kissimmee, FL 34741

If to Owner: The Celebration Company  
Suite 123 Westwood Center  
6700 Forum Drive  
Orlando, Florida 32821  
Attention: Brenda C. Eckmair

Copy to: Lawrence B. Pitt, Esq.  
Walt Disney World Company  
Post Office Box 10,000  
Lake Buena Vista, Florida 32830

Any notice given as required herein shall be deemed given seventy-two (72) hours after deposit in the United States mail or upon receipt. In the alternative, notices may be sent Federal Express or any other receipted national overnight delivery service. In such circumstances, receipt will be on the date of actual delivery. A party may change its address for notices by giving notice in writing to the other party as required herein and thereafter notices shall be addressed and transmitted to the new address.

Section 12.4 Successors and Assigns.

The terms and conditions of this Agreement shall be binding upon and inure to the benefit of the parties and their successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first set forth above.

OSCEOLA COUNTY, FLORIDA

By: [Signature]  
Chairman, Board of County Commissioners

ATTEST: Clerk, Board of County Commissioners

By: [Signature]  
Deputy Clerk

# **Section 8**

## **Regular Reports**

# **Subsection 8B**

## **Field Manager**

# **Subsection 8B(i)**

## **Monthly Report**

**Celebration  
Community  
Development District  
Field Management  
Report**

# PROJECT 7/10/23, 9:27 AM

celebration audit

Monday, July 10, 2023

Prepared For Celebration CDD

35 Items Identified

Russ Simmons -Field Manager Celebration  
Inframark





**Item 1**

Assigned To 1530 Management  
Broke 16 panels have notified  
management



**Item 2**

Assigned To Solitude  
Need spraying



**Item 3**

Assigned To CDD

Waiting on quote Lake Evelyn



**Item 4**

Assigned To CDD

Mirasol





**Item 5**

Assigned To CDD  
Tree fort removed



**Item 6**

Assigned To Nash Construction  
Working on 3 shade structures





**Item 7**

Assigned To K and D Concrete  
Replacing panels from north village  
to lake side 4000s/f



**Item 8**

Assigned To Solitude  
Acadia East





**Item 9**

Assigned To Solitude  
Acadia west



**Item 10**

Assigned To Juniper  
N some new plants installed 101  
Acadia Terrace





**Item 11**

Assigned To Juniper

101 Acadia Terrace need new sod



**Item 12**

Assigned To CDD

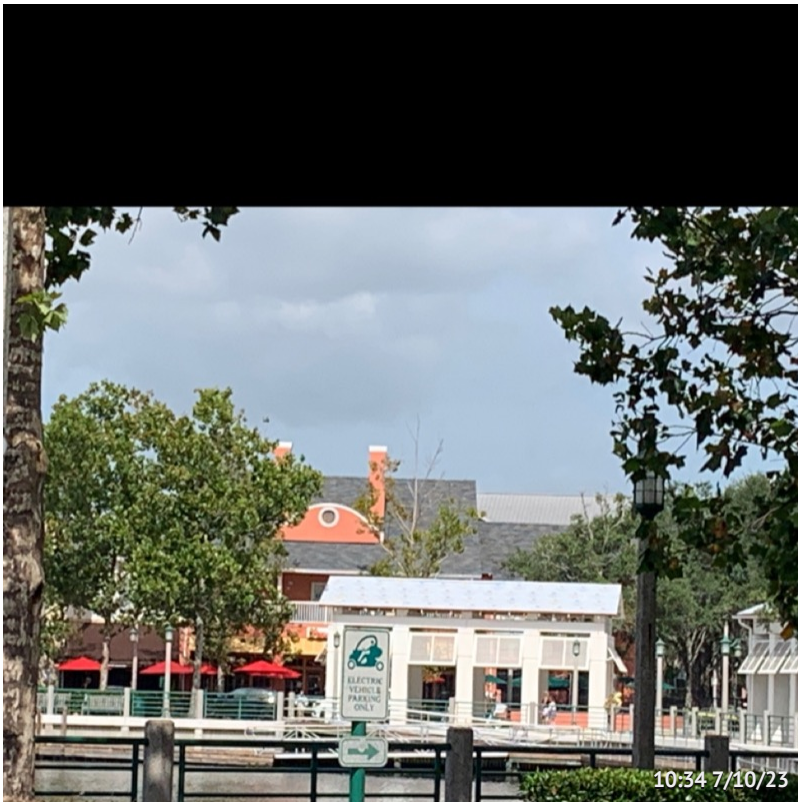
Painted all caps





**Item 13**

Assigned To Resmondo Sod  
50/50 Chance sod will take due to  
no sun and roots north village side



**Item 14**

Assigned To Nash Construction  
Shade structures downtown



**Item 15**

Assigned To CDD

Installing 2 new transformers for esplanade lighting old boxes rusted



**Item 16**

Assigned To ?

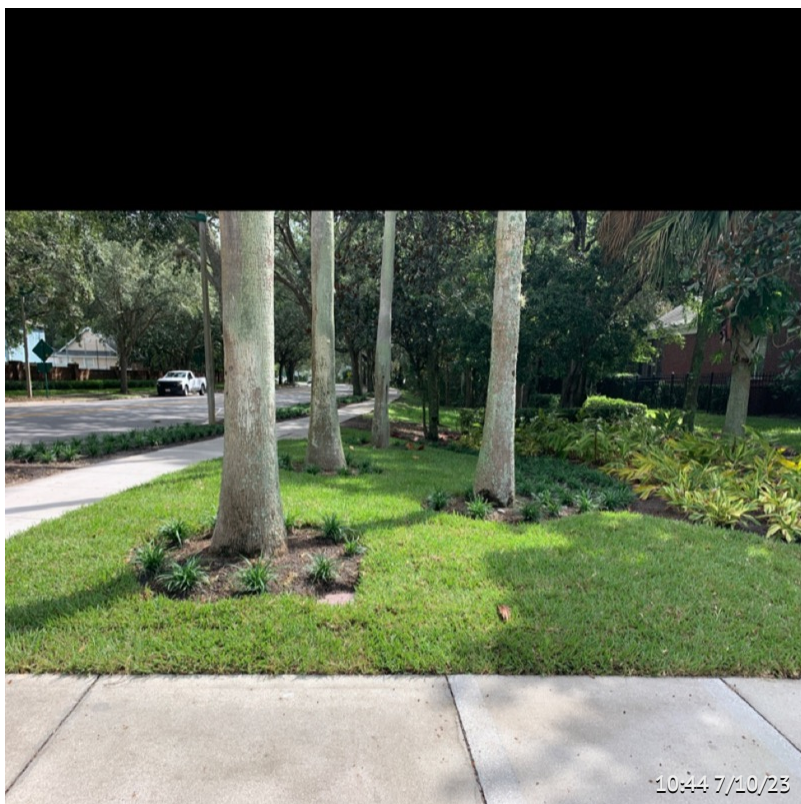
Croa/Lexin want more recepticals installed for farmers market don't think CDD should go 1/3 on price but we could let electricians borrow lift





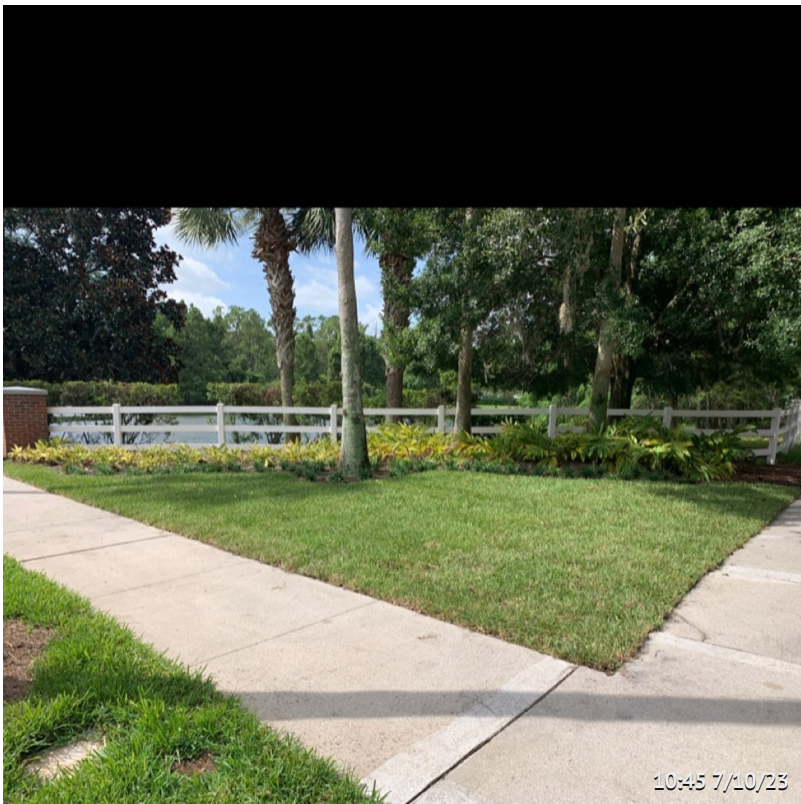
**Item 17**

Assigned To Juniper  
Eastlawn coming along



**Item 18**

Assigned To Juniper  
Eastlawn



**Item 19**

Assigned To Juniper  
Eastlawn



**Item 20**

Assigned To Solitude  
Eastlawn South





**Item 21**

Assigned To Juniper  
Eastlawn alley had valve problem  
grass is bouncing back



**Item 22**

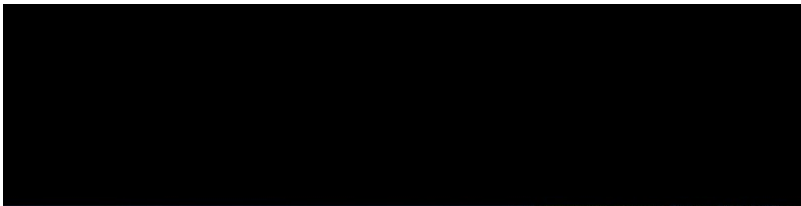
Assigned To Juniper  
Eastlawn alley sod





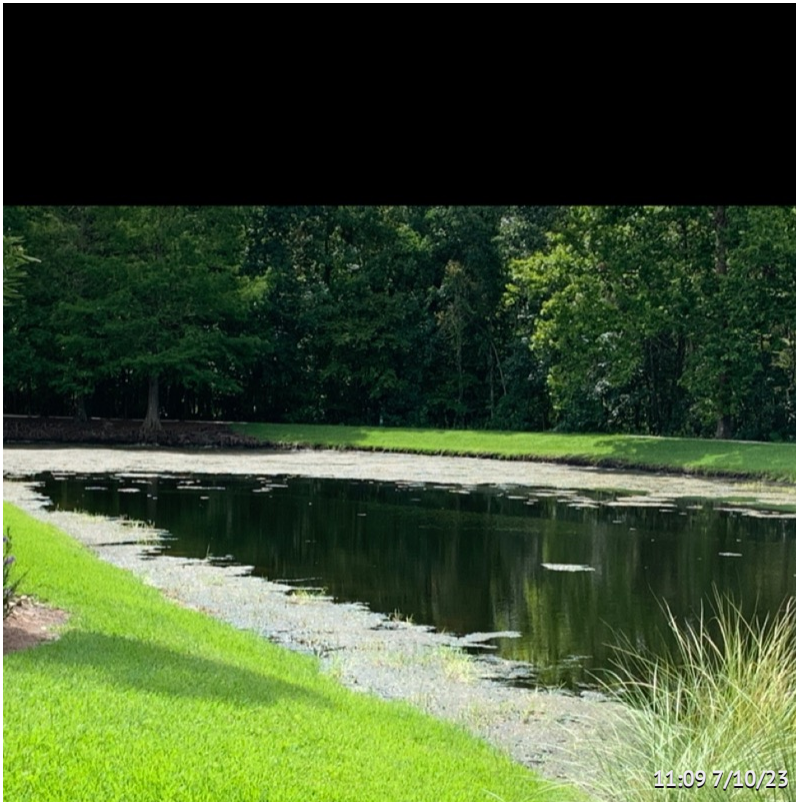
**Item 23**

Assigned To Observation  
Aquila



**Item 24**

Assigned To Solitude  
Oak shadows



**Item 25**

Assigned To Solitude

Roseville looks like it's all been treated

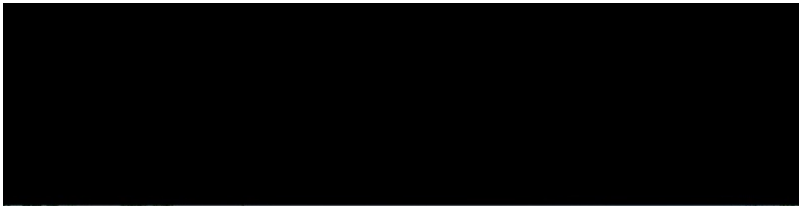


**Item 26**

Assigned To Juniper

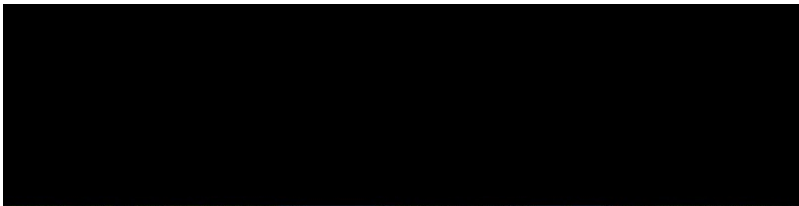
Artisan condo's need pine straw and some sod or plants





**Item 27**

Assigned To Observation  
Artisan condo's



**Item 28**

Assigned To Solitude  
Hubbard court may have been  
treated





**Item 29**

Assigned To CDD

Hole developed next to drain 1014 persimmons



**Item 30**

Assigned To Solitude

Need spraying spring park loop

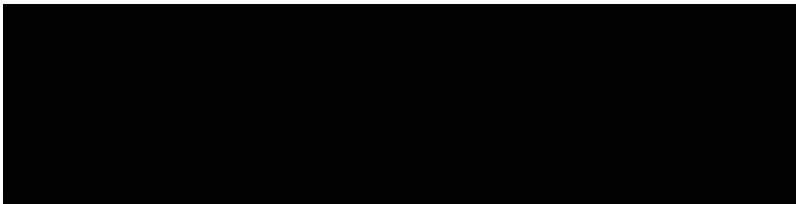




**Item 31**

Assigned To CDD

Direct short in wire between 1st and 2nd light can't pull new wires



**Item 32**

New trees planted at school with irrigation sod will be next





**Item 33**

Assigned To Observation  
Island village



**Item 34**

Apparently a shared meter at club  
house pool



**Item 35**

Assigned To Solitude

Spring lake some algae along edge

looks like it's been treated



**CELEBRATION COMMUNITY  
DEVELOPMENT DISTRICT**

**FIELD MANAGEMENT REPORT**  
**June 2023**

**ELECTRICAL**

6-1-2023

- Repaired lights:
  - ✓ SV55
  - ✓ CV659
  - ✓ CV621
  - ✓ CV412

6-5-2023

- Completed streetlight outage.

6-6-2023

- Repaired lights:
  - ✓ NV122
  - ✓ NV332
  - ✓ NV107
  - ✓ CCDD860
  - ✓ NV169
  - ✓ ECDD152
  - ✓ ECDD84
  - ✓ CV355
  - ✓ CV382
  - ✓ CV357
  - ✓ CV605
  - ✓ CV607
  - ✓ ECDD71
  - ✓ ECDD34
  - ✓ ECDD32

6-7-2023

- Repaired lights:
  - ✓ CCDD847
  - ✓ CCDD900
  - ✓ CCDD774
  - ✓ CCDD943
  - ✓ EV150
  - ✓ EV200
  - ✓ EV184
  - ✓ EV61
  - ✓ CV193
  - ✓ CB284
  - ✓ CP27
  - ✓ CP18
  - ✓ CB121
  - ✓ SV4
  - ✓ SV40
  - ✓ AP32

6-8-2023

- Worked on Circuit issue at Island Village.
- Repaired lights:
  - ✓ EV58
  - ✓ EV54
  - ✓ SVB72
  - ✓ EV288
  - ✓ EV401
  - ✓ EV237
  - ✓ EV515
  - ✓ AP8

6-9-2023

- Checked on tripped breakers at Island Village.
- Repaired lights:
  - ✓ NV180
  - ✓ AP163
  - ✓ AP238

6-12-2023

- Worked on circuit issue at Island Village.
- Repaired lights:
  - ✓ NV98
  - ✓ AP250
  - ✓ AP257
  - ✓ AP298
  - ✓ AP202
  - ✓ AP127
  - ✓ CCDD945
  - ✓ SV250
  - ✓ SV369
  - ✓ SV305

6-13-2023

- Repaired lights:
  - ✓ CCDD826
  - ✓ SV203
  - ✓ SV196
  - ✓ SV122
  - ✓ SV321

6-14-2023

- Repaired lights:
  - ✓ SV183
  - ✓ SV138
  - ✓ SV162
  - ✓ SV234
  - ✓ SL92
  - ✓ SL56

6-15-2023

- Isolated circuit issue located between 2<sup>nd</sup> light and pull box in knee wall.
- Pulled four fixtures.

6-16-2023

- Worked on bollard lights behind Lake Rianhard – removed ballast and installed lamp.
- Repaired lights:
  - ✓ SV161
  - ✓ CCDD669

6-19-2023

- Worked on bollard lights in Spring Lake – Replaced 1 lamp.
- Repaired AP233

6-21-2023

- Repaired lights:
  - ✓ EV77
  - ✓ CCDD868

6-26-2023

- Worked on Island Village bridge lights.
- Repaired lights:
  - ✓ AP150
  - ✓ AP151
  - ✓ EV72

6-29-2023

- Repaired lights:
  - ✓ WV77
  - ✓ WV37
  - ✓ SV186
  - ✓ SV114

**CELEBRATION COMMUNITY  
DEVELOPMENT DISTRICT**

**FIELD MANAGEMENT REPORT**  
**June 2023**

**S I D E W A L K S**

6-1-2023

- Grinded 14 sidewalk panels on Celebration Ave.

6-2-2023

- Grinded 19 panels on Celebration Ave.

6-5-2023

- Grinded 7 panels on Westpark Dr and 14 panels on Celebration Ave.

6-6-2023

- Grinded 21 panels on Celebration Ave.

6-7-2023

- Grinded 11 panels on Reeves St and poured concrete on Artisan Ave.

6-8-2023

- Grinded 4 panels on Pawstand Rd and 2 panels on Oak Shadows Rd.

6-9-2023

- Grinded 23 panels on Wilde Dr.

6-12-2023

- Grinded 13 panels on Banks Rose St, 8 panels on Pawstand Rd, and 5 panels on Acadia Terrace.

6-13-2023

- Grinded 12 panels on Wilde Dr.

6-14-2023

- Grinded 14 panels on Flagstone Ave and 4 panels on Acadia Terrace.
- Removed 3 panels on 1247 Aquila Loop . Cut roots and framed.

6-15-2023

- Grinded 26 panels on Acadia Terrace.

6-16-2023

- Poured concrete on 710 Honeysuckle Ave and framed at 1247 Aquila Loop.
- Grinded 7 panels on Acadia Terrace.

6-19-2023

- Grinded 20 panels on Acadia Terrace.

6-20-2023

- Grinded 20 panels on Acadia Terrace.

6-21-2023

- Grinded 6 panels on Wilde Dr.

6-22-2023

- Grinded 36 panels on Acadia Terrace.

6-27-2023

- Grinded 36 panels on Golfpark.

6-28-2023

- Replaced sidewalk panel on 1247 Aquila Loop and Celebration Pl.

6-29-2023

- Grinded 19 panels on Golfpark Dr.

**CELEBRATION COMMUNITY  
DEVELOPMENT DISTRICT**

**FIELD MANAGEMENT REPORT**  
**June 2023**

**P R E S S U R E   W A S H I N G**

6-1-2023

- Pressure washed the retaining wall Downtown. (200)

6-2-2023

- Pressure washed the retaining wall down by Celebration Ave. (500)

6-5-2023

- Pressure washed the tables and chairs Downtown.
- Pressure washed the sidewalk on Front St. (400)

6-6-2023

- Pressure washed the Splash pad Downtown,
- Continued the sidewalk on Front St. (300)

6-7-2023

- Pressure washed the sidewalk down Celebration Ave. (650)
- Pressure washed the white fence down by Celebration Ave . (450)

6-8-2023

- Pressure washed the sidewalk on Eastlawn. (980)



6-12-2023

- Pressure washed the sidewalk down Towhee Ct. (550)

6-13-2023

- Continued the sidewalk down Towhee Ct. (525)

6-14-2023

- Continued the sidewalk down Towhee Ct. (470)

6-15-2023

- Pressure washed the sidewalk down Waterside. (380)

6-19-2023

- Continued the sidewalk down Waterside. (420)

6-21-2023

- Pressure washed the sidewalk down Acadia. (280)

6-22-2023

- Pressure washed the sidewalk down Oak Pond Dr. (554)

6-26-2023

- Pressure washed downtown and the sidewalk by Oak Pond Dr. (675)

6-27-2023

- Pressure washed the sidewalk down by Oak Pond Dr. (580)

6-27-2023

- Pressure washed the sidewalk down Oak Pond Dr. (525)

6-29-2023

- Pressure washed the sidewalk down by White Moss . (675)

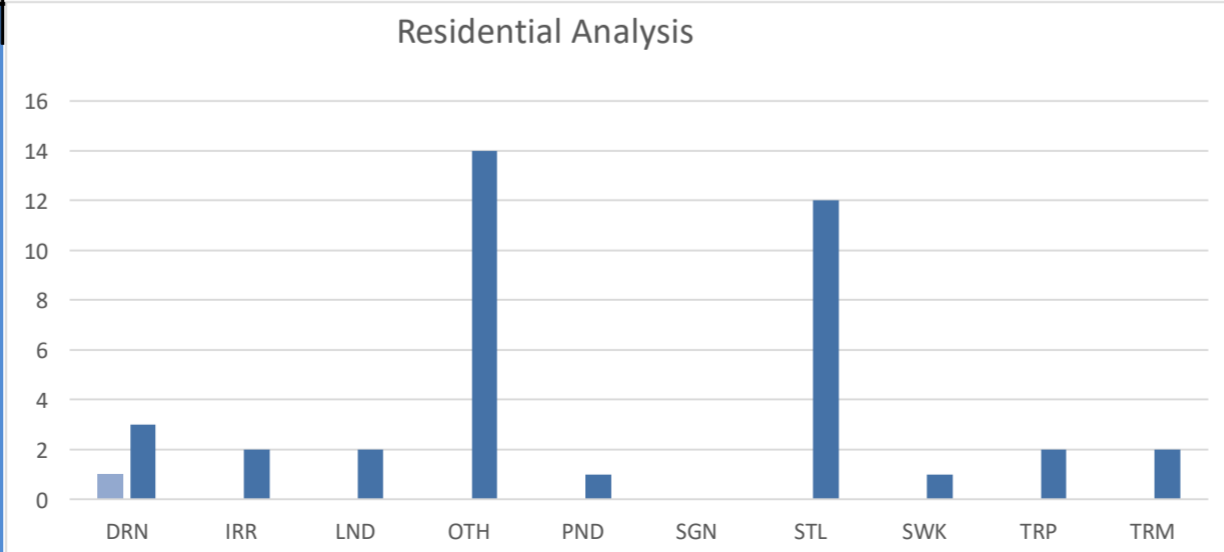
6-30-2023

- Pressure washed the sidewalk down by White Moss. (600)
-

**Celebration  
Community  
Development District  
Residential Service Log**

Date	Location	Category	Description of complaint	Action taken	Status	Field	Name	Phone/Email
6/12/2023	450-454 Arbor Circle	BWK	Broken board	Created Work Order	Complete	Staff		
		1						
6/12/2023	500-598 Water St	DRN	Clogged drain	Created Work Order	Complete	Staff		
6/20/2023	514 Longmeadow	DRN	Drain clogged	Created Work Order	Complete	Staff		
6/21/2023	514 Longmeadow	DRN	Drain cover	Created Work Order	Complete	Staff		
		3						
6/6/2023	1517 Castile	IRR	Broken sprinkler	Created Work Order	Complete	Staff		
6/22/2023	506 Golfpark	IRR	Damaged sprinkler head	Created Work Order	Complete	Staff		
		2						
6/8/2023	1005 Periwinkle Ct	LND	Cul-de-sac needs Landscaping	Created Work Order	Complete	Staff		
6/12/2023	1239 Celebration Ave	LND	Weeding	Created Work Order	Complete	Staff		
		2						
6/2/2023	700 Bloom St	OTH	Sign thrown into pond	Created Work Order	Complete	Staff		
6/2/2023	701 Front St	OTH	Furniture needs pressure washing	Created Work Order	Complete	Staff		
6/6/2023	Beach Ridge Rd	OTH	Debris on roadway	Created Work Order	Complete	Staff		
6/6/2023	408 Arbor Cir	OTH	Missing cat	Created Work Order	Complete	Staff		
6/6/2023	1001-1003 Oak Pond	OTH	Cayote	Created Work Order	Complete	Staff		
6/6/2023	1000 Waterside	OTH	Aeraor is an eyesore	Created Work Order	Complete	Staff		
6/6/2023	1180-1198 Tapestry	OTH	Animal in sewer	Created Work Order	Complete	Staff		
6/7/2023	1764 Malvern	OTH	Bollard lights damaged	Created Work Order	Complete	Staff		
6/8/2023	1209 Aquila Loop	OTH	Dead animal	Created Work Order	Complete	Staff		
6/14/2023	423 Arbor Circle	OTH	Firehydrant is leaking	Created Work Order	Complete	Staff		
6/16/2023	201 Longview	OTH	Sidewalk leak	Created Work Order	Complete	Staff		
6/20/2023	Lake Rianhard	OTH	Sign thrown into pond	Created Work Order	Complete	Staff		
6/21/2023	Downtown	OTH	Broken umbrella	Created Work Order	Complete	Staff		
6/22/2023	742-758 Front St	OTH	Chairs and benches need attention	Created Work Order	Complete	Staff		
		14						
6/12/2023	911 Jasmin St	PND	Duckweed	Created Work Order	Complete	Staff		
		1						
6/1/2023	500 Mirasol	STL	Streetlight out	Created Work Order	Complete	Alan		
6/8/2023	300-326 N Village St	STL	Streetlight out	Created Work Order	Complete	Staff		
6/12/2023	1764 Malvern	STL	Damaged bollard lights	Created Work Order	Complete	Alan		
6/12/2023	191 Longview Ave	STL	Streetlight out	Created Work Order	Complete	Alan		
6/12/2023	1660 Celebration Blvd	STL	Streetlight out	Created Work Order	Complete	Staff		
6/16/2023	641 Mulberry Ave	STL	Streetlight out	Created Work Order	Complete	Alan		
6/16/2023	1007 Periwinkle	STL	Streetlight out	Created Work Order	Complete	Alan		
6/19/2023	1310 Celebration Ave	STL	Streetlight out	Created Work Order	Complete	Alan		
6/21/2023	571 Campus ST	STL	Streetlight out	Created Work Order	Complete	Alan		
6/22/2023	Georgetown	STL	Streetlight out	Created Work Order	Complete	Alan		
6/28/2023	613 Trumpet	STL	Streetlight out	Created Work Order	Complete	Alan		
6/29/2023	609 Canne Pl	STL	Streetlight out	Created Work Order	Complete	Alan		
		12						
6/19/2023	1174 Wilde Dr	SWK	Sidewalk needs grinding	Created Work Order	Complete	Staff		
		1						
6/19/2023	917 Spring Park Loop	TRM	Tree needs to be trimmed	Created Work Order	Complete	Staff		
6/20/2023	423-435 Celebration	TRM	Broken tree branch	Created Work Order	Complete	Staff		
		2						
6/1/2023	1401 Craftsman Ave	TRP	Tree needs to be replaced	Created Work Order	Complete	Staff		
6/7/2023	1401 Craftsman Ave	TRP	Tree needs to be replaced	Created Work Order	Complete	Staff		
		2						

ALY	Alley	0
AMC	Animal Control	0
BWK	Boardwalk	1
DRN	Drains	3
IRR	Irrigation	2
LND	Landscaping	2
OTH	Miscellaneous	14
PND	Pond	1
SGN	Signs	0
STL	Streetlights	12
SWK	Sidewalks	1
TRP	Tree Replacement	2
TRM	Tree Trimming	2



**Celebration  
Community  
Development District  
Street Sweeper Report**



PO Box 470452  
Celebration, FL 34747

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

July 7, 2023

Hello,

We will continue 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**

) ) ) .

# **Clarke Mosquito**



# CELEBRATION

June 2023 Monthly Report

Submitted by:  
Clarke Environmental Mosquito Management

Prepared by:  
Crystal Challacombe  
3036 Michigan Ave.  
Kissimmee, FL 34744  
[www.clarke.com](http://www.clarke.com)





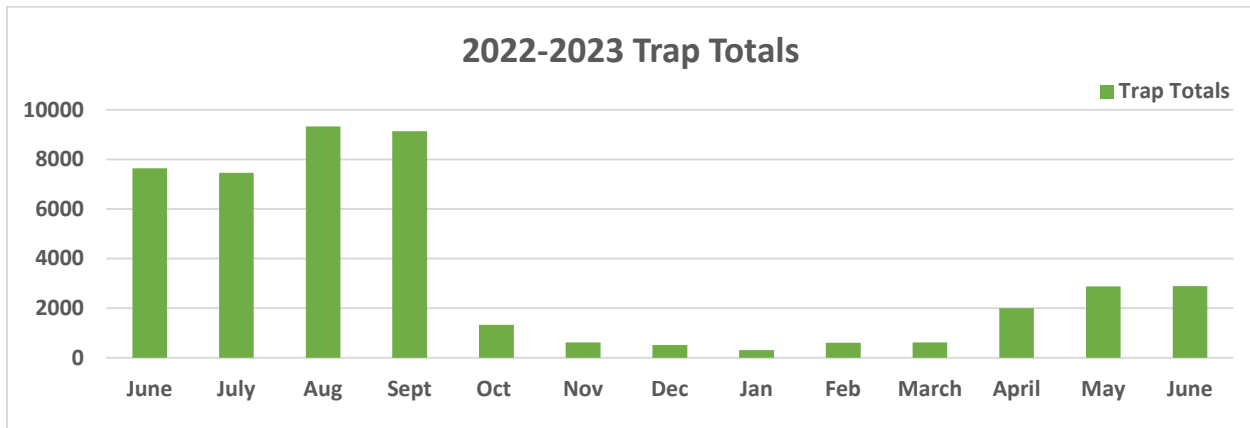
## Surveillance

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
0	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
514.8 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	6/5/23; 6/19/23

### 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
30	0	0







### Trap Result Details By Species

Customer	Collection Date	Trap #	Species	# of Female	
Celebration CDD	06/06/2023	CEL01	Misc genus / spp	58	
		CEL02	Misc genus / spp	31	
		CEL05	Misc genus / spp	34	
		CEL10	Misc genus / spp	30	
		CEL11	Misc genus / spp	65	
		CEL12	Misc genus / spp	63	
		CEL13	Misc genus / spp	38	
		CEL15	Misc genus / spp	7	
		CEL16	Misc genus / spp	42	
		06/14/2023	CEL01	Culex erraticus	5
			CEL01	Culex nigripalpus	15
			CEL05	Ochlerotatus infirmatus	3
			CEL05	Culex erraticus	5
			CEL05	Culex nigripalpus	1
			CEL07	Ochlerotatus infirmatus	3
	CEL07		Culex tarsalis	5	
	CEL07		Culex nigripalpus	1	
	CEL11		Ochlerotatus infirmatus	53	
	CEL11		Ochlerotatus triseriatus	3	
	06/20/2023	CEL11	Anopheles crucians	9	
		CEL11	Culex erraticus	10	
		CEL11	Psorophora ferox	2	
		CEL16	Culex erraticus	2	
		CEL02	Misc genus / spp	48	
		CEL05	Misc genus / spp	35	
		CEL10	Misc genus / spp	12	
		CEL12	Misc genus / spp	14	
	06/27/2023	CEL13	Misc genus / spp	25	
		CEL15	Misc genus / spp	34	
		CEL16	Misc genus / spp	17	
		CEL02	Misc genus / spp	20	
		CEL05	Misc genus / spp	19	
		CEL10	Misc genus / spp	10	
CEL12		Misc genus / spp	49		
CEL13	Misc genus / spp	11			
CEL15	Misc genus / spp	11			
CEL16	Misc genus / spp	22			



### CCDD Services By Customer/Route Summary

Customer	Route	Start Date	End Date	Used Quantity	Unit of Measure	Chemical Used Quantity	Unit of Measure
Celebration CDD - 010053	1	06/06/2023	06/06/2023	12.70	mi	1.79	gal
Celebration CDD - 010053	1	06/08/2023	06/08/2023	12.70	mi	1.78	gal
Celebration CDD - 010053	1	06/09/2023	06/09/2023	12.60	mi	1.74	gal
Celebration CDD - 010053	1	06/15/2023	06/15/2023	12.80	mi	1.83	gal
Celebration CDD - 010053	1	06/16/2023	06/16/2023	11.80	mi	1.63	gal
Celebration CDD - 010053	1	06/22/2023	06/22/2023	12.80	mi	1.77	gal
Celebration CDD - 010053	10	06/01/2023	06/01/2023	1.50	mi	0.23	gal
Celebration CDD - 010053	10	06/06/2023	06/06/2023	1.50	mi	0.22	gal
Celebration CDD - 010053	10	06/09/2023	06/09/2023	1.40	mi	0.21	gal
Celebration CDD - 010053	10	06/19/2023	06/19/2023	1.50	mi	0.23	gal
Celebration CDD - 010053	11	06/01/2023	06/01/2023	9.10	mi	1.28	gal
Celebration CDD - 010053	11	06/06/2023	06/06/2023	9.00	mi	1.28	gal
Celebration CDD - 010053	11	06/08/2023	06/08/2023	9.20	mi	1.31	gal
Celebration CDD - 010053	11	06/15/2023	06/15/2023	9.20	mi	1.30	gal
Celebration CDD - 010053	11	06/22/2023	06/22/2023	9.30	mi	1.32	gal
Celebration CDD - 010053	11	06/23/2023	06/23/2023	9.20	mi	1.31	gal
Celebration CDD - 010053	11	06/27/2023	06/27/2023	9.20	mi	1.39	gal
Celebration CDD - 010053	11	06/29/2023	06/29/2023	9.10	mi	1.30	gal
Celebration CDD - 010053	12	06/02/2023	06/02/2023	8.50	mi	1.30	gal
Celebration CDD - 010053	12	06/06/2023	06/06/2023	8.50	mi	1.20	gal
Celebration CDD - 010053	12	06/08/2023	06/08/2023	8.50	mi	1.20	gal
Celebration CDD - 010053	12	06/09/2023	06/09/2023	8.50	mi	1.18	gal



### CCDD Services By Customer/Route Summary

Celebration CDD - 010053	12	06/12/2023	06/12/2023	8.50	mi	1.16	gal
Celebration CDD - 010053	12	06/15/2023	06/15/2023	8.60	mi	1.18	gal
Celebration CDD - 010053	12	06/16/2023	06/16/2023	8.50	mi	1.21	gal
Celebration CDD - 010053	12	06/19/2023	06/19/2023	8.50	mi	1.24	gal
Celebration CDD - 010053	12	06/22/2023	06/22/2023	8.50	mi	1.23	gal
Celebration CDD - 010053	12	06/23/2023	06/23/2023	8.50	mi	1.18	gal
Celebration CDD - 010053	12	06/27/2023	06/27/2023	8.60	mi	1.27	gal
Celebration CDD - 010053	12	06/29/2023	06/29/2023	8.50	mi	1.23	gal
Celebration CDD - 010053	12	06/30/2023	06/30/2023	8.50	mi	1.18	gal
Celebration CDD - 010053	13	06/01/2023	06/01/2023	7.10	mi	1.06	gal
Celebration CDD - 010053	13	06/06/2023	06/06/2023	7.10	mi	0.92	gal
Celebration CDD - 010053	13	06/08/2023	06/08/2023	7.10	mi	1.07	gal
Celebration CDD - 010053	13	06/09/2023	06/09/2023	7.10	mi	1.04	gal
Celebration CDD - 010053	13	06/15/2023	06/15/2023	7.10	mi	1.08	gal
Celebration CDD - 010053	13	06/23/2023	06/23/2023	7.10	mi	1.02	gal
Celebration CDD - 010053	13	06/30/2023	06/30/2023	5.00	mi	0.76	gal
Celebration CDD - 010053	15	06/01/2023	06/01/2023	7.30	mi	1.05	gal
Celebration CDD - 010053	15	06/02/2023	06/02/2023	7.30	mi	1.14	gal
Celebration CDD - 010053	15	06/08/2023	06/08/2023	7.30	mi	1.05	gal
Celebration CDD - 010053	15	06/22/2023	06/22/2023	7.20	mi	1.06	gal
Celebration CDD - 010053	16	06/02/2023	06/02/2023	3.20	mi	0.48	gal
Celebration CDD - 010053	16	06/06/2023	06/06/2023	3.10	mi	0.39	gal
Celebration CDD - 010053	16	06/12/2023	06/12/2023	3.20	mi	0.40	gal
Celebration CDD - 010053	16	06/19/2023	06/19/2023	3.10	mi	0.46	gal



### CCDD Services By Customer/Route Summary

Celebration CDD - 010053	16	06/30/2023	06/30/2023	3.40	mi	0.48	gal
Celebration CDD - 010053	5A	06/02/2023	06/02/2023	2.30	mi	0.34	gal
Celebration CDD - 010053	5A	06/06/2023	06/06/2023	2.20	mi	0.32	gal
Celebration CDD - 010053	5A	06/08/2023	06/08/2023	2.30	mi	0.31	gal
Celebration CDD - 010053	5A	06/12/2023	06/12/2023	2.20	mi	0.29	gal
Celebration CDD - 010053	5A	06/15/2023	06/15/2023	2.30	mi	0.33	gal
Celebration CDD - 010053	5A	06/19/2023	06/19/2023	2.30	mi	0.32	gal
Celebration CDD - 010053	5B	06/02/2023	06/02/2023	0.70	mi	0.11	gal
Celebration CDD - 010053	5B	06/06/2023	06/06/2023	0.70	mi	0.11	gal
Celebration CDD - 010053	5B	06/08/2023	06/08/2023	0.70	mi	0.11	gal
Celebration CDD - 010053	5B	06/12/2023	06/12/2023	0.70	mi	0.10	gal
Celebration CDD - 010053	5B	06/15/2023	06/15/2023	0.70	mi	0.12	gal
Celebration CDD - 010053	5B	06/19/2023	06/19/2023	0.70	mi	0.11	gal
Celebration CDD - 010053	7	06/02/2023	06/02/2023	9.30	mi	1.44	gal
Celebration CDD - 010053	7	06/12/2023	06/12/2023	9.40	mi	1.20	gal
Celebration CDD - 010053	7	06/19/2023	06/19/2023	9.60	mi	1.39	gal
Celebration CDD - 010053	7	06/22/2023	06/22/2023	9.40	mi	1.38	gal
Celebration CDD - 010053	7	06/23/2023	06/23/2023	9.30	mi	1.30	gal
Celebration CDD - 010053	7	06/27/2023	06/27/2023	9.40	mi	1.38	gal
<b>Total For The Month of June:</b>				<b>432.20</b>			



## All Services By Customer Summary

Celebration CDD (010053)

Filter Date between 06/01/2023 and 06/30/2023

Customer	Work Type	Service Item	Start Date	End Date	Used Quantity	Unit Of Measure
010053 - Celebration CDD	CEMM Inspection	KIS1260 - Celebration Larval Inspection	06/02/2023	06/02/2023	30.00	ste
010053 - Celebration CDD	Comfort Pack	KIS2911 - Talstar BP Barrier	06/05/2023	06/05/2023	0.63	mi
010053 - Celebration CDD	Comfort Pack	KIS2911 - Talstar BP Barrier	06/19/2023	06/19/2023	0.63	mi
					<b>1.25</b>	
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	06/01/2023	06/01/2023	35.80	mi
010053 - Celebration CDD	Night Truck	KIS3404 - Truck ULV Merus low flow .56 o	06/02/2023	06/02/2023	31.30	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	06/06/2023	06/06/2023	54.80	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	06/08/2023	06/08/2023	57.90	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	06/09/2023	06/09/2023	39.80	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	06/12/2023	06/12/2023	24.00	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	06/15/2023	06/15/2023	50.90	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	06/16/2023	06/16/2023	30.30	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	06/19/2023	06/19/2023	25.70	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	06/22/2023	06/22/2023	47.20	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	06/23/2023	06/23/2023	44.70	mi
010053 - Celebration CDD	Night Truck	KIS3404 - Truck ULV Merus low flow .56 o	06/27/2023	06/27/2023	27.20	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	06/29/2023	06/29/2023	28.30	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	06/30/2023	06/30/2023	16.90	mi
					<b>514.80</b>	





# CELEBRATION MONTHLY REPORT

Jun-23

<p><b><u>MONDAY</u></b>                  Island Village Phase # 1                  Celebration BLVD                  SPRING LAKE                  417</p>	<p><b><u>MOWS &amp; PONDS</u></b>                  5,12,19,27</p>	<p><b><u>PINE STRAW</u></b>                  2 times a year</p>
<p><b><u>TUESDAY</u></b>                  SOUTH VILLAGES                  WEST VILLAGES                  LAKE EVALYN                  ARTISAN PARK                  417</p>	<p>6,13,20,28</p>	<p><b><u>Palm Pruning</u></b>                  2 Times a year</p> <p><b><u>IRRIGATION REPORT</u></b>                  8,22</p> <p><b><u>PROPOSALS;</u></b>                  #219896 #221163                  #215846 #196245                  #206871 #212465                  #218291</p> <p><b><u>ANNUALS</u></b>                  MARCH,JULY,NOV.</p>
<p><b><u>WENESDAY</u></b>                  Island Village Phase # 2                  EAST VILLAGE,AQUILA LOOP                  Campus St.                  417</p>	<p>7,14,21,29</p>	<p><b><u>FERTILIZATION</u></b>                  SANT. AUGUSTINE,BAHIA                  Feb. April,June &amp;October</p>
<p><b><u>THURSDAY</u></b>                  DOWNTOWN                  Celebration Villages                  Nt.Villages                  417</p>	<p>8,15,22,30</p>	
<p><b>COMMONS AREAS,COLLECT THE LEAVES</b>                  Mow Crew Teams.</p>		

		<b><u>DETAIL CREW</u></b>
Island Village,Celeb.BLVD, Spring Lake	Week	1,5
Waterside, Spring Park Loop, Artisan Park	Week 1	26,27,28,29
Old Blush, Aquila Loop, East Village	Week 2	5,6,7,8,12 <u>13,14,15,20,21,22</u>
<b>NORTH VILLAGE CELEBRATION VILLAGE</b>	Week 3	27,28,29,30
417 <u>1 time a Month</u>	Week 4	
DOWNTOWN <u>Every Thursday</u>		1,8,15,22,30

\* Subject to change, depend the weather

**Celebration  
Community  
Development )  
Project Tracker**



# **Celebration Community Sheriff Details**



# Osceola County Sheriff's Office

## Detail Activity Sheet

Job Site: Celebration CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
6/24/23	1930	CELEBRATION BLVD/CAMPUS ST	TRAFFIC STOP	
6/24/23	1938	CELEBRATION PL/CAMPUS ST	TRAFFIC STOP	
6/24/23	2000	CAMPUS ST/FRONT ST	TRAFFIC STOP	
6/24/23	2050	1290 CELEBRATION BLVD; CELEBRATION NURSING/REHA	CALL FOR SERVICE	231070337
6/24/23	2100	CELEBRATION BLVD/WATERSIDE DR	TRAFFIC STOP	
6/24/23	2114	CELEBRATION BLVD/CAMPUS ST	TRAFFIC STOP	
6/24/23	2130	CELEBRATION BLVD/WORLD DR	TRAFFIC STOP	
6/24/23	2220	CELEBRATION BLVD/W 192	TRAFFIC STOP	
6/24/23	2225		TRAFFIC STOP	
6/24/23	2235		TRAFFIC STOP	
6/24/23	2250			
6/24/23				
6/24/23				
6/24/23				
6/24/23				

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations		Parks	2
Back-up		Felony		Written Warning	6	Written Warning		Schools/Library	1
Self Initiated		Traffic		Verbal Warning	3	Verbal Warning		Businesses	2
Reports		Ordinance						Construction	

Name: P. Theophile ID #: 2999 Date: 6/24/23



# Osceola County Sheriff's Office

## Detail Activity Sheet

Job Site: Celebration CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
6/23/23	1930	701 GOLFPARK DR; CELEBRATION GOLF CLUB	CALL FOR SERVICE	231069915
6/23/23	2000	CELEBRATION BLVD/WATERSIDE DR	TRAFFIC STOP	
6/23/23	2030	1576 RESOLUTE ST	CALL FOR SERVICE	231069939
6/23/23	2050	CELEBRATION BLVD/PONCE DR	TRAFFIC STOP	
6/23/23	2100	CAMPUS ST/GOLFPARK DR	TRAFFIC STOP	
6/23/23	2114	CELEBRATION BLVD/WATERSIDE DR	TRAFFIC STOP	
6/23/23	2130	CELEBRATION BLVD/WATERSIDE DR	TRAFFIC STOP	
6/23/23	2150	CELEBRATION AVE/GOLF PARK DR	TRAFFIC STOP	
6/23/23	2225	CELEBRATION BLVD/CAMPUS ST	TRAFFIC STOP	
6/23/23	2235	CELEBRATION AVE/NASH DR	TRAFFIC STOP	
6/23/23	2250	1652 CELEBRATION BLVD	CALL FOR SERVICE	231069977
6/23/23				
6/23/23				
6/23/23				
6/23/23				

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

Name: P. Theophile ID #: 2999 Date: 6/23/23



# Osceola County Sheriff's Office

## Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
06-19-23	1500	CELEBRATION	ON DUTY	
	1500	CELEBRATION AVE – ROVING	RADAR STOP SIGNS	
	1615	CELEBRATION BLVD	RADAR	
	1650	GOLFPARK DR	RADAR	
	1720	CELEBRATION AVE & ARBOR CIR	RADAR	
	1815	WATERSIDE	STOP SIGN & RADAR	
	1925	DOWNTOWN	PARKING STOP SIGNS	
	1945	ROVING	RADAR & STOP SIGNS	
	2040	STORM ROLLED IN		
	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	7	Citations		Parks	through
Back-up		Felony		Written Warning	6	Written Warning		Schools/Library	out
Self Initiated		Traffic		Verbal Warning	2	Verbal Warning	3	Businesses	shift
Reports		Ordinance						Construction	INDIAN VIL

Name: E. Cabot ID #: 369 Date: 06-19-23





# Osceola County Sheriff's Office

## Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
06-21-23	1430	CELEBRATION	ON DUTY	
	1430	CELEBRATION AV & TEAL	RADAR	
	1520	ROVING – STORM ROLLED IN		
	1610	WATERSIDE	RADAR	
	1735	CELEBRATION AVE & JEATER BEND	RADAR	
	1845	DOWNTOWN	PARKING STOP SIGNS	
	1905	ROVING	RADAR	
	2025	DOWNTOWN	PARKING & STOP SIGNS	
	2230	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		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: 06-21-23









# Osceola County Sheriff's Office

## Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
06-12-23	1500	CELEBRATION	ON DUTY	
	1500	CELEBRATION BLVD – BUSINESS SIDE	RADAR	
	1608	CELEBRATION & BALL FIELDS	RADAR	
	1700	CELEBRATION AVE & ARBOR CR	RADAR	
	1800	DOWNTOWN	STOP SIGNS	
	1820	ROVING	STOP SIGNS RADAR PARKING	
	1945	WATERSIDE	RADAR	
	2015	ROVING		
	2115	ILAND VILLAGE POOL	6-8 JUV GIRLS IN POOL	
	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	6	Citations	2	Parks	through
Back-up		Felony		Written Warning	3	Written Warning		Schools/Library	out
Self Initiated		Traffic		Verbal Warning	2	Verbal Warning	3	Businesses	shift
Reports		Ordinance						Construction	INDIAN VIL

Name: E. Cabot ID #: 369 Date: 06-12-23



# Osceola County Sheriff's Office

## Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
06-13-23	1500	CELEBRATION	ON DUTY	
	1500	731 EASTLAWN	S13 INCIDENT	
	1518	ROVING	STOP SIGNS RADAR PARKING	
	1600	CELEBRATION & EASTLAWN	STOP SIGN	
	1645	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	1	Misdemeanor		Citations	3	Citations		Parks	through
Back-up		Felony		Written Warning	8	Written Warning		Schools/Library	out
Self Initiated		Traffic		Verbal Warning	2	Verbal Warning	1	Businesses	shift
Reports		Ordinance						Construction	INDIAN VIL

Name: E. Cabot ID #: 369 Date: 06-13-23









# Osceola County Sheriff's Office

## Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
06-15-23	1500	CELEBRATION	ON DUTY	
	1500	CELEBRATION & ARBOR CR	RADAR	
	1510	613 TRUMPET PL	ALARM- BACKUP	
	1600	CELEBRATION BLVD BUSINESS SIDE	RADAR	
	1710	WATERSIDE	RADAR	
	1744-1836	715 BLOOM ST	FOUND ELDERLY PERSON	
	1850	ROVING	STOP SIGNS RADAR	
	2200	CELEBRATION	OFF DUTY	
	*****	DOWNTOWN NOT THAT BUSY TONIGHT AND NOT	MUCH TRAFFIC, WHAT THERE	WAS THEY WERE SLOW
	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	4	Citations		Parks	through
Back-up		Felony		Written Warning	5	Written Warning		Schools/Library	out
Self Initiated		Traffic		Verbal Warning	1	Verbal Warning	2	Businesses	shift
Reports		Ordinance						Construction	INDIAN VIL

Name: E. Cabot ID #: 369 Date: 06-15-23



**Osceola  
County**

**Detail Activity**

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
06/10/23	1300	Celebration	On Duty	
	1300-1340	Celebration blvd	Traffic enforcement	
	1311	1550 Celebration blvd	Traffic stop/Verbal warning	
	1343-1515	Celebration pl	Traffic enforcement	
	1354	Celebration pl/ FDstation	Traffic stop/written warning	
	1405	Celebration pl/ FDstation	Traffic stop/written warning	
	1410-1425	Waters tower shoppes	Patrol	
	1430-1500	Celebration k-8/Downtown intersections	Patrol/traffic enforcement	
	1505-1530	Heritage hall area	Traffic enforcement	
	1513	Spring park/Celebration	Traffic stop/verbal warning	
	1530-1600	East lawn	Patrol	
	1600-1615	Downtown/Lakeside	Patrol/Traffic enforcement	
	1615-1625	North Village	Traffic enforcement/Patrol	
	1630-1700	Waterside drive	Traffic enforcement/Patrol	
	1646	Waterside dr/Spring park	Traffic stop/written warning	
	1730-1740	Golf Park area	Patrol/traffic enforcement	
	1740-1800	Celebration Library	Service call	23
	1800	Celebration	Off duty	
Calls Taken	1	Misdemeanor	Traffic Citations	
Back-up		Felony	Written Warning	3
Self Initiated		Traffic	Verbal Warning	4
Reports		Ordinance		
			Parking Citations	
				Parks
				7
				Schools/Library
				6
				Businesses
				Construction
				2

Name: E. Fournier

ID #: 2165

Date: 06/10/2023



**Osceola  
County**

**Detail Activity**

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #				
06/04/23	0815	Celebration	On Duty					
	0815-0825	Celebration blvd	Patrol/traffic enforcement					
	0825-0850	Waterside drive	Parking/traffic enforcement					
	0845	Waterside drive	Traffic stop/verbal warning					
	0850-0910	Celebration place/FD station	Traffic enforcement					
	0915-0930	North village 145 an hour 600	Traffic enforcement/Patrol					
	0935-1000	Celebration place	Traffic enforcement					
	1000-1040	Celebration blvd	Traffic enforcement					
	1040-1100	Celebration Blvd Residential areas	Patrol					
	1105-1130	East Lawn	Patrol					
	1135-1150	Downtown Celebration/residential areas	Patrol					
	1155-1240	Celebration blvd	Traffic enforcement					
	1241	1650 Celebration blvd	Traffic stop/written warning					
	1250-1315	Celebration ave	Traffic enforcement					
	1315-1345	Golf Park drive residential areas	Patrol					
	1345-1400	Heritage hall area	Stop sign/traffic enforcement					
	1400-1415	Spring park loop area						
	1415	Celebration	Off duty					
Calls Taken		Misdemeanor	Traffic Citations		Parking Citations		Parks	6
Back-up		Felony	Written Warning	2	Written Warning		Schools/Library	6
Self Initiated		Traffic	Verbal Warning	1	Verbal Warning	5	Businesses	
Reports		Ordinance					Construction	2

Name: E. Fournier

ID #: 2165

Date: 06/04/2023



**Osceola  
County**

**Detail Activity**

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #		
06/02/23	1530	Celebration	On Duty			
	1535-1555	Publix plaza 192	Patrol			
	1600-1625	North Village intersections	Patrol/traffic enforce/stop signs			
	1625-1650	Downtown Celebration	Patrol/Traffic enforce/stop signs			
	1655-1705	Celebration ave/k-8	Patrol/traffic enforcement			
	1705-1725	North Village	Patrol/Traffic enforcement			
	1737	Cele ave/Pawstand	Traffic stop/Verbal warning			
	1750-1815	Heritage hall area	Patrol			
	1822	Waterside drive	Hit and run	231061501		
	1830-1845	Waterside drive	Traffic enforcement			
	1846	Waterside drive	Traffic stop/written warning			
	1853-1900	Lake Evalyn area	Patrol			
	1903-1910	Golf park area	Patrol			
	1910-1920	Downtown Celebration	Patrol			
	1948	1530 celebration blvd	Traffic stop/verbal warning			
	1930-2000	Celebration blvd	Traffic enforcement			
	2000-2030	Celebration place	Traffic enforcement			
	2030	Celebration	Off duty			
Calls Taken		Misdemeanor	Traffic Citations	Parking Citations	Parks	7
Back-up		Felony	Written Warning	Written Warning	Schools/Library	6
Self Initiated		Traffic	Verbal Warning	Verbal Warning	Businesses	5
Reports		Ordinance			Construction	2

Name: E. Fournier

ID #: 2165

Date: 06/02/2023



# Osceola County Sheriff's Office

## Detail Activity Sheet

Job Site: Celebration CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
6/10/23	2000	LAKESIDE PARK	PATROL	
6/10/23	2100	CELEBRATION PL/CELEBRATION BLVD	TRAFFIC ENFORCEMENT	
6/10/23	2130	CELEBRATION PL/CELEBRATION BLVD	TRAFFIC STOP	
6/10/23	2145	CELEBRATION PL/CELEBRATION BLVD	TRAFFIC STOP	
6/10/23	2200	CELEBRATION BLVD/WATERSIDE DR	TRAFFIC STOP	
6/10/23	2213	SIENNA PALM DR/WATERSIDE DR	TRAFFIC STOP	
6/10/23	2230	CELEBRATION AVE/417 ON RAMP N	TRAFFIC STOP	
6/10/23				
6/10/23				
6/10/23				
6/10/23				
6/10/23				
6/10/23				
6/10/23				
6/10/23				

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

Name: P. Theophile ID #: 2999 Date: 6/10/23



# Osceola County Sheriff's Office

## Detail Activity Sheet

Job Site: Celebration CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
6/9/23	1930	WORLD DRIVE	Call for service	231064362
6/9/23	2000	WORLD DRIVE AND I4	Call for service	230017544F
6/9/23	2030	ISLAND VILLAGES	PATROL	231061855
6/9/23	2100	CELEBRATION BLVD/WATERSIDE DR	Traffic stop	
6/9/23	2200	CELEBRATION BLVD/WATERSIDE DR	Traffic stop	
6/9/23	2230	LAKESIDE PARK	PATROL	
6/9/23	2235	EASTLAWN	PATROL	
6/9/23	2300	CELEBRATION BLVD/WATERSIDE DR	Traffic stop	
6/9/23				
6/9/23				
6/9/23				
6/9/23				
6/9/23				
6/9/23				
6/9/23				

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

Name: P. Theophile ID #: 2999 Date: 6/9/23



# Osceola County Sheriff's Office

## Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
06-06-23	1500	CELEBRATION	ON DUTY	
	1500	ROVING	RADAR & STOP SIGNS	
		ISLAND VILLAGE	"	
	1630	GOLFPARK DR	RADAR	
	1705	CELEBRATION AV & BALL FIELDS	RADAR	
	1800	WATERSIDE	RADAR	
	1930	DOWNTOWN	PARKING & STOP SIGNS	
	1950	ROVING	STOP SIGNS & RADAR	
	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	6	Citations		Parks	through
Back-up		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: 06-06-23



# Osceola County Sheriff's Office

## Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
06-07-23	1400	CELEBRATION	ON DUTY	
	1405	CELEBRATION & ARBOR	RADAR	
	1420	ROVING		STARTED RAINING
	1600	CELEBRATION BLVD – BUSINESS SIDE	RADAR	
	1706	7544 ESTURY	ALARM – ROAD BUSY	
	1710	ROVING		RAINING
	1745	DOWNTOWN		
	1940	CELEBRATION & TOWNHALL	RADAR	
	2025	ROVING	RADAR STOP SIGNS	
	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	6	Citations	1	Parks	through
Back-up		Felony		Written Warning	5	Written Warning		Schools/Library	out
Self Initiated		Traffic		Verbal Warning	3	Verbal Warning	3	Businesses	shift
Reports		Ordinance						Construction	INDIAN VIL

Name: E. Cabot ID #: 369 Date: 06-07-23





# Osceola County Sheriff's Office

## Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
06-08-23	1400	CELEBRATION	ON DUTY	
	1400	CELEBRATION BLVD – BUSINESS SIDE	RADAR	
	1440	1415 LATTE DR	S13 INCIDENT	ROAD SHORT
	1525	EASTLAWN & CELEBRATION	STOP SIGNS	
	1607	WORLD DRIVE	S4 CAR FLIPPED	
	1625	GOLFPARK & SYCAMORE	RADAR	
	1730	WATERSIDE DR	RADAR	
	1750	CELEBRATION BLVD BY WATERSIDE	T/S-DRIVER ARRESTED NO DL	& WARRANTS THE
			ROAD TOOK THE ARREST FOR	ME
	1859	1240 AQUILA LOOP	S13 INCIDENT- HELPED ROAD	OUT
	1920	ROVING	RADAR AND STOP SIGNS	
	2000	DOWNTOWN	PARKING & STOP SIGNS	
	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	2	Misdemeanor	3	Citations	4	Citations		Parks	through
Back-up	2	Felony		Written Warning	7	Written Warning		Schools/Library	out
Self Initiated		Traffic	1	Verbal Warning	2	Verbal Warning	1	Businesses	shift
Reports		Ordinance						Construction	INDIAN VIL

Name: E. Cabot ID #: 369 Date: 06-08-23



Name: O. D Gayle

ID #: 1423

Date:

6/05/2023

SO-09-238 Rev. 4/6/10





**Osceola County  
Sheriff's Office**

**Detail Activity Sheet**

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
6/2/02023	0700		<b>On Duty</b>	
	0710-0800	Celebration Pl	Speed enforcement; 2 stops	
	0810-0830	Sycamore St & Celebration Ave	Stop sign	
	0830-0900	Celebration Ave	Traffic enforcement	
	0910	Celebration Pl/Celebration Blvd	Traffic stop	
	0930-1000	Celebration Blvd	Traffic enforcement; 2 stops	
	1010-1100	Celebration Pl	Speed enforcement; 2 stops	
	1100-1130	Waterside Dr	Speed enforcement	
	1130-1200	Throughout Celebration	Traffic enforcement;	
	1200		Off duty	

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

Name: Sgt. M. Hernandez ID #:1365 Date: 6/2/2023





# Osceola County Sheriff's Office

## Detail Activity Sheet

Job Site: Celebration Traffic

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
06/28/23	2100	1110 CELEBRATION BLVD - GOLF	ALARM	23I071920
	2100-2200		SEVERE WEATHER IN THE AREA	
	2155-2245	SR 417	DISABLED VEHICLE W/ CHILDREN	23I071943
	2248	1110 CELEBRATION BLVD – GOLF	ALARM	23I071944
	2252-2330	WATERSIDE AND BLVD	LOCATED AND STOPPED STOLEN VEHICLE, ARRESTED BY PATROL	23I071955
	0000	BALL FIELDS	SUSP VEHLCE – CITY WORKING ENDING HIS SHIFT	
	0010	BLVD AND CAMPUS	TRAFFIC STOP – EQUIPMENT	VERBAL
	0038	AVE AND BLAKE	TRAFFIC STOP – TCD	WRRITEN
	0230	BLVD AND PARK	SUSP VEHICLE – LOST LOOKING FOR HOSP	
			CONSTANT PATROL, NO ISSUES, NO PARKING VIOLATIONS	

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: 06/28/2023



# Osceola County Sheriff's Office

## Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
06-25-23	0700	CELEBRATION	ON DUTY	
	0700	CELEBRATION BLVD – BUSINESS SIDE	RADAR	
	0810	ROVING	RADAR STOP SIGNS PARKING	
	0846	DOWNTOWN CHECK		
	0950	EASTLAWN & CELEBRATION	STOP SIGN	
	1045	CELEBRATION & ARBOR	RADAR	
	1212	MARKET ST & CELEBRATION AV	S29 ELEC BIKE	
	1230	ROVING	RADAR & STOP SIGNS	
	1400	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	3	Citations		Parks	through
Back-up		Felony		Written Warning	5	Written Warning		Schools/Library	out
Self Initiated		Traffic		Verbal Warning	5	Verbal Warning	3	Businesses	shift
Reports		Ordinance						Construction	INDIAN VIL

Name: E. Cabot ID #: 369 Date: 06-25-23





# Osceola County Sheriff's Office

## Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
06-26-23	1500	CELEBRATION	ON DUTY	
	1500	CELEBRATION BLVD – BUSINESS SIDE	RADAR	
	1625	7544 ESTUARY LK LOOP	ALARM – ROAD BUSY	
	1640	116 CLAYTON	S11 CAR BY STOP SIGN	
	1705	WATERSIDE AND CENTERVALE	RADAR	
	1820	FRONT OF TOWN TAVERN	RECKLESS MOTORCYCLE	UNABLE TO LOCATE
	1825	DOWNTOWN	PARKING & STOP SIGNS	
	1910	CELEBRATION AV & NASH	RADAR	
	2015	ROVING	RADAR STOP SIGNS	
	2111	CELEBRATION & 192	DISTURBANCE – BACK UP	
	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	3	Misdemeanor		Citations	8	Citations		Parks	through
Back-up	1	Felony		Written Warning	4	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: 06-26-23



# Osceola County Sheriff's Office

## Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
06-27-23	1400	CELEBRATION	ON DUTY	
	1400	CELEBRATION BLVD	RADAR	
	1450	CELEBRATION AV & SPRING PARK ST	STOP SIGNS	
	1630	WATERSIDE DR	RADAR	
	1755	CELEBRATION AV & ARBOR CIR	RADAR	
	1841	1014 TAPESTRY LN	ALARM – ROAD BUSY	
	1915	DOWNTOWN	PARKING STOP SIGNS	
	1930	ROVING	RADAR & STOP SIGNS	
	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	9	Citations		Parks	through
Back-up		Felony		Written Warning	7	Written Warning		Schools/Library	out
Self Initiated		Traffic		Verbal Warning	3	Verbal Warning		Businesses	shift
Reports		Ordinance						Construction	INDIAN VIL

Name: E. Cabot ID #: 369 Date: 06-27-23



# **Subsection 8B(ii)**

## **Proposal for Midge Control**



**Clarke Environmental Mosquito Management, Inc.**  
**2022-23 Midge Service Agreement | Celebration Community**  
**Development District, 313 Campus Street, Celebration, FL 34747**

---

**Part I. General Service**

- A. Computer System and Record Keeping Database
- B. Public Relations and Educational Brochures
- C. Midge Hotline Citizen Response – (800) 443-2034
- D. Comprehensive Insurance Coverage: Celebration Community Development District
- E. Program Consulting and Quality Control Staff
- F. Monthly Operational Reports, Periodic Advisories, and Annual Report
- G. Regulatory compliance on local, state, and federal levels

**Part II. Larval Midge Control**

- A. Prescription Larval Control will be performed with Natular G30 or other granular larvicide as described in the following sections.
  1. Larval Control: The program provides for once monthly backpack pre-hatch treatments of Lake Rianhard from February to October (9 treatments).

**Part III. Adult Midge Control**

- A. Adulthooding in mosquito harborage areas:
  1. ATV Ultra Low Volume (ULV) biweekly treatments of up to 1 mile from February to October (18 treatments), around Lake Rianhard, with a synthetic pyrethroid insecticide to maximize effectiveness of aquatic midge control services.
- B. Adulthooding Operational Procedures
  1. Notification of community contact.
  2. Weather limit monitoring and compliance.
  3. ULV particle size evaluation.
  4. Insecticide dosage and quality control analysis.

**EMM Payment Total Cost for Parts I, II and III**

**\$8,839.00**

---

**\*\*NPDES Permit:** A National Pollutant Discharge Elimination System (NPDES) permit is necessary for the execution of the work for mosquito control effective October 31, 2011. Any additional costs associated with activities and/or services that may be required by Clarke in order to comply with an NPDES permit are not included in this proposal.

---



**Clarke Environmental Mosquito Management, Inc.**  
**2022-23 Midge Service Agreement | Celebration Community**  
**Development District, 313 Campus Street, Celebration, FL 34747**

---

**Program Payment Plan.** For Parts I, II, and III as specified in the 2023 Professional Services Cost Outline, the total for the 2023 program is \$8,839.00. The payments will be due according to the payment schedule below. Celebration CDD has the option to extend this program for 2024 Season. If the program begins mid-year, the payments will begin at the month of first service and continue through October, prorating the total amount.

<b>PROGRAM PAYMENT PLAN</b>	
<b>Month</b>	<b>2023</b>
1 February	\$982.11
1 March	\$982.11
1 April	\$982.11
1 May	\$982.11
1 June	\$982.11
1 July	\$982.11
1 August	\$982.11
1 September	\$982.11
1 October	\$982.12
<b>TOTAL</b>	<b>\$8,839.00</b>

**Approved Contract Period and Agreement:**

Please check one of the following contract periods:

- 2023 Season
- 2024 Season

**For Celebration Community Development District:**

Sign Name: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

**For Clarke Environmental Mosquito Management, Inc.:**

Name: \_\_\_\_\_ Title: Control Consultant Date: \_\_\_\_\_  
 Cherrief Jackson



**Clarke Environmental Mosquito Management, Inc.**  
**2022-23 Midge Service Agreement | Celebration Community**  
**Development District, 313 Campus Street, Celebration, FL 34747**

---

**Part I. General Service**

- A. Computer System and Record Keeping Database
- B. Public Relations and Educational Brochures
- C. Midge Hotline Citizen Response – (800) 443-2034
- D. Comprehensive Insurance Coverage: Celebration Community Development District
- E. Program Consulting and Quality Control Staff
- F. Monthly Operational Reports, Periodic Advisories, and Annual Report
- G. Regulatory compliance on local, state, and federal levels

**Part II. Larval Midge Control**

- A. Prescription Larval Control will be performed with Natular G30 or other granular larvicide as described in the following sections.
  - 1. Larval Control: The program provides for backpack pre-hatch treatments of Lake Rianhard. Larval treatments will be invoiced at \$520.00 per treatment at the request of the CDD.

**Part III. Adult Midge Control**

- A. Adulticiding in mosquito harborage areas:
  - 1. ATV Ultra Low Volume (ULV) treatments of up to 1 miles, around Lake Rianhard, with a synthetic pyrethroid insecticide to maximize effectiveness of aquatic midge control services. Treatment will be invoiced at \$240.00 per treatment at the request of the CDD.
- B. Adulticiding Operational Procedures
  - 1. Notification of community contact.
  - 2. Weather limit monitoring and compliance.
  - 3. ULV particle size evaluation.
  - 4. Insecticide dosage and quality control analysis.



Clarke Environmental Mosquito Management, Inc.  
2022-23 Midge Service Agreement | Celebration Community  
Development District, 313 Campus Street, Celebration, FL 34747

---

- I. **Program Payment Plan:** The payments will be due on according to the payment schedule below. Any additional treatments beyond the core program will be invoiced when the treatment is completed.

**For Celebration Community Development District:**

Sign Name: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

**For Clarke Environmental Mosquito Management, Inc.:**

Name: \_\_\_\_\_ Title: Control Consultant Date: \_\_\_\_\_  
Cherrief Jackson



# **Subsection 8C**

## **Legal Counsel**

# **Subsection 8C(i)**

## **Ethics Training**



MICHAEL J. BEAUDINE  
JAN ALBANESE CARPENTER  
DANIEL H. COULTOFF  
JENNIFER S. EDEN  
DOROTHY F. GREEN  
BRUCE D. KNAPP  
PETER G. LATHAM

201 SOUTH ORANGE AVENUE, SUITE 1400  
ORLANDO, FLORIDA 32801  
POST OFFICE BOX 3353  
ORLANDO, FLORIDA 32802  
TELEPHONE: (407) 481-5800  
FACSIMILE: (407) 481-5801  
[WWW.LATHAMLUNA.COM](http://WWW.LATHAMLUNA.COM)

JAY E. LAZAROVICH  
MARC L. LEVINE  
JUSTIN M. LUNA  
LORI T. MILVAIN  
BENJAMIN R. TAYLOR  
CHRISTINA Y. TAYLOR  
KRISTEN E. TRUCCO  
DANIEL A. VELASQUEZ

**To:** CDD Board of Supervisors

**From:** District Counsel (Jan Albanese Carpenter, Jay Lazarovich and Kristen Trucco)

**Re:** New Law Requiring Ethics Training for Elected Officials and Other Legislative Updates

**Date:** July 6, 2023

---

We are providing you with information about a new law which affects all CDD Board of Supervisors, as elected local officers of independent special districts.

Beginning on January 1, 2024, Section 112.3142, *Florida Statutes*, requires each elected local officer of an independent special district and each person who is appointed to fill a vacancy for an unexpired term to complete **four (4) hours of ethics training each calendar year**. This ethics training must address, at a minimum: Section 8, Article II of the Florida Constitution; the Code of Ethics for Public Officers and Employees; and Florida's public records and public meetings laws. A copy of Section 112.3142, *Florida Statutes* is attached to this document.

The required ethics training may be satisfied by completion of a continuing legal education class or other continuing professional education class, seminar or presentation, so long as the required subject matter is covered. We strongly recommend that you keep track of all of the ethics training you complete since you will be required to self-certify on your annual Form 1 that you have completed the required ethics training for that year.

There are ethics training resources available online at no cost to you. Specifically, FLC University is offering a virtual training on July 12, 2023, that will fulfill the four (4) hour requirement (<https://register.gotowebinar.com/register/1108128928632648288>), and Florida's Commission on Ethics (the "Commission") has provided several video links and other resources on their website to assist you in meeting this new requirement (<https://ethics.state.fl.us/Training/Training.aspx>).

According to the Commission, training "hours" may be measured in 50-minute increments and a combination two hours of ethics training, one hour of open meetings training and one hour of public records training is sufficient to satisfy the four-hour requirement (*See* CEO 13-15 and CEO 13-24).

We recommended that you complete this training requirement by July 1<sup>st</sup> each year in order to verify your compliance with the law on your Form 1 (Statement of Financial Interests). For new

Supervisors, the Legislature intends for this ethics training to be completed as close as possible to the date of assuming office. For Supervisors elected or appointed on or before March 31<sup>st</sup> of any given year, the annual training is required to be completed on or before December 31<sup>st</sup>. For Supervisors assuming a new office after March 31<sup>st</sup>, ethics training is not required for the calendar year in which his/her term of office began.

Other Legislative Updates:

Concealed Carry: There was a change in the law regarding concealed carry of firearms; however, we would like to remind you that under Section 790.06 (12)(a)(7), *Florida Statutes*, open carry of a handgun, concealed weapons and firearms are still prohibited in meetings of the governing body of a special district.

Technology Transparency: Beginning July 1, 2023, Section 112.23, *Florida Statutes*, prohibits any officer of a district from communicating with a social media platform to request removal of content or accounts from a social media platform, as well as initiating or maintaining any agreements or working relationships with a social media platform for the purpose of content moderation. We recommend any CDDs that maintain a Facebook page or any other social media account refrain from the prohibited conduct, unless it meets one of the exceptions as listed under Section 112.23(4), *Florida Statutes*, such as routine account management, including, but not limited to, the removal or revision of the governmental entity's content or account or identification of accounts falsely posing as a governmental entity or officer; an attempt to remove content or an account that pertains to the commission of a crime or violation of Florida's public records law; or an investigation or inquiry related to an effort to prevent imminent bodily harm, loss of life or property damage.

Government and Corporate Activism: Beginning on July 1, 2023, Section 287.05701, *Florida Statutes*, prohibits requesting documentation or consideration of a vendor's social, political or ideological interests and giving preference to a vendor based on the same, when considering government contracts. This section further requires any solicitation for the procurement of contractual services by the governing body of a special district to include a provision notifying vendors of the provisions of this section.

Please feel free to contact the District Manager or our office should you have any questions on these new laws or their requirements.

***Thank you.***

# **Subsection 8C(ii)**

## **Sunshine Law Public Records Law**



MICHAEL J. BEAUDINE  
 JAN ALBANESE CARPENTER  
 DANIEL H. COULTOFF  
 JENNIFER S. EDEN  
 DOROTHY F. GREEN  
 BRUCE D. KNAPP  
 PETER G. LATHAM

201 SOUTH ORANGE AVENUE, SUITE 1400  
 ORLANDO, FLORIDA 32801  
 POST OFFICE BOX 3353  
 ORLANDO, FLORIDA 32802  
 TELEPHONE: (407) 481-5800  
 FACSIMILE: (407) 481-5801  
[WWW.LATHAMLUNA.COM](http://WWW.LATHAMLUNA.COM)

JAY E. LAZAROVICH  
 MARC L. LEVINE  
 JUSTIN M. LUNA  
 LORI T. MILVAIN  
 BENJAMIN R. TAYLOR  
 CHRISTINA Y. TAYLOR  
 KRISTEN E. TRUCCO  
 DANIEL A. VELASQUEZ

**To:** Celebration CDD Board of Supervisors

**From:** District Counsel –Jan Albanese Carpenter and Jay Lazarovich

**Re:** Legal Issues Related to Posting on the Internet; Overview of Public Records Law and Sunshine Law

**Date:** June 2, 2023

We are providing you with information about legal issues related to posting about the CCDD online, as well as general information about the Sunshine Law and the Public Records Law in Florida. Posting online about the CCDD and CCDD business, or posting in your role as a supervisor, has the potential to be, or create the appearance of, a legal violation. Unfortunately, there are members of the public and organizations that look for possible violations and will file complaints.

Unlike private citizens, Supervisors of a community development district are “public officers” (government officials) and are therefore subject to a number of laws when speaking about the CCDD or CCDD business. As detailed below, there are Florida Sunshine Law and Public Records Law considerations related to Board members posting online about CCDD business of which we need to make you aware.

Also included below are some best practices that we recommend considering when using online forums and social media (such as Facebook, Twitter and YouTube) to communicate with constituents regarding the CDD.

As a reminder, the CCDD has its own Facebook page, as was approved by the board this past year. Anything that you desire to be posted online that refers to CCDD current or upcoming business, needs to get board approval before being posted. If you recall, the board agreed that this approval was necessary. This provides you with a mechanism to have board action/information/CCDD general business published in compliance with law. Just submit your proposed posting to Inframark and they’ll get it on the next agenda.

### **Florida’s Sunshine Law**

The Sunshine Law requires government boards to meet in public; boards may not take action on or engage in private discussions of board business via written correspondence, e-mails, text messages, or other

electronic communications. Section 286.011, *Florida Statutes*, Government in the Sunshine Law, has three basic requirements:

- (1) meetings of public boards must be open to the public;
- (2) reasonable notice of such meetings must be given; and
- (3) minutes of the meetings must be taken and promptly recorded.

This law applies to any gathering, whether formal or casual, of two or more members of the same Board to discuss a matter on which foreseeable action will be taken by the Board; this includes previous CCDD business and that which may foreseeably come back before the Board. The Sunshine law applies to in-person discussions and “virtual” discussions, such as telephone calls, texts, website blogs, message boards, online posts, emails and any other means of communication.

Although the Sunshine Law does not specifically prohibit Board members from using social media to communicate CCDD business, posting on a Facebook or other media site could trigger the Sunshine Law since a post, reaction or comment could be readily construed as communicating with another Supervisor outside of a Board meeting. The Florida Attorney General warned in AGO 2008-07, and further expressed in AGO 2009-19, that when posting on a Facebook page, “members of the board or commission must not engage in an exchange or discussion of matters that foreseeably will come before the board or commission for official action.” If you see a post or email from another supervisor, do not respond or reply; that could be an improper discussion; in fact, the mere action of posting your view, could be seen as a communication to other board members.

Furthermore, a supervisor cannot have someone else post their views for them. The Florida Attorney General has warned of the potential for a third-party user to trigger issues if acting as a “liaison” for a Board member: “The use of such an electronic means of posting one’s comments or views, and the inherent availability of other participants or contributors to act as liaisons would create an environment that could easily become a forum for members of a board to discuss official issues which should most appropriately be conducted at a public meeting. It would be incumbent upon the commission members to avoid any action that could be construed as an attempt to evade the requirements of the law.” (AGO 2008-07; AGO 2009-19). Please be aware that Sunshine Law violations could result in removal from office, fines, criminal penalties, attorneys’ fee fines, etc.

### **Florida’s Public Records Law**

Chapter 119.011(12), *Florida Statutes*, defines a “public record” broadly to include “all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics or means of transmission, made or received [ . . . ] in connection with the transaction of official business by any agency.” A community development district falls within the definition of “agency.”

Additionally, the Florida Constitution also establishes a constitutional right of access to any public record made or received in connection with the official business of any public body or officer.

In brief, Supervisors are subject to the Public Records Law in Florida and must retain public records in accordance with the retention schedule and inspection requirements under Florida law. **Opinions/posts/comments posted online, texts, tweets, etc., made by Supervisors regarding CCDD matters or matters that may come before the Board, are considered “made in connection with the transaction of official business” and are therefore “public records.”** This means they must be preserved in accordance with law; this is true regardless of whether the post is made on a private social media page or website.

Moreover, website operators, like Facebook, YouTube and Twitter, are generally private companies with the power to delete or edit material. Most of these websites also permit the user to delete their own comments and/or posts. Therefore, there is a significant risk that the public record cannot be retained and produced in accordance with Florida law. Texts are also unlikely to be saved by telecommunications companies, so they are to be avoided for CCDD business.

### **Best Practices**

\*Although the intention behind the post may be good, refraining from posting about CCDD business online is the best practice. Do not post anything with your office or the CCDD name attached, as it could appear you are making the statement/post as a part of your official CCDD role; do not allow third parties to do this either.

\*Do not respond or react to another Supervisor's post or email about CCDD business (or possible future business) and do not direct others to post on your behalf about CCDD business. Do not make comments on others' posts about CCDD business. Instead, utilize your Board meetings, your District Management and the CCDD web page if you want to spread a message.

\*If you do want to post online about CCDD business, submit the item to Inframark for it to be posted on the CCDD's official website.

\*Do not use texts for CCDD business as there is not generally a way to save these as public records, as is required.

If in doubt, please do not hesitate to contact Angel at Inframark or your District Counsel's office.

***Thank you.***



# **Subsection 8D**

# **Engineer**

# **Subsection 8D(i)**

## **Monthly Report**



# HANSON, WALTER & ASSOCIATES, INC.

---

## PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

June 13, 2023

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

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

Dear Ms. Montagna;

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

1. North Village brick wall along canal ownership review.
2. Perform Annual trust indenture inspections.
3. Meeting with County on Island Village park tract.
4. Island Village park tract survey.
5. Review/Research Safe Routes to School documents and corresp. with FDOT.
6. Waterside Dr. pond bank slope site meeting and needed fill calculations.
7. Artisan Park alley repave meeting with contractor and site inspection of condo area cut through alley tracts.

Sincerely,



Mark Vincutonis, P.E.



# HANSON, WALTER & ASSOCIATES, INC.

PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

July 11, 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. Artisan Park alley repave overall plan, quantities, and obtain proposal.
2. Island Village recreation and storm tract turnover corresp.
3. Prepare annual trust indenture report and exhibits.
4. Waterside Dr. pond bank slope site visit, measurements, and fill calculations.

Sincerely,

*Mark Vincutonis*

Mark Vincutonis, P.E.

# **Subsection 8D(ii)**

## **Annual Inspection**

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

June 21, 2023

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

**Re: Consulting Engineer's Report, Section 11.21 of the Master Trust Indenture  
 Celebration Community Development District  
 HWA# 4204**

Dear Ms. Montagna:

Hanson, Walter & Associates, Inc., in accordance with Section 11.21 of the Master Trust Indenture, has completed our annual review of the portions of the project within the Celebration Community Development District;

We have performed an overall site inspection of District owned facilities in conjunction with District Staff and are relying on District sources we believe as credible and what has been represented to us is accurate to the best of our knowledge. We find these portions have been maintained in sufficiently good repair with the following exception(s) as listed below and as shown on the attached location maps;

1. The drainage box culverts under; Celebration Blvd. by the golf course; Celebration Blvd. by Spring Lake/Evander Square; and Aquila Loop, have vegetation that is growing thick and or debris building up in the invert at the inlet and/or outlet side sides of the box culverts restricting flow and access. This vegetation and or debris should be removed by the landscape maintenance staff and maintained on a regular basis to prevent more difficult vegetation removals the future and to maximize flow capacity through the culvert. All of the box culvert locations are listed below to keep their locations identified within this annual report for ongoing maintenance.
  - a. Celebration Blvd. just south of the southern golf course maintenance yard driveway. Note there are 2 culverts about 50-ft apart at this location (covered with vegetation).
  - b. Celebration Blvd. between Sienna and Spring Lake.
  - c. Celebration Blvd. between Spring Lake and Evander Square Apts. (Palmettos make it difficult to access)
  - d. Celebration Ave. just north of the 851 Bldg. The slope off of the sidewalk is steep and recommend a fence in this area.
  - e. Greenbriar Ave. between Jasmine St. and Westpark Dr.
  - f. Celebration Ave. between Jeater Bend Dr. and Nash Dr.
  - g. Celebration Ave. as you enter into Artisan Park just south of Old Blush Rd.
  - h. Old Blush Rd. between Demask St. and Indigo Dr.
  - i. Aquila Loop just south of Oak Shadows Rd. (Northeast side has cypress knees growing close to box culvert and should be removed or sawed down)..
  - j. Acadia Lane just west of Acadia Terrace.
  - k. Island Village, Celebration Blvd. just before the curve in the road that enters the residential area.

Page 2 of 10

2. Sienna: At the box culvert under Celebration Blvd. between Sienna and Spring Lake, on the east side of the Blvd. the slope from the sidewalk is steep per the original design however there is a drop off forming adjacent to the sidewalk which should be filled in and sodded by landscape staff.
3. Not Used.
4. Spring Lake: In the pond by 1351 Cap Rock Drive, the concrete overflow weir has started to separate at the joint by 3-inches between the top flat area and the backslope down to the wetlands and earthen material has eroded out from the gap and has started to undermine the concrete slabs. This gap should be cleaned and filled with concrete. There are also a few pine trees that have previously been cut that were growing in this gap and the remaining trunk should be removed or ground down if possible to allow for concrete to be placed in the gap. It is believed that maintenance staff can complete this work.
5. Spring Lake: Along the wetland side of the pond adjacent to Cap Rock Drive, there are several areas along the pond berm that have become barren of grass and show signs of erosion of sand/soil down the bank into the water.. These areas appear to receive enough sunlight and should be seeded or sodded to cover the exposed soil. The addition of some soil additives to enhance the sandy soil may be needed as well. The estimated cost to rake in some soil additive such as cow manure and over seed the areas is \$1,000. To sod the areas with bahia, the estimated cost is \$3,000.
6. North Village: The outfall control structure in the southeast corner of the pond next to 134 Eastpark Drive appears to have been maintained as only a minimal amount of a matted algae and landscape debris is partially covering the grates which limit discharge when the pond level rises above the grates and should be removed by landscape staff. This structure tends to collect debris easily and should continue to be cleaned regularly.
7. North Village: Across from 112 Celebration Blvd., in the roundabout wetland area, the drainage inlet is accessible but has dirt and vegetation partly covering the grate due to the surrounding steep slope and should be cut back and grade softened by maintenance staff. We also recommend maintenance staff install a concrete pad around the structure to prevent vegetation from growing close to and covering the inlet. The grate has been dislodged slightly and is rusty and should be replaced or inspected and reset by maintenance staff.
8. North Village: At the inlet at the edge of the wetland area across from the curb inlet in the roundabout, we recommend maintenance staff clear the vegetation and debris partly covering the grate and install a concrete pad around the structure to prevent vegetation from growing to close and covering the inlet.



**HANSON. WALTER & ASSOCIATES. INC.**

PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

8 Broadway, Suite 104 – Kissimmee, Florida 34741-5708 – Phone: 407-847-9433  
Engineering Fax: 321-442-1045 – Surveying Fax: 407-847-2499 – Email: [hwa@hansonwalter.com](mailto:hwa@hansonwalter.com)  
Website: [www.hansonwalter.com](http://www.hansonwalter.com)

9. North Village – Golf Course/Acacias: In the westerly corner of the pond next to 216 Eastpark Dr., there is a drainage inlet at the edge of the water with a couple of cabbage palm trees growing up against the structure and should be cut down to grade and or removed if possible by maintenance staff. The vegetation and debris covering the inlet should be also be removed by maintenance staff. There is also a long piece of old turbidity barrier strewn across the pond in the vegetation that should be removed by maintenance staff. And there are several juvenile red swamp maple trees and other types of large bushes that have rooted in the shallow water in this area of the pond and should be removed as they will grow quite large and multiply and should be removed by landscape staff. The other end of the pipe that connects to this structure is farther west in the wetland area and is overgrown and could not be located. This structure and access to it should be cleared by landscape maintenance staff.
10. North Village – Golf Course/Acacias: The outfall fabriform weir in the pond south of 106 Acadia Terrace has trees growing next to the fabriform concrete as well as vegetation close to the bleeder pipe discharge and should be removed by landscape staff to prevent root damage to the fabriform as the trees continue to grow and flow restriction to the bleeder pipe.
11. North Village – Golf Course: The outfall fabriform weir in the pond west of 318 Acadia Lane (the pink house) has become overgrown and the access to it has become overgrown preventing access to this drainage structure. The access path behind the house and the area on and around the structure should be cleared by landscape maintenance staff.
12. North Village – Golf Course: The overflow structure inlet along the southeastern side of the wetland behind 239 Acadia Terrace has become overgrown and could not be located. An access pathway and the area around the structure should be cleared by landscape maintenance staff.
13. North Village – Golf Course: A 3” tree is growing very close and starting to push into the skimmer around the fabriform overflow weir and should be removed by landscape staff.
14. North Village – Golf Course: The overflow structure inlet along the southwestern side of the wetland behind 202 Acadia Terrace is accessible but is surrounded and covered by vegetative debris, cut logs, and dirt pushed with machinery and should be removed by landscape maintenance staff. It is recommended to encourage the golf course staff to not place waste here. Note that the connector manhole/inlet to the south of this wetland was located in the golf course near the cart path and has a slotted manhole cover to accept surface runoff.
15. North Village – Golf Course: The outfall fabriform weir in the pond south of 316 Acadia Lane is overgrown with vegetation on the fabriform and around the skimmer and drawdown pipe. The access is overgrown and blocked by fallen trees. The access and area around this structure should be cleared by landscape staff.
- 15A. North Village – Golf Course: The control structure in the southeast corner of the pond is overgrown and the grate is rusted out. The areas should be cleared and the grate replaced by maintenance staff.



**HANSON. WALTER & ASSOCIATES. INC.**

PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

8 Broadway, Suite 104 – Kissimmee, Florida 34741-5708 – Phone: 407-847-9433  
 Engineering Fax: 321-442-1045 – Surveying Fax: 407-847-2499 – Email: [hwa@hansonwalter.com](mailto:hwa@hansonwalter.com)  
 Website: [www.hansonwalter.com](http://www.hansonwalter.com)



Page 4 of 10

16. North Village – Golf Course: The inflow structure bubble-up inlet behind 227 Acadia Terrace has become overgrown and the structure could not be located. The access and the area around the structure should be cleared by landscape staff. Landscape waste and debris has been dumped in this wetland and may be covering this structure.
17. Central Village – Golf Course: There are two drainage overflow structures at the east end of the pond across from 504 Golfpark Dr. The easterly inlet is overgrown with vegetation and was not visible. The westerly inlet was clear of significant vegetation. These inlets and the immediate area surrounding them should be cleared by landscape staff.
18. Central Village – Golf Course: The drainage outflow inlet structure was located and is overgrown with vegetation. The location of this structure according to asbuilt plans is in the northeast section of this wetland. Access is clear when not underwater and is located on the edge of the tree line at the end of the viburnum hedge about 23-ft from the golf cart path. The inlet should be cleared of debris and we recommend installing a vertical post or pipe behind the inlet for locating purposes when the area fills up with water.
19. Central Village – Golf Course: The steel reticular grate on the drainage outflow control structure in the southeastern end of the pond is partly covered with landscape debris and has become heavily rusted and is deteriorating with part of it missing and should be replaced by maintenance staff at an estimated cost of \$800.
- 19A. Central Village – Golf Course: The control structure on the southeast side of the pond is severely rusted and has some debris on the grate. The debris should be removed and the grate replaced by maintenance staff at an estimated cost of \$800.
20. Central Village – Golf Course: Across from 518 Golf Park Dr. in the westerly small wetland area on the north side of the cart path that runs on the north side of the pond, the drainage inlet is overgrown with vegetation and could not be located. The location according to asbuilts is in the eastern end of the wetland area. Access to this structure and the area surrounding it should be cleared by landscape staff.
21. Central Village – Golf Course: Across from 514 Golf Park Dr. in the easterly small wetland area on the north side of the cart path that runs on the north side of the pond, the drainage inlet is overgrown with vegetation and could not be located. The location according to asbuilts is in the western end of the wetland area. Access to this structure and the area surrounding it should be cleared by landscape staff.
22. Central Village – Golf Course: Across from 514 Golf Park Dr. the fabriform weir at the east end of the pond where it connects to the shallow littoral zone/swale between the two pond water surfaces is accessible but overgrown with vegetation and should be cleared by landscape staff.



**HANSON. WALTER & ASSOCIATES. INC.**

PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

8 Broadway, Suite 104 – Kissimmee, Florida 34741-5708 – Phone: 407-847-9433  
Engineering Fax: 321-442-1045 – Surveying Fax: 407-847-2499 – Email: [hwa@hansonwalter.com](mailto:hwa@hansonwalter.com)  
Website: [www.hansonwalter.com](http://www.hansonwalter.com)

23. Central Village – Golf Course: The wetland overflow structure inlet in the middle of the small vegetated pond area across from 716 Golf Park Dr. has become overgrown with vegetation and could not be located. The access to the structure and the area immediately surrounding this structure should be cleared by landscape maintenance staff and marked with a vertical post or pipe.
24. Central Village – Golf Course: The wetland buffer has been cleared and the drainage inlet overflow structure at the south end of the wetland at the southwest corner of the intersection of Celebration Blvd. and Campus St. was located. A second drainage inlet overflow structure in the southeast end of the wetland was also discovered and was missing its grate and was full of debris. The inlet should be cleaned and the grate replaced by maintenance staff at an estimated cost of \$1,200. Note that the manhole on the south side of the cart path where this structure connects to was located. The access to these structures and the area immediately surrounding these structures should be kept clear by landscape maintenance staff and the vegetation re-grows.
25. Central Village: The 4-inch bleeder pipe appeared to be partly clogged as the water level of the pond was equal to the fabric weir and flow through the bleeder pipe appeared less than it should be based on the water level and should be unclogged by maintenance staff.
26. Central Village – Golf Course: The wetland overflow structure inlet at the west end of the wetland behind 903 Jasmine St. has become overgrown and could not be located. The access to this structure and the area immediately surrounding this structure should be cleared by landscape maintenance staff.
27. Central Village: Next to 420 Greenbrier Ave, the drainage structure along the edge of the wetland is overgrown and could not be located. An access pathway and area surrounding the structure should be cleared by landscape staff. A 3” white horizontal PVC pipe was previously found behind the thick vegetation and could be connected to the structure.
28. Central Village –Golf Course: The pond overflow fabric weir in the pond behind 911 Jasmine St. has void space beneath the rip-rap downstream of the concrete repair made previously from erosion undermining the earthen material. Some of this void space was filled in previously, however there are other spots visible through the degraded fabric at the pinchpoints. The concrete repair made previously appears to be working to hold the water level in the pond and prevent water seepage under the weir however areas of fabric may collapse if erosion continues. The estimated cost to fill the void spaces with concrete is \$2,000. There is also heavy vegetation growing on top of the fabric that should be removed or sprayed by landscape maintenance staff.
29. Central Village – Golf Course: At the south corner of the pond behind 911 Jasmine St., the pond bank against the wetland has a small breach where a high pond water level has overtopped the bank and eroded part of the pond bank berm. This area should be filled in with concrete during the dry season at an estimate cost of \$2,000.



**HANSON. WALTER & ASSOCIATES. INC.**

PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

8 Broadway, Suite 104 – Kissimmee, Florida 34741-5708 – Phone: 407-847-9433  
 Engineering Fax: 321-442-1045 – Surveying Fax: 407-847-2499 – Email: [hwa@hansonwalter.com](mailto:hwa@hansonwalter.com)  
 Website: [www.hansonwalter.com](http://www.hansonwalter.com)

Page 6 of 10

30. Central Village: At the pond along Greenbrier Ave., next to the bus drop off of the K-8 School vegetation is creeping up the backside of the weir and should be removed by landscape staff.
31. Central Village: Across from 422 Arbor Circle, the overflow inlet along the eastern edge of the wetland is covered with vegetation and debris and should be cleared of vegetation and debris by maintenance staff.
32. Central Village: Across from 406 Arbor Circle, the drainage inlet along the edge of the wetland is covered with vegetation and or dirt and debris and could not be located. The area surrounding the inlet should be cleared by landscape maintenance staff.
33. West Village: The fabriform overflow structure and skimmer at the north end of the pond next to 915 Westpark Dr. has become overgrown to include a palm tree growing in the fabriform. The access to this structure and the structure should be cleared by landscape staff as well as performing regular mowing/trimming of this pond bank area to the structure. This access path from the lot side has become overgrown, however it was accessible from golf course side.
34. West Village – Celebration Blvd.: The overflow outfall structure along the edge of the wetland is overgrown and not easily accessible and the grates on this inlet are not seated properly and one may be missing. The access and surrounding areas should be cleared and the grates re-seated by maintenance staff.
35. West Village – Golf Course: The overflow structure inlet along the eastern side of the wetland in the middle of the golf course directly west of 932 Westpark Dr. has become overgrown and could not be located. The connector manhole in the open golf course “rough” area could also not be located. The access and the area around the structure in the wetland should be cleared by landscape maintenance staff and the surface grasses likely covering the manhole should also be removed.
36. West Village – The inlet in the northeast corner of the wetland at the intersection of Celebration Ave. and Starling is covered with leaf litter and debris and should be cleared by maintenance staff.
37. West Village – Golf Course: The overflow structure inlet at the southeast corner of the of the wetland across from 615 Trumpet Place has become overgrown and could not be located. The access and the area around the structure should be cleared by landscape maintenance staff.
38. West Village: Behind 607 Nadina Place in the wetland edge, the inflow structure is overgrown with vegetation and could not be located. For reference, the pipe to this structure is between 607 and 609 Nadina Place as evidenced by a manhole at this location on Nadina Place. This is between the 4<sup>th</sup> and 5<sup>th</sup> houses from Starling Dr. The vegetation around this structure should be cleared by landscape staff.



**HANSON. WALTER & ASSOCIATES. INC.**

PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

8 Broadway, Suite 104 – Kissimmee, Florida 34741-5708 – Phone: 407-847-9433  
 Engineering Fax: 321-442-1045 – Surveying Fax: 407-847-2499 – Email: [hwa@hansonwalter.com](mailto:hwa@hansonwalter.com)  
 Website: [www.hansonwalter.com](http://www.hansonwalter.com)

Page 7 of 10

39. West Village – Golf Course: The bubble up headwall inlet structure along the edge of the wetland behind the white 3-rail fence along Celebration Blvd. is partly covered with vegetation and should be cleared by maintenance staff. The sidewalk in this is becoming undermined due to erosion along the white 3-rail fence along the wetland on the golf course side of Celebration Blvd. and should be filled in with dirt and sod by maintenance staff.
40. West Village – Golf Course: The sidewalk on the golf course side of the Celebration Blvd. behind the 3-rail white fence is undermined due to erosion and should be filled in with dirt and sodded by maintenance staff.
41. East Village: There are two (2) pairs of control and outflow bubble up drainage structures that serve as the outfall discharge points for the large pond behind the estate homes along East Lawn Dr. The northerly most bubble up structure that has the grates secured with a bar has some debris trapped under the grate blocking some of the water flow and should be removed by maintenance staff. At both locations, the concrete splash pads that surround the outflow structures have cracked and settled due to undermining of earthen material from beneath the concrete pads and should be monitored for further erosion.
42. East Village: The pond overflow fabriform at the pond across from 1003 Oak Pond Dr. has been undermined on the downstream side where the pond bank slope has washed away from beneath the fabriform and the fabriform appears to be cantilevered and may eventually collapse. This section of the weir should be repaired by filling in the washed out areas and covering with rip rap by maintenance staff. Also, one of the center skimmer posts has broken and should be replaced by maintenance staff and the upstream end of the bleeder pipe is clogged as it was submerged but no water was flowing and should be unclogged by maintenance staff.
43. East Village: Across from 1001 Oak Pond Dr., on the sidewalk along the pond, there are 3 sidewalk panels that have settled such that the cross slope exceeds 2% and should be replaced at an estimated cost of \$600.
44. East Village: Across from 1108 Rosemary Way at the intersection of Rosemary Way and Indigo Dr., the structure at the edge of the wetland area is overgrown with vegetation and could not be located. An access path and the area surrounding the structure should be cleared by landscape staff.
45. East Village: At the end of the short alleyway next to 802 Runner Oak St., a bubble up structure at the base of the slope adjacent to the wooded area needs to be cleaned out as old filter fabric and debris is partly blocking its flow capacity. The debris in the inlet and surrounding the inlet should be removed and the filter fabric removed or replaced by landscape/maintenance staff.
46. East Village: At the sidewalk along the wetland at the intersection of Oak Shadows Rd. and Indigo Dr. there is a 4-inch drop off along the edge of the sidewalk due to erosion which is at the top of a steep slope down to the wetland. This area adjacent to the sidewalk should be filled in and sodded to eliminate the sudden drop-off by maintenance staff.



**HANSON. WALTER & ASSOCIATES. INC.**

PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

8 Broadway, Suite 104 – Kissimmee, Florida 34741-5708 – Phone: 407-847-9433  
 Engineering Fax: 321-442-1045 – Surveying Fax: 407-847-2499 – Email: [hwa@hansonwalter.com](mailto:hwa@hansonwalter.com)  
 Website: [www.hansonwalter.com](http://www.hansonwalter.com)

47. East Village: At the intersection of Deer Woods Rd. and Oakshadows Blvd., the slope on the backside of the sidewalk down to the wetlands has eroded away and created a 12" drop off from the edge of the sidewalk. This area should be filled in and sodded by maintenance staff.
48. East Village: Next to 727 Oak Shadows Blvd., the bubble up structure in the spreader swale is missing its grates and they may be laying next to the opening underwater and should be re-installed by maintenance staff. A custom framed grate that is elevated above the structure could be considered if water pressure is causing the grates to become dislodged.
49. East Village – Roseville Corner: Across from 1013 Old Blush Rd. and behind the curb inlet, there is a depression in the ground which could be a result of either a leak in an underdrain pipe or storm pipe beneath, or was a location of a previously removed tree. This area should be filled in and sodded by staff and monitored for further depression forming.
50. East Village – Roseville Corner: Across from 1015 Old Blush Rd., the overflow fabriciform weir has a cabbage palm that has rooted in and should be removed by maintenance staff to prevent future cracking and undermining of the fabriciform.
51. East Village – Aquila: Behind 1207 Aquila Loop, it appears a resident's landscape crew is depositing landscape waste along the wetland and should be removed by maintenance staff and the residents of 1201 and 1207 Aquila Loop be notified that dumping is not allowed.
52. East Village – Aquila: A fallen tree is blocking access to the control structure in the southeast corner of the pond behind 1201 Aquila Loop and should be removed by landscape staff.
53. East Village: On the south side of Oak Pond Dr. the bubble up structure along the wetland is partly covered with debris. We recommend maintenance staff clear the vegetation and debris partly covering the grate and install a concrete pad around the structure to prevent vegetation from growing to close and covering the inlet.
54. South Village – Spring Park Reserve: The skimmer at the fabriciform overflow weir at the southeast end of the pond behind 887 Spring Park Loop has become undermined on the 45 degree skimmer wings and one section of skimmer has become disconnected. The undermined area should be filled in and sodded and the skimmer re-connected by maintenance staff. On this same pond, there are sections of pond berm on the southerly side that should be seeded & mulched or sodded by landscape staff.
55. South Village: Behind 800 Spring Park Loop, in the wetlands behind the park area, the outfall structure from the golf course pond is overgrown and could not be located. An access path and the area surrounding the structure should be cleared by landscape staff.
56. South Village: The overflow structure inlet on the south side of the wetland across from 1039 Banks Rose St. has vegetative debris on and around the inlet and should be cleared by maintenance staff. Note that the pipe from this structure goes between 1039 and 1041 Banks Rose to a bubble up inlet at the edge of the wetland behind these homes.



**HANSON. WALTER & ASSOCIATES. INC.**

PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

8 Broadway, Suite 104 – Kissimmee, Florida 34741-5708 – Phone: 407-847-9433  
 Engineering Fax: 321-442-1045 – Surveying Fax: 407-847-2499 – Email: [hwa@hansonwalter.com](mailto:hwa@hansonwalter.com)  
 Website: [www.hansonwalter.com](http://www.hansonwalter.com)

57. Artisan Park: At the pond adjacent to Iron Smith Dr., the outfall bubble up structure on the wetland side of the pond near its middle has trees growing very close to it and should be removed by landscape staff to prevent the roots from damaging the joint between the pipe and structure.
58. Artisan Park: At the westerly end of the pond at the end of Wright Circle, the splash pad around the outfall bubble up structure has been undermined from erosion and is cantilevered on one side and may eventually collapse if not addressed. The void space and eroded area should be filled in with rip-rap by maintenance staff. There are also areas on the pond bank that the grass has thinned out leaving exposed soil should be re-sodded by maintenance staff.
59. Artisan Park: At the southerly end of the pond across from 1150 Wilde Dr., the area around outfall bubble up structure has become overgrown with vegetation and grass is growing on the grate. There is erosion that has undermined the concrete splash pad which has collapsed along 2 sides of the double overflow structures. Additional areas may collapse at any time and is a safety concern for anyone that may be standing on the concrete pad. The surrounding vegetation should be cleared by maintenance staff and the eroded areas and void spaces filled in with rip-rap by maintenance staff.
60. Artisan Park: At the southerly end of the pond behind 1173 Wilde Dr., the outfall bubble up structure has erosion undermining the concrete splash pad on the low side (southern side) where water tends to flow and the structure is surrounded with vegetation including a stand of small hardwood trees. The area around the structure and an access path should be cleared and the eroded areas filled with rip-rap by maintenance staff. There are also areas on the south pond banks that the grass has thinned out leaving an exposed dirt and sand bank that should be re-sodded by maintenance staff.
61. Artisan Park: The bubble up overflow control structure at the west end of the pond behind 1509 Hubbard Court is becoming overgrown and the old hog trap located near this structure is starting to rot away. The vegetation and hog trap should be removed by maintenance staff.
62. Artisan Park: On the southern bank of the pond next to 1407 Stickley Ave., there is pond bank erosion next to the fence due to runoff from the house & roof and should be filled in and sodded by maintenance staff.
63. Artisan Park: At the easterly end of pond next to 1407 Stickley Ave., the outfall bubble up structure has some erosion undermining the concrete splash pad and is cantilevered and may eventually collapse or crack. The void spaces filled in with rip-rap by maintenance staff.
64. Artisan Park: At the southeasterly corner of the pond next to 1243 Roycroft Ave., the outfall bubble up structure has some erosion undermining the concrete splash pad on the low side where tends to flow. We recommend continued clearing of the surrounding vegetation by landscape staff and to fill in the void space with rip-rap



**HANSON. WALTER & ASSOCIATES. INC.**

PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

8 Broadway, Suite 104 – Kissimmee, Florida 34741-5708 – Phone: 407-847-9433  
 Engineering Fax: 321-442-1045 – Surveying Fax: 407-847-2499 – Email: [hwa@hansonwalter.com](mailto:hwa@hansonwalter.com)  
 Website: [www.hansonwalter.com](http://www.hansonwalter.com)



Page 10 of 10

65. Artisan Park: At the end of Celebration Blvd. at the traffic circle, the sidewalk headed into the woods is washed out on the marsh side and has a significant drop off next to the sidewalk and a portion of the sidewalk is undermined. The bank and undermining should be filled in and the area sodded by maintenance staff.
66. Artisan Park: At the end of Celebration Blvd. in the marsh area where the sidewalk crossing is, there are three (3) 10" +/- PVC culverts under the sidewalk that should be cleared of vegetation and debris and concrete mitered ends should be poured around the two (2) pipe ends that are missing mitered ends by maintenance staff.
67. Artisan Park: The outflow structure in the isolated wetland on the north side of Celebration Ave. west of the Artisan Clubhouse has become overgrown with vegetation and should be cleared by landscape staff.
68. Artisan Park: Across from 1324 Celebration Ave. on the west side of the pond, the two (2) mitered end sections in the pond bank were exposed due to a relatively low water level. These mitered end sections are undermined and the void space should be filled in with dirt and or rip rap by maintenance staff to prevent the top part of the mitered end from breaking away due to no support underneath.
69. Not Used.
70. Many of the concrete abutments which serve as connection point between the sidewalks and the raised wooden boardwalks are showing soil erosion at the corners and present a drop off and a steep slope immediately adjacent to the sidewalk connection to the raised boardwalk. These areas should be filled in, stabilized & compacted and sodded by landscape and maintenance staff. The integrity of the concrete abutments and boardwalks appear to be fine, however this is brought to your attention as a possible safety concern.

It is our opinion that the Operations and Maintenance budget for the fiscal year 2023 is sufficient for proper maintenance of the Celebration Community Development District.

In addition, the current limits of insurance coverage for Hanson, Walter & Associates, Inc., are adequate in accordance with Section 11.14 of the Master Trust Indenture and the District carries insurance that is similar to other Districts we are familiar with and the coverage is typical of other Districts for the infrastructure that is managed by the District. However, insurance requirements in general are not an area of expertise of Hanson, Walter & Associates, Inc.

If you should have any questions or require additional information, please contact our office.

Sincerely,

*Mark Vincutonis*

Mark Vincutonis, P.E.  
attachment

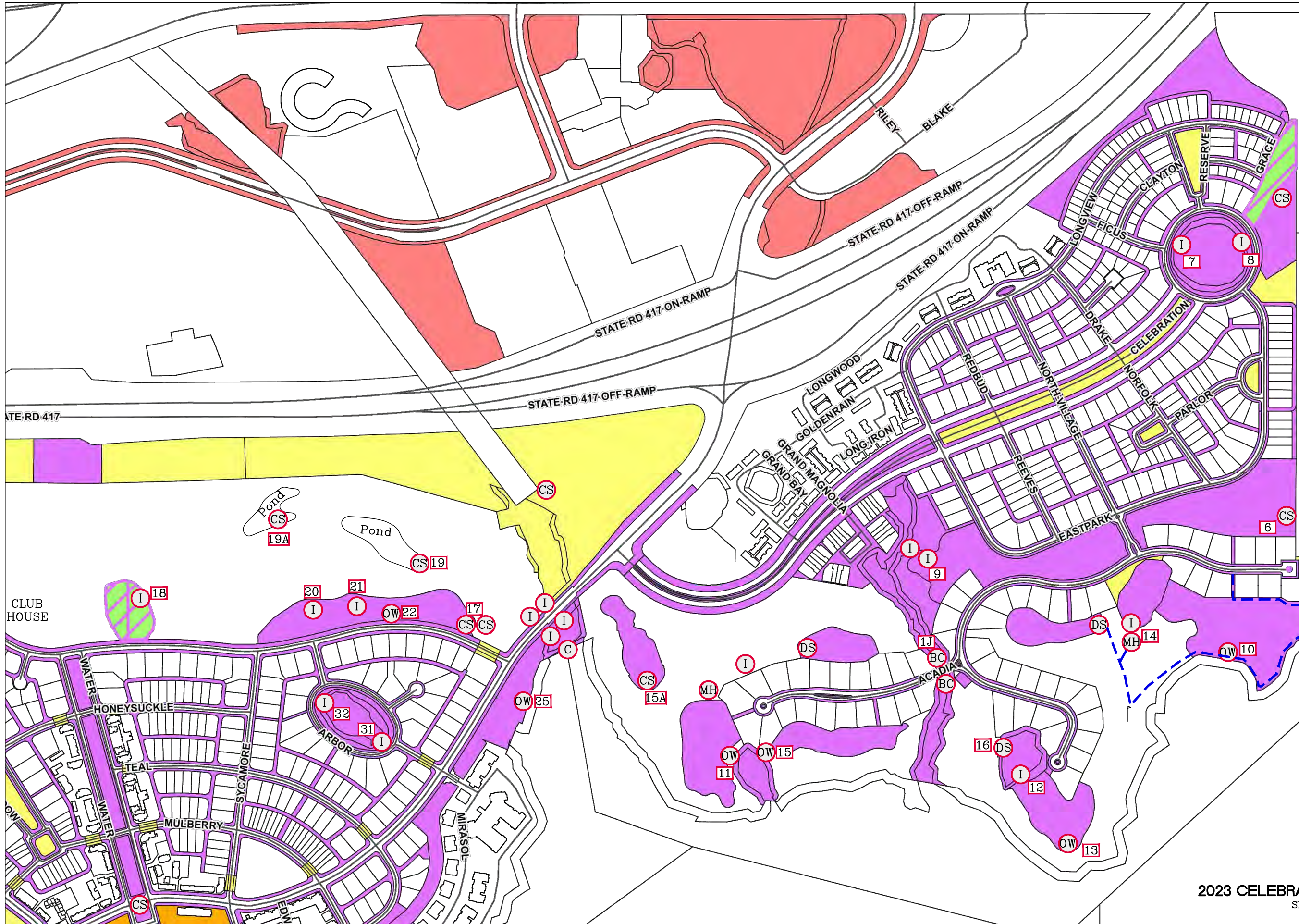


**HANSON. WALTER & ASSOCIATES. INC.**

PROFESSIONAL ENGINEERING. SURVEYING & PLANNING

8 Broadway, Suite 104 – Kissimmee, Florida 34741-5708 – Phone: 407-847-9433  
Engineering Fax: 321-442-1045 – Surveying Fax: 407-847-2499 – Email: [hwa@hansonwalter.com](mailto:hwa@hansonwalter.com)  
Website: [www.hansonwalter.com](http://www.hansonwalter.com)





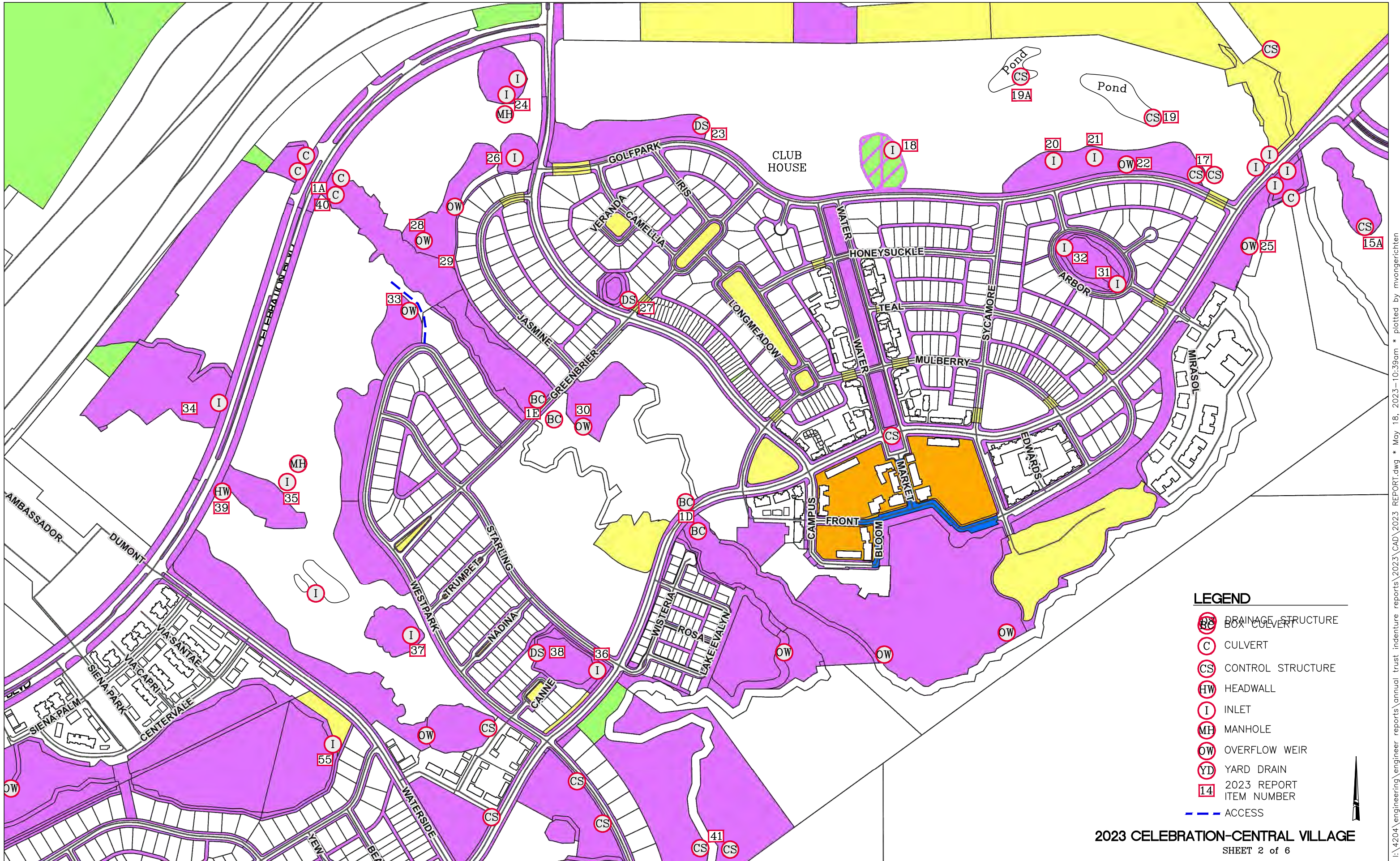
**LEGEND**

<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">DS</span>	DRAINAGE STRUCTURE
<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">BC</span>	BOX CULVERT
<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">C</span>	CULVERT
<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">CS</span>	CONTROL STRUCTURE
<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">I</span>	INLET
<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">MH</span>	MANHOLE
<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">OW</span>	OVERFLOW WEIR
<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">YD</span>	YARD DRAIN
<span style="border: 1px solid black; padding: 2px;">14</span>	2023 REPORT ITEM NUMBER
<span style="border-bottom: 1px dashed black; width: 20px; display: inline-block;"></span>	ACCESS

**2023 CELEBRATION- NORTH VILLAGE**  
SHEET 1 of 6

I:\4204\engineering\engineer\_reports\annual\_trust\_indenture\_reports\2023\CAD\2023\_REPORT.dwg \* May 18, 2023-10:39am \* plotted by mvongerichten



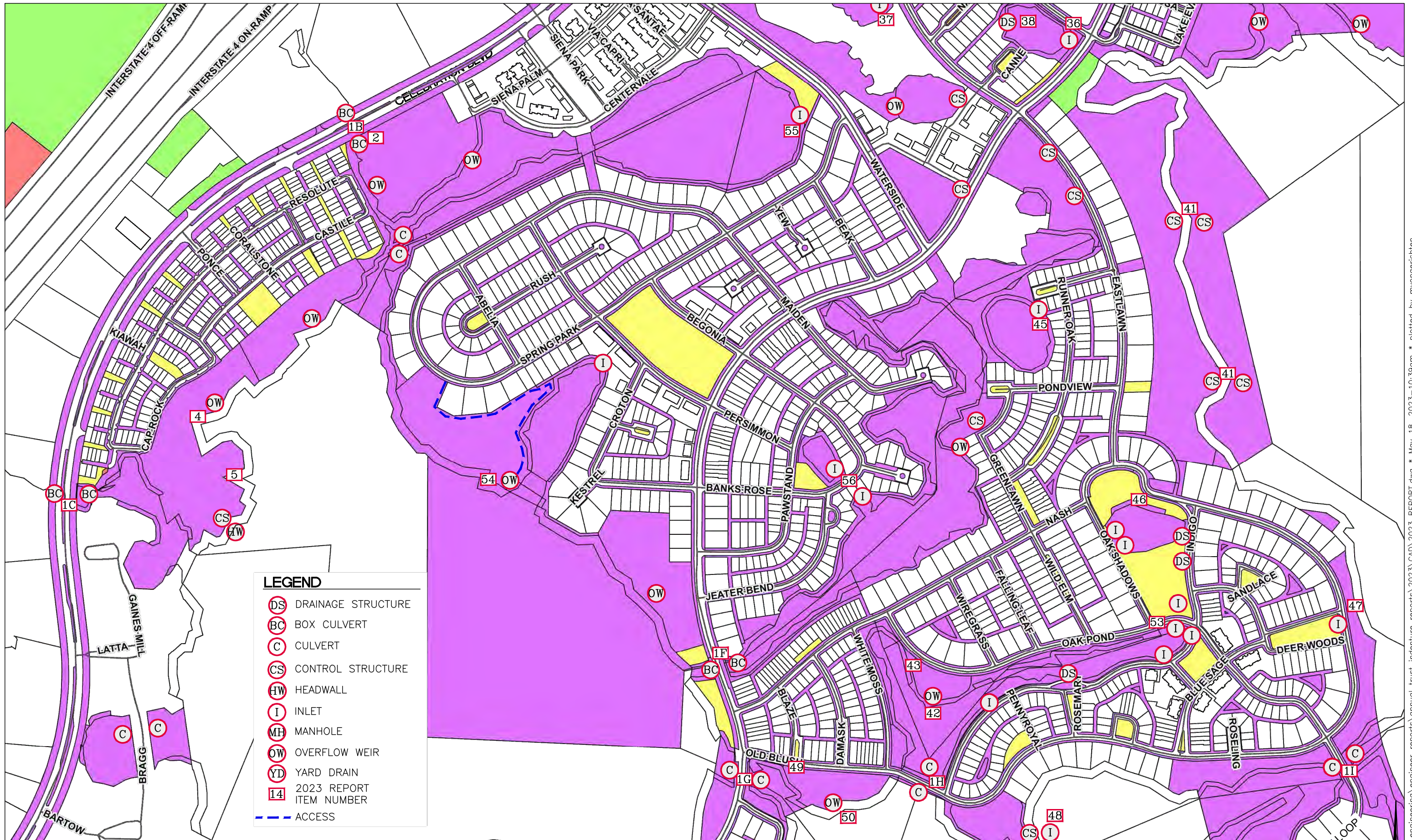


- LEGEND**
- BC DRAINAGE STRUCTURE
  - C CULVERT
  - CS CONTROL STRUCTURE
  - HW HEADWALL
  - I INLET
  - MH MANHOLE
  - OW OVERFLOW WEIR
  - YD YARD DRAIN
  - 14 2023 REPORT ITEM NUMBER
  - ACCESS

**2023 CELEBRATION-CENTRAL VILLAGE**  
SHEET 2 of 6

i:\4204\engineering\engineer\_reports\annual\_trust\_indenture\_reports\2023\CAD\2023\_REPORT.dwg \* May 18, 2023-10:39am \* plotted by mvongerichten



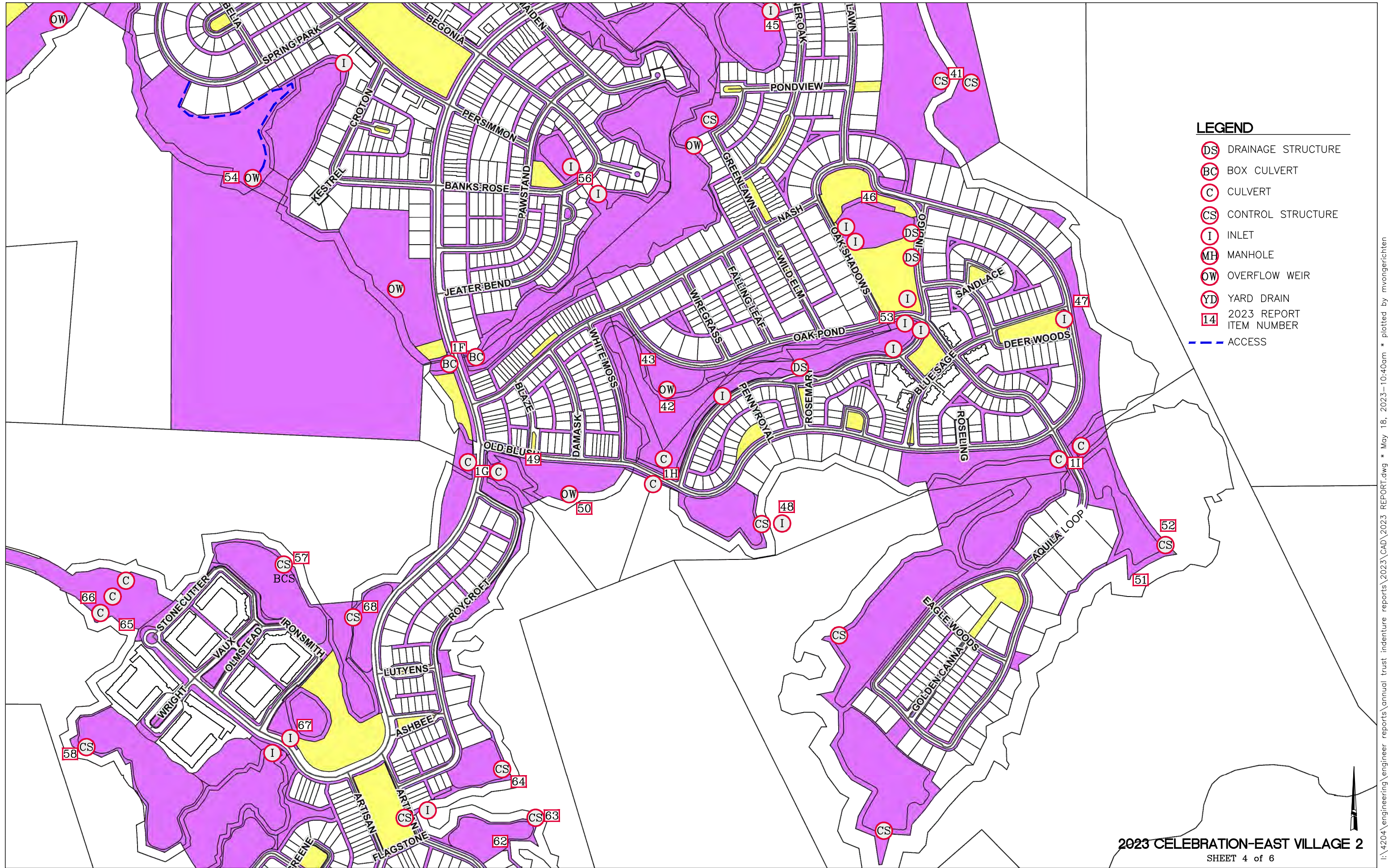


**LEGEND**

	DS DRAINAGE STRUCTURE
	BC BOX CULVERT
	C CULVERT
	CS CONTROL STRUCTURE
	HW HEADWALL
	I INLET
	MH MANHOLE
	OW OVERFLOW WEIR
	YD YARD DRAIN
	2023 REPORT ITEM NUMBER
	ACCESS

i:\4204\engineering\engineer\_reports\annual\_trust\_indenture\_reports\2023\CAD\2023\_REPORT.dwg \* May 18, 2023-10:39am \* plotted by mvongerichten

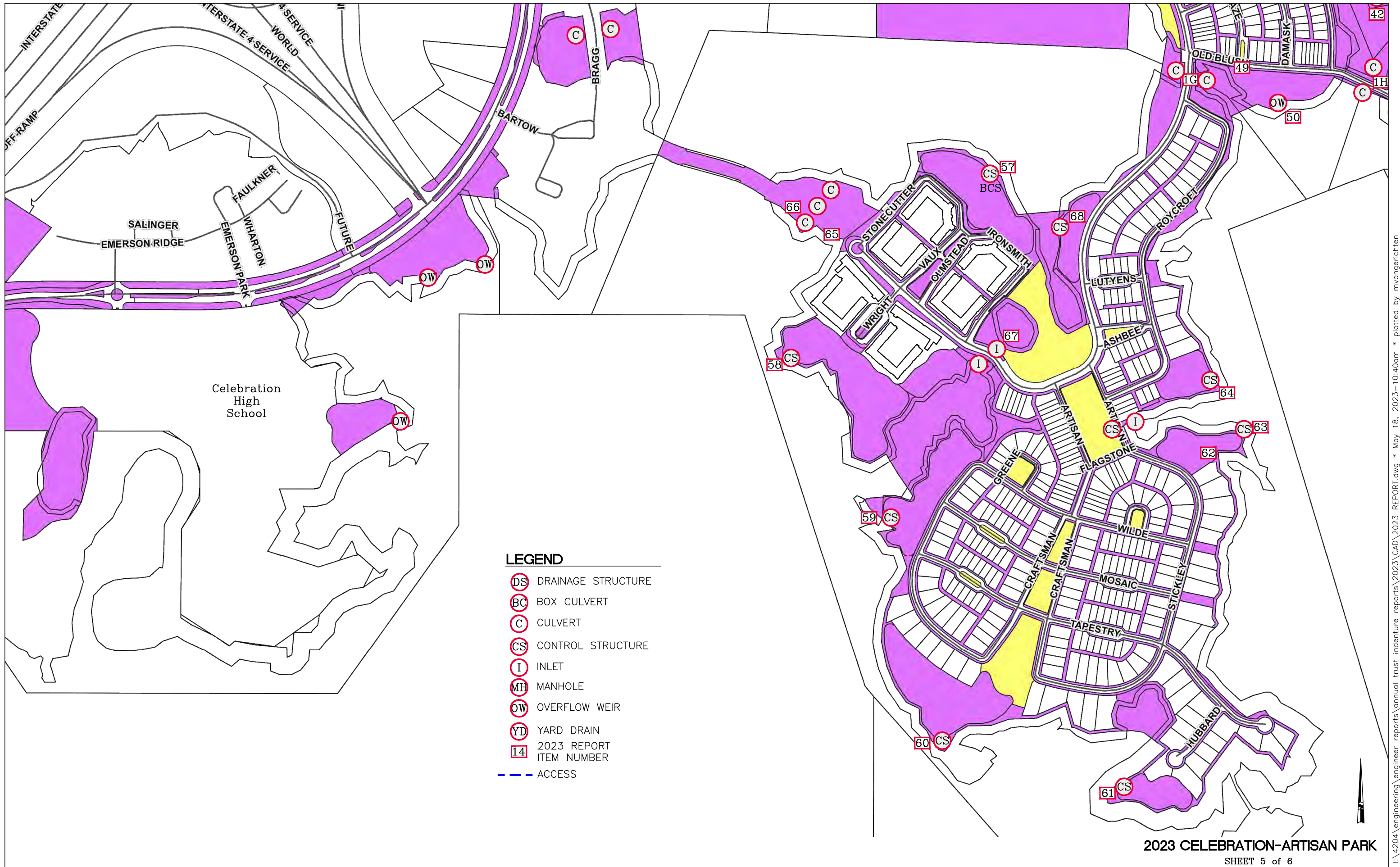




- LEGEND**
- DS DRAINAGE STRUCTURE
  - BC BOX CULVERT
  - C CULVERT
  - CS CONTROL STRUCTURE
  - I INLET
  - MH MANHOLE
  - OW OVERFLOW WEIR
  - YD YARD DRAIN
  - 14 2023 REPORT ITEM NUMBER
  - ACCESS

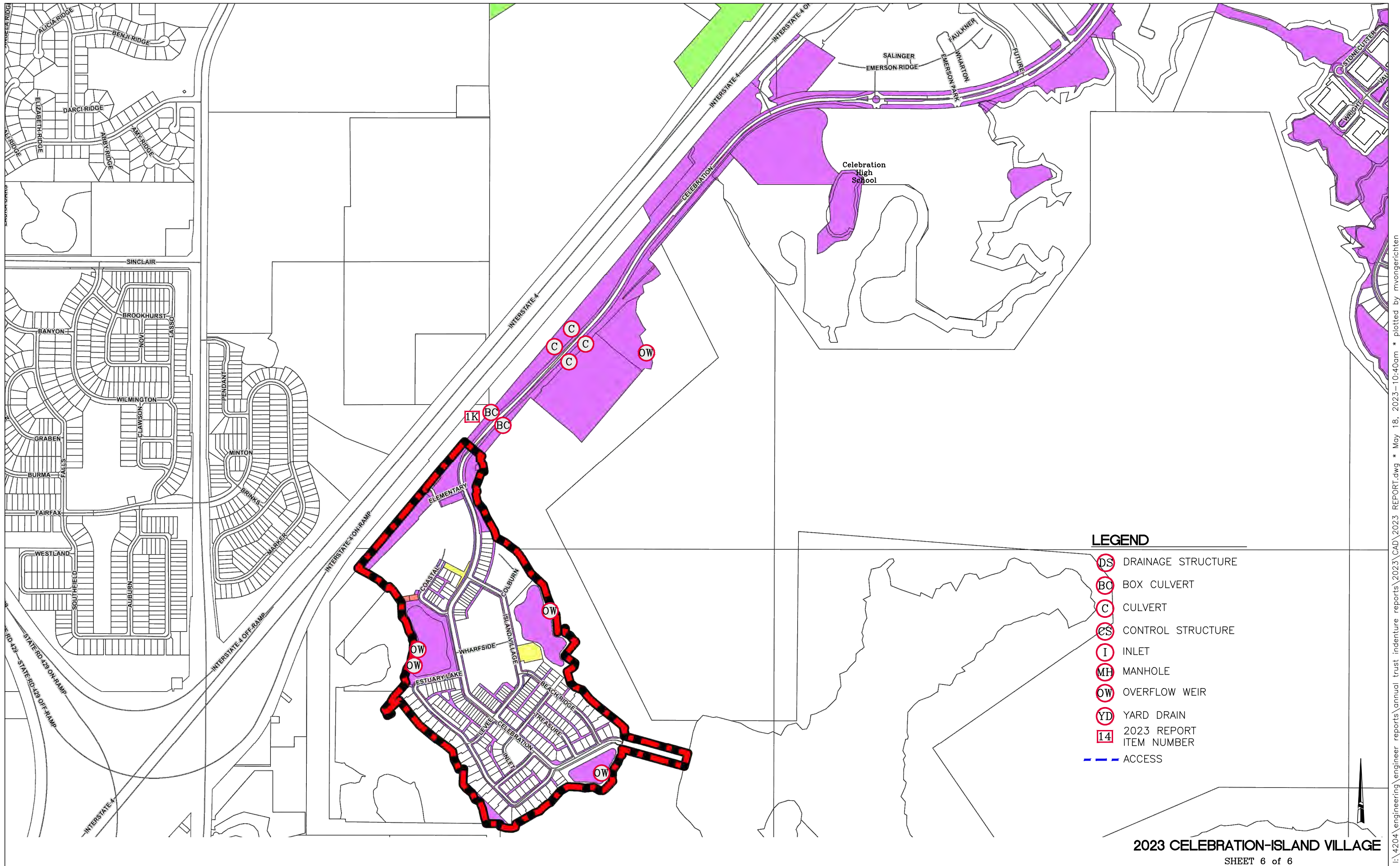
i:\4204\engineering\engineer\_reports\annual\_trust\_indenture\_reports\2023\CAD\2023\_REPORT.dwg \* May 18, 2023-10:40am \* plotted by mvongerichten





i:\4204\engineering\engineer\_reports\annual\_trust\_indenture\_reports\2023\CAD\2023\_REPORT.dwg \* May 18, 2023-10:40am \* plotted by mvongerichten





- LEGEND**
- DS DRAINAGE STRUCTURE
  - BC BOX CULVERT
  - C CULVERT
  - CS CONTROL STRUCTURE
  - I INLET
  - MH MANHOLE
  - OW OVERFLOW WEIR
  - YD YARD DRAIN
  - 14 2023 REPORT ITEM NUMBER
  - ACCESS

i:\4204\engineering\engineer\_reports\annual\_trust\_indenture\_reports\2023\CAD\2023\_REPORT.dwg \* May 18, 2023 - 10:40am \* plotted by mvongerichten

# **Subsection 8D(iii)**

## **Island Village Park Tract**

TEST PIT FIELD RECORD		
TH # <u>1</u>	PROJECT: <u>CELEBRATION ISLAND VILLAGE</u>	PROJECT NUMBER: <u>20230244</u>
CLIENT: <u>HANSON WALTER AND ASSOCIATES, INC.</u>	SSOC 811 TICKET #: <u>129302212</u>	GROUND ELEVATION DATUM: <u>---</u>
PROJECT LOCATION: <u>CELEBRATION, FL</u>	DATE: <u>5-15-2023</u>	UTILITY REQUESTED: <u>GAS</u>
RECORDED BY: <u>B. MACK</u>		

TEST PIT INFORMATION

COLOR: BLK MATERIAL: PVC \_\_\_ HDPE \_\_\_ DIP \_\_\_ AC \_\_\_ RCP \_\_\_ CMP \_\_\_ VCP \_\_\_ OTHER: STEEL

UTILITY OWNER (IF APPLICABLE): KINDER MORGAN ELEV. SURVEY MARKER:

OBSERVED UTILITY CONDITION: GOOD:  POOR: \_\_\_ OTHER: \_\_\_

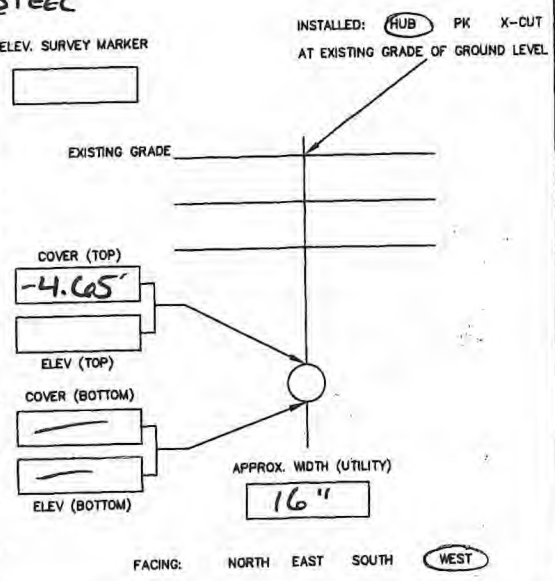
TEST PIT MARKED WITH: PK NAIL: \_\_\_ HUB:  OTHER: \_\_\_

PORTION OF UTILITY EXPOSED: TOP: \_\_\_ HALF: \_\_\_ SIDE: \_\_\_ FULL:

1. REFERENCE MARK ELEVATION: \_\_\_\_\_
2. UTILITY TOP DEPTH FROM REFERENCE: 112. -4.65'
3. UTILITY TOP ELEVATION: \_\_\_\_\_
4. WIDTH: 16"
5. UTILITY BOTTOM ELEVATION (IF APPLICABLE): NA
6. UTILITY BOTTOM DEPTH FROM REFERENCE (IF APPLICABLE): NA
7. SURFACE COVERING DEPTH (IF APPLICABLE): NA

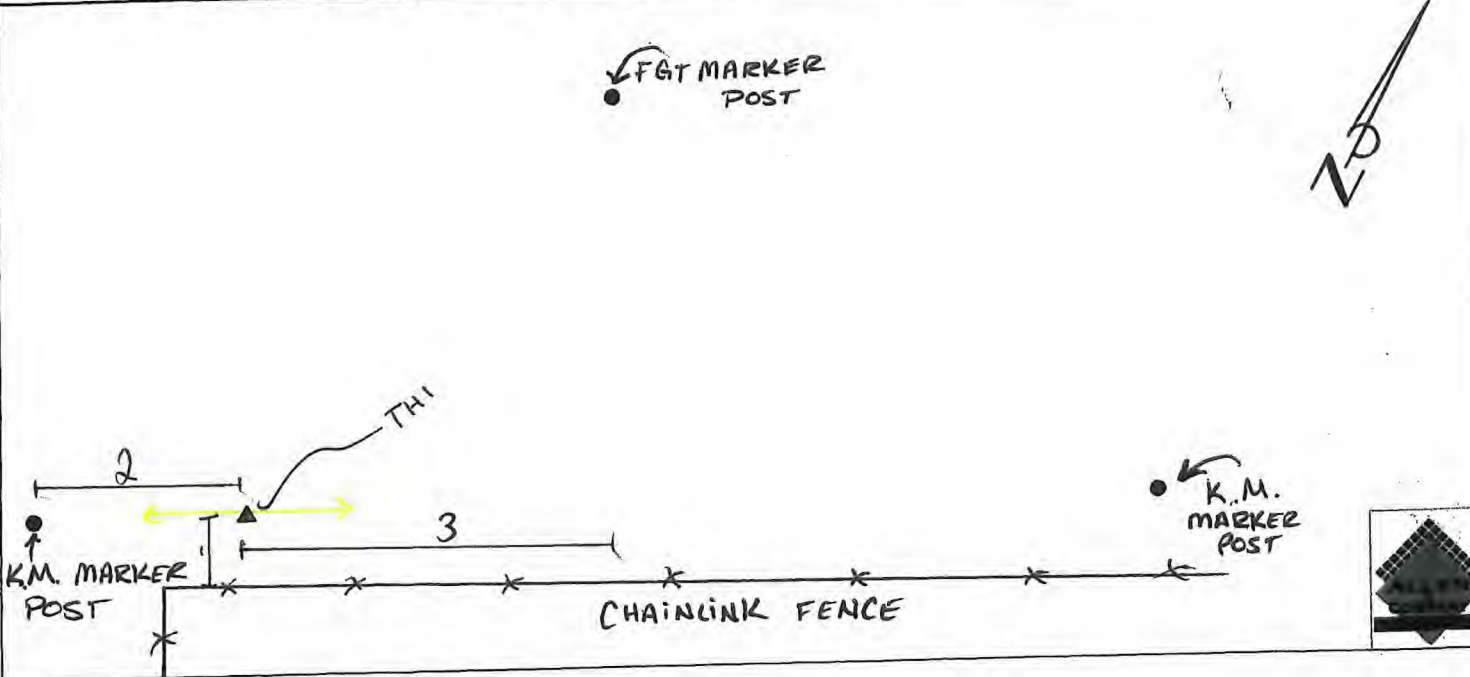
SURFACE COVERING TYPE: ASPHALT: \_\_\_ CONCRETE: \_\_\_ SOIL:

GENERALIZED SOIL PROFILE: ROCK: \_\_\_ SAND:  CLAY: \_\_\_ OTHER: \_\_\_



- SWING TIES:
1. S. 15.25' TO CHAINLINK FENCE
  2. W. 8.40' TO K.M. MARKER POST
  3. E. 56.15' TO FG.T. MARKER POST

NOTES: 16" ACTUAL. WRAPPED STEEL PIPE





<b>TEST PIT FIELD RECORD</b>		
TH # <u>2</u>	PROJECT: <u>CELEBRATION ISLAND VILLAGE</u>	PROJECT NUMBER: <u>20230244</u>
CLIENT: <u>HANSON WALTER AND ASSOCIATES, INC.</u>	SSOC 811 TICKET #: <u>129302212</u>	GROUND ELEVATION DATUM: <u>—</u>
PROJECT LOCATION: <u>CELEBRATION, FL</u>	DATE: <u>5-15-2023</u>	UTILITY REQUESTED: <u>GAS</u>
RECORDED BY: <u>B. MACK</u>		

**TEST PIT INFORMATION**

COLOR: GRN MATERIAL: PVC \_\_\_ HDPE \_\_\_ DIP \_\_\_ AC \_\_\_ RCP \_\_\_ CMP \_\_\_ VCP \_\_\_ OTHER: STEEL

UTILITY OWNER (IF APPLICABLE): F.G.T. ELEV. SURVEY MARKER:

OBSERVED UTILITY CONDITION: GOOD:  POOR: \_\_\_ OTHER: \_\_\_

TEST PIT MARKED WITH: PK NAIL: \_\_\_ HUB:  OTHER: \_\_\_

PORTION OF UTILITY EXPOSED: TOP: \_\_\_ HALF: \_\_\_ SIDE: \_\_\_ FULL:

1. REFERENCE MARK ELEVATION: \_\_\_\_\_

2. UTILITY TOP DEPTH FROM REFERENCE: -1.91'

3. UTILITY TOP ELEVATION: \_\_\_\_\_

4. WIDTH: 18"

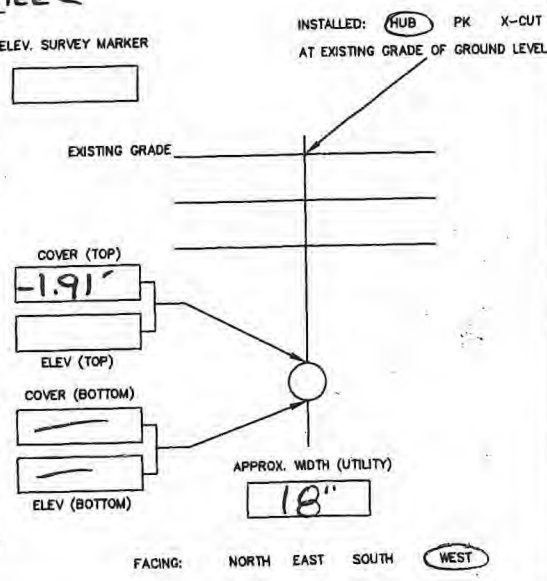
5. UTILITY BOTTOM ELEVATION (IF APPLICABLE): NA

6. UTILITY BOTTOM DEPTH FROM REFERENCE (IF APPLICABLE): NA

7. SURFACE COVERING DEPTH (IF APPLICABLE): NA

SURFACE COVERING TYPE: ASPHALT: \_\_\_ CONCRETE: \_\_\_ SOIL:

GENERALIZED SOIL PROFILE: ROCK: \_\_\_ SAND:  CLAY: \_\_\_ OTHER: \_\_\_

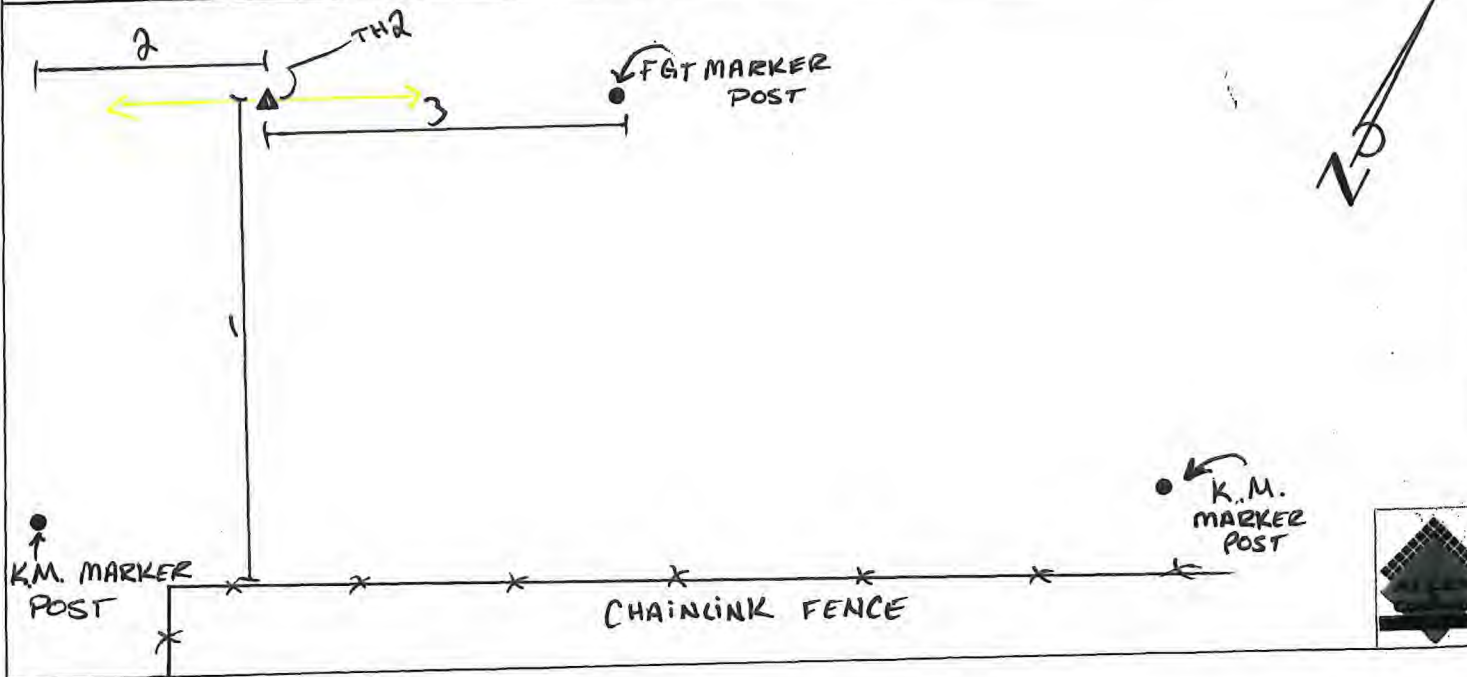


**SWING TIES:**

1. S. 51.60' TO CHAINLINK FENCE
2. W. 8.40' TO K.M. MARKER POST
3. E. 56.15' TO F.G.T. MARKER POST

**NOTES:**

18" ACTUAL. GREEN COATED STEEL PIPE





<b>TEST PIT FIELD RECORD</b>		
TH # <u>3</u>	PROJECT: <u>CELEBRATION ISLAND VILLAGE</u>	PROJECT NUMBER: <u>20230244</u>
CLIENT: <u>HANSON WALTER AND ASSOCIATES, INC.</u>	SSOC B11 TICKET #: <u>129302212</u>	GROUND ELEVATION DATUM: <u>          </u>
PROJECT LOCATION: <u>CELEBRATION, FL</u>	DATE: <u>5-15-2023</u>	UTILITY REQUESTED: <u>GAS</u>
RECORDED BY: <u>B. MACK</u>		

TEST PIT INFORMATION

COLOR: BLK MATERIAL: PVC\_\_\_ HDPE\_\_\_ DIP\_\_\_ AC\_\_\_ RCP\_\_\_ CMP\_\_\_ VCP\_\_\_ OTHER STEEL

UTILITY OWNER (IF APPLICABLE): KINDER MORGAN

OBSERVED UTILITY CONDITION: GOOD:  POOR: \_\_\_ OTHER: \_\_\_

TEST PIT MARKED WITH: PK NAIL: \_\_\_ HUB:  OTHER: \_\_\_

PORTION OF UTILITY EXPOSED: TOP: \_\_\_ HALF: \_\_\_ SIDE: \_\_\_ FULL:

1. REFERENCE MARK ELEVATION: \_\_\_\_\_

2. UTILITY TOP DEPTH FROM REFERENCE: -4.05'

3. UTILITY TOP ELEVATION: \_\_\_\_\_

4. WIDTH: 16"

5. UTILITY BOTTOM ELEVATION (IF APPLICABLE): NA

6. UTILITY BOTTOM DEPTH FROM REFERENCE (IF APPLICABLE): NA

7. SURFACE COVERING DEPTH (IF APPLICABLE): NA

SURFACE COVERING TYPE: ASPHALT: \_\_\_ CONCRETE: \_\_\_ SOIL:

GENERALIZED SOIL PROFILE: ROCK: \_\_\_ SAND:  CLAY: \_\_\_ OTHER: \_\_\_

ELEV. SURVEY MARKER



INSTALLED: HUB PK X-CUT AT EXISTING GRADE OF GROUND LEVEL

EXISTING GRADE

COVER (TOP)

4.05'

ELEV (TOP)

COVER (BOTTOM)

ELEV (BOTTOM)

APPROX. WIDTH (UTILITY)

16"

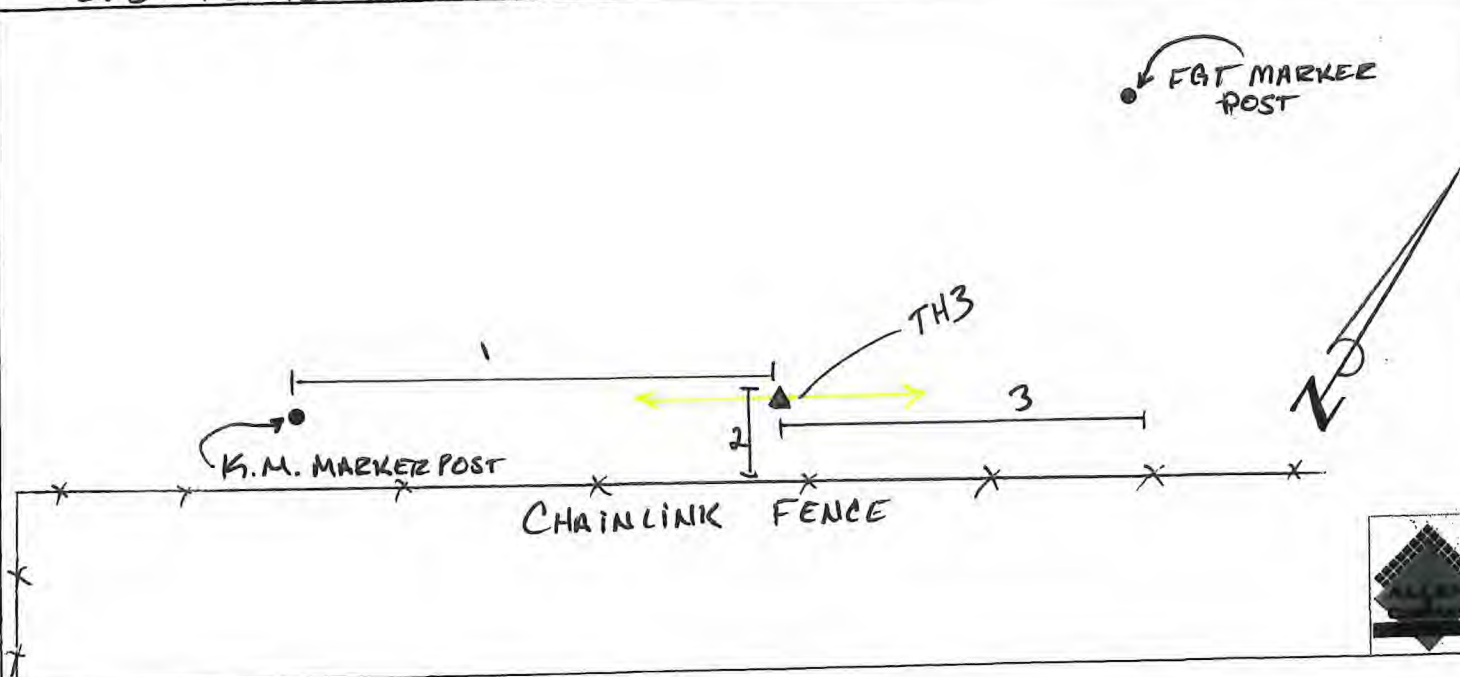
FACING: NORTH EAST SOUTH WEST

SWING TIES:

- 1. W. 155.05' TO K.M. MARKER POST
- 2. S. 15.90' TO CHAINLINK FENCE
- 3. E. 34.45' TO F.G.T. MARKER POST

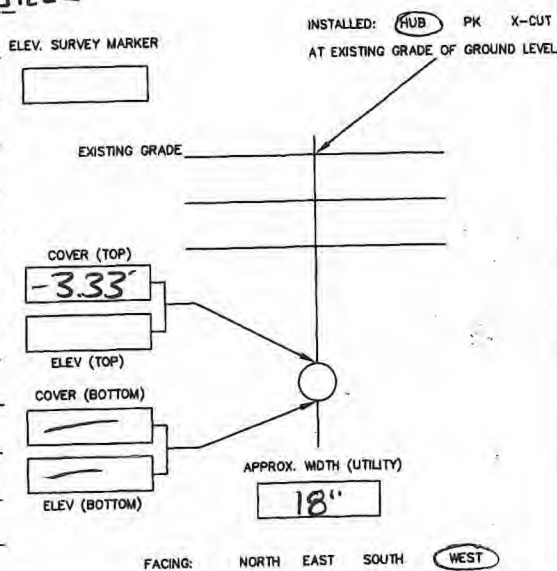
NOTES:

16" ACTUAL. WRAPPED STEEL PIPE

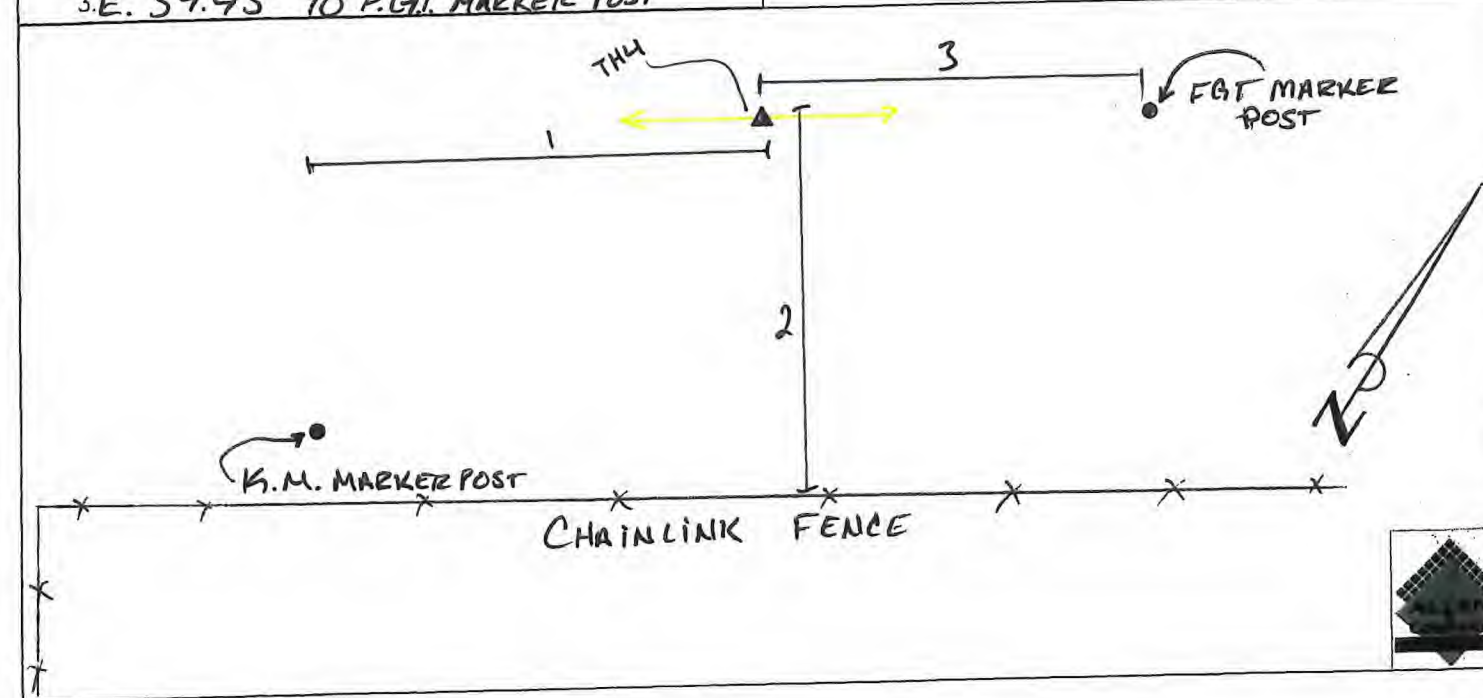


TEST PIT FIELD RECORD		
TH # _____	PROJECT: <b>CELEBRATION ISLAND VILLAGE</b>	PROJECT NUMBER: <b>20230244</b>
CLIENT: <b>HANSON WALTER AND ASSOCIATES, INC.</b>	SSOC 811 TICKET #: <b>129302212</b>	GROUND ELEVATION DATUM: _____
PROJECT LOCATION: <b>CELEBRATION, FL</b>	DATE: <b>5-15-2023</b>	UTILITY REQUESTED: <b>GAS</b>
RECORDED BY: <b>B. MACK</b>		

TEST PIT INFORMATION

COLOR: <b>GRN</b> MATERIAL: PVC___ HDPE___ DIP___ AC___ RCP___ CMP___ VCP___ OTHER <b>STEEL</b> UTILITY OWNER (IF APPLICABLE): _____ OBSERVED UTILITY CONDITION: GOOD: <input checked="" type="checkbox"/> POOR: _____ OTHER: _____ TEST PIT MARKED WITH: PK NAIL: _____ HUB: <input checked="" type="checkbox"/> OTHER: _____ PORTION OF UTILITY EXPOSED: TOP: _____ HALF: _____ SIDE: _____ FULL: <input checked="" type="checkbox"/>	ELEV. SURVEY MARKER: _____ INSTALLED: <b>HUB</b> PK X-CUT AT EXISTING GRADE OF GROUND LEVEL 
1. REFERENCE MARK ELEVATION: _____ 2. UTILITY TOP DEPTH FROM REFERENCE: <b>-3.33'</b> 3. UTILITY TOP ELEVATION: _____ 4. WIDTH: <b>18"</b> 5. UTILITY BOTTOM ELEVATION (IF APPLICABLE): <b>NA</b> 6. UTILITY BOTTOM DEPTH FROM REFERENCE (IF APPLICABLE): <b>NA</b> 7. SURFACE COVERING DEPTH (IF APPLICABLE): <b>NA</b>	
SURFACE COVERING TYPE: ASPHALT: _____ CONCRETE: _____ SOIL: <input checked="" type="checkbox"/> GENERALIZED SOIL PROFILE: ROCK: _____ SAND: <input checked="" type="checkbox"/> CLAY: _____ OTHER: _____	FACING: NORTH EAST SOUTH <b>WEST</b>

SWING TIES: 1. W. 155.05' TO K.M. MARKER POST 2. S. 51.85' TO CHAINLINK FENCE 3. E. 34.45' TO F.G.T. MARKER POST	NOTES: <b>18" ACTUAL - GREEN COATED STEEL PIPE</b>
---	---





<b>TEST PIT FIELD RECORD</b>		
TH # <u>5</u>	PROJECT: <u>CELEBRATION ISLAND VILLAGE</u>	PROJECT NUMBER: <u>20230244</u>
CLIENT: <u>HANSON WALTER AND ASSOCIATES, INC.</u>	SSOC B11 TICKET #: <u>129302212</u>	GROUND ELEVATION DATUM: <u>---</u>
PROJECT LOCATION: <u>CELEBRATION, FL</u>	DATE: <u>5-15-2023</u>	UTILITY REQUESTED: <u>GAS</u>
RECORDED BY: <u>B. MACK</u>		

**TEST PIT INFORMATION**

COLOR: BLK MATERIAL: PVC \_\_\_ HDPE \_\_\_ DIP \_\_\_ AC \_\_\_ RCP \_\_\_ CMP \_\_\_ VCP \_\_\_ OTHER: STEEL

UTILITY OWNER (IF APPLICABLE): \_\_\_\_\_ ELEV. SURVEY MARKER:

OBSERVED UTILITY CONDITION: GOOD:  POOR: \_\_\_ OTHER: \_\_\_

TEST PIT MARKED WITH: PK NAIL: \_\_\_ HUB:  OTHER: \_\_\_

PORTION OF UTILITY EXPOSED: TOP:  HALF: \_\_\_ SIDE: \_\_\_ FULL: \_\_\_

1. REFERENCE MARK ELEVATION: \_\_\_\_\_

2. UTILITY TOP DEPTH FROM REFERENCE: -7.46'

3. UTILITY TOP ELEVATION: \_\_\_\_\_

4. WIDTH: 16"

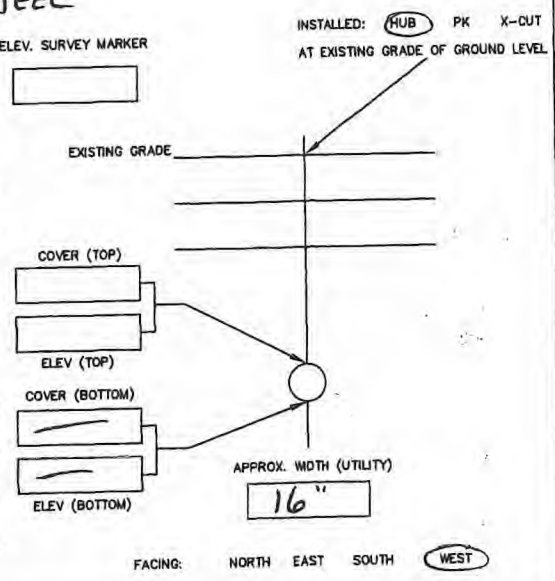
5. UTILITY BOTTOM ELEVATION (IF APPLICABLE): NA

6. UTILITY BOTTOM DEPTH FROM REFERENCE (IF APPLICABLE): NA

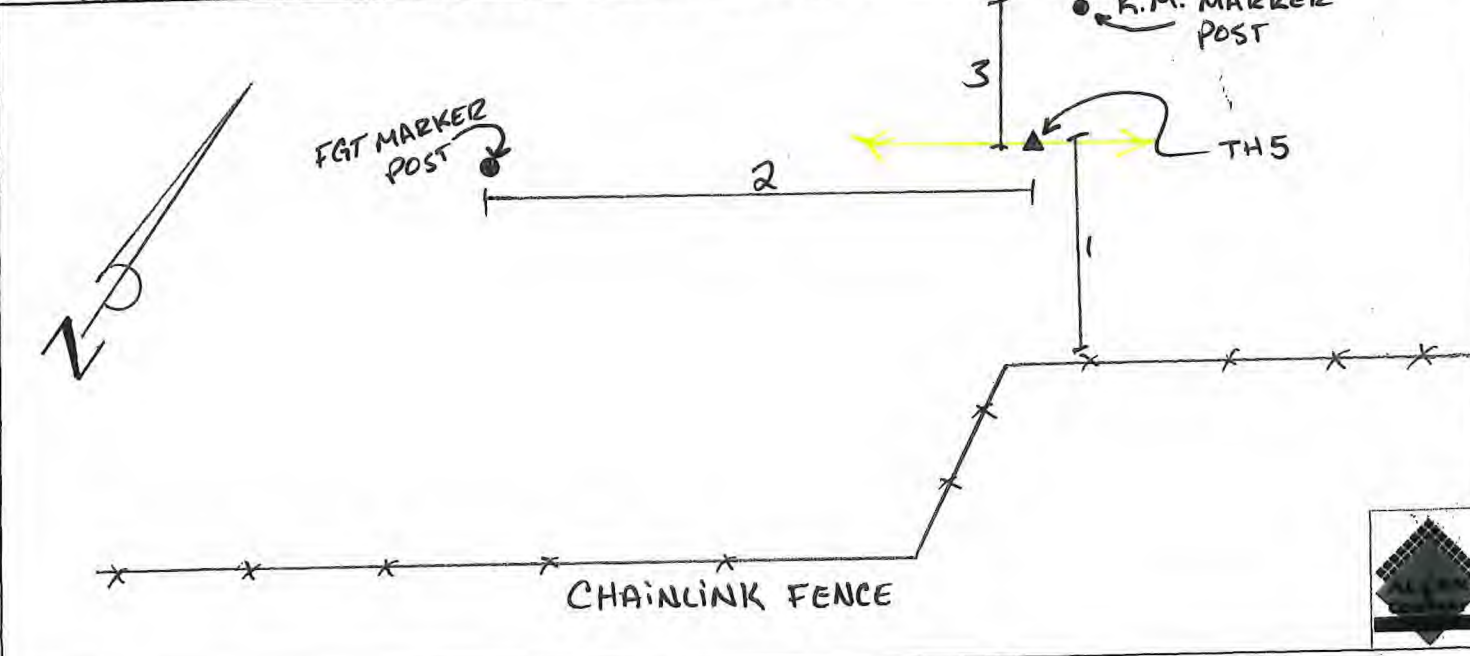
7. SURFACE COVERING DEPTH (IF APPLICABLE): NA

SURFACE COVERING TYPE: ASPHALT: \_\_\_ CONCRETE: \_\_\_ SOIL:

GENERALIZED SOIL PROFILE: ROCK: \_\_\_ SAND:  CLAY: \_\_\_ OTHER: \_\_\_



SWING TIES:	NOTES:
1. S. 37.10' TO CHAINLINK FENCE	16" ACTUAL. WRAPPED STEEL PIPE  - SAME HUB AS TH6
2. W. 64.90' TO F.G.T. MARKER POST	
3. N. 23.80' TO K.M. MARKER POST	

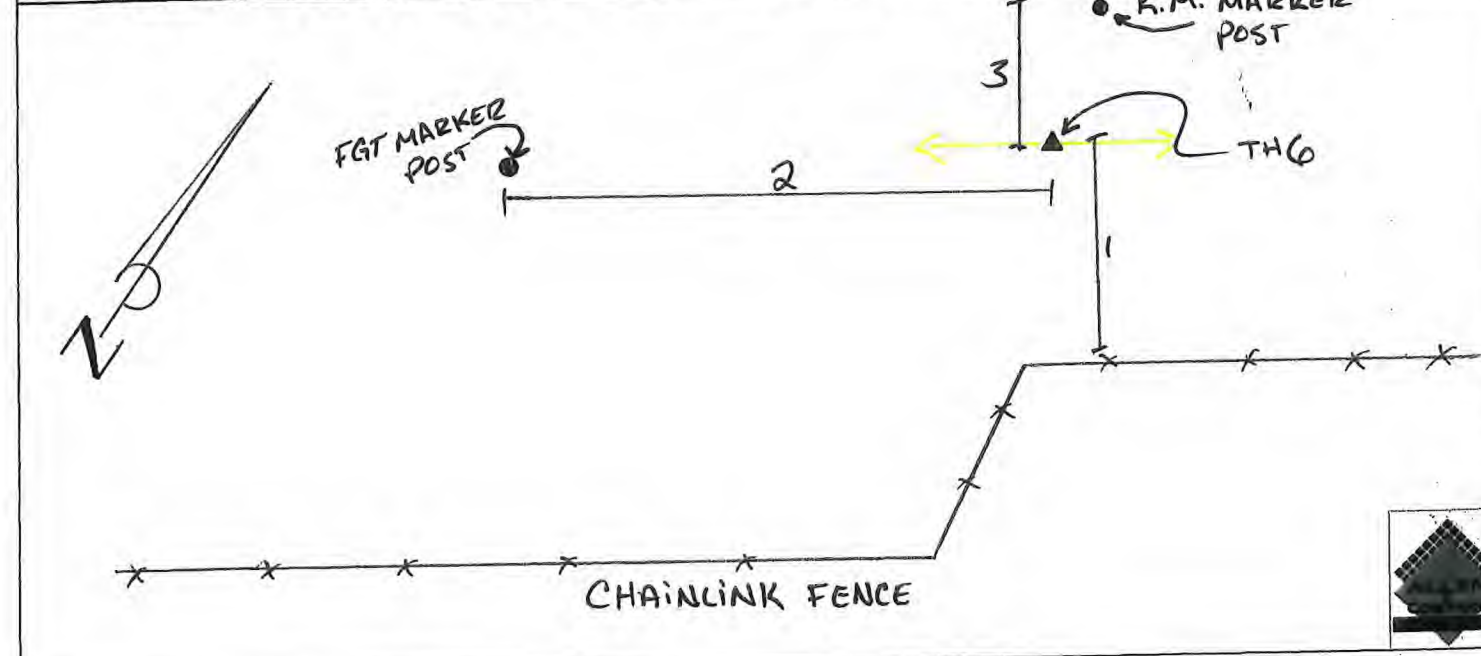


<b>TEST PIT FIELD RECORD</b>		
TH # <u>6</u>	CLIENT: <u>HANSON WALTER AND ASSOCIATES, INC.</u>	PROJECT: <u>CELEBRATION ISLAND VILLAGE</u>
PROJECT LOCATION: <u>CELEBRATION, FL</u>	SSOC B11 TICKET #: <u>129302212</u>	PROJECT NUMBER: <u>20230244</u>
RECORDED BY: <u>B. MACK</u>	DATE: <u>5-15-2023</u>	UTILITY REQUESTED: <u>GAS</u>
GROUND ELEVATION DATUM: <u>                    </u>		

**TEST PIT INFORMATION**

COLOR: <u>GREEN</u> MATERIAL: PVC___ HDPE___ DIP___ AC___ RCP___ CMP___ VCP___ OTHER: <u>STEEL</u> UTILITY OWNER (IF APPLICABLE): <u>F.G.T.</u> ELEV. SURVEY MARKER: <input type="checkbox"/> OBSERVED UTILITY CONDITION: GOOD: <input checked="" type="checkbox"/> POOR: ___ OTHER: ___ TEST PIT MARKED WITH: PK NAIL: ___ HUB: <input checked="" type="checkbox"/> OTHER: ___ PORTION OF UTILITY EXPOSED: TOP: ___ HALF: ___ SIDE: ___ FULL: <input checked="" type="checkbox"/>	INSTALLED: <u>HUB</u> PK X-CUT AT EXISTING GRADE OF GROUND LEVEL 
1. REFERENCE MARK ELEVATION: _____ 2. UTILITY TOP DEPTH FROM REFERENCE: _____ 3. UTILITY TOP ELEVATION: _____ 4. WIDTH: <u>18"</u> 5. UTILITY BOTTOM ELEVATION (IF APPLICABLE): <u>NA</u> 6. UTILITY BOTTOM DEPTH FROM REFERENCE (IF APPLICABLE): <u>NA</u> 7. SURFACE COVERING DEPTH (IF APPLICABLE): <u>NA</u>	SURFACE COVERING TYPE: ASPHALT: ___ CONCRETE: ___ SOIL: <input checked="" type="checkbox"/> GENERALIZED SOIL PROFILE: ROCK: ___ SAND: <input checked="" type="checkbox"/> CLAY: ___ OTHER: ___ FACING: NORTH EAST SOUTH <u>WEST</u>

SWING TIES: <u>1. S. 37.10' TO CHAINLINK FENCE</u> <u>2. W. 64.90' TO F.G.T. MARKER POST</u> <u>3. N. 23.80' TO K.M. MARKER POST</u>	NOTES: <u>18" ACTUAL. GREEN COATED STEEL PIPE</u> <u>- SAME HUB AS THIS</u>
---	---

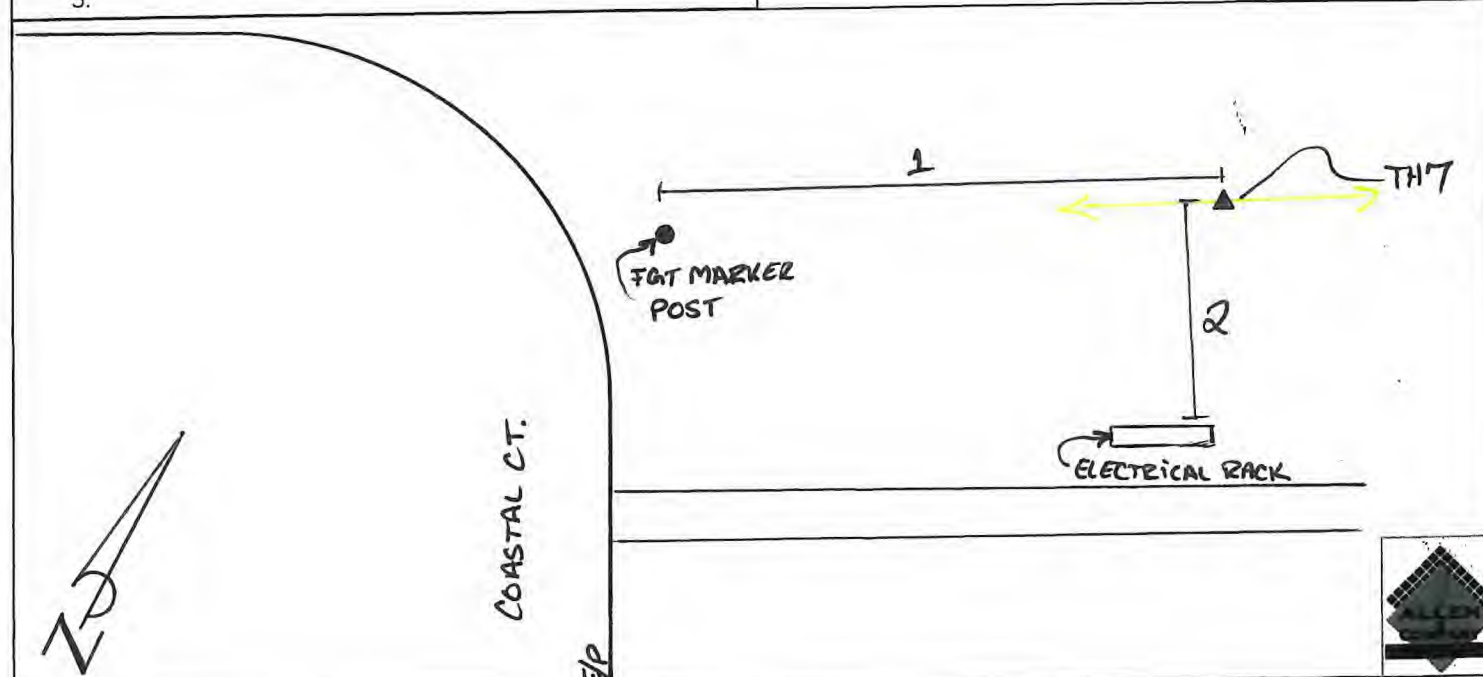




<b>TEST PIT FIELD RECORD</b>		
TH # <u>7</u>	PROJECT: <u>CELEBRATION ISLAND VILLAGE</u>	PROJECT NUMBER: <u>20230244</u>
CLIENT: <u>HANSON WALTER AND ASSOCIATES, INC.</u>	SSOC 811 TICKET #: <u>129302212</u>	GROUND ELEVATION DATUM: <u>—</u>
PROJECT LOCATION: <u>CELEBRATION, FL</u>	RECORDED BY: <u>B. MACK</u>	DATE: <u>5-15-2023</u>
		UTILITY REQUESTED: <u>GAS</u>

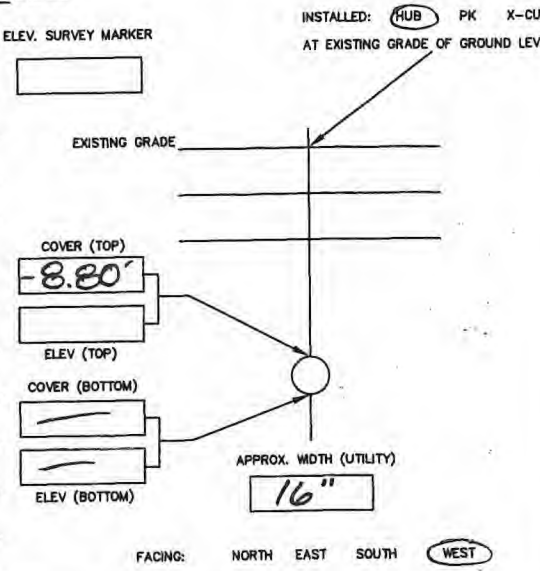
<b>TEST PIT INFORMATION</b>		
COLOR: <u>BLK</u> MATERIAL: PVC ___ HDPE ___ DIP ___ AC ___ RCP ___ CMP ___ VCP ___ OTHER <u>STEEL</u> UTILITY OWNER (IF APPLICABLE): <u>F.G.T.</u>	ELEV. SURVEY MARKER <input type="checkbox"/>	INSTALLED: <u>HUB</u> PK X-CUT AT EXISTING GRADE OF GROUND LEVEL
OBSERVED UTILITY CONDITION: GOOD: <input checked="" type="checkbox"/> POOR: ___ OTHER: ___ TEST PIT MARKED WITH: PK NAIL: ___ HUB: <input checked="" type="checkbox"/> OTHER: ___		
PORTION OF UTILITY EXPOSED: TOP: ___ HALF: ___ SIDE: ___ FULL: ___ 1. REFERENCE MARK ELEVATION: ___ 2. UTILITY TOP DEPTH FROM REFERENCE: <u>-3.69'</u> 3. UTILITY TOP ELEVATION: ___ 4. WIDTH: <u>18"</u> 5. UTILITY BOTTOM ELEVATION (IF APPLICABLE): <u>NA</u> 6. UTILITY BOTTOM DEPTH FROM REFERENCE (IF APPLICABLE): <u>NA</u> 7. SURFACE COVERING DEPTH (IF APPLICABLE): <u>NA</u>	COVER (TOP) <u>-3.69'</u> ELEV (TOP) ___ COVER (BOTTOM) ___ ELEV (BOTTOM) ___ FACING: NORTH EAST SOUTH <u>WEST</u>	
SURFACE COVERING TYPE: ASPHALT: ___ CONCRETE: ___ SOIL: <input checked="" type="checkbox"/> GENERALIZED SOIL PROFILE: ROCK: ___ SAND: <input checked="" type="checkbox"/> CLAY: ___ OTHER: ___		

SWING TIES: <u>W. 76.80' TO FGT MARKER POST</u> <u>E.S. 47.70' TO ELECTRICAL RACK</u> 3.	NOTES: <u>18" ACTUAL SIZE, BLACK WRAPPED STEEL PIPE</u>
---	--

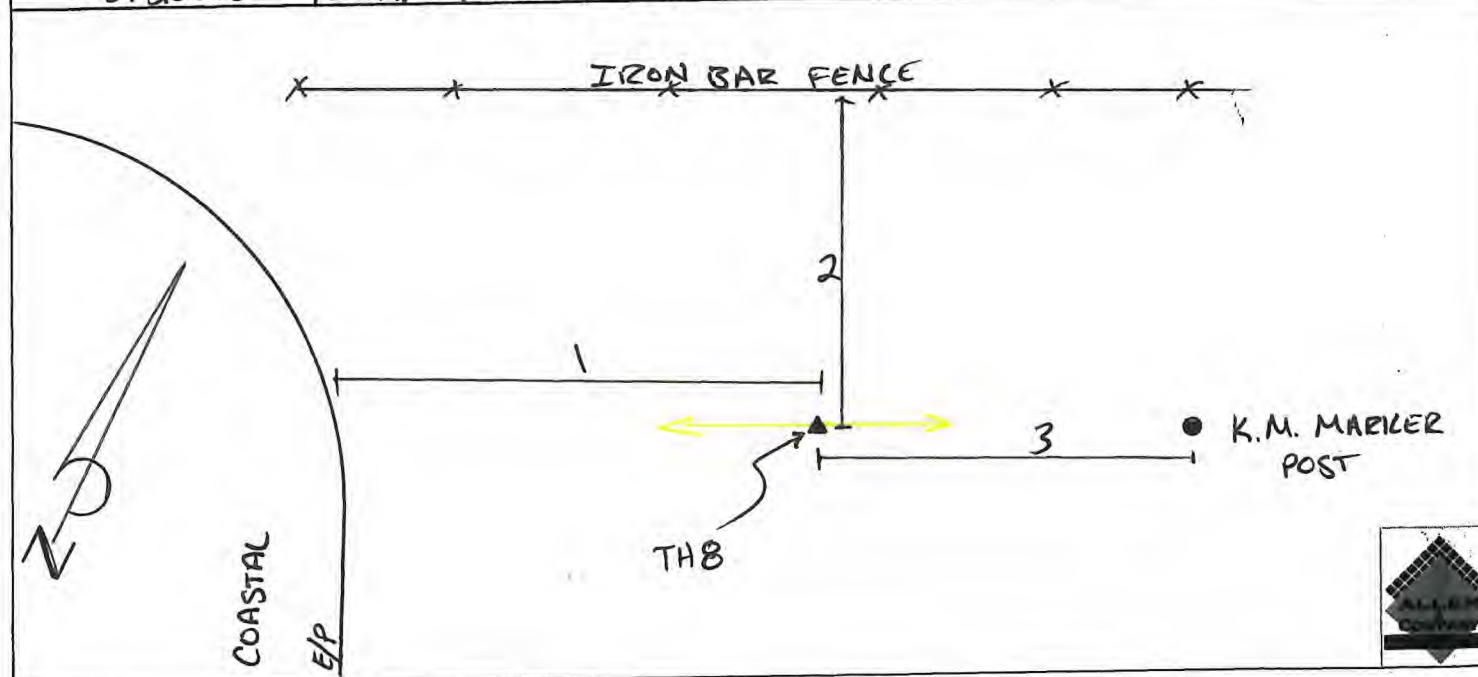


<b>TEST PIT FIELD RECORD</b>		
TH # <u>8</u>	PROJECT: <u>CELEBRATION ISLAND VILLAGE</u>	PROJECT NUMBER: <u>20230244</u>
CLIENT: <u>HANSON WALTER AND ASSOCIATES, INC.</u>	SSOC 811 TICKET #: <u>129302212</u>	GROUND ELEVATION DATUM: <u>—</u>
PROJECT LOCATION: <u>CELEBRATION, FL</u>	RECORDED BY: <u>B. MACK</u>	DATE: <u>5-15-2023</u>
	UTILITY REQUESTED: <u>GAS</u>	

**TEST PIT INFORMATION**

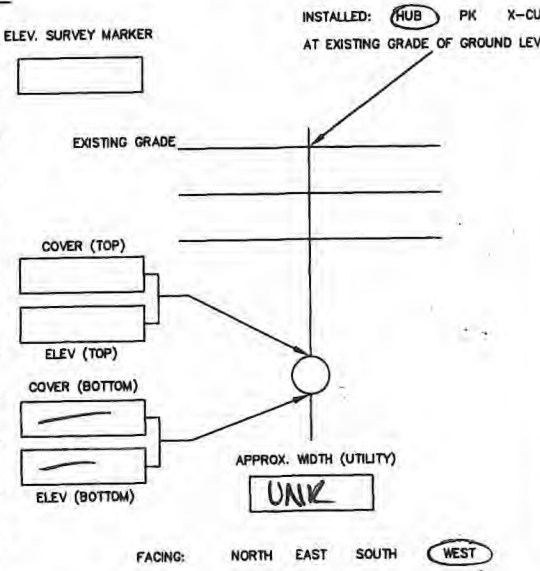
COLOR: <u>BLK</u> MATERIAL: PVC ___ HDPE ___ DIP ___ AC ___ RCP ___ CMP ___ VCP ___ OTHER <u>STEEL</u> UTILITY OWNER (IF APPLICABLE): <u>KINDER MORGAN</u> OBSERVED UTILITY CONDITION: GOOD: <input checked="" type="checkbox"/> POOR: ___ OTHER: ___ TEST PIT MARKED WITH: PK NAIL: ___ HUB: <input checked="" type="checkbox"/> OTHER: ___ PORTION OF UTILITY EXPOSED: <u>NA</u> TOP: ___ HALF: ___ SIDE: ___ FULL: ___ 1. REFERENCE MARK ELEVATION: ___ 2. UTILITY TOP DEPTH FROM REFERENCE: <u>-8.80'</u> 3. UTILITY TOP ELEVATION: ___ 4. WIDTH: <u>16"</u> 5. UTILITY BOTTOM ELEVATION (IF APPLICABLE): <u>NA</u> 6. UTILITY BOTTOM DEPTH FROM REFERENCE (IF APPLICABLE): <u>NA</u> 7. SURFACE COVERING DEPTH (IF APPLICABLE): <u>NA</u> SURFACE COVERING TYPE: ASPHALT: ___ CONCRETE: ___ SOIL: <input checked="" type="checkbox"/> GENERALIZED SOIL PROFILE: ROCK: ___ SAND: <input checked="" type="checkbox"/> CLAY: ___ OTHER: ___	ELEV. SURVEY MARKER: <input type="checkbox"/> INSTALLED: <input checked="" type="checkbox"/> HUB <input type="checkbox"/> PK <input type="checkbox"/> X-CUT AT EXISTING GRADE OF GROUND LEVEL  EXISTING GRADE COVER (TOP) <u>-8.80'</u> ELEV (TOP) COVER (BOTTOM) ELEV (BOTTOM) APPROX. WIDTH (UTILITY) <u>16"</u> FACING: NORTH EAST SOUTH <input checked="" type="checkbox"/> WEST
--	---

SWING TIES:	NOTES:
1. <u>W. 82.85'</u> TO <u>E/P OF COASTAL CT.</u> 2. <u>N. 51.45'</u> TO <u>IRON BAR FENCE</u> 3. <u>E. 20.70'</u> TO <u>KM MARKER POST</u>	<u>16" ACTUAL. WRAPPED STEEL PIPE.</u>

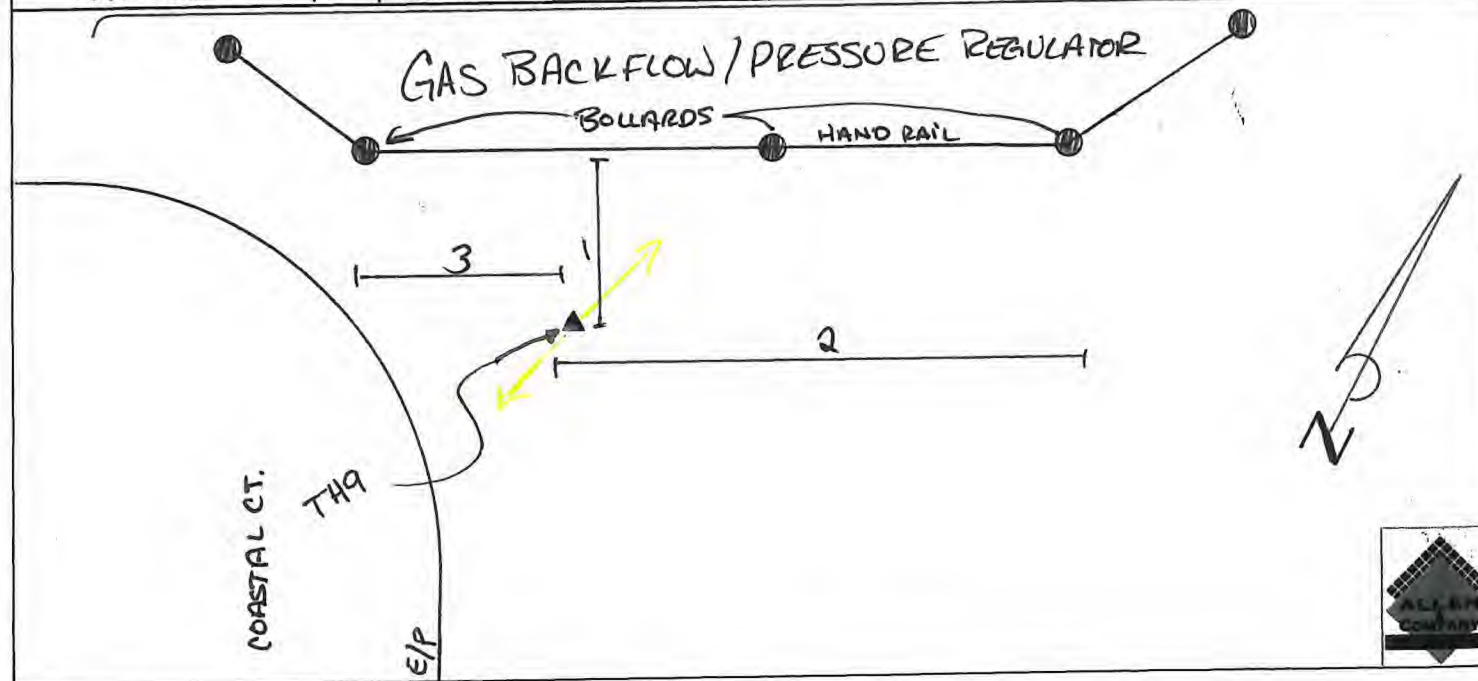




<b>TEST PIT FIELD RECORD</b>		
TH # <u>9</u>	CLIENT: <u>HANSON WALTER AND ASSOCIATES, INC.</u>	PROJECT: <u>CELEBRATION ISLAND VILLAGE</u>
PROJECT LOCATION: <u>CELEBRATION, FL</u>	SSOC B11 TICKET #: <u>129302212</u>	PROJECT NUMBER: <u>20230244</u>
RECORDED BY: <u>B. MACK</u>	DATE: <u>5-15-2023</u>	UTILITY REQUESTED: <u>GAS</u>
<b>TEST PIT INFORMATION</b>		

COLOR: <u>UNK</u> MATERIAL: PVC___ HDPE___ DIP___ AC___ RCP___ CMP___ VCP___ OTHER___ UTILITY OWNER (IF APPLICABLE): <u>TECO</u> OBSERVED UTILITY CONDITION: <u>NA</u> GOOD:___ POOR:___ OTHER:___ TEST PIT MARKED WITH: PK NAIL:___ HUB: <u>X</u> OTHER:___ PORTION OF UTILITY EXPOSED: <u>NA</u> TOP:___ HALF:___ SIDE:___ FULL:___ 1. REFERENCE MARK ELEVATION: _____ 2. UTILITY TOP DEPTH FROM REFERENCE: _____ 3. UTILITY TOP ELEVATION: _____ 4. WIDTH: <u>UNK</u> 5. UTILITY BOTTOM ELEVATION (IF APPLICABLE): <u>NA</u> 6. UTILITY BOTTOM DEPTH FROM REFERENCE (IF APPLICABLE): <u>NA</u> 7. SURFACE COVERING DEPTH (IF APPLICABLE): <u>NA</u> SURFACE COVERING TYPE: ASPHALT:___ CONCRETE:___ SOIL: <u>X</u> GENERALIZED SOIL PROFILE: ROCK:___ SAND: <u>X</u> CLAY:___ OTHER:___	ELEV. SURVEY MARKER <input type="checkbox"/> INSTALLED: <u>HUB</u> PK X-CUT AT EXISTING GRADE OF GROUND LEVEL  EXISTING GRADE COVER (TOP) ELEV (TOP) COVER (BOTTOM) ELEV (BOTTOM) APPROX. WIDTH (UTILITY) <u>UNK</u> FACING: NORTH EAST SOUTH <u>WEST</u>
---	---

SWING TIES: 1. N. 10.85' TO YELLOW RAILING 2. E. 14.50' TO YELLOW BOLLARD 3. W. 5.50' TO YELLOW BOLLARD	NOTES: UNKNOWN SIZE/MATERIAL DUE TO GND CONDITIONS AND DEPTH -SUGAR SAND, HOLE COLLAPSING.
--	--

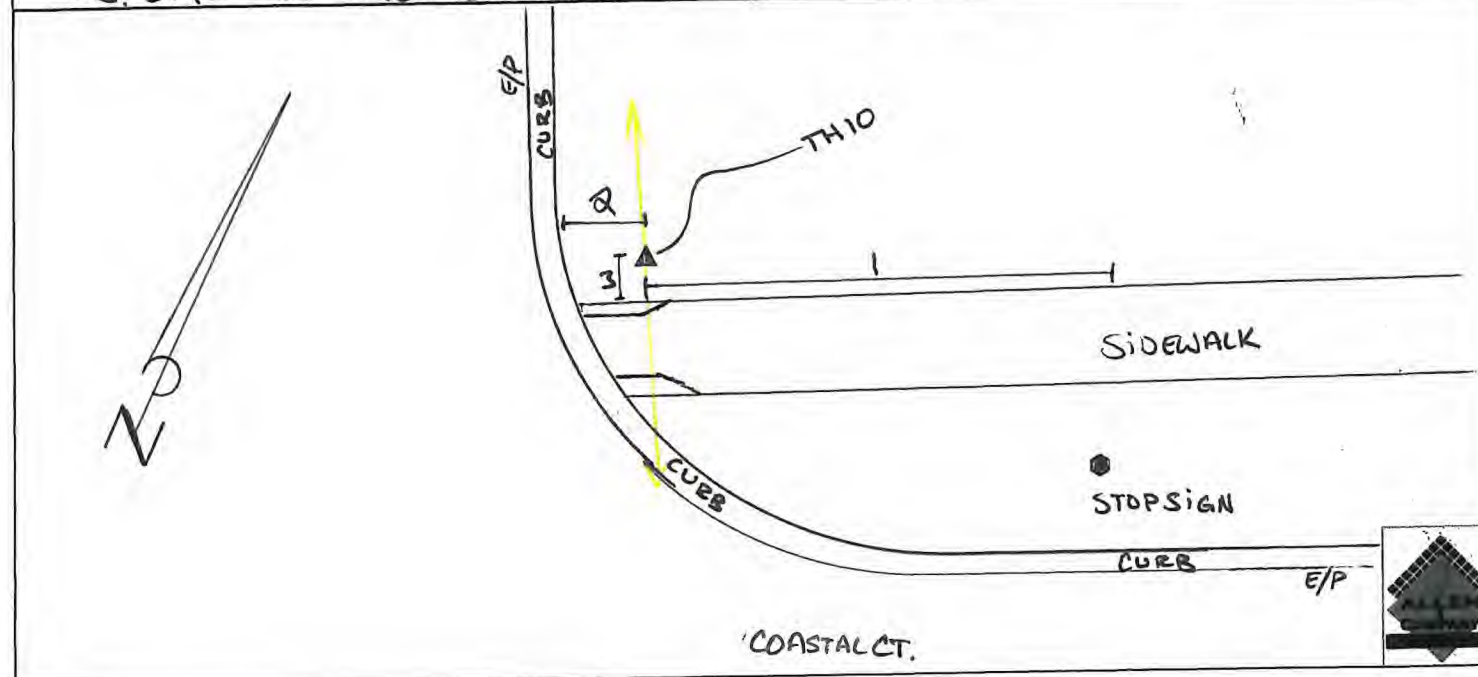


TEST PIT FIELD RECORD		
TH # _____	PROJECT: <b>CELEBRATION ISLAND VILLAGE</b>	PROJECT NUMBER: <b>20230244</b>
CLIENT: <b>HANSON WALTER AND ASSOCIATES, INC.</b>	SSOC 811 TICKET #: <b>129302212</b>	GROUND ELEVATION DATUM: _____
PROJECT LOCATION: <b>CELEBRATION, FL</b>	RECORDED BY: <b>B. MACK</b>	DATE: <b>5-15-2023</b>
	UTILITY REQUESTED: <b>GAS</b>	

**TEST PIT INFORMATION**

COLOR: <u>UNK</u> MATERIAL: PVC ___ HDPE ___ DIP ___ AC ___ RCP ___ CMP ___ VCP ___ OTHER ___ UTILITY OWNER (IF APPLICABLE): <u>TECO</u> OBSERVED UTILITY CONDITION: <u>NA</u> GOOD: ___ POOR: ___ OTHER: ___ TEST PIT MARKED WITH: PK NAIL: ___ HUB: <u>X</u> OTHER: ___ PORTION OF UTILITY EXPOSED: <u>NA</u> TOP: ___ HALF: ___ SIDE: ___ FULL: ___ 1. REFERENCE MARK ELEVATION: _____ 2. UTILITY TOP DEPTH FROM REFERENCE: <u>-11.01'</u> 3. UTILITY TOP ELEVATION: _____ 4. WIDTH: <u>NA</u> 5. UTILITY BOTTOM ELEVATION (IF APPLICABLE): <u>NA</u> 6. UTILITY BOTTOM DEPTH FROM REFERENCE (IF APPLICABLE): <u>NA</u> 7. SURFACE COVERING DEPTH (IF APPLICABLE): <u>NA</u> SURFACE COVERING TYPE: ASPHALT: ___ CONCRETE: ___ SOIL: <u>X</u> GENERALIZED SOIL PROFILE: ROCK: ___ SAND: <u>X</u> CLAY: ___ OTHER: ___	ELEV. SURVEY MARKER: <input type="checkbox"/> INSTALLED: <u>HUB</u> PK X-CUT AT EXISTING GRADE OF GROUND LEVEL APPROX. WIDTH (UTILITY): <u>UNK</u>
---	--

SWING TIES: 1. E. 14.15' TO STOP SIGN 2. W. 1.65' TO BACK OF CURB 3. S. 0.90' TO BACK OF CURB	NOTES: UNKNOWN SIZE/MATERIAL DUE TO GROUND CONDITIONS AND DEPTH - SUGAR SAND, HOLE COLLAPSING
--	---





# PLAT OF SURVEY



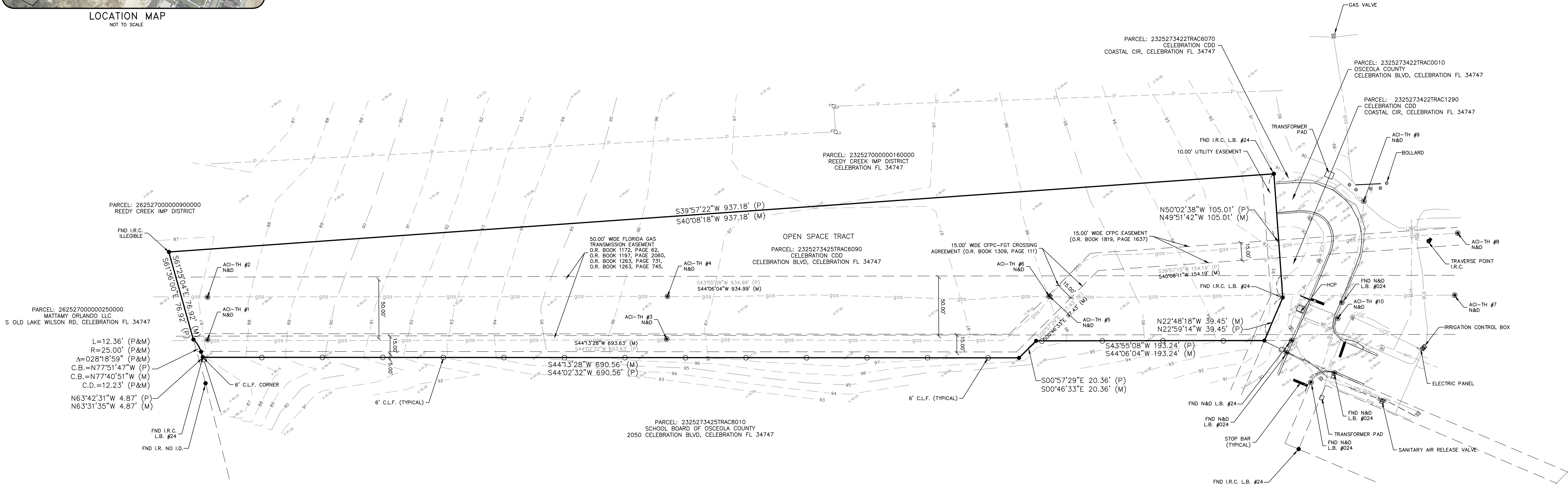
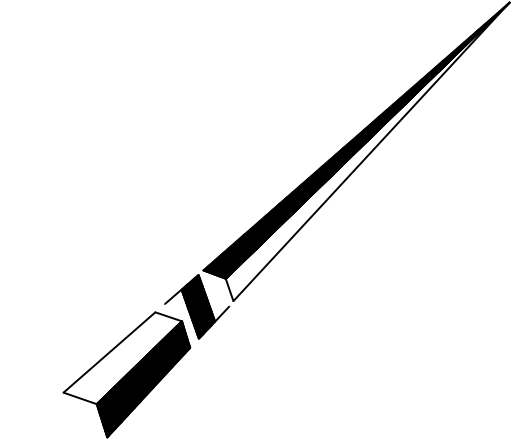
LOCATION MAP  
NOT TO SCALE

**LEGAL DESCRIPTION:**

OPEN SPACE TRACT, CELEBRATION ISLAND VILLAGE, PHASE 1A, REPLAT 1, AS RECORDED IN PLAT BOOK 31, PAGES 47-51 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

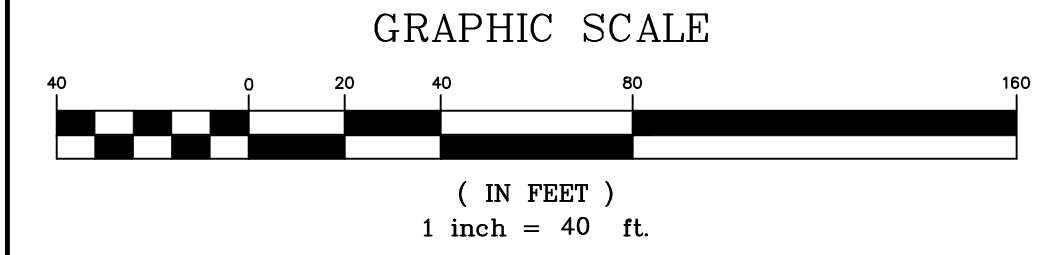
NOTE: According to the Federal Emergency Management Agency Firm Map No. 12097C0240 G, Community No. 120189, effective JUNE 18, 2013, this Property is located in Zone X (Unshaded), an area determined to be outside the 0.2% annual chance flood plain.

**NOTE**  
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988



TEST HOLE #	MATERIAL	COLOR	SIZE	DEPTH FROM EG TO TOP	OWNER
TH #1	STEEL	BLACK WRAPPED	16"	-4.65'	KINDER MORGAN
TH #2	STEEL	GREEN COATED	18"	-1.91'	FLORIDA GAS TRANSMISSION
TH #3	STEEL	BLACK WRAPPED	16"	-4.05'	KINDER MORGAN
TH #4	STEEL	GREEN COATED	18"	-3.33'	FLORIDA GAS TRANSMISSION
TH #5	STEEL	BLACK WRAPPED	16"	-7.46'	KINDER MORGAN
TH #6	STEEL	GREEN COATED	18"	-3.06'	FLORIDA GAS TRANSMISSION
TH #7	STEEL	BLACK WRAPPED	18"	-3.69'	FLORIDA GAS TRANSMISSION
TH #8	STEEL	BLACK WRAPPED	16"	-8.80'	KINDER MORGAN
TH #9	UNKNOWN	UNKNOWN	UNKNOWN	-8.46'	TECO PEOPLE GAS
TH #10	UNKNOWN	UNKNOWN	UNKNOWN	-11.01'	TECO PEOPLE GAS

- |   |                                      |                                   |                                     |                                      |                           |                       |                                  |
|---|--------------------------------------|-----------------------------------|-------------------------------------|--------------------------------------|---------------------------|-----------------------|----------------------------------|
| AC = AIR CONDITIONER                      | CLP = CONCRETE LIGHT POLE            | FND = FOUND                       | LB = LICENSED SURVEYING BUSINESS    | P.O.B. = POINT OF BEGINNING          | SEC = SECTION             | WM = WATER METER      | UG RW = UG RECLAIMED WATER LINE  |
| BFP = BACK FLOW PREVENTER                 | CPP = CONCRETE POWER POLE            | FOC = FACE OF CURB                | L.C.E. = LIMITED COMMON ELEMENT     | P.O.C. = POINT OF COMMENCEMENT       | SS = SANITARY SEWER       | WPP = WOOD POWER POLE | UG P = UG OVERHEAD ELECTRIC LINE |
| BK = BOOK                                 | CR = CABLE RISER                     | FOCM = FIBER OPTIC CABLE MARKER   | L.S. = LICENSED SURVEYOR            | P.R.C. = POINT OF REVERSE CURVE      | SV = SEWER VALVE          | WV = WATER VALVE      | UG E = UG ELECTRIC LINE          |
| BLDG. = BUILDING                          | C.S. = CONTROL STRUCTURE             | FOCV = FIBER OPTIC CABLE VAULT    | MB = MAIL BOX                       | PR = POINT OF TANGENCY               | SW = SIDEWALK             | W = WITH              | UG G = UG GAS LINE               |
| BM = BENCHMARK                            | D = DRAINAGE                         | G = GAS                           | MES. = MITERED END SECTION          | PRM = PERMANENT REFERENCE MONUMENT   | TH = TEST HOLE            | WM = WATER METER      | UG W = UG WATER LINE             |
| BOC = BACK OF CURB                        | DBH = DIAMETER AT BREAST HEIGHT      | GA = GUY ANCHOR                   | MTL = METAL                         | PSM = PROFESSIONAL SURVEYOR & MAPPER | TBM = TEMPORARY BENCHMARK | W = WITH              | UG S = UG SANITARY LINE          |
| BOL = BOLLARD                             | DCO = DRAINAGE CLEAN OUT             | GM = GAS MARKER                   | N.T.S. = NOT TO SCALE               | P.T. = POINT OF TANGENCY             | TEL = TELEPHONE           | W = WITH              | UG U = UG UTILITY/POWER POLE     |
| BWF = BARB WIRE FENCE                     | DMH = DRAIN MANHOLE                  | GR = GUARD RAIL                   | N.R. = NON-RADIAL                   | PVC = POLY VINYL CHLORIDE            | TOB = TOP OF BANK         | W = WITH              | UG W = UG WATER LINE             |
| BOX = BOX                                 | E = ELECTRIC                         | GW = GUY WIRE                     | N&D = NAIL AND DISC                 | R = RADIUS                           | TOG = TOP OF GRATE        | W = WITH              | UG S = UG SANITARY LINE          |
| CH = CHORD BEARING                        | EB = ELECTRIC BOX                    | GV = GAS VALVE                    | OE = OVERHEAD ELECTRIC              | RCP = REINFORCED CONCRETE PIPE       | TOS = TOE OF SLOPE        | W = WITH              | UG E = UG ELECTRIC LINE          |
| CB = CATCH BASIN                          | EL = ELEVATION                       | HC = HANDICAP                     | O/S = OFFSET                        | RCW = RECLAIM WATER                  | TOP = TOP OF PIPE         | W = WITH              | UG U = UG UTILITY/POWER POLE     |
| C.B.S. = CONCRETE BLOCK STRUCTURE         | EG = EXISTING GROUND                 | HWA = HANSON, WALTER & ASSOCIATES | O.R.B. = OFFICIAL RECORD BOOK       | RCWV = RECLAIM WATER VALVE           | TRAN = TRANSFORMER        | W = WITH              | UG G = UG GAS LINE               |
| CD = CHORD DISTANCE                       | EMH = ELECTRIC MAN HOLE              | HYD = FIRE HYDRANT                | P.B. = PLAT BOOK                    | RES. = RESIDENCE                     | TWP = TOWNSHIP            | W = WITH              | UG S = UG SANITARY LINE          |
| C.E. = COMMON ELEMENT                     | EOP = EDGE OF PAVEMENT               | I.C.V. = IRRIGATION CONTROL VALVE | P.C. = POINT OF CURVATURE           | RGE = RANGE                          | UG = UNDERGROUND          | W = WITH              | UG U = UG UTILITY/POWER POLE     |
| C.F.P.C. = CENTRAL FLORIDA PIPELINE CORP. | EQW = EDGE OF WATER                  | I.D. = IDENTIFICATION             | P.G. = PAGE                         | R.L.S. = REGISTERED LAND SURVEYOR    | W = WATER                 | W = WITH              | UG S = UG SANITARY LINE          |
| CLF = CHAIN LINK FENCE                    | ERCP = ECUPIAL REINFORCED CONC. PIPE | IE = INVERT                       | P.I. = POINT OF INTERSECTION        | R.O. = ROOF OVERHANG                 | WDF = WOOD FENCE          | W = WITH              | UG E = UG ELECTRIC LINE          |
| C.M. = CONCRETE MONUMENT                  | ESMT = EASEMENT                      | I.P. = IRON PIPE                  | P.L.S. = PROFESSIONAL LAND SURVEYOR | R.U. = RE-USE LINE                   | WG = WATER GATE           | W = WITH              | UG U = UG UTILITY/POWER POLE     |
| CMP = CORRUGATED METAL PIPE               | FDC = FIRE DEPARTMENT CONNECTION     | I.R. = IRON ROD                   | P.C.C. = POINT OF COMPOUND CURVE    | R/W = RIGHT OF WAY                   | WK = WALK                 | W = WITH              | UG G = UG GAS LINE               |
| C.O. = CLEAN OUT                          | F.F.E. = FINISH FLOOR ELEVATION      | I.R.C. = IRON ROD & CAP           |                                     | SCO = SEWER CLEAN OUT                | WLF = WETLAND FLAG        | W = WITH              | UG S = UG SANITARY LINE          |
| COM. = COMMUNICATION                      | F.M. = FORCED MAIN                   | L = LENGTH                        |                                     |                                      |                           | W = WITH              | UG U = UG UTILITY/POWER POLE     |
| CONC. = CONCRETE                          |                                      |                                   |                                     |                                      |                           | W = WITH              | UG G = UG GAS LINE               |



I hereby certify that the survey represented hereon has been prepared in accordance with the Standards of Practice as set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

John M. Hughes, P.S.M. #6367 Date Signed

DESIGN	FB#	DC	SEC	23 & 26
DRAWN	DT	DC	PAGE	25 S
CK'D	JH	SCALE	1" = 40'	RGE
CAD#	SEE STAMP	DATE OF SURVEY	05-23-23	27 E
DATE	BY	REVISIONS		

8 BROADWAY, SUITE 104, KISSIMMEE, FLORIDA 34741  
 PHONE (407) 847-9433 FAX (407) 847-2499  
 ENGINEERING, SURVEYING AND PLANNING

**Hanson, Walter & Associates, Inc.**

PREPARED FOR:  
**CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**

**BOUNDARY AND TOPOGRAPHIC SURVEY**

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.  
 1 of 1  
 JOB# 4204-18