AGENDA PACKAGE

Monday, August 21, 2023

Remote Participation:

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

--or--

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



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

Agenda

Board of Supervisors:

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



Staff:

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

Meeting Agenda Monday, August 21, 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 July 25, 2023, Regular Meeting and August 8, 2023, Workshop
 - B. Invoices and Check Register (July)
 - C. Financial Statements (July)

7. Public Hearing for Adoption of the Fiscal Year 2024 Budget

- A. Budget Summary Presentation
- B. Resolution 2023-12, Resetting the Public Hearing Date
- C. Proposed Budget for Fiscal Year 2024
- D. Public Comment
- E. Resolution 2023-13, Adopting the Fiscal Year 2024 Budget
- 8. Public Hearing for the Imposition and Levy of Assessments for Fiscal Year 2024
 - A. Public Comment
 - B. Resolution 2023-14, Levying the Fiscal Year 2024 Assessments
- 9. Budget Process for Fiscal Year 2025
- **10. Business Matters**
 - A. Ratification of Agreement with SŌLitude Lake Management for Sediment Removal
 - B. Agreement with USA Seal & Stripe for Artisan Park Alley Paving
 - C. Resolution 2023-15, Recognizing the Contributions of Russ Simmons
 - D. Resolution 2023-16, Recognizing the Contributions of Brenda Burgess
 - E. Discussion of Storage Room
 - F. Discussion of Trespass and Other Improper Uses of Public CCDD Property

11. Regular Reports

- A. District Manager: Meeting Schedule for Fiscal Year 2024
- B. Field Manager: Monthly Report
- C. Legal Counsel
 - i. Public Facilities Report
 - ii. Incorporation Correspondence to CROA/CNOA Counsel
- D. Engineer: Monthly Report
- E. Liaisons
- 12. Discussion Items
- 13. Other Business, Updates, and Supervisor Comments
- 14. Public Comment Period
- 15. Adjournment

407-566-1935

The next meeting is scheduled for September 26, 2023.

District Office:

313 Campus Street

Celebration, FL 34747

In person:
Participate remotely:

_ 34747 <u>Participate remote</u> www.CelebrationCDD.org OR dial 415-762-

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

Meeting Location:

Section 6 Consent Agenda

Subsection 6A Minutes

MINUTES OF MEETING CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Celebration Community Development District was held Tuesday, July 25, 2023, at 6:00 p.m. at the District Office, 313 Campus Street, Celebration, Florida 34747.

Present and constituting a quorum were:

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

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

Angel Montagna Manager: Inframark, Management Services
Jan Carpenter Attorney: Latham, Luna, Eden & Beaudine
Mark Vincutonis Engineer: Hanson, Walter & Associates

Prondo Dungosa

Brenda Burgess Inframark, Management Services

Russ Simmons Inframark, Field Services

Captain Hinderman Osceola County Sheriff's Office Captain Wilkerson Osceola County Sheriff's Office

Residents and Members of the Public

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

FIRST ORDER OF BUSINESS Call to Order and Roll Call

Mr. Filak called the meeting to order at 6:01 p.m.

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

SECOND ORDER OF BUSINESS Pledge of Allegiance

Mr. Filak led the *Pledge of Allegiance*.

THIRD ORDER OF BUSINESS Approval of the Meeting Agenda

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

Mr. Touzin made a MOTION to approve the meeting agenda, as presented.

Mr. McLaughlin seconded the motion.

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

FOURTH ORDER OF BUSINESS Public Comment Period

There being none, the next order of business followed.

FIFTH ORDER OF BUSINESS Third-Party Reports and Presentations

A. Celebration Residential Owners Association (CROA)

Mr. Jim Hays commented on the technology committee discussing possibility of participating in GOGov system.

Discussion ensued regarding resident user interface, similarities and differences, focus groups, functionality, GIS system, ability to select appropriate entity, integration complete, participation of Enterprise CDD, request questions from CROA to allow them to decide if they want to participate, anticipated beta implementation on Friday, and CROA to potentially discuss at their meeting tomorrow.

The District will be discussing the master plan and possible community center during a workshop on August 8, to which CROA is invited to attend.

B. Incorporation

Discussion ensued regarding if any CROA assets would be involved in incorporation, Ms. Carpenter to reach out to CROA's attorney Mr. Tom Slaten, could CROA hold a provisional referendum to turn over assets to the municipality, need to determine if CROA is interested in turning over assets, and potential future joint meeting.

C. Osceola County Sheriff's Department

Discussion ensued regarding radar sign information that was emailed, speeds on Celebration Boulevard recorded in kilometers, request for blotters, frequency of reports, crime statistics, license plate camera results, electric bicycles and scooters, legalities of driving electric vehicles on the roads, dirt bikes doing wheelies and resulting fines, downtown details on weekends, and response time from tag readers.

SIXTH ORDER OF BUSINESS Consent Agenda

A. Minutes of May 17, 2023, Workshop; May 23, 2023, Regular Meeting; June 13, 2023, Special Meeting; June 27, 2023, Regular Meeting

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

B. Check Register and Invoices

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

C. Financial Statements

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

Mr. McLaughlin made a MOTION to approve the consent agenda, as presented.

Mr. Hulme seconded the motion.

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

SEVENTH ORDER OF BUSINESS Business Matters

A. Approval of September Article for the Celebration News

Discussion ensued regarding no article provided for September. Staff will provide a list for Board articles for the remainder of the year, with reminders sent prior to the agenda deadlines.

B. Discussion of Proposed Budget for Fiscal Year 2024

Discussion ensued regarding emailed comments provided, Mr. Joe DeLosa's email read into the record, second email received from Mr. DeLosa, responses provided to all his questions, direct questions and emails to Ms. Montagna for a response, previous staff errors on the budget that were corrected and a new template provided, Ms. Leah Popelka to provide all amendments at the budget hearing, new budget formats to roll out January 1, and concerns expressed to Mr. Chris Tarase.

C. Inframark Agreement Evaluations

Discussion ensued regarding format of evaluation template to be used for all vendors, timing of urgent items, staff doing a great job but needs to do better on the budget process, utilizing the template for other vendors, preference for the Board not to evaluate vendors but have staff do the evaluation because that is the role of management, have evaluations done by May 2024, have preliminary evaluations in August, comment that the templates and evaluations overstepping into the role of management, communication and feedback to vendors, and staff to include contractor compliance issues in the regular monthly reports as opposed to an annual evaluation.

D. Development Agreement with Osceola County

Discussion ensued regarding District has ability to put up parking signs or meters that the County will enforce, issues CROA can address and enforce, signs have to meet DOT requirements for the County to enforce, commercial vehicles and recreational vehicles, goal to enforce CROA covenants and restrictions, suggestion to table for a workshop, discussions with CROA, and recommendation to get an ordinance to address all issues.

EIGHTH ORDER OF BUSINESS Regular Reports

A. District Manager

Ms. Montagna will distribute the budget to everyone, as well as Ms. Popelka's contact information, and incorporation consultant to provide information.

Discussion ensued regarding hurricane preparedness, FEMA reimbursement status, having pumps and generators available in the event of a hurricane, work efforts that will be performed after a hurricane, previous hurricane cleanup efforts, develop communication plan to residents, debris pickup schedule, roof still leaking, contractor been notified and scheduled to come out for the repair, documents upstairs protected from leaks, status of records that have been digitized, Harmony CDD willing to sell two trailers for \$2,000 each, debris on Lot B is not the District's, and suggestion to call Code Enforcement for debris.

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 alley repaving bids, Artisan Park to be split into two projects to fall in two fiscal years and well under the threshold, proposal received from USA Seal & Stripe for \$220,000, piggybacking onto another governmental contract will not yield a lower per-yard price, scope to be provided, and elements included in the bid package.

Mr. McLaughlin made a MOTION to approve the proposal from USA Seal & Stripe for alley repaying for Artisan Park, part #1 for fiscal year 2023, in the amount of \$97,632.00.

Mr. Touzin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the proposal from USA Seal & Stripe for alley repaying for Artisan Park, part #1 for fiscal year 2023, in the amount of \$97,632.00.

Discussion ensued regarding dredging, obtaining proposals, ability of SŌLitude to provide dredging at a cost of \$26,500 for three ponds, turnaround probably a couple weeks, not to exceed \$26,500 unless cheaper price by Wednesday, suggestion to include Lake Rianhard, SŌLitude could perform the work August 21, shallow spots in some locations, dredging multiple ponds, mobilization, details of dredging process, analyze all ponds to determine priority ponds that need to be dredged, scope of work, other options including mechanical raking which is more expensive, and staff to coordinate analysis.

Proposals will be included on the agenda, including a price per pond.

Discussion ensued regarding interactive fountain/splash pad repairs, solar lights and Mr. Todd Kendall troubleshooting, question if items have been turned over to the District, non-working alley

poles that Mattamy Homes installed in Island Village, electrical engineer needed to troubleshoot the alley poles, issues with the lights, indemnity and/or warranty bond, request for information and conversations with Mattamy Homes, and street trees.

ii. Proposal from Clarke Mosquito Control for Midge Control

Discussion ensued regarding complaints in Island Village and at the hotel downtown, effects of midge control, midges have three-day life cycle, and limited number of complaints.

C. Legal Counsel

i. Memorandum Regarding Ethics Training

Discussion ensued regarding training required as of January 1, 2024, for ethics, sunshine law, and public records law within the first six months of the year to be able to report it on the annual Form 1; and two hours of ethics, one hour for sunshine law, and one hour for public records law.

ii. Memorandum Regarding Sunshine Law and Public Records Law

Discussion ensued regarding sunshine law and public records law, encouragement not to text because records are not kept, and suggestion to stay off Facebook and other social media.

Discussion ensued regarding firearms still prohibited from public meetings.

D. Engineer

i. Monthly Report

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

ii. Annual Inspection

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

iii. Island Village Park Tract

Discussion ensued regarding the survey complete, to be discussed further in a workshop.

E. Liaisons

Mr. McLaughlin discussed GOGov meeting on Friday.

Mr. Touzin discussed meeting with Mr. Simmons, pictures related to Juniper and SŌLitude, and kudos to Mr. Simmons with good things happening the past two months.

Mr. Filak discussed conversations with Mr. Tarase related to Mr. Brett Perez's departure to be filled the first of the year, internal candidate to fill that position which is support to Ms. Montagna and the rest of the field managers, to be introduced in the next two weeks to districts, and will be based out of the Celebration office three to five days a week.

NINTH ORDER OF BUSINESS Discussion Items

Mr. McLaughlin commented on the white sign downtown, Mr. Lee Moore suggested it be a digital sign, and suggestion to do away with the sign.

Mr. Filak made a MOTION to remove the white sign downtown on the esplanade.

Mr. Hulme seconded the motion.

Discussion ensued regarding repairs needed, preference to remove it, and take pictures before removing it.

Upon VOICE VOTE, with all in favor, unanimous approval was given to remove the white sign downtown on the esplanade.

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

Mr. Hulme commented on responses regarding the budget, consistent theme of issuing request for proposals ("RFP") for management services. Discussion ensued regarding the history of previous RFP, counsel would issue the RFP for management and field services, term of current contract that can be extended, timeline to initiate RFP, term of the contract, pros and cons of RFP process, caution of changing management companies because losing history with a new company, limited number of companies that could handle a district of this size, possibility of discussing with other companies as market research to determine what else is available, special districts not required to go out for RFP for management services, if unhappy with services then put management on notice, evaluations just came back with great service, motives for people requesting an RFP, do request for information ("RFI") instead of RFP, attorney can request qualifications from interest firms to be brought to the Board,

Discussion of possible RFQ will be added to the September agenda.

ELEVENTH ORDER OF BUSINESS Public Comment Period

There being none, the next order of business followed.

TWELFTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. McLaughlin, seconded by Mr. Touzin, with all in favor, the meeting was adjourned at 9:26 p.m.

Angel Montagna, Secretary	Greg Filak, Chairman	_

MINUTES OF WORKSHOP CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

A workshop of the Board of Supervisors of the Celebration Community Development District was held Tuesday, August 8, 2023, at 6:30 p.m. at the District Office, 313 Campus Street, Celebration, Florida 34747.

Present were:

Greg Filak Chairman Tom Touzin Vice Chairman David Hulme **Assistant Secretary Assistant Secretary** Jack McLaughlin Cassandra Starks (via Zoom) **Assistant Secretary**

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

Angel Montagna Manager: Inframark, Management Services Jan Carpenter Attorney: Latham, Luna, Eden & Beaudine Engineer: Hanson Walter & Associates Mark Vincutonis Brenda Burgess Inframark, Management Services

Inframark, Field Services **Russ Simmons**

Residents and Members of the Public

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

FIRST ORDER OF BUSINESS Call to Order and Roll Call

Mr. Filak called the workshop to order at 6:30 p.m.

Ms. Montagna called the roll.

SECOND ORDER OF BUSINESS Pledge of Allegiance

Mr. Filak led the *Pledge of Allegiance*.

THIRD ORDER OF BUSINESS **Public Comment Period**

Mr. Paul Podraza commented on non-profit athletics, limited gym space, community center would expand opportunities for more sports in the community, and suggested uses for spaces.

A Resident spoke in favor of a community center and options for sporting activities,

A Resident described limitations of space for sporting activities.

FOURTH ORDER OF BUSINESS Discussion of Community Center, and Parks & Recreation Master Plan

Discussion ensued regarding the history of the idea of a community center, interest of the community, involvement of all parties, public facilities and amenities in other communities and special districts, financing options, advantages having the District provide recreational facilities, examples in other communities, recommendations to issue bonds for the improvements, position that the District can do this separately from CROA, desire to hear if residents want to pay for bonds, hesitation to proceed, lack of property to purchase in Celebration, suggestion for location of a community center, need for some engineering services depending on location and improvements, other facilities nearby,

Discussion ensued regarding the power point presentation, options, advantages and disadvantages, and priorities.

Further discussion ensued regarding preferred locations and next steps, including meeting with Osceola County School Board and then CROA.

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

There being none, the next order of business followed.

SIXTH ORDER OF BUSINESS Public Comment Period

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS	Adjournment	
The workshop was ad	journed at 8:56 p.m.	
Angel Montagna, Secretary	Greg Filak, Chairman	

Subsection 6B

Invoices and Check Register

CELEBRATION

Community Development District

Payment Register

July 31, 2023



2002 West Grand Parkway North Suite 100 Katy, TX 77449

BILL TO

Celebration CDD 313 Campus Street Celebration FL 34747 United States

Services provided for the Month of: July 2023

#98383
CUSTOMER ID
C1062

PO#

INVOICE

DATE 7/26/2023

1/20/2023

NET TERMS Net 30

DUE DATE

8/25/2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Management Services for the Month of: July 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	24.12		24.12
Russell Simmons- Amazon Charges \$2,077.54; 6-2-23 ADVANCE AUTO PARTS: Refund-Bought the wrong type of motor oil (\$18.54); ADVANCE AUTO PARTS: engine oil \$102.32; 5-25-23 THE PART WORKS INC: rebuild kit for bathroom toilet \$38.33; 4-3-23 MSFT: Celebration \$279.81; APPLE.COM/US: Celebration Board computer \$740.52; APPLE.COM/US: Celebration Computer for Board \$740.52; APPLE.COM/US: Celebration Devices for Board \$369.64; APPLE.COM/US: Celebration Board devices \$369.64.	1	Ea	4,699.79		4,699.79
Record Storage Fee 001-549069-51301-5000	1	Ea	1,050.00		1,050.00
Subtotal					107,195.91

Subtotal	\$107,195.91
Тах	\$0.00
Total Due	\$107,195.91

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

July 5, 2023 Invoice #: 118383 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:

6/1/2023	JAC	Telephone conference with District Manager regarding possible Sunshine Law issue; update memo for bond members.	0.40	\$126.00
6/1/2023	JEL	Review of memo regarding posting online; Email to District Manager regarding digitization.	0.60	\$129.00
6/2/2023	JAC	Emails with District Manager and Chairman, revised Sunshine Law/ Public Records memo to send to supervisors; email regarding Lexin use of pavilion.	0.80	\$252.00
6/5/2023	JAC	Emails with District Manager regarding Lexin request regarding Christmas event and documentation request.	0.20	\$63.00
6/6/2023	JAC	Multiple emails with Chairman regarding LPR contract; emails with District Manager and District Engineer.	0.20	\$63.00
6/6/2023	JEL	Review cost-sharing agreements (4 party.)	0.10	\$21.50
6/7/2023	JAC	Receive and review email from District Manager regarding contracts; emails regarding possible insurance claim.	0.20	\$63.00
6/7/2023	JEL	Email regarding 4 party agreement.	0.10	\$21.50
6/8/2023	JEL	Revise 3 agreements; Email regarding same.	0.30	\$64.50
6/9/2023	JAC	Receive and review agenda for special meeting; email.	0.20	\$63.00
6/13/2023	JAC	Review agenda and budget; travel to and attend BOS meeting.	4.40	\$1,386.00
6/14/2023	JAC	Prepared task list for June meeting; emails with District Manager.	0.20	\$63.00
6/14/2023	JEL	Email regarding CCDD-ECDD agreement for Gogov.	0.10	\$21.50
6/19/2023	JAC	Email from District Manager regarding agreements needing contracts.	0.20	\$63.00
6/19/2023	JEL	Review proposals and draft aeration install and Nutrient Abatement agreements and email regarding same.	1.00	\$215.00
6/21/2023	JAC	Served with slip-and-fall summons and complaint; forwarded to District Manager for handling by insurer; responded to insurer's questions; multiple related emails; emails and telephone conference regarding budget and resetting July meeting; review agenda.	1.10	\$346.50
6/22/2023	JEL	Email regarding agenda; email to District Manager regarding Lexin pavilion agreement.	0.30	\$64.50
6/22/2023	JAC	Emails with Lexin and District Manager regarding winter events downtown and event application process for CCDD.	0.30	\$94.50
6/26/2023	JAC	Review meeting agenda and revised budget to prep for BOS meeting; emails regarding two insurance case assignments (Petrie and Boturla.)	0.40	\$126.00
6/27/2023	JAC	Travel to and participate in BOS meeting. Emails regarding property issues for pump station.	2.30	\$724.50
6/28/2023	JEL	Review Solitude aeration installation agreement.	0.10	\$21.50
6/29/2023	JEL	Draft digitalization addednum.	0.40	\$86.00

6/29/2023	JAC	Talanhana conference with Line Correll of incurance company regarding Detric	Agenda Pa	age #018 \$346.50
0/29/2023	JAC	Telephone conference with Lisa Correll of insurance company regarding Petrie claim; telephone conference with supervisor; emails with District Manager, work on edits to budget hearing advertising.	1.10	\$340.50
6/30/2023	JAC	Work on amendment to Inframark agreement for digitalization of documents.	0.20	\$63.00
6/30/2023	JEL	Research on 2023 legislative session; Preparation of Ethics Training Memo and Memo regarding changes to law	0.40	\$86.00
6/30/2023	JEL	Continued to draft digitization addendum and email regarding same; Email to District Engineer regarding Developer's request;	0.80	\$172.00
Total Profes	sional	Services:	16.40	\$4,746.00
For Disburs	ements	Incurred:		
6/13/2023		Payment disbursement sent to Jan Carpenter for Jan Carpenter's travel to and from Board Meeting on 04.25.2023		\$30.06
6/27/2023		Payment disbursement sent to Jan Carpenter for Jan Carpenter travel to and from board meeting on 06.27.2023		\$42.72
Total Disbu	rsement	ts Incurred:		\$72.78
			Total	\$4,818.78
		Previou	us Balance	\$0.00
Payments 8	Credit	s		
<u>Date</u>	<u>Type</u>	Notes		Amount
		Payments	s & Credits	\$0.00
			Total Due	\$4,818.78

Payment Register by Bank Account

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
SOUTHSTA	ATE BAN	K GF (NEW) - (ACCT#XXXXXX7106)					
CHECK # 103	12						
07/06/23	Vendor	AD LAWN SERVICES LLC	29478	FOUNTAIN PLAZA PAVER REPAIRS	R&M-Sidewalks	001-546084-53901	\$3,337.50
						Check Total	\$3,337.50
CHECK # 103	13						
07/06/23	Vendor	BACKYARD DESIGN PROS LLC	199	1 YARD- CLEBRATION SIDEWALK	R&M-Sidewalks	001-546084-53901	\$330.00
						Check Total	\$330.00
CHECK # 103	14						
07/06/23	Vendor	CELEBRATION HARDWARE	358798	LINER DRUM CLR 1.2 ML	R&M-Common Area	001-546016-53901	\$75.98
07/06/23	Vendor	CELEBRATION HARDWARE	358924	BLEACH LIQ REGULAR 1280Z	R&M-Common Area	001-546016-53901	\$12.98
07/06/23	Vendor	CELEBRATION HARDWARE	359504	LINER DRUM CLR 1.2 MIL	R&M-Common Area	001-546016-53901	\$75.98
						Check Total	\$164.94
CHECK # 103							
07/06/23	Vendor	CHURCHILLSGROUP HOLDINGS INC	31730	SPLASH PAD SVCS	Contracts-Fountain	001-534023-53901	\$661.50
						Check Total	\$661.50
CHECK # 103							***
07/06/23	Vendor	FEDEX	8-167-79312	FEDEX TO K AND D CONCRETE; ENVIRO TREE SVC	Postage and Freight	001-541006-51301	\$33.09
						Check Total	\$33.09
CHECK # 103		ELODIDA ODEENLAMALO	1100	TREE REMOVALS A STUMPS OR MIDER	DOM T. D. J.	004 54/000 50004	********
07/06/23	Vendor	FLORIDA GREEN LAWN &	1198	TREE REMOVALS & STUMPS GRINDED	R&M-Tree Removal	001-546908-53901	\$8,290.00
011501/ # 400	40					Check Total	\$8,290.00
CHECK # 103 07/06/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	216668	JUNE 2023 LANDSCAPE MAINT	GROUNDS MAINT	001-534182-53901	\$47,637.16
07/06/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	216668		Contracts-Shrub Maintenance	001-534102-53901	\$47,037.10
07/06/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	216668		Contracts-Ground/Turf/Tree/Maintenance	001-534182-53901	\$6,416.67
07/06/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	216668		Contracts-General Site/ Trash and Debris	001-534179-53901	\$4,250.00
07/06/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	216668		IRRIGATION	001-534073-53901	\$8,058.00
07/06/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	219208	TREE INSTALL ON 903 POND VIEW	R&M - Tree Removal/Replacement	001-546213-53901	\$650.93
07/06/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	220149	EAST LAWN POND- SOD INSTALL	R&M-Other Landscape	001-546036-53901	\$2,705.00
07/06/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	220148	SOD INSTALLATION ON THE NEW TREES	R&M-Other Landscape	001-546036-53901	\$903.30
						Check Total	\$92,531.89
CHECK # 103	19						
07/06/23	Vendor	LYNCH OIL COMPANY, INC	15215843	FUEL 6/20/23	Fuel, Gasoline and Oil	001-540004-53901	\$401.87
						Check Total	\$401.87

Payment Register by Bank Account

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 103	320						
07/06/23	Vendor	OSCEOLA SHERIFF'S OFFICE	54606	SEC PATROL - 6/4-6/17/23	Security Service-Sheriff	001-534365-52001	\$7,958.40
07/06/23	Vendor	OSCEOLA SHERIFF'S OFFICE	54495	SEC SVCS 5/7-5/20/23	Security Service-Sheriff	001-534365-52001	\$6,366.72
						Check Total	\$14,325.12
CHECK # 103	321						
07/06/23	Vendor	RENTAL WORLD OF OSCEOLA	373968	CONCRETE REPLACEMENTS	R&M-Roads & Alleyways	001-546081-53901	\$911.41
						Check Total	\$911.41
CHECK # 103							
07/06/23	Vendor	REXEL USA	S136863176.001	BULBS	R&M-Streetlights	001-546095-54101	\$425.73
						Check Total	\$425.73
CHECK # 103							
07/06/23	Vendor	SCIENS ORLANDO, LLC	MON-3667	QTRLY ALARM MONITOR - JULY-SEPT 2023	Building Op Costs	001-563034-53901	\$105.00
						Check Total	\$105.00
CHECK # 103							
07/06/23	Vendor	SESCO LIGHTING, INC.	INV126349	BULBS	R&M-Streetlights	001-546095-54101	\$6,295.00
						Check Total	\$6,295.00
CHECK # 103							
07/06/23	Vendor	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	130882487-002	IRR REPAIRS	R&M-Irrigation	001-546041-53901	\$96.98
						Check Total	\$96.98
CHECK # 103							
07/06/23	Vendor	SOLITUDE LAKE MANAGEMENT	PSI-80781	JUNE 2023 MAINTENANCE	Contracts-Aquatic Control	001-534067-53001	\$11,488.50
						Check Total	\$11,488.50
CHECK # 103			50.0			45.440	40.407.00
07/06/23	Vendor	SOUND F/X ENTERTAINMENT SYSTEMS LLC	5860	SOUND & SPEAKER RENOVATION FINAL PAY	Deposits	156100	\$2,136.00
						Check Total	\$2,136.00
CHECK # 103		CTANLEY CTEAMED	0040444	CARDET OF FAMILIE ORD OFFICE		004 540004 50004	4404.00
07/06/23	Vendor	STANLEY STEAMER	2210114	CARPET CLEANING CDD OFFICE	Building Op Costs	001-563034-53901	\$494.00
						Check Total	\$494.00
CHECK # 103		CUNCURSE COMMUNICATION CERVICES INC	220/10557	HINE 2022 TELEBRIONE ANGWEDING CHEC	DeefCom Annuaries Coming	001 5010/4 51001	¢245 72
07/06/23	Vendor	SUNSHINE COMMUNICATION SERVICES, INC.	230610557	JUNE 2023 TELEPHONE ANSWERING CHGS	ProfServ-Answering Services	001-531064-51301	\$215.70
0115014 # ***						Check Total	\$215.70
CHECK # 103		TEDMINIV INTERNATIONAL CO	424240472	HIME 2022 DEST CONTROL	Building On Cocts	001 542024 52001	¢101.00
07/06/23	Vendor	TERMINIX INTERNATIONAL CO.	434340673	JUNE 2023 PEST CONTROL	Building Op Costs	001-563034-53901	\$101.00
						Check Total	\$101.00

Payment Register by Bank Account

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 103	31						
07/06/23	Vendor	USA SEAL & STRIPE, LLC	52823	2 EMERGENCY SWEEPING SVCS	R&M-Road Cleaning	001-546080-54101	\$1,500.00
011501/ # 400						Check Total	\$1,500.00
CHECK # 103 07/06/23	Vendor	VANGUARD CLEANING SYSTEMS	35949	JUNE 2023 CLEANING SVC	Building Op Costs	001-563034-53901	\$438.00
						Check Total	\$438.00
CHECK # 103							
07/12/23	Vendor	BRIGHTVIEW LANDSCAPING	8501379	TREE ELEVATION	Contracts-Trees & Trimming	001-534085-53901	\$3,330.00
CHECK # 103	34					Check Total	\$3,330.00
07/12/23	Vendor	CELEBRATION HARDWARE	360447	FASTENERS	R&M-Common Area	001-546016-53901	\$6.50
						Check Total	\$6.50
CHECK # 103 07/12/23	335 Vendor	ENTERPRISE CDD	062223-5611	LAKE ESPLANADE FOUNTAIN 5/11-6/12/23	R&M-Common Area	001-546016-53901	\$55.40
07/12/23	vendoi	ENTERFRISE COD	002223-3011	LAKE ESFLANADE FOUNTAIN 3/11-0/12/23	Kawi-Common Area	Check Total	\$55.40
CHECK # 103	36						,,,,,,,
07/12/23	Vendor	PPG ARCHITECTURAL FINISHES	919903112106		R&M-Streetlights	001-546095-54101	\$1,517.44
07/12/23	Vendor	PPG ARCHITECTURAL FINISHES	919903109625	PAINTING SUPPLIES	R&M-Common Area	001-546016-53901	\$774.74
CHECK # 103	37					Check Total	\$2,292.18
07/12/23	Vendor	REXEL USA	063023-41299	STREETLIGHTING	R&M-Streetlights	001-546095-54101	\$86.31
						Check Total	\$86.31
CHECK # 103		COLUMN PINE LUMBER OF OR AND AND AND	10070440	LUMPED DOADDWALKS	DOM D. I. II	004 54/000 50004	44 400 00
07/12/23	Vendor	SOUTHERN PINE LUMBER CO. OF ORLANDO, INC.	40072410	LUMBERBOARDWALKS	R&M-Boardwalks	001-546009-53901 Check Total	\$1,493.00 \$1,493.00
CHECK # 103	39					CHECK IOIAI	φ1,473.UU
07/14/23	Vendor	CELEBRATION CDD C/O US BANK	071123-2013A		Due From Other Funds	131000	\$5,387.64
07/14/23	Vendor	CELEBRATION CDD C/O US BANK	071123-2021	TRSF TAX COLLECTIONS SERIES 2021	Due From Other Funds	131000	\$5,589.77
						Check Total	\$10,977.41

Payment Register by Bank Account

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 103	340						
07/20/23	Vendor	CELEBRATION HARDWARE	360623	DIABLO WOOD PRUNING/ACID MURIATIC	R&M-Common Area	001-546016-53901	\$288.87
07/20/23	Vendor	CELEBRATION HARDWARE	360661	FASTENERS/LINER DRUM CLR	R&M-Common Area	001-546016-53901	\$85.28
07/20/23	Vendor	CELEBRATION HARDWARE	360997	HOOK & LOCK DISC 5"40G	R&M-Common Area	001-546016-53901	\$21.99
07/20/23	Vendor	CELEBRATION HARDWARE	361033	THINNER LACQUER GAL	R&M-Common Area	001-546016-53901	\$68.97
07/20/23	Vendor	CELEBRATION HARDWARE	361273	LINER DRUM CLR	R&M-Common Area	001-546016-53901	\$75.98
						Check Total	\$541.09
CHECK # 103	341						
07/20/23	Vendor	HOME DEPOT	062823-6774	FIELD SUPPLIES	R&M-Common Area	001-546016-53901	\$750.68
						Check Total	\$750.68
CHECK # 103	342						
07/20/23	Vendor	LYNCH OIL COMPANY, INC	15244592	FUEL 7/6/23	Fuel, Gasoline and Oil	001-540004-53901	\$360.60
						Check Total	\$360.60
CHECK # 103	343						,
07/20/23	Vendor	PROPET DISTRIBUTORS	142606	DISPENSER DECALS/LITTER P/U BAGS/LINER BAGS	LINER TRASH BAGS	001-546016-53901	\$287.40
07/20/23	Vendor	PROPET DISTRIBUTORS	142606	DISPENSER DECALS/LITTER P/U BAGS/LINER BAGS	PICK UP BAGS	001-546016-53901	\$1,032.00
07/20/23	Vendor	PROPET DISTRIBUTORS	142606	DISPENSER DECALS/LITTER P/U BAGS/LINER BAGS	DECALS	001-546016-53901	\$139.50
						Check Total	\$1,458.90
CHECK # 103	R44						**,
07/20/23	Vendor	REXEL USA	S136693815.001	BULBS	R&M-Streetlights	001-546095-54101	\$2,772.56
07/20/23	Vendor	REXEL USA	S136940623.001	TRANSFORMERS	R&M-Streetlights	001-546095-54101	\$923.21
						Check Total	\$3,695.77
CHECK # 103	245					Oncok rotal	ψ0,070.77
07/20/23	Vendor	SCIENS ORLANDO, LLC	WO-4900	ANNUAL FIRE ALARM TEST/INSPECTION	Building Op Costs	001-563034-53901	\$300.00
07720720	• 0.140.	00.2.10 01.2.1180, 220			Danaing of costs	Check Total	\$300.00
CHECK # 103	246					Oncek rotal	Ψ300.00
07/20/23	Vendor	VETTED SECURITY SOLUTIONS LLC	23294	REPAIR CAMERA MAIN ENCLOSURE	Contract-Security Camera	001-534036-52001	\$24,800.00
01120123	vendor	VETTED SEGGIATT SOCIOTIONS LEG	23274	NEI AIN GAINENA IMAIN ENGLOSONE	Contract Security Carnera	Check Total	\$24,800.00
CUECK # 103	147					Check Total	\$24,000.00
CHECK # 103 07/26/23	Vendor	CELEBRATION HARDWARE	361534	MALLET RUBBER/ROLLER COVER/ROLLER FRAME	R&M-Common Area	001-546016-53901	\$33.84
07/26/23	Vendor	CELEBRATION HARDWARE CELEBRATION HARDWARE	361997	THINNER LACQUER; BRUSH CHIP; PROLINE PAINTERS	R&M-Common Area	001-546016-53901	\$55.64 \$67.12
07/26/23	Vendor	CELEBRATION HARDWARE CELEBRATION HARDWARE	362002	CONCRETE MIX/PROLINE PAINTERS	R&M-Common Area	001-546016-53901	\$56.89
07/26/23	Vendor	CELEBRATION HARDWARE CELEBRATION HARDWARE	362019	CONCRETE MIX	R&M-Common Area	001-546016-53901	\$30.69
01120123	4 €HUUH	OFFERNATION HANDWAILE	JU2017	ONORE I E IVIIA	NAME COMMINST ALCO	_	
						Check Total	\$197.77

Payment Register by Bank Account

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 10	348						
07/26/23	Vendor	CLARKE ENVIRONMENTAL MOSQUITO	001030174	JULY 2023 MOSQUITO MGMT SVC	Contracts-Pest Control	001-534125-53001	\$20,752.42
						Check Total	\$20,752.42
CHECK # 10							
07/26/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	220848	JULY 2023 LANDSCAPE MAINT	GROUNDS MAINT	001-534182-53901	\$47,637.17
07/26/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	220848	JULY 2023 LANDSCAPE MAINT	SHRUBS MAINT	001-534106-53901	\$21,910.83
07/26/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	220848	JULY 2023 LANDSCAPE MAINT	IRRIGATION	001-534073-53901	\$8,058.00
07/26/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	220848	JULY 2023 LANDSCAPE MAINT	PRESSURE WASHING	001-534182-53901	\$6,416.67
07/26/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	220848	JULY 2023 LANDSCAPE MAINT	PRESSURE WASHING	001-534179-53901	\$4,250.00
07/26/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	222689	LIRIOPE',S INSTALLATION	R&M-Other Landscape	001-546036-53901	\$12,879.48
07/26/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	222688	PLANT INSTALLATION	R&M-Other Landscape	001-546036-53901	\$6,373.52
						Check Total	\$107,525.67
CHECK # 10							
07/26/23	Vendor	K AND D CONCRETE INC	252	SIDEWALK REPAIRS	R&M-Sidewalks	001-546084-53901	\$44,906.25
						Check Total	\$44,906.25
CHECK # 10							
07/26/23	Vendor	PROPET DISTRIBUTORS	143038	DOGIPOT LITTER P/U BAGS	DECALS	001-546016-53901	\$139.50
07/26/23	Vendor	PROPET DISTRIBUTORS	143038	DOGIPOT LITTER P/U BAGS	PICK UP BAGS	001-546016-53901	\$1,290.00
						Check Total	\$1,429.50
CHECK # 10 07/26/23		REXEL USA	C127040070 001	STREETLIGHTS	DOM Ctrootlighto	001 E4/00E E4101	\$729.21
	Vendor		S137049078.001		R&M-Streetlights	001-546095-54101	
07/26/23	Vendor	REXEL USA	S137070217.001	LEMD LEDS	R&M-Streetlights	001-546095-54101	\$1,231.80
07/26/23	Vendor	REXEL USA	S137100013.001	STREETLIGHTS - LEM LED	R&M-Streetlights	001-546095-54101	\$892.09
07/26/23	Vendor	REXEL USA	S137054576.001	PHOTOELECTRIC CONTROLS	R&M-Streetlights	001-546095-54101	\$399.36
07/26/23	Vendor	REXEL USA	S137104719.004	CM FOR INVOICE S137104719.003	R&M-Streetlights	001-546095-54101	(\$394.08)
07/26/23	Vendor	REXEL USA	S137049078.002	CM FOR INVOICE S137049078.001	R&M-Streetlights	001-546095-54101	(\$111.61)
CUECK # 10	1252					Check Total	\$2,746.77
CHECK # 10 07/26/23	Vendor	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	132097622-001	IRRG REPAIRS	R&M-Irrigation	001-546041-53901	\$2,134.88
07720720	Vendor	STEGNE BUILDSOM E SOTT ET HOLDINGS, LES	132077022 001	INTO NEL FILLO	raw mgalon	Check Total	\$2,134.88
CHECK # 10	354					CHECK TOTAL	ψ ∠ ,134.00
07/26/23	Vendor	SOLITUDE LAKE MANAGEMENT	PSI-89196	JULY 2023 LAKE MAINT	Contracts-Aquatic Control	001-534067-53001	\$11,488.50
07/26/23	Vendor	SOLITUDE LAKE MANAGEMENT	PSI-90570	JULY 2023 MAINT	R&M-Aeration	001-546003-53901	\$962.50
						-	\$12,451.00

Payment Register by Bank Account

			Invoice / GL Description	G/L Account #	Paid
TOP-AIR HEATING & AIR CONDITIONING	I-1323-1	COMMERCIAL MAINT	Building Op Costs	001-563034-53901	\$1,079.10
				Check Total	\$1,079.10
USA SEAL & STRIPE, LLC	321	SWEEPING SVC 7/14/23	R&M-Road Cleaning	001-546080-54101	\$2,750.00
				Check Total	\$2,750.00
MANGUARD OF FAMILIA CACTEMO	0/444	HILLY COOR CIVE CHAPTER	D. 11	004 540004 50004	4400.00
VANGUARD CLEANING SYSTEMS	36141	JULY 2023 SVC CHARGE	Building Op Costs	_	\$438.00
				Check Total	\$438.00
REPUBLIC SERVICES - ACH	0690-000693045	REFLISE FEMOVAL 6/9/23	Utility - Refuse Removal	001-543020-53901	\$674.23
KEI OBEIO SERVICES TION	0070 000073015	THE GOLD EMOVINE GIVES	Candy Relate Removal	_	\$674.23
				non rotal	ψ07 1.20
DUKE ENERGY-ACH	061423 CHK	BILL PRD 5/4-6/6/23	Electricity - Streetlighting	001-543013-54101	\$2,004.02
DUKE ENERGY-ACH	061423 CHK	BILL PRD 5/4-6/6/23	Electricity - General	001-543006-53901	\$5,177.39
DUKE ENERGY-ACH	061423 CHK	BILL PRD 5/4-6/6/23	Building Op Costs	001-563034-53901	\$473.29
DUKE ENERGY-ACH	061423 CHK	BILL PRD 5/4-6/6/23	R&M-Irrigation	001-546041-53901	\$114.98
				ACH Total	\$7,769.68
JOHN A. MCLAUGHLIN	PAYROLL	July 07, 2023 Payroll Posting		_	\$104.70
				ACH Total	\$104.70
CASSANDRA HARRIS-STARKS	PAYROLL	July 07, 2023 Payroll Posting		_	\$184.70
				ACH Total	\$184.70
THOMAS A TOUZIN	DAVDOLL	July 07, 2022 Payroll Posting			¢104.70
HOMAS A. TOUZIN	PAYRULL	July 07, 2023 Payroli Posting			\$184.70
				ACH Total	\$184.70
REPUBLIC SERVICES - ACH	0690-000694721 ACH	REFUSE REMOVAL 6/23/23	Utility - Refuse Removal	001-543020-53901	\$755.85
NEI SEES SERVICES FROM	55.5 00007172171011	THE GOL TIERS THE GLORES	Caming Trouble Removal	_	\$755.85
				AOII IOIAI	ψ, 33.03
SMART CITY TELECOM	070123-0025	BILL PRD 7/1-7/31/23	Communication - Telephone	001-541003-51301	\$177.72
			·	ACH Total	\$177.72
	USA SEAL & STRIPE, LLC VANGUARD CLEANING SYSTEMS REPUBLIC SERVICES - ACH DUKE ENERGY-ACH DUKE ENERGY-ACH DUKE ENERGY-ACH DUKE ENERGY-ACH JOHN A. MCLAUGHLIN CASSANDRA HARRIS-STARKS THOMAS A. TOUZIN REPUBLIC SERVICES - ACH	USA SEAL & STRIPE, LLC VANGUARD CLEANING SYSTEMS 36141 REPUBLIC SERVICES - ACH 0690-000693045 DUKE ENERGY-ACH DUKE ENERGY-ACH DUKE ENERGY-ACH DUKE ENERGY-ACH DUKE ENERGY-ACH O61423 CHK O61423 CHK O61423 CHK O61423 CHK PAYROLL CASSANDRA HARRIS-STARKS PAYROLL THOMAS A. TOUZIN PAYROLL REPUBLIC SERVICES - ACH 0690-000694721 ACH	USA SEAL & STRIPE, LLC 321 SWEEPING SVC 7/14/23 VANGUARD CLEANING SYSTEMS 36141 JULY 2023 SVC CHARGE REPUBLIC SERVICES - ACH 0690-000693045 REFUSE FEMOVAL 6/9/23 DUKE ENERGY-ACH 061423 CHK BILL PRD 5/4-6/6/23 JOHN A. MCLAUGHLIN PAYROLL July 07, 2023 Payroll Posling CASSANDRA HARRIS-STARKS PAYROLL July 07, 2023 Payroll Posling THOMAS A. TOUZIN PAYROLL July 07, 2023 Payroll Posling REPUBLIC SERVICES - ACH 0690-000694721 ACH REFUSE REMOVAL 6/23/23	USA SEAL & STRIPE, LLC 321 SWEEPING SVC 7/14/23 RAM-Road Cleaning VANGUARD CLEANING SYSTEMS 36141 JULY 2023 SVC CHARGE Building Op Costs REPUBLIC SERVICES - ACH 0690-000693045 REFUSE FEMOVAL 6/9/23 Utility - Refuse Removal Utility - Refuse Removal DUKE ENERGY-ACH 061423 CHK BILL PRD 5/4-6/6/23 Electricity - General DUKE ENERGY-ACH 061423 CHK BILL PRD 5/4-6/6/23 Building Op Costs Electricity - Streetlighting Electricity - General DUKE ENERGY-ACH 061423 CHK BILL PRD 5/4-6/6/23 Building Op Costs Electricity - General DUKE ENERGY-ACH 061423 CHK BILL PRD 5/4-6/6/23 Building Op Costs Electricity - Streetlighting Electricity - General DUKE ENERGY-ACH 061423 CHK BILL PRD 5/4-6/6/23 Building Op Costs Electricity - Streetlighting Electricity - Streetlighting Electricity - General DUKE ENERGY-ACH 061423 CHK BILL PRD 5/4-6/6/23 Building Op Costs Electricity - Streetlighting Electricity - Streetlighting Electricity - General DUKE ENERGY-ACH 061423 CHK Building Op Costs Electricity - Streetlighting Elec	Check Total

Payment Register by Bank Account

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH #DD633							
	Vendor	SMART CITY TELECOM	070123-1187	BILL PRD 7/1-7/31/23	Communication - Telephone	001-541003-51301	\$135.49
ACH #DD634						ACH Total	\$135.49
	Vendor	REPUBLIC SERVICES - ACH	0690-000694721	REFUSE REMOVAL	Utility - Refuse Removal	001-543020-53901	\$755.85
						ACH Total	\$755.85
ACH #DD635 07/25/23	Employee	JOHN A. MCLAUGHLIN	PAYROLL	July 25, 2023 Payroll Posting			\$104.70
07720720	Linking	33	.,	50. j 20, 2020 i 0,10. i 50. iig		ACH Total	\$104.70
ACH #DD636	Faralassa	CACCANIDDA HADDIC CTADIC	DAVDOLL	halo 25, 2022 Devell Deather			¢104.70
07/25/23	Employee	CASSANDRA HARRIS-STARKS	PAYROLL	July 25, 2023 Payroll Posting		ACH Total	\$184.70 \$184.70
ACH #DD637							
07/25/23	Employee	THOMAS A. TOUZIN	PAYROLL	July 25, 2023 Payroll Posting		ACH Total	\$184.70 \$184.70
ACH #DD641						ACH IOIAI	\$184.70
07/17/23	Vendor	WILLIAMS SCOTSMAN INC ACH	9018275443 ACH	25 X 10 CONTAINER	Rentals - General	001-544001-53901	\$278.07
ACH #DD644						ACH Total	\$278.07
	Vendor	DUKE ENERGY-ACH	073123-11701	DEPOSIT ON ACCOUNT PER DUKE IN ERROR	Deposits	156100	\$420.00
4011 #55/45						ACH Total	\$420.00
ACH #DD645 07/15/23	Vendor	SMART CITY TELECOM	070123-0231	BILL PRD 7/1-7/31/23	R&M-Irrigation	001-546041-53901	\$124.29
						ACH Total	\$124.29
						Account Total	\$402,881.81

Subsection 6C Financials

CELEBRATION

Community Development District

Financial Report
July 31, 2023



Table of Contents

FINANCIAL STATEMENTS	Page #
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
Notes to the Financial Statements	9 - 11
SUPPORTING SCHEDULES	
Non-Ad Valorem Special Assessments	12
Cash and Investment Report	13
Capital Projects	14
Right-of-Way Fees Electricity	15
Due To/From Other Districts	16

CELEBRATION

Community Development District

Financial Statements

(Unaudited)

July 31, 2023

Balance Sheet July 31, 2023

ACCOUNT DESCRIPTION		GENERAL FUND		RIES 2013A DEBT SERVICE FUND	RIES 2021 DEBT ERVICE FUND	C	RIES 2002 CAPITAL ROJECTS FUND	(RIES 2021 CAPITAL ROJECTS FUND	TOTAL
<u>ASSETS</u>										
Cash - Checking Account	\$	874,782	\$	-	\$ -	\$	-	\$	-	\$ 874,782
Accounts Receivable		107,122		-	-		-		-	107,122
Due From Other Funds		-		_	-		12		-	12
Investments:										
Money Market Account		1,571,791		-	-		115,980		-	1,687,771
Treasury Bills (1 Year)		2,421,375		_	-		-		-	2,421,375
Treasury Bills (6 months)		1,975,542		-	-		-		-	1,975,542
Construction Fund		-		_	-		-		40,780	40,780
Prepayment Account		_		1	81		-		-	82
Reserve Fund		-		196,938	207,000		-		-	403,939
Revenue Fund		-		396,986	132,459		-		-	529,445
Treasury Bills (3 months)		658,096		-	- ,		-		_	658,096
FMV Adjustment		2,362		_	-		-		-	2,362
Prepaid Items		4,600		_	-		-		-	4,600
Deposits		13,424		_	-		-		-	13,424
TOTAL ASSETS	\$	7,629,094	\$	593,925	\$ 339,540	\$	115,992	\$	40,780	\$ 8,719,333
			•		 					
LIABILITIES										
Accounts Payable	\$	330,365	\$	_	\$ -	\$	-	\$	-	\$ 330,365
Accrued Expenses	·	117,241		_	_		_		_	117,241
Unearned Revenue		569,916		_	_		_		_	569,916
Due To Other Districts		54,811								54,811
				-	-		-		-	
Sales Tax Payable		41		-	-		-		-	41
Other Current Liabilities		206,677		-	-		-		-	206,677
Due To Other Funds		12		-	-		-		-	12
TOTAL LIABILITIES		1,279,063		-	-		-		-	1,279,063
FUND BALANCES										
Nonspendable:										
Prepaid Items		4,600		-	-		-		-	4,600
Deposits		2,964		-	-		-		-	2,964
Restricted for:										
Debt Service		-		593,925	339,540		-		-	933,467
Capital Projects		-		-	-		115,992		40,780	156,772
Assigned to:										
Operating Reserves		960,536		-	-		-		-	960,536
Reserves - Assessment Stabilization		750,000		-	-		-		-	750,000
Reserves - Boardwalk & Trail R&R		375,000		-	-		-		-	375,000
Reserves - Capital Projects		1,069,633		-	-		-		-	1,069,633
Reserves - Disaster Relief		1,000,000		-	-		-		-	1,000,000
Reserves - Roads and Sidewalks		225,000		-	-		-		-	225,000
Reserves - Self Insurance		79,300		-	-		-		-	79,300
Unassigned:		1,882,998		-	-		-		-	1,882,998
TOTAL FUND BALANCES	\$	6,350,031	\$	593,925	\$ 339,540	\$	115,992	\$	40,780	\$ 7,440,270
TOTAL LIABILITIES & FUND BALANCES	\$	7,629,094	\$	593,925	\$ 339,540	\$	115,992	\$	40,780	\$ 8,719,333

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-23 ACTUAL	
REVENUES							
Interest - Investments	\$ 162,000	\$ 135,000	\$ 223,564	\$ 88,564	138.00%	\$ 7,993	
Right-of-Way Fees Electricity	950,000	791,670	795,799	4,129	83.77%	98,857	
Right-of-Way Fees Telecom.	31,759	26,470	18,415	(8,055)	57.98%	-	
Right-of-Way Fees Gas	1,282	1,070	3,624	2,554	282.68%	250	
Interlocal Agreement - Enterprise (Security)	20,000	· -	-	· -	0.00%	_	
Interlocal Agreement - Enterprise (Field)	20,000	-	-	_	0.00%	_	
Interest - Tax Collector	10	10	3,021	3,011	30210.00%	179	
Building Rental Income	19,619	5,410	5,410	-	27.58%	541	
Building Operating Cost Income	14,448	12,040	12,040	_	83.33%	1,204	
Special Assmnts- Tax Collector	3,311,044	3,311,044	3,311,968	924	100.03%	-	
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%	-	
Other Miscellaneous Revenues	350,000	29,167	17,094	(12,073)	4.88%	1	
TOTAL REVENUES	4,753,301	4,185,020	4,275,889	90,869	89.96%	109,025	
<u>EXPENDITURES</u>							
Administration							
P/R-Board of Supervisors	10,200	8,200	5,600	2,600	54.90%	1,200	
FICA Taxes	780	626	428	198	54.87%	92	
ProfServ-Arbitrage Rebate	1,200	-	0		0.00%	-	
ProfServ-Dissemination Agent	2,000	_	_	_	0.00%	_	
ProfServ-Engineering	24,000	20,000	38,695	(18,695)	161.23%	525	
ProfServ-Legal Services	40,000	33,330	38,854	(5,524)	97.14%	-	
ProfServ-Mgmt Consulting	96,591	80,490	80,493	(3)	83.33%	8,049	
ProfServ-Property Appraiser	1,400	1,400	2,886	(1,486)	206.14%	-	
ProfServ-Special Assessment	24,612	24,612	24,612	(1,100)	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	2,250	2,646	(396)	98.00%	180	
ProfServ-Incorporation Study Legal	30,000	34,167	1,303	32,864	4.34%	100	
Auditing Services	5,000	5,000	5,000	32,004	100.00%	_	
Communication - Telephone	11,000	9,170	5,996	3,174	54.51%	313	
Postage and Freight	700	580	628	(48)	89.71%	24	
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	3,170	728	2,442	19.16%	1	
Legal Advertising	1,800	1,500	1,491	2,442	82.83%	262	
Misc-Non Ad Valorem Taxes	750	1,500	1, 4 31	-	0.00%	- 202	
Misc-Records Storage	730	- -	-	-	0.00%	(1,050)	
Misc-Assessment Collection Cost	66,221	66,221	63,827	2,394	96.38%	(1,000)	
Misc-Contingency	3,000	2,500	8,261	(5,761)	275.37%	2,100	
Office Supplies	500	420	119	301	23.80%	2,100	
Annual District Filing Fee	175	175	175	301	100.00%	•	
, amadi District imily i ee	173	173	113		100.00 /6	-	

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-23 ACTUAL
Public Safety						
Contracts-Security Camera	_	-	24,800	(24,800)	0.00%	24,800
Security Service - Sheriff	170,000	141,670	102,972	38,698	60.57%	20,083
Total Public Safety	170,000	141,670	127,772	13,898	75.16%	44,883
Physical Environment						
Contracts-Water Quality	22,000	18,330	-	18,330	0.00%	-
Contracts-Aquatic Control	130,000	108,330	111,731	(3,401)	85.95%	11,489
Contracts-Pest Control	249,029	207,520	207,524	(4)	83.33%	20,752
R&M-Wetland	1,000	830	60,160	(59,330)	6016.00%	41,440
Total Physical Environment	402,029	335,010	379,415	(44,405)	94.38%	73,681
Flood Control/Stormwater Mgmt						
R&M-Canal Bank Restoration	10,000	8,330	-	8,330	0.00%	-
R&M-Stormwater System	33,768	28,140	104,223	(76,083)	308.64%	-
Total Flood Control/Stormwater Mgmt	43,768	36,470	104,223	(67,753)	238.13%	-
<u>Field</u>						
ProfServ-Field Management	1,120,473	933,730	933,727	3	83.33%	93,373
Contracts-Fountain	8,500	7,080	6,521	559	76.72%	662
Contracts-Mulch	105,638	88,030	71,760	16,270	67.93%	-
Contracts-Irrigation	96,696	80,580	80,580	-	83.33%	8,058
Contracts-Trees & Trimming	147,760	123,130	114,080	9,050	77.21%	3,330
Contracts-Shrub Maintenance	262,930	219,110	219,108	2	83.33%	21,911
Contracts-Annuals	16,380	13,650	17,440	(3,790)	106.47%	5,310
Contracts-General Site/ Trash and Debris	51,000	42,500	42,500	-	83.33%	4,250
Contracts-Ground/Turf/Tree/Maintenance	648,646	540,540	540,538	2	83.33%	54,054
Fuel, Gasoline and Oil	19,000	15,830	7,673	8,157	40.38%	691
Electricity - General	35,000	29,170	42,188	(13,018)	120.54%	5,650
Utility - Refuse Removal	17,000	14,170	14,808	(638)	87.11%	2,544
Rentals - General	2,652	2,210	2,808	(598)	105.88%	556
R&M-Aeration	25,000	20,830	10,004	10,826	40.02%	10,004
R&M-Boardwalks	25,000	20,830	20,051	779	80.20%	3,205
R&M-Common Area	60,000	50,000	93,799	(43,799)	156.33%	18,209
R&M-Equipment	20,000	16,670	10,511	6,159	52.56%	5,970
R&M-Fountain	10,000	8,330	3,871	4,459	38.71%	-
R&M-Other Landscape	115,000	95,830	87,224	8,606	75.85%	32,942
R&M-Irrigation	65,000	54,170	91,324	(37,154)	140.50%	63,810
R&M-Roads & Alleyways	18,000	15,000	3,975	11,025	22.08%	-
R&M-Sidewalks	200,000	166,670	221,402	(54,732)	110.70%	44,906
R&M-Emergency & Disaster Relief	-	-	51,686	(51,686)	0.00%	-
R&M- Tree Removal/Replacement	60,000	50,000	79,332	(29,332)	132.22%	-
R&M-Fire Equipment	1,100	920	1,022	(102)	92.91%	-
R&M-Painting	10,000	8,330	-	8,330	0.00%	-
Misc-Contingency	15,000	12,500	19,732	(7,232)	131.55%	-
Building Op Costs	15,000	12,500	33,923	(21,423)	226.15%	14,883
Total Field	3,170,775	2,642,310	2,821,587	(179,277)	88.99%	394,318

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-23 ACTUAL
Capital Expenditures & Projects						
Capital Projects	125,000	-	144,832	(144,832)	115.87%	33,204
Total Capital Expenditures & Projects	125,000	-	144,832	(144,832)	115.87%	33,204
Road and Street Facilities						
Electricity - Streetlights	140,000	116,670	148,512	(31,842)	106.08%	15,841
R&M-Road Cleaning	78,000	65,000	79,500	(14,500)	101.92%	2,750
R&M-Streetlights	120,000	100,000	82,316	17,684	68.60%	10,468
R&M-Signage/Radar Sign Maintenance	10,000	8,330	9,581	(1,251)	95.81%	-
Total Road and Street Facilities	348,000	290,000	319,909	(29,909)	91.93%	29,059
Reserves						
Reserves-Annual Contribution	100,000			_	0.00%	<u>-</u> _
Total Reserves	100,000				0.00%	-
TOTAL EXPENDITURES & RESERVES	4,753,301	3,804,206	4,245,409	(441,203)	89.31%	586,841
Excess (deficiency) of revenues						
Over (under) expenditures		380,814	30,480	(350,334)	0.00%	(477,816)
Net change in fund balance	\$ -	\$ 380,814	\$ 30,480	\$ (350,334)	0.00%	\$ (477,816)
FUND BALANCE, BEGINNING (OCT 1, 2022)	6,319,551	6,319,551	6,319,551			
FUND BALANCE, ENDING	\$ 6,319,551	\$ 6,700,365	\$ 6,350,031			

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET		YEAR TO DATE BUDGET		YEAR TO DATE ACTUAL		RIANCE (\$) V(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-23 ACTUAL	
REVENUES										
Interest - Investments	\$	118	\$ 100	\$	20,497	\$	20,397	17370.34%	\$	2,246
Special Assmnts- Tax Collector		424,665	424,665		424,783		118	100.03%		-
Special Assmnts- Discounts		(16,987)	(16,987)		(15,471)		1,516	91.08%		-
TOTAL REVENUES		407,796	407,778		429,809		22,031	105.40%		2,246
EXPENDITURES										
<u>Administration</u>										
Misc-Assessment Collection Cost		8,493	 8,493		8,186		307	96.39%		
Total Administration		8,493	8,493		8,186		307	96.39%		-
Debt Service										
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%		
Total Debt Service		395,963	 395,963		405,838		(9,875)	102.49%		
TOTAL EXPENDITURES		404,456	404,456		414,024		(9,568)	102.37%		-
Excess (deficiency) of revenues										
Over (under) expenditures		3,340	 3,322		15,785		12,463	n/a		2,246
OTHER FINANCING SOURCES (USES)										
Contribution to (Use of) Fund Balance		3,340	-		-		-	0.00%		-
TOTAL FINANCING SOURCES (USES)		3,340	-		-		-	0.00%		-
Net change in fund balance	\$	3,340	\$ 3,322	\$	15,785	\$	12,463	n/a	\$	2,246
FUND BALANCE, BEGINNING (OCT 1, 2022)		578,140	578,140		578,140					
FUND BALANCE, ENDING	\$	581,480	\$ 581,462	\$	593,925					

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DAT	E YE	AR TO DATE	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-23 ACTUAL	
REVENUES								
Interest - Investments	\$ -	\$	- \$	776	\$ 776	0.00%	\$ 760	
Special Assmnts- Tax Collector	440,598	440,59	8	440,721	123	100.03%	-	
Special Assmnts- Discounts	(17,624)	(17,62	4)	(16,052)	1,572	91.08%	-	
TOTAL REVENUES	422,974	422,97	4	425,445	2,471	100.58%	760	
EXPENDITURES								
Administration								
Misc-Assessment Collection Cost	8,812	8,81	2	8,493	319	96.38%	-	
Total Administration	8,812	8,81	2	8,493	319	96.38%		
Debt Service								
Debt Retirement Series A	165,000	165,00	0	165,000	-	100.00%	-	
Interest Expense Series A	251,019	251,01	9	251,019	-	100.00%	-	
Total Debt Service	416,019	416,01	9	416,019		100.00%		
TOTAL EXPENDITURES	424,831	424,83	1	424,512	319	99.92%	-	
Excess (deficiency) of revenues								
Over (under) expenditures	(1,857)	(1,85	7)	933	2,790	-50.24%	760	
OTHER FINANCING SOURCES (USES)								
Operating Transfers-Out	-		-	(482)	(482)	0.00%	(474)	
Contribution to (Use of) Fund Balance	(1,857)		-	-	-	0.00%	-	
TOTAL FINANCING SOURCES (USES)	(1,857)		-	(482)	(482)	25.96%	(474)	
Net change in fund balance	\$ (1,857)	\$ (1,85	7) \$	451	\$ 2,308	-24.29%	\$ 286	
FUND BALANCE, BEGINNING (OCT 1, 2022)	339,089	339,08	9	339,089				
FUND BALANCE, ENDING	\$ 337,232	\$ 337,23	2 \$	339,540				

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET		YEAR TO DATE BUDGET		YEAR TO DATE ACTUAL		VARIANCE (\$) FAV(UNFAV)		YTD ACTUAL AS A % OF ADOPTED BUD	JUL-23 ACTUAL
REVENUES										
Interest - Investments	\$	-	\$	-	\$	407	\$	407	0.00%	\$ 49
TOTAL REVENUES		-		-		407		407	0.00%	49
EXPENDITURES										
TOTAL EXPENDITURES		-		-		-			0.00%	-
Reserves										
					-				0.00%	
Total Reserves		-						-	0.00%	
TOTAL EXPENDITURES		-		-		-		_	0.00%	-
Excess (deficiency) of revenues Over (under) expenditures						407		407	0.00%	49
Net change in fund balance	\$		\$		\$	407	\$	407	0.00%	\$ 49
FUND BALANCE, BEGINNING (OCT 1, 2022)		-		-		115,585				
FUND BALANCE, ENDING	\$		\$		\$	115,992				

For the Period Ending July 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED YEAR TO DATE YEAR TO DAT BUDGET BUDGET ACTUAL			IANCE (\$) (UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-23 ACTUAL		
REVENUES								
Interest - Investments	\$	-	\$ -	\$	93	\$ 93	0.00%	\$ 92
TOTAL REVENUES		-	-		93	93	0.00%	92
<u>EXPENDITURES</u>								
TOTAL EXPENDITURES		-	-		-	-	0.00%	-
Reserves								
			 -			 	0.00%	
Total Reserves			 -			 	0.00%	
TOTAL EXPENDITURES		-	-		-	-	0.00%	-
Excess (deficiency) of revenues Over (under) expenditures		_			93	93	0.00%	92
OTHER FINANCING SOURCES (USES)			_			 	0.0070	
Interfund Transfer - In		-	-		482	482	0.00%	474
TOTAL FINANCING SOURCES (USES)		-	-		482	482	0.00%	474
Net change in fund balance	\$	-	\$ _	\$	575	\$ 575	0.00%	\$ 566
FUND BALANCE, BEGINNING (OCT 1, 2022)		-	-		40,205			
FUND BALANCE, ENDING	\$		\$ _	\$	40,780			

Notes to the Financial Statements July 31, 2023

General Fund

► <u>Assets</u>

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

► Liabilities

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

► Assigned to

■ Reserves - Amounts tie to Motion To Assign Fund Balance

Notes to the Financial Statements July 31, 2023

Financial Overview / Highlights

- ▶ Total general fund revenues collected through July are at approximately 100% compared to adopted budget.
- ▶ Total general fund expenditures budget target is 83.33% and is approximately 89% compared to the adopted budget.

Variance Analysis

Account Name	Adopted Budget	YTD Actual	% of Budget	Explanation
Other Miscellaneous Revenues	(\$350,000)	(\$17,094)	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 \$10
Expenditures (General Fund)				
<u>Administration</u>				
Proserv-Engineering	\$24,000	\$38,695	161%	Hanson, Walter fees thru July 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-advalorem taxes
Proserv-Website Development	\$2,000	\$2,018	101%	Innersync Studio fees to-date
Proserv-Answering Service	\$2,700	\$2,646	98%	Sunshine Communication to-date
Postage and Freight	\$700	\$628	90%	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	\$8,261	275%	Inframark expenditures to-date
Public Safety				
Contracts-Security Camera	\$0	\$24,800	0%	Vetted Security Solutions LLC
Physical Environment				
Contracts-Water Quality	\$22,000	\$0	0%	Contractual account use as needed
Contracts-Aquatic Control	\$130,000	\$111,731	86%	Budget \$10,833 per month, actual \$11,488.50 per month
R&M-Wetland	\$1,000	\$60,160	6016%	Solitude Lake Management, on time treatment, planting, & application
Flood Control/Stormwater Mgm	<u>ıt</u>			
R&M-Stormwater System	\$33,768	\$104,223	309%	Camcor Site LLC stormwater system \$97,055; All Florida Septic storm pipe repair \$7,168

Notes to the Financial Statements July 31, 2023

			July :	31, 2023
Account Name	Adopted Budget	YTD Actual	% of Budget	Explanation
<u>Field</u>				
Contracts-Fountain	\$8,500	\$6,521	77%	Budget \$708 per month, actual Oct 2022-Jan 2023 \$630 per month; Feb-July \$661.50 per month
Contracts-Mulch	\$105,636	\$71,760	68%	Contract use as needed
Contracts-Trees & Trimming	\$147,760	\$114,080	77%	Contract use as needed
Contracts-Annuals	\$16,380	\$17,440	106%	Contract use as needed
Electricity - General	\$35,000	\$42,188	121%	Duke Energy charges have been on the increase
Rentals - General	\$2,652	\$2,808	106%	Budget \$221/month, actual \$242/month thru Apr, increase to \$278/month May to current
R&M-Common Area	\$60,000	\$93,799	156%	Expenditures to-date
R&M-Irrigation	\$65,000	\$91,324	140%	Expenditures to-date
R&M-Sidewalks	\$200,000	\$221,402	111%	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	\$33,923	226%	District operating costs to-date
Capital Expenditures & Projects	<u>s</u>			
Capital Projects	\$125,000	\$144,832	116%	Solitude Lake Management non-budgeted for aerator install; Nash Construction Inc non-budgeted roofing project
Road and Street Facilities				
Electricity - Streetlights	\$140,000	\$148,512	106%	Duke Energy to-date on the increase
R&M-Road Cleaning	\$78,000	\$79,500	102%	USA Seal & Swipe @ \$2,000/cleaning thru Jan 2023; Feb-July 2023 @ \$2,750/cleaning
R&M-Signage/Radar Sign Maintenance	\$10,000	\$9,581	96%	Signage

CELEBRATION

Community Development District

Supporting Schedules

July 31, 2023

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

					Allocated by Fund				
Date Received	Net Amount Discount/ (Penalties) Received Amount		Collection Cost	Gene Fund		Series 2013A Debt Service Fund	Series 2021 Debt Service Fund		
ASSESSME	ENTS LEVIED			\$ 4,176,307	\$ 3,3	11,044	\$ 424,665	\$ 440,598	
Allocation %				100%	·	79%	10.17%	11%	
Real Estate	Installment								
11/18/22	\$ 28,885	\$ 1,601	\$ 589	\$ 31,076	\$	24,637	\$ 3,160	\$ 3,278	
12/09/22	793	8	16	817		648	83	86	
01/10/23	13,022	400	266	13,689		10,853	1,392	1,444	
02/09/23	2,294	43	47	2,383		1,890	242	251	
03/09/23	435	-	9	444		352	45	47	
04/11/23	15,816	-	323	16,139		12,795	1,641	1,703	
05/10/23	1,744	(28)	36	1,752		1,389	178	185	
06/12/23	271	(8)	6	268		213	27	28	
Real Estate	Current								
11/22/22	459,540	19,538	9,378	488,457	3	87,257	49,668	51,532	
12/09/22	2,385,587	101,428	48,685	2,535,701	2,0	10,345	257,841	267,515	
12/22/22	679,990	27,075	13,877	720,942	5	71,574	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	
Real Estate	Delinquent								
06/16/23	37,602	(1,322)	767	37,047		29,371	3,767	3,908	
TOTAL	\$ 3,944,817	\$ 152,150	\$ 80,506	\$ 4,177,473	\$ 3,3	11,968	\$ 424,783	\$ 440,721	

% COLLECTED 100% 100% 100% 100%

Cash and Investment Report

July 31, 2023

Investment Type General Fund	Bank Name	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Demand Deposit Account	SouthState Bank	n/a	0.00%	\$874,026
Public Funds MMA Variance Account	BankUnited	n/a	5.15%	119,588
Government Interest	Valley National Bank	n/a	5.00%	1,452,203
			Subtotal	1,571,791
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
,	•		Subtotal	5,055,013
				_
			GF Subtotal	\$7,500,830
Debt Service and Capital Projects Fund				
Debt Service and Capital Frojects I und	S			7.,,
Investment Type Debit Service and Capital Project Funds	S Bank Name	Maturity	<u>Yield</u>	Balance
Investment Type		<u>Maturity</u>	Yield	
Investment Type Debit Service and Capital Project Funds		Maturity n/a	Yield 4.93%	
Investment Type Debit Service and Capital Project Funds Series 2013A	Bank Name			Balance
Investment Type Debit Service and Capital Project Funds Series 2013A First American Government Obligation Fund	Bank Name US Bank, Prepayment Fund	n/a	4.93%	Balance 1
Investment Type Debit Service and Capital Project Funds Series 2013A First American Government Obligation Fund First American Government Obligation Fund	Bank Name US Bank, Prepayment Fund US Bank, Reserve Fund	n/a n/a	4.93% 4.93%	Balance 1 196,938
Investment Type Debit Service and Capital Project Funds Series 2013A First American Government Obligation Fund First American Government Obligation Fund First American Government Obligation Fund	Bank Name US Bank, Prepayment Fund US Bank, Reserve Fund	n/a n/a	4.93% 4.93%	Balance 1 196,938

US Bank, Revenue Fund

SouthState Bank

US Bank Nat'l Association Commercial Paper US Bank, Construction Fund

US Bank Nat'l Association Commercial Paper

Business Money Market Checking

5.15%

Subtotal

0.50%

Subtotal

Total

n/a

n/a

n/a

132,459

933,465

115,980

115,980

40,780

\$8,591,054

CELEBRATION

Capital Projects

July 31, 2023

<u>Description</u>		<u>Budget</u>		<u>Actual</u>	<u>Balance</u>
Fencing		\$ 30,000	\$	-	\$ 30,000
Pavers		10,000		-	10,000
Shade Structure Roof (3)		65,000		-	65,000
Streetlight Painting		20,000		-	20,000
(1) Aerator Install		-		111,628	-
(2) Roofing Project		-		33,204	-
	Total Capital Projects	\$ 125,000	\$	144,832	\$ 125,000

⁽¹⁾ Solitude Lake Management

⁽²⁾ Nash Construction Inc

Right-of-Way Fees Electricity

July 31, 2023

Posting Date	Payment Month	Amount \$
10/31/2022	October	\$93,704.78
11/30/2022	November	\$55,390.94
12/31/2022	December	\$74,170.86
1/31/2023	January	\$83,801.02
2/28/2023	February	\$79,490.05
3/31/2023	March	\$79,066.81
4/30/2023	April	\$76,476.80
5/31/2023	May	\$79,840.50
6/30/2023	June	\$98,856.92
7/31/2023	July (Accrual)	\$75,000.00
8/31/2023	August	\$0.00
9/30/2023	September	\$0.00
Total	·	\$795,798.68

Note: July will be received in mid Aug

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)
ACH	ACH063	07/20/23	Vendor	DUKE ENERGY-ACH	062923 ACH	BILL PRD 5/24-6/27/23	Due To Other Districts	206500	(\$13,940.27)
JE	ACCRUAL	07/31/23	Vendor	DUKE ENERGY-ACH	ACCRUAL	BILL PRD JULY 2023	Due To Other Districts	206500	(\$13,000.00)
						DUE TO OTHER DISTRICTS A/C #206500			(\$54,810.71)

Section 7

Public Hearing for Adoption of the Budget

Subsection 7A

Budget Summary Presentation

(Separate cover)

Subsection 7B Resolution 2023-12

RESOLUTION 2023-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ACTIONS OF THE DISTRICT MANAGER AND CHAIRMAN IN RESETTING AND NOTICING THE PUBLIC HEARING ON THE ADOPTION OF THE FISCAL YEAR 2024 BUDGET, AMENDING RESOLUTION 2023-11 TO SET THE PUBLIC HEARING THEREON, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Celebration Community Development District (the "District) is a local unit of special-purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the "Act"); and

WHEREAS, the Board of Supervisors of the District ("Board") previously adopted Resolution 2023-11, approving a proposed budget for fiscal year 2024, setting the public hearing to adopt the fiscal year 2024 budget, and setting the hearing thereon for August 15, 2023, at 6:00 p.m. at 313 Campus Street, Celebration, Florida 34747; and

WHEREAS, the Board required postponement of the public hearing, as scheduled, and the District Manager, in consultation with the Chairman, reset the public hearing to be held on August 21, 2023, at 6:00 p.m. at 313 Campus Street, Celebration, Florida 34747, and has caused published notice to be provided in the manner prescribed in Florida law; and

WHEREAS, the Board desires to ratify the District Manager and Chairman's actions in resetting the public hearing and noticing the amended public hearing.

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

- 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution.
- **2. RATIFICATION OF RESETTING OF PUBLIC HEARING.** The actions of the District Manager and Chairman in resetting the public hearing, the District Secretary in publishing and mailing the notice of the public hearing pursuant to Chapter 190, *Florida Statutes*, are hereby ratified. Resolution 2023-11 is hereby amended to reflect that the public hearing was reset to August 21, 2023, at 6:00 p.m. at 313 Campus Street, Celebration, Florida 34747.
- 3. RESOLUTION 2023-11 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. The Except as otherwise provided herein, all of the provisions of Resolution 2023-11 continue in full force and effect.

- **4. SEVERABILITY.** If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.
 - **5. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 21st day of August, 2023.

	CELEBRATION COMMUNITY DEVELOPMENT DISTRICT
	Chairperson /Vice Chairperson Board of Supervisors
Attest:	
Secretary/Assistant Secretary	

Subsection 7C Proposed Budget

CELEBRATION

Community Development District

Annual Budget Fiscal Year 2024

Modified Tentative Budget

(Printed on 8/10/23 at 10:05 AM)

Prepared by:



Table of Contents

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

Community Development District

Operating Budget

Fiscal Year 2024

	ACTUAL	DOPTED SUDGET		ACTUAL THRU	PF	ROJECTED AUG -	P	TOTAL ROJECTED	•	ANNUAL BUDGET	
ACCOUNT DESCRIPTION	FY 2022	 FY 2023		JULY 2023		SEPT-2023		FY 2023		FY 2024	
REVENUES											
Interest - Investments	20,316	\$ 162,000	\$	223,564	\$	45,746	\$	269,310	\$	300,000	
Right-of-Way Fees Electricity	900,486	950,000		795,799		352,500		1,148,299		955,000	
Right-of-Way Fees Telecom.	31,589	31,759		18,415		-		18,415		-	
Right-of-Way Fees Gas	1,632	1,282		3,624		742		4,366		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		3,021		-		3,021		2,500	
Building Rental Income	19,619	19,619		5,410		14,209		19,619		19,619	
Building Operating Cost Income	14,448	14,448		12,040		2,408		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		17,094		3,498		20,592		350,000	
TOTAL REVENUES	3,792,621	4,753,301		4,275,889		459,102		4,734,991		5,507,893	
EXPENDITURES											
<u>Administration</u>											
P/R-Board of Supervisors	10,800	10,200		5,600		800		6,400		10,200	
FICA Taxes	826	780		428		61		490		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		38,695		7,918		46,613		24,000	
ProfServ-Info Technology	205	-		-		-		-		-	
ProfServ-Legal Services	51,859	40,000		38,854		7,950		46,804		40,000	
ProfServ-Mgmt Consulting Serv	94,697	96,591		80,493		16,098		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	

		ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL	
	ACTUAL	BUDGET	THRU	AUG -	PROJECTED	BUDGET	
ACCOUNT DESCRIPTION	FY 2022	FY 2023	JULY 2023	SEPT-2023	FY 2023	FY 2024	
ProfServ-Trustee	5,477	10,000	8,081	_	8,081	8,081	
ProfServ-Web Site Development	3,064	2,000	2,018	413	2,431	2,000	
ProfServ-Answering Service	2,389	2,700	2,646	529	3,175	3,500	
ProfServ-Reserve Study	2,389 8,600	2,700	2,040	329	3,173	3,300	
,	•	-	-	-	-	-	
ProfServ-Incorporation Study	15,375	-	-	45.000	-	-	
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	5,996	1,227	7,223	10,000	
Postage and Freight	3,239	700	628	129	757	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	728	149	877	3,800	
Legal Advertising	995	1,800	1,491	305	1,796	1,800	
Misc-Non Ad Valorem Taxes	-	750	-	-	-	-	
MiscRecords Storage	-	-	-	-	-	-	
Misc-Assessmnt Collection Cost	30,925	66,221	63,827	-	63,827	79,479	
Misc-Contingency	7,918	3,000	8,261	1,690	9,951	_	
Office Supplies	388	500	119	24	143	3,000	
Software Maintenance - GoGov	-	-	-	-	_	17,000	
Annual District Filing Fee	175	175	175	-	175	175	
Total Administration	355,978	393,729	347,671	55,494	403,165	439,821	
Public Safety							
Contracts-Security Camera	<u>-</u>	_	24,800	_	24,800		
Security Service - Sheriff	107,070	170,000	102,972	67,028	170,000	200,000	
Total Public Safety	107,070	170,000	127,772	67,028	194,800	200,000	

		ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	ACTUAL	BUDGET	THRU	AUG -	PROJECTED	BUDGET
ACCOUNT DESCRIPTION	FY 2022	FY 2023	JULY 2023	SEPT-2023	FY 2023	FY 2024
Physical Environment						
Contracts-Water Quality	29,012	22,000	-	22,000	22,000	22,000
Contracts-Aquatic Control	111,206	130,000	111,731	22,977	134,708	146,832
Contracts-Pest Control	246,193	249,029	207,524	41,505	249,029	249,029
R&M-Wetland		1,000	60,160	-	60,160	1,000
Total Physical Environment	386,411	402,029	379,415	86,482	465,897	418,861
Flood Control/Stormwater Mgmt						
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
Total Flood Control/Stormwater Mgmt	24,489	43,768	104,223	5,000	109,223	130,000
<u>Field</u>						
ProfServ-Field Management	1,090,689	1,120,473	933,727	186,746	1,120,473	1,142,883
Contracts-Fountain	4,953	8,500	6,521	1,323	7,844	7,938
Contracts-Mulch	102,840	105,638	71,760	14,684	86,444	117,638
Contracts-Irrigation	72,800	96,696	80,580	16,116	96,696	96,696
Contracts-Trees & Trimming	76,684	147,760	114,080	33,680	147,760	170,500
Contracts-Shrub Maintenance	233,296	262,930	219,108	43,822	262,930	262,930
Contracts-Pressure Washing	33,551	-	-	-	_	_
Contracts-Ground Maintenance	510,937	-	-	-	-	-
Contracts-Annuals	15,600	16,380	17,440	3,569	21,009	16,380
Contracts-General Site/ Trash and Debris	-	51,000	42,500	8,500	51,000	51,000
Contracts-Ground/Turf/Tree Maintenance	-	648,646	540,538	108,108	648,646	648,646
Fuel, Gasoline and Oil	10,846	19,000	7,673	1,570	9,243	15,000
Electricity - General	31,592	35,000	42,188	8,633	50,821	45,000
Utility - Refuse Removal	16,353	17,000	14,808	3,030	17,838	18,000
Rentals - General	3,000	2,652	2,808	556	3,364	3,000
R&M-Aeration	-	25,000	10,004	2,047	12,051	25,000

		ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	ACTUAL	BUDGET	THRU	AUG -	PROJECTED	BUDGET
ACCOUNT DESCRIPTION	FY 2022	FY 2023	JULY 2023	SEPT-2023	FY 2023	FY 2024
R&M-Boardwalks	24,966	25,000	20,051	4,103	24,154	25,000
R&M-Common Area	102,810	60,000	93,799	19,193	112,992	60,000
R&M-Equipment	9,086	20,000	10,511	9,489	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	87,224	27,776	115,000	200,000
R&M-Irrigation	39,142	65,000	91,324	-	91,324	65,000
R&M-Roads & Alleyways	-	18,000	3,975	14,025	18,000	18,000
R&M-Sidewalks	17,515	200,000	221,402	-	221,402	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	209	1,231	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	33,923	6,941	40,864	15,000
Total Field	2,594,241	3,170,775	2,821,587	550,248	3,371,835	3,359,711
Road and Street Facilities						
Electricity - Streetlighting	148,409	140,000	148,512	30,389	178,901	175,000
R&M-Road Cleaning	68,710	78,000	79,500	16,267	95,767	108,000
R&M-Roads & Alleyways	20,232	-	-	-	· -	-
R&M-Signage	13,612	_	-	-	_	-
R&M-Streetlights	94,167	120,000	82,316	16,844	99,160	120,000
R&M-Signage/Radar Sign Maintenance	-	10,000	9,581	1,960	11,541	15,000
Total Road and Street Facilities	345,130	348,000	319,909	65,460	385,369	418,000

	ACTUAL	ADOPTED BUDGET	ACTUAL THRU	PROJECTED AUG -	TOTAL PROJECTED	ANNUAL BUDGET
ACCOUNT DESCRIPTION	FY 2022	FY 2023	JULY 2023	SEPT-2023	FY 2023	FY 2024
Maintenance Projects						
Capital Projects	-	-	144,832	-	144,832	-
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
Total Maintenance Projects	22,408	125,000	144,832	30,000	174,832	191,500
TOTAL EXPENDITURES	3,835,727	4,653,301	4,245,409	859,711	5,105,121	5,157,893
Reserve						
Reserves-Annual Contribution	-	100,000	-	-	-	350,000
Total Reserve	-	100,000	-	-	-	350,000
TOTAL EXPENDITURES & CAPITAL PROJECTS	3,835,727	4,753,301	4,245,409	859,711	5,105,121	5,507,893
Excess (deficiency) of revenues Over (under) expenditures	(43,106)	-	30,480	(400,609)	(370,129)	_

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU JULY 2023	PROJECTED AUG - SEPT-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
ACCOUNT DESCRIPTION	F1 2022	F 1 2023	JUL 1 2023	SEP1-2023	F 1 2023	F1 2024
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	58,560	-	-	-	-	-
Fair Market Adjustment on Investments	(113,625)	-	-	-	-	-
Proceeds from Land Sales	190,400	-	-			-
TOTAL OTHER SOURCES (USES)	135,335	-	-	-	-	-
Net change in fund balance	92,229	-	30,480	(400,609)	(370,129)	-
FUND BALANCE, BEGINNING	6,227,321	6,319,550	6,319,550	6,350,029	5,949,420	5,579,291
FUND BALANCE, ENDING	\$ 6,319,550	\$ 6,319,550	\$ 6,350,029	\$ 5,949,420	\$ 5,579,291	\$ 5,579,291

Exhibit "A"

Allocation of Fund Balances

AVAILABLE FUNDS

Beginning Fund Balance - Fiscal Year 2024	\$ 5,579,291
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	350,000
	 1
Total Funds Available (Estimated) - 9/30/2024	5,929,291

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - Operating Capital		1,241,598 ⁽¹⁾
Reserves - Assessment Stabilization (prior years)		50,000 ⁽²⁾
Reserves - Boardwalk and Trail R&R (prior years)		375,000 ⁽²⁾
Reserves - Capital Projects (prior years)		1,069,633 ⁽²⁾
Reserves - Disaster Relief (prior years)		1,000,000 (2)
Reserves - Roads and Alleyways (prior years)		225,000 ⁽²⁾
Reserves - Self Insurance (prior years)		79,300 ⁽²⁾
Reserves - Annual Contribution		350,000
	Subtotal	4,390,531

Total Allocation of Available Funds	4,390,531

Total Unassigned (undesignated) Cash \$ 1,538,760

<u>Notes</u>

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

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

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.

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.

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.

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).

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

Contract with Churchillsgroup Holdings, Inc for monthly splash pad maintenance.

\$7,938

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.

Community Development District General Fund

Budget Narrative

Fiscal Year 2024

EXPENDITURES (continued)

Contracts-Annuals \$16,380

Contract for planting annuals

Contracts-Ground Site/Trash and Debris \$51,000

Contract for ground maintenance including trash and debris removal.

Contracts-Ground/Turf/Tree Maintenance \$648,646

Contract for ground turf and tree maintenance.

Fuel, Gasoline and Oil \$15,000

Fuel and gas purchases from Lynch Oil.

Electricity-General \$45,000

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.]

Utility-Refuse Removal (Trash) \$18,000

Celebration demolition services for trash pickup.

Rentals - General \$3,000

Mobile Mini, Inc monthly rental.

R&M-Aeration \$25,000

Soil, thatch, and grass treatment of District lawn surface.

R&M-Boardwalks \$25.000

Unscheduled maintenance consists of replacement of damaged wood, hardware, and water seal treatment.

R&M-Common Area \$60.000

Supplies purchased for use within the District, doggy pot trash pickup, storage/container rentals, and unscheduled out of scope maintenance costs.

R&M-Equipment \$20,000

Unscheduled maintenance of fountain.

Community Development District General Fund

Budget Narrative

Fiscal Year 2024

EXPENDITURES (continued)

R&M-Fountain \$10,000

Unscheduled maintenance of fountain.

R&M-Other Landscape \$200,000

Unscheduled maintenance of hedges and shrubs consists of replacing damaged areas.

R&M-Irrigation \$65,000

Unscheduled maintenance consists of repairs and replacement of system components and purchase of irrigation supplies.

R&M-Roads & Alleyways \$18,000

Unscheduled maintenance consists of repairs and replacement of alleyways of the District.

R&M-Sidewalks \$200,000

Consists of concrete to replace sidewalks.

R&M-Pressure Washing \$10,000

District pressure washing.

R&M-Tree Removal/Replacement \$90,000

Districts removal of trees.

R&M-Fire Equipment \$1,100

Fire related expenditures for testing, annual inspections, and repairs.

R&M-Painting \$10,000

Scheduled maintenance consists of painting of sign poles, benches, light fixtures, bridges, shade structures, overlooks, and other District facilities.

Misc.-Contingency \$15,000

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.

Building Operating Cost \$15,000

Expenses shared between Celebration CDD and Enterprise CDD for the operations and maintenance of the Celebration CDD administrative facility.

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	\$24,500
Furniture Replacement	\$100,000
Fountain Repairs	\$15,000
Streetlight Painting	\$40,000
Utility Vehicle	\$12,000

Community Development District

Debt Service Budgets

Fiscal Year 2024

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2024 Modified Tentative Budget

ACCOUNT DESCRIPTION	 CTUAL Y 2022	ADOPTED BUDGET FY 2023	CTUAL THRU JLY 2023	PROJE THE SEPT-	RU	PRC	OTAL DJECTED Y 2023	В	ANNUAL SUDGET SY 2024
REVENUES									
Interest - Investments	\$ 1,830	\$ 118	\$ 20,497	\$	4,099	\$	24,596	\$	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)
TOTAL REVENUES	411,187	407,796	429,809		4,099		433,908		411,598
EXPENDITURES Administrative Misc-Assessmnt Collection Cost	4,847	8,493	8,186		-		8,186		8,493
Total Administrative	4,847	8,493	8,186		-		8,186		8,493
Debt Service Debt Retirement Series A Prepayment Series A Interest Expense Series A	 215,000 10,000 179,888	225,000 - 170,963	225,000 10,000 170,838		- - -		225,000 10,000 170,838		235,000 - 161,431
Total	 404,888	395,963	405,838		-		405,838		396,431
TOTAL EXPENDITURES	409,735	404,456	414,024		-		414,024		404,924
Excess (deficiency) of revenues Over (under) expenditures	1,452	3,340	15,785		4,099		19,884		6,674

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 JULY 2023	PROJECTED THRU SEPT-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	3,340	-	-	-	6,674
TOTAL OTHER SOURCES (USES)	-	3,340	-	-	-	6,674
Net change in fund balance	1,452	3,340	15,785	4,099	19,884	6,674
FUND BALANCE, BEGINNING	576,688	578,140	578,140	-	578,140	598,024
FUND BALANCE, ENDING	\$ 578,140	\$ 581,480	\$ 593,925	\$ 4,099	\$ 598,024	\$ 604,698

Community Development District

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
Total	\$3,320,000		\$1,068,600		\$4,388,600		\$4,388,600

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2024 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTU FY 2		ADOPTED BUDGET FY 2023		ACTUAL THRU ULY 2023	PROJECTED THRU SEPT-2023		TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES									
Interest - Investments	\$	19	\$ -	\$	776	\$	-	\$ 776	\$ -
Special Assmnts- Tax Collector	44	0,598	440,598		440,721		-	440,598	440,598
Special Assmnts- Discounts	(1	6,138)	(17,624))	(16,052)		-	(16,052)	(17,624)
TOTAL REVENUES	42	4,479	422,974		425,445		-	425,322	422,974
EXPENDITURES									
Administrative									
Misc-Assessmnt Collection Cost		5,152	-		8,493	-		8,493	8,812
Total Administrative		5,152	-		8,493		_	8,493	8,812
Debt Service	40	2 222							405.000
Principal Debt Retirement Debt Retirement Series A	160	0,000	- 165,000		- 165,000	-		- 165,000	165,000
Interest Expense	17:	3,282	103,000		-	_		103,000	-
Interest Expense Series A		-	251,019		251,019	-		251,019	247,306
Total	33	3,282	416,019		416,019		_	416,019	412,306
TOTAL EXPENDITURES	33	8,434	416,019		424,512		-	424,512	421,118
Excess (deficiency) of revenues									
Over (under) expenditures	8	86,045	6,955	-	933			810	1,856

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2024 Modified Tentative Budget

		ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	ACTUAL	BUDGET	THRU	THRU	PROJECTED	BUDGET
ACCOUNT DESCRIPTION	FY 2022	FY 2023	JULY 2023	SEPT-2023	FY 2023	FY 2024
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	1	-	-	-	-	-
Proceeds of Refunding Bonds	-	-	-	-	-	-
Operating Ttransfers-Out	(11)	-	(482)	-	(482)	-
Contribution to (Use of) Fund Balance	-	(1,857)	-	-	-	1,856
TOTAL OTHER SOURCES (USES)	(10)	(1,857)	(482)	-	(482)	1,856
Net change in fund balance	86,035	(1,857)	451		328	1,856
FUND BALANCE, BEGINNING	(253,054)	339,089	339,089	-	339,089	339,417
FUND BALANCE, ENDING	\$ (167,019)	\$ 337,232	\$ 339,540	\$ -	\$ 339,417	\$ 341,274

CELEBRATION

Amortization Schedule

Period Ending	Outstanding Principal Balance	Annual Principal	Coupon	Interest	Debt Service	Annual DS Service
11/01/23	, ,			123,653	123,653	414,163
05/01/24		165,000	2.250%	123,653	288,653	
11/01/24	, ,			121,797	121,797	410,450
05/01/25	-,,	170,000	2.250%	121,797	291,797	
11/01/25	·			119,884	119,884	411,681
05/01/26	-, -,	175,000	2.250%	119,884	294,884	
11/01/26	, ,			117,916	117,916	412,800
05/01/27	, ,	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				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		220,000	3.125%	98,369	318,369	·
11/01/34		,		94,931	94,931	413,300
05/01/35	, ,	225,000	3.125%	94,931	319,931	•
11/01/35	4,900,000	,		91,416	91,416	411,347
05/01/36	, ,	230,000	3.125%	91,416	321,416	•
11/01/36		,		87,822	87,822	409,238
05/01/37	, ,	240,000	3.125%	87,822	327,822	,
11/01/37	, ,	-,		84,072	84,072	411,894
05/01/38	,,	245,000	3.125%	84,072	329,072	,
11/01/38	, ,	,		80,244	80,244	409,316
05/01/39	, ,	255,000	3.125%	80,244	335,244	,
11/01/39	, ,	_00,000	32370	76,259	76,259	411,503
05/01/40	, ,	265,000	3.125%	76,259	341,259	,300
11/01/40		_55,555	3.120,0	72,119	72,119	413,378
	•			•	•	•

CELEBRATION

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	
		7,220,000		4,434,619	11,654,619	11,532,028

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

<u>Administrative</u>

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

Community Development District

All Funds

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

			O&M ASSESSMENTS			DEBT SERV	/ICE ASSESSI	MENTS	TOTAL A		
			Per U	Jnit	%	Per U	Init	%	Per Unit		%
Code (1)	Product	Units/Sq ft	FY 2024	FY 2023	Change	FY 2024	FY 2023	Change	FY 2024	FY 2023	Change
Α	Celebration Village Churches	79,243	\$0.32	\$0.28	13.9%	\$0.00	\$0.00	0.0%	\$0.32	\$0.28	13.9%
В	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 (2)	765	\$0.00	\$49.21	0.0%	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%
	Island Village Single Family (2)	150	\$0.00	\$182.63	0.0%	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%
С	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 (3)	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 (3)	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 (4)	445	\$397.15	\$348.79	13.9%	\$0.00	\$0.00	0.0%	\$397.15	\$348.79	13.9%
	Bungalow - Series 2013 debt (4)	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 (4)	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%
Н	Townhome - No debt (5)	331	\$458.05	\$402.27	13.9%	\$0.00	\$0.00	0.0%	\$458.05	\$402.27	13.9%
	Townhome - Series 2013 debt (5)	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 (5)	107	\$458.05	\$402.27	13.9%	\$953.71	\$953.71	0.0%	\$1,411.76	\$1,355.98	4.1%
- 1	Cottage - No debt (6)	528	\$581.16	\$510.39	13.9%	\$0.00	\$0.00	0.0%	\$581.16	\$510.39	13.9%
	Cottage - Series 2013 debt (6)	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 (6)	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 (7)	593	\$909.48	\$798.73	13.9%	\$0.00	\$0.00	0.0%	\$909.48	\$798.73	13.9%
	Village - Series 2013 debt (7)	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 (7)	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%

TOTAL 1,380,656

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.

Annual Operating and Debt Service Budget Fiscal Year 2024

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

						CAPIT	T ANALYSIS (1) , (2)		
				%	\$50K Inve	,		estment	\$250K Inv	estment
Code	Product	Phase	Units/Sq ft	Allocation	Per Product	Per Unit	Per Product	Per Unit	Per Product	Per Unit
Α	Celebration Village Churches	1	79,243	0.63%	\$337.63	\$0.00	\$675.26	\$0.01	\$1,688.15	\$0.02
В	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
С	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
н	Townhome	1 thru 5	485	5.58%	\$2,968.80	\$6.12	\$5,937.60	\$12.24	\$14,844.00	\$30.61
1	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
	TOTA	<u> </u>	1,380,656	100.00%	\$53,191.49		\$106,382.98		\$265,957.45	

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.

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
	4		Calabratian Villaga	39,243	\$0.32	\$0.00	\$0.00	\$0.32	\$0.28	\$0.04	\$12,511.62	\$0.00		
A	1 1	Presbyterian Church Church (C-37)	Celebration Village Celebration Village	40,000	\$0.32 \$0.32	\$0.00	\$0.00	\$0.32 \$0.32	\$0.28 \$0.28	\$0.04 \$0.04	\$12,511.62 \$12,752.97	\$0.00 \$0.00		
В	1	Lot 379	Celebration Village	109,709	\$0.32 \$0.42	\$0.00	\$0.00	\$0.32 \$0.42	\$0.26 \$0.37	\$0.04 \$0.05	\$46,220.80	\$0.00 \$0.00		
В	1	Lot 374	Celebration Village	13,824	\$0.42 \$0.42	\$0.00	\$0.00	\$0.42	\$0.37 \$0.37	\$0.05 \$0.05	\$5,824.10	\$0.00		
В	1	Lot 375		,			\$0.00	\$0.42 \$0.42	\$0.37 \$0.37	\$0.05 \$0.05	\$5,624.10 \$29,076.27			
В	1	Dukes Lot 356	Celebration Village	69,015	\$0.42	\$0.00 \$0.00	\$0.00	\$0.42 \$0.42	\$0.37 \$0.37	\$0.05 \$0.05	\$42,520.07	\$0.00 \$0.00		
В	1		Celebration Village	100,925	\$0.42					\$0.05 \$0.05	\$42,520.07 \$15,166.93			
В	1	Stetson University Clubhouse	Celebration Village	36,000 16,500	\$0.42 \$0.42	\$0.00 \$0.00	\$0.00 \$0.00	\$0.42 \$0.42	\$0.37 \$0.37	\$0.05 \$0.05	\$6,951.51	\$0.00 \$0.00		
В	1	Golf Club	Celebration Village	,	\$0.42 \$0.42		\$0.00 \$0.00	\$0.42 \$0.42	\$0.37 \$0.37	\$0.05 \$0.05	\$5,951.51 \$5.055.64			
В	1	CROA	Celebration Village Celebration Village	12,000 15,000	\$0.42 \$0.42	\$0.00 \$0.00	\$0.00 \$0.00	\$0.42 \$0.42	\$0.37 \$0.37	\$0.05 \$0.05	\$5,055.6 4 \$6,319.55	\$0.00 \$0.00		
								•						
С	1	Inn Site	Celebration Village	115	\$292.79	\$0.00	\$0.00	\$292.79	\$257.14	\$35.66	\$33,671.38	\$0.00		
D		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		
1 !	1	Cottage	Celebration Village	86	\$581.16	\$0.00	\$0.00	\$581.16	\$510.39	\$70.77	\$49,979.75	\$0.00		
	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		
В	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		
н	2	Townhomes	North Village	29	\$458.05	\$0.00	\$0.00	\$458.05	\$402.27	\$55.78	\$13,283.39	\$0.00		
ı	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		
В	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		
В	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		
Н	3	Townhomes	South Village	39	\$458.05	\$0.00	\$0.00	\$458.05	\$402.27	\$55.78	\$17,863.88	\$0.00		
1	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		
ĸ	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		
	ŭ	201010	2044. 1493		\$.,223.23	Ψ0.00	Ψ0.00	,	\$.,027	ŢJ	\$22,0.0.00	Ψ0.00		

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
В	4	Church	East Village	4,545	\$0.42	\$0.00	\$0.00	\$0.42	\$0.37	\$0.05	\$1,914.82	\$0.00		
В	4	Catholic Church	South Village Comm'l	60,000	\$0.42 \$0.42	\$0.00	\$0.00	\$0.42 \$0.42	\$0.37 \$0.37	\$0.05 \$0.05	\$1,914.62 \$25,278.22	\$0.00 \$0.00		
В	4	Retail (C-21)	South Village Comm'l	26,000	\$0.42 \$0.42	\$0.00	\$0.00	\$0.42 \$0.42	\$0.37 \$0.37	\$0.05 \$0.05	\$10,953.89	\$0.00		
В	4	Retail (C-1B) Lot 2	South Village Comm'l	40,000	\$0.42	\$0.00	\$0.00	\$0.42	\$0.37	\$0.05 \$0.05	\$16,852.14	\$0.00		
В	4	Retail (C-3A)	South Village Comm'l	12,000	\$0.42 \$0.42	\$0.00	\$0.00	\$0.42 \$0.42	\$0.37 \$0.37	\$0.05 \$0.05	\$5,055.64	\$0.00		
B	4	Office (C-3B)	South Village Comm'l	90,000	\$0.42 \$0.42	\$0.00	\$0.00	\$0.42 \$0.42	\$0.37 \$0.37	\$0.05 \$0.05	\$37,917.32	\$0.00		
В	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		
В	4	Class A Office (C-4B)	South Village Comm'l	50,000	\$0.42 \$0.42	\$0.00	\$0.00	\$0.42 \$0.42	\$0.37 \$0.37	\$0.05 \$0.05	\$21,065.18	\$0.00		
В	4	Office (Parcel 7/8)	South Village Comm'l	241,670	\$0.42 \$0.42	\$0.00	\$0.00	\$0.42	\$0.37 \$0.37	\$0.05 \$0.05	\$101.816.44	\$0.00		
l b	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		
l b	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		
l b	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		
l b	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		
l F	4	Bungalow	East Village	198	\$397.15	\$0.00	\$0.00	\$397.15	\$348.79	\$48.36	\$78,636.23	\$0.00		
Ġ	4	Garden Home	East Village	104	\$431.57	\$0.00	\$0.00	\$431.57	\$379.02	\$52.56	\$44,883.73	\$0.00		
Ğ	4	Garden Home	East Village 2	25	\$431.57	\$0.00	\$0.00	\$431.57	\$379.02	\$52.56	\$10,789.36	\$0.00		
Ιŭ	4	Townhomes	East Village	52	\$458.05	\$0.00	\$0.00	\$458.05	\$402.27	\$55.78	\$23,818.50	\$0.00		
Ιï	4	Cottage	East Village	100	\$581.16	\$0.00	\$0.00	\$581.16	\$510.39	\$70.77	\$58,115.98	\$0.00		
Ιi	4	Cottage	East Village 2	21	\$581.16	\$0.00	\$0.00	\$581.16	\$510.39	\$70.77	\$12,204.36	\$0.00		
Li	4	Village	East Village	81	\$909.48	\$0.00	\$0.00	\$909.48	\$798.73	\$110.75	\$73,667.93	\$0.00		
Ĺ	4	Village	East Village 2	22	\$909.48	\$0.00	\$0.00	\$909.48	\$798.73	\$110.75	\$20,008.57	\$0.00		
ĸ	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		
ĸ	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		
			Ü						-					
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		
Н	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		
1	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	
н		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	
1		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	
В		Commercial	Island Village Phase I	10,470	\$0.42	\$0.00	\$0.00	\$0.42	\$0.37	\$0.05	\$4,411.05			
н		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	

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 I J		SF 40 SF 55 SF 70	Island Village Phase 2 Island Village Phase 2 Island Village Phase 2	30 16 4	\$397.15 \$581.16 \$909.48	\$0.00 \$0.00 \$0.00	\$1,399.57 \$1,660.49 \$1,862.43	\$1,796.72 \$2,241.65 \$2,771.91	\$1,748.36 \$2,170.88 \$2,661.15	\$48.36 \$70.77 \$110.75	\$11,914.58 \$9,298.56 \$3,637.92		\$41,987.08 \$26,567.82 \$7,449.71	
H F I		Townhouse SF 40 SF 55 SF 70	Island Village Phase 3 Island Village Phase 3 Island Village Phase 3 Island Village Phase 3	44 27 29 32	\$458.05 \$397.15 \$581.16 \$909.48	\$0.00 \$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00	\$458.05 \$397.15 \$581.16 \$909.48	\$0.00 \$0.00 \$0.00 \$0.00	\$458.05 \$397.15 \$581.16 \$909.48	\$20,154.12 \$10,723.12 \$16,853.64 \$29,103.38			
H F I J		Townhouse SF 40 SF 55 SF 70 Commercial	Island Village Phase 4	91 44 35 123 29,715	\$458.05 \$397.15 \$581.16 \$909.48 \$0.42	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00	\$458.05 \$397.15 \$581.16 \$909.48 \$0.42	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00	\$458.05 \$397.15 \$581.16 \$909.48 \$0.42	\$41,682.38 \$17,474.72 \$20,340.59 \$111,866.11 \$12,519.04			
		Commercial	isianu village Filase 4	23,713	Ψ0.42	ψυ.υυ	φυ.υυ	ψ0.42	φυ.υυ	TOTAL	\$3,980,284.92	\$424,664.58	\$440,598.41	

Subsection 7E Resolution 2023-13

RESOLUTION 2023-13

THE ANNUAL APPROPRIATION RESOLUTION OF THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR FISCAL YEAR 2024 BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors ("Board") of the District the proposed budget ("Proposed Budget") for the upcoming budget year beginning October 1, 2023, and ending September 30, 2024 ("Fiscal Year 2024"), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two (2) days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1 of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as Exhibit A, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("Adopted Budget"), and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2023 and/or revised projections for Fiscal Year 2024.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Celebration Community Development District for the Fiscal Year Ending September 30, 2024."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2024, the sum of <u>\$</u> to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL ALL FUNDS	<u>\$</u>
CALITAL TROJLET TOND(5)	Ψ
CAPITAL PROJECT FUND(S)	\$
DEBT SERVICE FUND(S)	\$
TOTAL GENERAL FUND	\$

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2024 or within sixty (60) days following the end of the Fiscal Year 2024 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraph c. above is posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 21st DAY OF AUGUST, 2023.

ATTEST:	CELEBRATION COMMUNITY DEVELOPMENT DISTRICT
Secretary	Chairman

Exhibit A: Adopted Budget for Fiscal Year 2024

Section 8

Public Hearing for Assessments

Subsection 8B Resolution 2023-14

RESOLUTION 2023-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO, PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Celebration Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, the District is located in Osceola County, Florida ("County"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("Board") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("Adopted Budget") for the fiscal year beginning October 1, 2023, and ending September 30, 2024 ("Fiscal Year 2024"), attached hereto as Exhibit A; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2024; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit B**, and to certify the portion of the Assessment Roll related to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit B**; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT AND ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190, and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B.** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT, PENALTIES, INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A and B.**
- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B.** Assessments directly collected by the District are due according to the following schedule: 50% due no later than November 1, 2023; 25% due no later than February 1, 2024; and 25% due no later than May 1, 2024. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment including any remaining partial, deferred payments for Fiscal Year 2024, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event an assessment subject to direct collection by the District shall be

delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein. Notwithstanding the foregoing, any assessments which, by operation of law or otherwise, have been accelerated for non-payment, are not certified by this Resolution.

C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B,** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 21st day of August, 2023.

Assessment Roll (Direct Collect)

ATTEST:		Celebration Community Development District
Secretary/As	sistant Secretary	Chairman
Exhibit A: Exhibit B:	Budget Assessment Roll (Uniform Method)	

Section 10 Business Matters

Subsection 10A

Agreement with SŌLitude

SINGLE TREATMENT SEDIMENT REMOVAL AGREEMENT

(Celebration CDD and SOLitude Lake Management, LLC)

THIS SINGLE TREATMENT SEDIMENT REMOVAL AGREEMENT ("Agreement"), effective as of the ____ day of August, 2023 (the "Effective Date"), between the CELEBRATION COMMUNITY DEVELOPMENT DISTRICT (hereinafter referred to as the "District"), a local unit of special purpose government created under Chapter 190, Florida Statutes, whose mailing address is 313 Campus Street, Celebration, Florida, 34747, and SOLITUDE LAKE MANAGEMENT, LLC, a Virginia limited liability company, (hereinafter referred to as "Contractor"), whose mailing address is 1320 Brookwood Dr., Suite H, Little Rock, Arkansas 72202.

WITNESSETH:

Subject to and upon the terms and conditions of this Agreement and in consideration of the mutual promises set forth herein and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the District and Contractor agree as follows:

1. DEFINITIONS.

- (a) Agreement. The Agreement consists of: (i) this Single Treatment Sediment Removal Agreement; and (ii) the Contractor's proposal, dated June 19, 2023, attached hereto as Exhibit "A" (the "Proposal"). The Agreement represents the entire and integrated Agreement between the parties hereto and supersedes all prior negotiations, representation, or agreements, either written or oral. The Agreement may be amended or modified only as set forth below in Article 14. In the event of any conflict between the terms herein and term(s) in the Proposal, the terms herein shall prevail.
- (b) <u>Services/Work.</u> The term "Services" or "Work" as used in this Agreement shall be construed to include all activities and services set forth in the Proposal, and all obligations of Contractor under this Agreement, including any addenda or special conditions. If an addendum or additional work is agreed upon by the parties, the Contractor shall be subject to the terms of this Agreement.
- 2. <u>SCOPE OF WORK</u>. A description of the nature, scope, location and schedule of the Services to be performed by Contractor under this Agreement shall be as described in the Proposal. The area to be included under this Agreement may be amended by the mutual consent of the District and the Contractor.
- 3. <u>COMMENCEMENT OF SERVICES AND TERM</u>. Contractor shall commence the Work within ten (10) days after the Effective Date and shall perform same in accordance with any schedules as set forth in the Agreement. The term of this Agreement shall expire upon sixty (60) days from the Effective Date. Time is of the essence and Contractor agrees to expeditiously complete the Work.

4. DISTRICT MANAGER.

- (a) The District's authorized representative (herein referred to as the "District Manager") shall be the District Manager of the District, which is Inframark Management Services, whose mailing address is 313 Campus Street, Celebration, Florida, 34747, Attention: Angel Montagna; provided, however, that the District may, without liability to the Contractor, unilaterally amend this paragraph from time to time by designating a different person or organization to act as its representative and so advising the Contractor in writing, at which time the person or organization so designated shall be the District's representative for the purpose of this Agreement.
- (b) All actions to be taken by, all approvals, notices, consent, directions and instruction to be given by, all notices and other matters to be delivered to, all determinations and decisions to be made by and, in general, all other action to be taken by, or given to, the District shall be taken, given, and made by, or delivered or given to the District Manager in the name of and on behalf of the District, provided, however, that the District (and not the District Manager or any other agents of the District) shall be solely obligated to the Contractor for all sums required to be paid by the District to the Contractor hereunder.

5. <u>COMPENSATION, PAYMENTS AND INSPECTION RIGHTS PRIOR TO</u> FINAL PAYMENT.

- (a) The District agrees to pay Contractor for the Work, the total amount of \$26,500.00 ("Compensation"), payable pursuant to the Proposal as follows:
 - i. Fifty (50) percent of the Compensation after execution of this Agreement and prior to beginning the Work; and
 - ii. The remaining fifty (50) percent of the Compensation will be invoiced to the District by Contractor following completion of the Work.
- (b) Work Authorizations shall mean orders or directives issued by the District. Work Authorizations shall be issued for repairs or emergency services, changes to the scope of the area in which services are required, or for any services beyond those set forth in Article 2. Services performed under a Work Authorization may be paid either on a lump sum basis, a unit price basis, or a time and material basis in the District's sole discretion. Contractor shall not be entitled to compensation for Services outside the scope of Article 2 unless Contractor has obtained prior written authorization of District to perform the same.
- (c) District retains the right to reduce any portion of Contractor's Scope of Services as set forth in Article 2. Should this occur, a revised Scope of Services will be agreed upon in writing by both District and Contractor.
- (d) After the Work is completed, the District shall have the right to inspect and/or review the Work to accept or deny the sufficiency of the Work before the remaining fifty (50) percent of the Compensation is required to be made by the District to the Contractor.

6. REPRESENTATIONS, WARRANTIES AND COVENANTS.

- (a) Contractor hereby represents to District that: (i) it has the experience, qualifications and skill to perform the Services as set forth in this Agreement; (ii) it is duly licensed and permitted to observe and perform the terms, covenants, conditions and other provisions on its part to be observed or performed under this Agreement; (iii) has the necessary equipment, materials and inventory required to perform the Services as set forth in this Agreement; (iv) it has by careful examination satisfied itself as to: (a) the nature, location and character of the area in which the Services are to be performed including, without limitation, the surface conditions of the land and all structures and obstructions thereon, both natural and manmade, the surface water conditions of the area, and to the extent pertinent, all other conditions, and (b) all other matters or things which could in any manner affect the performance of the Services.
- (b) The Contractor warrants to the District that all materials furnished under this Agreement shall be new unless otherwise specified, and that all Services shall be of good quality, free from faults and defects and in conformance with the Agreement documents.

7. EMPLOYEES; INDEPENDENT CONTRACTOR STATUS.

- All matters pertaining to the employment, supervision, compensation, (a) insurance, promotion, and discharge of any employees of Contractor or of entities retained by Contractor are the sole responsibility of Contractor. Contractor shall fully comply with all applicable acts and regulations having to do with workman's compensation, social security, unemployment insurance, hours of labor, wages, working conditions and other employeremployee related subjects. Contractor shall obtain, for each individual Contractor employs on the District's premises at any time, a criminal background check performed by an appropriate federal or state agency, or by a professional and licensed private investigator, and shall make, based on the results of such background checks, employment suitability determinations for each employee that are reasonable and customary within the Contractor's industry. Contractor shall maintain copies of said background checks on file so long as the subject individual(s) remains in Contractor's employ, and Contractor shall make all background checks available for District's review upon request. Contractor shall enforce strict discipline and good order among its employees on the District's premises. Contractor shall comply with all requirements of the E-Verify System as set forth in Article 18.
- (b) Contractor is an independent contractor and not an employee of the District. It is further acknowledged that nothing herein shall be deemed to create or establish a partnership or joint venture between the District and Contractor. Contractor has no authority to enter into any contracts or contracts, whether oral or written, on behalf of the District.

8. COMPLIANCE WITH LAWS, REGULATIONS, RULES AND POLICIES.

(a) At all times, Contractor shall operate in accordance with all applicable laws, statutes, regulations, rules, ordinances, policies, permits and orders. Contractor is responsible for obtaining all permits or other approvals required for the Services.

- (b) Contractor hereby covenants and agrees to comply with all of the rules, ordinances and regulations of governmental authorities wherein the District's facilities are located, as said rules, etc. may specifically relate to Contractor or its Services provided hereunder, at Contractor's sole cost and expense, and Contractor will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the Services described herein as may be issued by any governmental agency having jurisdiction over Contractor, unless specifically instructed by the District that it intends to contest such orders or requirements and that Contractor shall not comply with the same. Contractor shall provide immediate notice to the District of any such orders or requirements upon receipt of same.
- (c) The District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*. Contractor agrees to comply with all applicable requirements of the "Sunshine Law," the "Public Records Law," the Community Development Districts Law, and all other statutes and regulations applicable to Contractor.

9. WORKPLACE ENVIRONMENT AND PUBLIC SAFETY.

- (a) Contractor agrees to provide a safe and healthy workplace environment for its employees and agents and a safe and healthy environment for the public at all times. Contractor shall promptly correct any unsafe condition or health hazard in its control and shall immediately report any such condition to the District. In addition to all other requirements of this Agreement, Contractor shall comply with all federal, state and local laws and regulations related to health and safety. Further, Contractor acknowledges that all vehicles and equipment must be properly and safely operated and, where applicable, licensed and/or permitted, to operate on public roadways. Contractor acknowledges that it is responsible for public safety issues including but not limited to: proper work methods, use of protective equipment, safe maintenance, traffic control through work zones, and handling and use of materials, vehicles, and equipment.
- (b) The Contractor agrees that it alone bears the responsibility for providing a safe and healthy workplace, and that nothing in this Agreement suggests that the District has undertaken or assumed any part of that responsibility.
- (c) Contractor shall, prior to performing any of the Services, provide employees with training to perform their jobs safely, including instruction in proper work methods, use of protective equipment, and safe maintenance, handling and use of materials, vehicles, and equipment. Contractor will not ask or allow any employee to operate any vehicle or equipment until the employee has received all relevant and advisable training. Contractor shall assure that all employees are licensed and/or have all applicable permits, necessary to perform the Services.
- (d) Contractor will furnish, at its expense, all safety and protective equipment required or advisable for the protection of employees.

10. PUBLIC RECORDS AND OWNERSHIP OF BOOKS AND RECORDS.

- (a) Contractor understands and agrees that all documents of any kind relating to this Agreement may be public records and, accordingly, Contractor agrees to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, *Florida Statutes*. Contractor acknowledges and agrees that the public records custodian of the District is the District Manager, which is currently Inframark Management Services (the "Public Records Custodian"). Contractor shall, to the extent applicable by law:
- (i) Keep and maintain public records required by District to perform services;
- (ii) Upon request by District, provide District with the requested public records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*;
- (iii) Ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the Contractor does not transfer the records to the Public Records Custodian of the District; and
- (iv) Upon completion of the Agreement, transfer to District, at no cost, all public records in District's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws.
- IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS AT (954-603-0033 EXT 40532), OR BY EMAIL AT PUBLICRECORDS@INFRAMARK.COM, OR BY REGULAR MAIL AT 313 CAMPUS STREET, CELEBRATION, FLORIDA, 34747, ATTENTION: DISTRICT PUBLIC RECORDS CUSTODIAN.

11. <u>INSURANCE</u>.

- (a) Contractor shall, throughout the performance of its services pursuant to this Agreement, maintain at a minimum:
- (i) Occurrence based comprehensive general liability insurance (including broad form contractual coverage), with a minimum limit of \$1,000,000 single limit per occurrence, protecting it and District from claims for bodily injury (including death), property damage, contractual liability, products liability and personal injury which may arise from or in connection with the performance of Contractor's services under this Agreement or from or out of any act or omission of Contractor, its officers, directors, agents, and employees;

- (ii) Occurrence based automobile liability insurance including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$1,000,000.00 combined single limit covering all work performed hereunder;
- (iii) Workers' compensation insurance as required by applicable law (or employer's liability insurance with respect to any employee not covered by workers' compensation) with minimum limits of \$100,000 per occurrence; and
 - (iv) Employers liability, with a minimum coverage level of \$1,000,000.
- (b) All such insurance required in Paragraph 11(a) shall be with companies and on forms acceptable to District and shall provide that the coverage thereunder may not be reduced or canceled unless thirty (30) days prior written notice thereof is furnished to District; the insurance required under paragraph 11(a)(i) shall name the District as an additional insured. Certificates of insurance (and copies of all policies, if required by the District) shall be furnished to the District. In the event of any cancellation or reduction of coverage, Contractor shall obtain substitute coverage as required under this Agreement, without any lapse of coverage to District whatsoever.
- 12. <u>SOVEREIGN IMMUNITY</u>. Nothing contained herein, or in the Agreement, or in the Terms and Conditions, shall cause or be construed as a waiver of the District's immunity or limitations on liability granted pursuant to section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
- 13. <u>INDEMNIFICATION.</u> Contractor agrees to indemnify, save harmless and defend the District, its officers, directors, board members, employees, agents and assigns, from and against any and all liabilities, claims, penalties, forfeitures, suits, legal or administrative proceedings, demands, fines, punitive damages, losses, liabilities and interests, and any and all costs and expenses incident thereto (including costs of defense, settlement and reasonable attorneys' fees, which shall include fees incurred in any administrative, judicial or appellate proceeding) which the District, their officers, directors, board members, employees, agents and assigns, may hereafter incur, become responsible for or pay out to the extent arising out of (i) Contractor's (or its agents, employees or subcontractors) breach of any term or provision of this Agreement, or (ii) any negligent or intentional act or omission of Contractor, its agents, employees or subcontractors, related to or in the performance of this Agreement.

14. MODIFICATIONS, ADDITIONS OR DELETIONS TO THE SERVICES.

- (a) A Work Authorization shall be in writing by the District, which shall consist of additions, deletions or other modifications to the Agreement.
- (b) The District may, from time to time, without affecting the validity of the Agreement, or any term or condition thereof, issue Work Authorizations which may identify additional or revised Scope of Services, or other written instructions and orders, which shall be

governed by the provisions of the Agreement. The Contractor shall comply with all such orders and instructions issued by the District. Upon receipt of any Work Authorization, the Contractor shall promptly proceed with the work, and the resultant decrease or increase in the amount to be paid the Contractor, if any, shall be governed by the provisions of Article 5 in this Agreement.

15. PROTECTION OF PERSONS AND PROPERTY; MONITORING.

- (a) In addition to all other requirements hereunder, the Contractor shall be responsible for initiating, maintaining and supervising safety precautions and programs in connection with the Services, and shall provide all protection to prevent injury to persons involved in any way in the Services and all other persons, including, without limitation, the employees, agents guests, visitors, invitees and licensees of the District and community residents, tenants, and the general public that may be affected thereby.
- (b) All Services, whether performed by the Contractor, its subcontractors, or anyone directly or indirectly employed by any of them, and all applicable equipment, machinery, materials, tools and like items used in the Services, shall be in compliance with, and conform to: (i) all applicable laws, ordinances, rules, regulations and orders of any public, quasi-public or other governmental authority; and (ii) all codes, rules, regulations and requirements of the District and its insurance carriers relating thereto. In the event of conflicting requirements, the more stringent shall govern.
- (c) The Contractor shall at all times keep the general area in which the Services are to be performed, including but not limited to sidewalks, roadways, trails, rights-of-way, open spaces, and all such areas impacted by the Services, clean and free from accumulation of waste materials or rubbish (including, without limitation, hazardous waste), caused by performance of the Services, and shall continuously throughout performance of the Services, remove and dispose of all such materials. The District may require the Contractor to comply with such standards, means and methods of cleanup, removal or disposal as the District may make known to the Contractor. In the event the Contractor fails to keep the general area in which the Services are to be performed clean and free from such waste or rubbish, or to comply with such standards, means and methods, the District may take such action and offset any and all costs or expenses of whatever nature paid or incurred by the District in undertaking such action against any sums then or thereafter due to the Contractor.
- (d) Contractor shall cooperate with and participate in, at no additional cost or charge, all programs, plans or routines for monitoring and reporting to District, as required in the sole discretion of the District, to ensure satisfactory performance of the Services provided hereunder.

16. SUSPENSION OR TERMINATION.

(a) Anything in this Agreement to the contrary notwithstanding, District shall, in its sole discretion and without cause, have the right to suspend or terminate this Agreement upon thirty (30) days prior written notice to Contractor.

- (b) If the Contractor should become insolvent, file any bankruptcy proceedings, make a general assignment for the benefit of creditors, suffer or allow appointment of a receiver, refuse, fail or be unable to make prompt payment to subcontractors, disregard applicable laws, ordinances, governmental orders or regulations or the instructions of the District, or if the Contractor should otherwise be guilty of a violation of, or in default under, any provisions of the Agreement, then the District may, without prejudice to any other right or remedy available to the District and after giving the Contractor and its surety, if any, seven (7) days written notice, terminate the Contract and the employment of Contractor. In addition, without terminating this Contract as a whole, the District may, under any of the circumstances above, terminate any portion of this Contract (by reducing, in such as manner as District deems appropriate, the Scope of Service to be performed by the Contractor) and complete the portion of this Contract so terminated in such manner as the District may deem expedient.
- 17. <u>SUBCONTRACTORS.</u> If the Contractor desires to employ subcontractors in connection with the performance of its Services under this Agreement:
- (a) Nothing contained in the Agreement shall create any contractual relationship between the District and any subcontractor. However, it is acknowledged that the District is an intended third-party beneficiary of the obligations of the subcontractors related to the Services.
- (b) Contractor shall coordinate the services of any subcontractors and remain fully responsible under the terms of this Agreement; Contractor shall be and remain responsible for the quality, timeliness and coordinate of all Services furnished by the Contractor or its subcontractors.
- (c) All subcontracts shall be written. Each subcontract shall contain a reference to this Agreement and shall incorporate the terms and condition of this Agreement to the full extent applicable to the portion of the Services covered thereby. Each subcontractor must agree, for the benefit of the District, to be bound by such terms and conditions to the full extent applicable to its portion of the Services.

18. COMPLIANCE WITH E-VERIFY SYSTEM.

- (a) The Contractor shall comply with and perform all applicable provisions and requirements of Section 448.095, *Florida Statutes* and Section 448.09(1), *Florida Statutes*. Accordingly, beginning on the Effective Date, to the extent required by Section 448.095, *Florida Statutes*, the Contractor shall enroll with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.
- (b) If the Contractor anticipates entering into agreements with a subcontractor for the work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized

alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

(c) By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

19. NOTICE.

(a) Notices required or permitted to be given under this Agreement shall be in writing, may be delivered personally or by mail, overnight delivery service, or courier service, and shall be given when received by the addressee. Notices shall be addressed as follows:

If to District: Celebration Community Development District

c/o Inframark Management Services

313 Campus Street,

Celebration, Florida, 34747

Attention: Angel Montagna, District Manager

Telephone: 813-576-9748

Copy to: Latham, Luna, Eden & Beaudine, LLP

201 S. Orange Ave., Suite 1400

Orlando, Florida 32801

Attention: Jan Albanese Carpenter, District Counsel

Telephone: (407) 481-5800

If to Contractor: SOLitude Lake Management, LLC

1320 Brookwood Dr., Suite H, Little Rock, Arkansas 72202

Attention: Jason Jasczak, Business Development Consultant

Telephone: 888-480-5253

(b) Notwithstanding the foregoing, any notice sent to the last designated address of the party to whom a notice may be or is required to be delivered under this Agreement shall not be deemed ineffective if actual delivery cannot be made due to a change of address of the party to whom the notice is directed or the failure or refusal of such party to accept delivery of the notice. Parties may change notice address by delivering written notice by mail, overnight delivery service, or courier service to the other party and such change shall become effective when received by the addressee.

- 20. <u>ATTORNEYS' FEES</u>. If either party hereto institutes an action or proceeding for a declaration of the rights of the parties the Agreement, for injunctive relief, for an alleged breach or default of, or any other action arising out of, the Agreement, or in the event any party hereto is in default of its obligations pursuant hereto, whether or not suit is filed or prosecuted to final judgment, the non-defaulting or prevailing party shall be entitled to its actual attorneys' fees and to any court costs and expenses incurred, in addition to any other damages or relief awarded.
- 21. <u>GOVERNING LAW AND JURISDICTION</u>. This Agreement shall be interpreted and enforced under the laws of the State of Florida. The parties will comply with the terms of the Agreement only to the extent they are enforceable or permitted under Florida law. Any litigation arising under this Agreement shall occur in a court having jurisdiction in Osceola County, Florida. **THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO PERSONAL JURISDICTION AND VENUE IN OSCEOLA COUNTY, FLORIDA.**
- 22. <u>SEVERABILITY</u>. In the event that any provision of this Agreement is judicially construed to be invalid by a court of competent jurisdiction, such provision shall then be construed in a manner allowing its validity, or if this leads to an impracticable result, shall be stricken, but in either event, all other provisions of the Agreement shall remain in full force and effect.
- 23. <u>NO WAIVER</u>. No failure by either party to insist upon the strict performance of any covenant, duty, contract or condition of this Agreement or to exercise any right or remedy upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, contract, term or condition. Any party hereto, by written notice executed by such party, may, but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder, or any duty, obligation, or covenant of any other party hereto. No waiver shall affect or alter this Agreement, but each and every covenant, contract, term and condition of this Agreement shall continue in full force and effect with respect to any other then-existing or subsequent breach thereof.
- 24. <u>NO MODIFICATION</u>. No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless the same is in writing and signed by the parties against which such enforcement is or may be sought. This instrument contains the entire contract made between the parties and may not be modified orally or in any manner other than by a contract in writing signed by all parties hereto or their respective successors in interest.
- 25. <u>TIME IS OF THE ESSENCE</u>. The time for delivery and/or completion of the work to be performed under the Agreement shall be of the essence of the Agreement.
- 26. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm's length transaction. In addition to the representations and warranties contained herein, the Contractor acknowledges that prior to the execution of the Agreement it has thoroughly reviewed and inspected the Agreement documents, and satisfied itself regarding any error, inconsistency, discrepancy, ambiguity, omission, insufficiency of detail or explanation. Contractor further acknowledges that the parties have participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen

and selected the language, and doubtful language will not be interpreted or construed against any Party.

27. <u>COUNTERPARTS</u>. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All fully executed counterparts shall be construed together and shall constitute one and the same contract.

[SIGNATURES ON FOLLOWING PAGE]

SIGNATURE PAGE TO SINGLE TREATMENT POND MAINTENANCE AGREEMENT

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed affective as of the day and year first above written.

DISTRICT: CELEBRATION COMMUNITY DEVELOPMENT DISTRICT, a	7
	7
community development district	
By:	
Name:	
Chairman/Vice-Chair, Board of Su	pervisor
CONTRACTOR:	
SOLITUDE LAKE MANAGEM LLC, a Virginia limited liability co	

EXHIBIT "A"

PROPOSAL

[ATTACHED]



SERVICES CONTRACT

CUSTOMER NAME: Celebration CDD SUBMITTED TO: Angel Montagna CONTRACT DATE: June 19, 2023 SUBMITTED BY: Jason Jasczak SERVICES: Sediment Removal

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

- 1. <u>The Services</u>. SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:
- 2. <u>PAYMENT TERMS.</u> The total fee for services is \$26,500.00. Price is valid for 60 days from the contract date. The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services.

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

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



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

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

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

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

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



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



1320 Brookwood Drive Suite H Little Rock AR 72202 Please Mail All Contracts to:		
Please Remit All Payments to:	Customer's Address for Notice Purposes:	
Date:	Date:	
Title:	Title:	
Printed Name:	Printed Name:	
Signature:	Signature:	
SOLITUDE LAKE MANAGEMENT, LLC.	Celebration CDD	
ACCEPTED AND APPROVED:		

2844 Crusader Circle, Suite 450 Virginia Beach, VA 23453



SCHEDULE A - SERVICES

Pond LV9- 820 Lake Evelyn Dr- remove 2 sediment areas built up in front of the drains and haul- off sediment. Re-sod any areas that are disturbed.

Pond 2- 501 Mirasol Circle- remove the sediment buildup in front of the drain and haul-off. Re-sod any areas that have been disturbed.

Permitting (when applicable):

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

Customer Responsibilities (when applicable):

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



General Qualifications:

- 1. Company is a licensed pesticide applicator in the state in which service is to be provided.
- 2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
- 3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
- 4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
- 5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
- 6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

Subsection 10B

Agreement with USA Seal & Stripe

AGREEMENT FOR PAVING SERVICES

(Celebration Community Development District and USA Seal & Stripe, LLC)

THIS AGREEMENT FOR PAVING SERVICES ("Agreement"), effective as of the day of _____, 2023 (the "Effective Date"), between the CELEBRATION COMMUNITY DEVELOPMENT DISTRICT (hereinafter referred to as the "District"), a local unit of special purpose government created under Chapter 190, Florida Statutes, whose mailing address is 313 Campus Street, Celebration, Florida 34747, and USA Seal & Stripe, LLC, a Florida limited liability company (hereinafter referred to as "Contractor"), whose mailing address is 1602 Resolute Street, Celebration, Florida 34747.

WITNESSETH:

Subject to and upon the terms and conditions of this Agreement and in consideration of the mutual promises set forth herein and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the District and Contractor agree as follows:

1. DEFINITIONS.

- (a) <u>Agreement.</u> The Agreement consists of: (i) this Agreement for Paving Services and (ii) the Contractor's proposal, dated August 1, 2023, attached hereto as Exhibit "A" (hereinafter referred to as the "Proposal"). The Agreement represents the entire and integrated Agreement between the parties hereto and supersedes all prior negotiations, representation, or agreements, either written or oral. The Agreement may be amended or modified only as set forth below in Article 14. In the event of any conflict between the terms herein and term(s) in the Proposal, the terms herein shall prevail.
- (b) <u>Services/Work.</u> The term "Services" or "Work" as used in this Agreement shall be construed to include all activities and services set forth in the Proposal, and all obligations of Contractor under this Agreement, including any addenda or special conditions. If an addendum or additional work is agreed upon by the parties in writing, the Contractor shall be bound and subject to the terms of this Agreement.
- 2. <u>SCOPE OF WORK</u>. A description of the nature, scope, location and schedule of the Services to be performed by Contractor under this Agreement shall be as described in the Proposal and in this Agreement. The area to be included under this Agreement may be amended by the mutual consent of the District and the Contractor.
- 3. <u>COMMENCEMENT OF SERVICES AND TERM.</u> Contractor shall commence the Work within ten (10) days after the Effective Date and shall perform same in accordance with any schedules as set forth in the Agreement. The term of this Agreement shall expire upon ninety (90) days from the Effective Date. Time is of the essence and Contractor agrees to expeditiously complete the Work.

4. DISTRICT MANAGER.

- (a) The District's authorized representative (herein referred to as the "District Manager") shall be the District Manager of the District, which is Inframark Management Services, Inc. whose mailing address is 313 Campus Street, Celebration, Florida, 34747, Attention: Angel Montagna; provided, however, that the District may, without liability to the Contractor, unilaterally amend this paragraph from time to time by designating a different person or organization to act as its representative and so advising the Contractor in writing, at which time the person or organization so designated shall be the District's representative for the purpose of this Agreement.
- (b) All actions to be taken by, all approvals, notices, consent, directions and instruction to be given by, all notices and other matters to be delivered to, all determinations and decisions to be made by and, in general, all other action to be taken by, or given to, the District shall be taken, given, and made by, or delivered or given to the District Manager in the name of and on behalf of the District, provided, however, that the District (and not the District Manager or any other agents of the District) shall be solely obligated to the Contractor for all sums required to be paid by the District to the Contractor hereunder.

5. <u>COMPENSATION, PAYMENTS AND INSPECTION RIGHTS PRIOR TO</u> FINAL PAYMENT.

- (a) The District agrees to pay Contractor for the Work, the total amount of \$97,632.00 ("Compensation"), payable pursuant to the Proposal as follows:
 - i. Fifty (50) percent of the Compensation after execution of this Agreement and prior to beginning the Work; and
 - ii. The remaining fifty (50) percent of the Compensation will be invoiced to the District by Contractor following completion of the Work.
- (b) Work Authorizations shall mean orders or directives issued by the District. Work Authorizations shall be issued for repairs or emergency services, changes to the scope of the area in which services are required, or for any services beyond those set forth in Article 2. Services performed under a Work Authorization may be paid either on a lump sum basis, a unit price basis, or a time and material basis in the District's sole discretion. Contractor shall not be entitled to compensation for Services outside the scope of Article 2 unless Contractor has obtained prior written authorization of District to perform the same.
- (c) District retains the right to reduce any portion of Contractor's Scope of Services as set forth in Article 2. Should this occur, a revised Scope of Services will be agreed upon in writing by both District and Contractor.
- (d) After the Work is completed, the District shall have the right to inspect and/or review the Work to accept or deny the sufficiency of the Work before the remaining fifty (50) percent of the Compensation is required to be made by the District to the Contractor.

6. REPRESENTATATIONS, WARRANTIES AND COVENANTS.

- (a) Contractor hereby represents to District that: (i) it has the experience, qualifications and skill to perform the Services as set forth in this Agreement; (ii) it is duly licensed and permitted to observe and perform the Work, terms, covenants, conditions and other provisions on its part to be observed or performed under this Agreement; (iii) has the necessary equipment, materials and inventory required to perform the Services as set forth in this Agreement; (iv) it has by careful examination satisfied itself as to: (a) the nature, location and character of the area in which the Services are to be performed including, without limitation, the surface conditions of the land and all structures and obstructions thereon, both natural and manmade, the surface water conditions of the area, and to the extent pertinent, all other conditions, and (b) all other matters or things which could in any manner affect the performance of the Services.
- (b) Contractor warrants to the District that all materials furnished under this Agreement shall be new unless otherwise specified, and that all Services shall be of good quality, free from faults and defects and in conformance with the Agreement documents.
- (c) Contractor warrants to the District that all work shall be constructed with asbestos free materials. Contractor agrees that if materials containing asbestos are subsequently discovered at any future time to have been included in the construction done by the Contractor or any of its Subcontractors or agents and were not specified in the design or required by the Agreement, the Contractor shall be liable for all costs related to the abatement of such asbestos and damages or claims against the District.
- (d) Contractor warrants to the District that for any bad or defective base material, Contractor shall replace, at minimum, four (4) inches of the defective base material with new asphalt.

7. <u>EMPLOYEES; INDEPENDENT CONTRACTOR STATUS.</u>

(a) All matters pertaining to the employment, supervision, compensation, insurance, promotion, and discharge of any employees of Contractor or of entities retained by Contractor are the sole responsibility of Contractor. Contractor shall fully comply with all applicable acts and regulations having to do with workman's compensation, social security, unemployment insurance, hours of labor, wages, working conditions and other employer-employee related subjects. Contractor shall obtain, for each individual Contractor employs on the District's premises at any time, a criminal background check performed by an appropriate federal or state agency, or by a professional and licensed private investigator, and shall make, based on the results of such background checks, employment suitability determinations for each employee that are reasonable and customary within the Contractor's industry. Contractor shall maintain copies of said background checks on file so long as the subject individual(s) remains in Contractor's employ, and Contractor shall make all background checks available for District's review upon request. Contractor shall enforce strict discipline and good order among its employees on the District's premises. Contractor shall comply with all requirements of the E-Verify System as set forth in Article 18.

(b) Contractor is an independent contractor and not an employee of the District. It is further acknowledged that nothing herein shall be deemed to create or establish a partnership or joint venture between the District and Contractor. Contractor has no authority to enter into any contracts or contracts, whether oral or written, on behalf of the District.

8. <u>COMPLIANCE WITH LAWS, REGULATIONS, RULES AND POLICIES.</u>

- (a) At all times, Contractor shall operate in accordance with all applicable laws, statutes, regulations, rules, ordinances, policies, permits and orders. Contractor is responsible for obtaining all permits or other approvals required for the Services.
- (b) Contractor hereby covenants and agrees to comply with all of the rules, ordinances and regulations of governmental authorities wherein the District's facilities are located, as said rules, etc. may specifically relate to Contractor or its Services provided hereunder, at Contractor's sole cost and expense, and Contractor will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the Services described herein as may be issued by any governmental agency having jurisdiction over Contractor, unless specifically instructed by the District that it intends to contest such orders or requirements and that Contractor shall not comply with the same. Contractor shall provide immediate notice to the District of any such orders or requirements upon receipt of same.
- (c) The District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*. Contractor agrees to comply with all applicable requirements of the "Sunshine Law," the "Public Records Law," the Community Development Districts Law, and all other statutes and regulations applicable to Contractor.

9. WORKPLACE ENVIRONMENT AND PUBLIC SAFETY.

- (a) Contractor agrees to provide a safe and healthy workplace environment for its employees and agents and a safe and healthy environment for the public at all times. Contractor shall promptly correct any unsafe condition or health hazard in its control and shall immediately report any such condition to the District). In addition to all other requirements of this Agreement, Contractor shall comply with all federal, state and local laws and regulations related to health and safety. Further, Contractor acknowledges that all vehicles and equipment must be properly and safely operated and, where applicable, licensed and/or permitted, to operate on public roadways. Contractor acknowledges that it is responsible for public safety issues including but not limited to: proper work methods, use of protective equipment, safe maintenance, traffic control through work zones, and handling and use of materials, vehicles, and equipment.
- (b) The Contractor agrees that it alone bears the responsibility for providing a safe and healthy workplace, and that nothing in this Agreement suggests that the District has undertaken or assumed any part of that responsibility.
- (c) Contractor shall, prior to performing any of the Services, provide employees with training to perform their jobs safely, including instruction in proper work methods,

use of protective equipment, and safe maintenance, handling and use of materials, vehicles, and equipment. Contractor will not ask or allow any employee to operate any vehicle or equipment until the employee has received all relevant and advisable training. Contractor shall assure that all employees are licensed and/or have all applicable permits, necessary to perform the Services.

(d) Contractor will furnish, at its expense, all safety and protective equipment required or advisable for the protection of employees.

10. PUBLIC RECORDS AND OWNERSHIP OF BOOKS AND RECORDS.

- (a) Contractor understands and agrees that all documents of any kind relating to this Agreement may be public records and, accordingly, Contractor agrees to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, *Florida Statutes*. Contractor acknowledges and agrees that the public records custodian of the District is the District Manager, which is currently Inframark Management Services, Inc. (the "Public Records Custodian"). Contractor shall, to the extent applicable by law:
- (i) Keep and maintain public records required by District to perform services;
- (ii) Upon request by District, provide District with the requested public records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*;
- (iii) Ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the Contractor does not transfer the records to the Public Records Custodian of the District; and
- (iv) Upon completion of the Agreement, transfer to District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws.
- IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS AT (954-603-0033 EXT 40532), OR BY EMAIL AT PUBLICRECORDS@INFRAMARK.COM, OR BY REGULAR MAIL AT 313 CAMPUS STREET, CELEBRATION, FLORIDA, 34747, ATTENTION: DISTRICT PUBLIC RECORDS CUSTODIAN.

11. INSURANCE.

- (a) Contractor shall, throughout the performance of its services pursuant to this Agreement, maintain at a minimum:
- (i) Occurrence based comprehensive general liability insurance (including broad form contractual coverage), with a minimum limit of \$2,000,000 single limit per occurrence, protecting it and District from claims for bodily injury (including death), property damage, contractual liability, products liability and personal injury which may arise from or in connection with the performance of Contractor's services under this Agreement or from or out of any act or omission of Contractor, its officers, directors, agents, and employees;
- (ii) Occurrence based automobile liability insurance including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$1,000,000.00 combined single limit covering all work performed hereunder;
- (iii) Workers' compensation insurance as required by applicable law (or employer's liability insurance with respect to any employee not covered by workers' compensation) with minimum limits of \$500,000 per occurrence; and
 - (iv) Employers liability, with a minimum coverage level of \$2,000,000.
- (b) All such insurance required in Paragraph 11(a) shall be with companies and on forms acceptable to District and shall provide that the coverage thereunder may not be reduced or canceled unless thirty (30) days prior written notice thereof is furnished to District; the insurance required under paragraph 11(a)(i) shall name the District as an additional insured. Certificates of insurance (and copies of all policies, if required by the District) shall be furnished to the District. In the event of any cancellation or reduction of coverage, Contractor shall obtain substitute coverage as required under this Agreement, without any lapse of coverage to District whatsoever.
- 12. <u>SOVEREIGN IMMUNITY</u>. Nothing contained herein, or in the Agreement, or in the Terms and Conditions, shall cause or be construed as a waiver of the District's immunity or limitations on liability granted pursuant to section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
- 13. <u>INDEMNIFICATION</u> Contractor agrees to indemnify, save harmless and defend the District, its officers, directors, board members, employees, agents and assigns, from and against any and all liabilities, claims, penalties, forfeitures, suits, legal or administrative proceedings, demands, fines, punitive damages, losses, liabilities and interests, and any and all costs and expenses incident thereto (including costs of defense, settlement and reasonable attorneys' fees, which shall include fees incurred in any administrative, judicial or appellate proceeding) which the District, their officers, directors, board members, employees, agents and assigns, may hereafter incur, become responsible for or pay out to the extent arising out of (i) Contractor's (or its agents,

employees or subcontractors) breach of any term or provision of this Agreement, or (ii) any negligent or intentional act or omission of Contractor, its agents, employees or subcontractors, related to or in the performance of this Agreement.

14. MODIFICATIONS, ADDITIONS OR DELETIONS TO THE SERVICES.

- (a) A Work Authorization shall be in writing by the District, which shall consist of additions, deletions or other modifications to the Agreement.
- (b) The District may, from time to time, without affecting the validity of the Agreement, or any term or condition thereof, issue Work Authorizations which may identify additional or revised Scope of Services, or other written instructions and orders, which shall be governed by the provisions of the Agreement. The Contractor shall comply with all such orders and instructions issued by the District. Upon receipt of any Work Authorization, the Contractor shall promptly proceed with the work, and the resultant decrease or increase in the amount to be paid the Contractor, if any, shall be governed by the provisions of Article 5 in this Agreement.

15. PROTECTION OF PERSONS AND PROPERTY; MONITORING.

- (a) In addition to all other requirements hereunder, the Contractor shall be responsible for initiating, maintaining and supervising safety precautions and programs in connection with the Services, and shall provide all protection to prevent injury to persons involved in any way in the Services and all other persons, including, without limitation, the employees, agents guests, visitors, invitees and licensees of the District and community residents, tenants, and the general public that may be affected thereby.
- (b) All Services, whether performed by the Contractor, its Subcontractors, or anyone directly or indirectly employed by any of them, and all applicable equipment, machinery, materials, tools and like items used in the Services, shall be in compliance with, and conform to: (i) all applicable laws, ordinances, rules, regulations and orders of any public, quasi-public or other governmental authority; and (ii) all codes, rules, regulations and requirements of the District and its insurance carriers relating thereto. In the event of conflicting requirements, the more stringent shall govern.
- (c) The Contractor shall at all times keep the general area in which the Services are to be performed, including but not limited to sidewalks, roadways, trails, rights-of-way, open spaces, and all such areas impacted by the Services, clean and free from accumulation of waste materials or rubbish (including, without limitation, hazardous waste), caused by performance of the Services, and shall continuously throughout performance of the Services, remove and dispose of all such materials. The District may require the Contractor to comply with such standards, means and methods of cleanup, removal or disposal as the District may make known to the Contractor. In the event the Contractor fails to keep the general area in which the Services are to be performed clean and free from such waste or rubbish, or to comply with such standards, means and methods, the District may take such action and offset any and all costs or expenses of whatever nature paid or incurred by the District in undertaking such action against any sums then or thereafter due to the Contractor.

(d) Contractor shall cooperate with and participate in, at no additional cost or charge, all programs, plans or routines for monitoring and reporting to District, as required in the sole discretion of the District, to ensure satisfactory performance of the Services provided hereunder.

16. <u>SUSPENSION OR TERMINATION.</u>

- (a) Anything in this Agreement to the contrary notwithstanding, District shall, in its sole discretion and without cause, have the right to suspend or terminate this Agreement upon thirty (30) days prior written notice to Contractor.
- (b) If the Contractor should become insolvent, file any bankruptcy proceedings, make a general assignment for the benefit of creditors, suffer or allow appointment of a receiver, refuse, fail or be unable to make prompt payment to Subcontractors, disregard applicable laws, ordinances, governmental orders or regulations or the instructions of the District, or if the Contractor should otherwise be guilty of a violation of, or in default under, any provisions of the Agreement, then the District may, without prejudice to any other right or remedy available to the District and after giving the Contractor and its surety, if any, seven (7) days written notice, terminate the Contract and the employment of Contractor. In addition, without terminating this Contract as a whole, the District may, under any of the circumstances above, terminate any portion of this Contract (by reducing, in such as manner as District deems appropriate, the Scope of Service to be performed by the Contractor) and complete the portion of this Contract so terminated in such manner as the District may deem expedient.
- 17. <u>SUBCONTRACTORS</u>. If the Contractor desires to employ Subcontractors in connection with the performance of its Services under this Agreement:
- (a) Nothing contained in the Agreement shall create any contractual relationship between the District and any Subcontractor. However, it is acknowledged that the District is an intended third-party beneficiary of the obligations of the Subcontractors related to the Services.
- (b) Contractor shall coordinate the services of any Subcontractors and remain fully responsible under the terms of this Agreement; Contractor shall be and remain responsible for the quality, timeliness and coordinate of all Services furnished by the Contractor or its Subcontractors.
- (c) All subcontracts shall be written. Each subcontract shall contain a reference to this Agreement and shall incorporate the terms and condition of this Agreement to the full extent applicable to the portion of the Services covered thereby. Each Subcontractor must agree, for the benefit of the District, to be bound by such terms and conditions to the full extent applicable to its portion of the Services.

18. <u>COMPLIANCE WITH E-VERIFY SYSTEM</u>

- (a) The Contractor shall comply with and perform all applicable provisions and requirements of Section 448.095, *Florida Statutes* and Section 448.09(1), *Florida Statutes*. Accordingly, beginning on the Effective Date, to the extent required by Section 448.095, *Florida Statutes*, the Contractor shall enroll with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.
- (b) If the Contractor anticipates entering into agreements with a subcontractor for the work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.
- (c) By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

19. <u>NOTICE.</u>

(a) Notices required or permitted to be given under this Agreement shall be in writing, may be delivered personally or by mail, overnight delivery service, or courier service, and shall be given when received by the addressee. Notices shall be addressed as follows:

If to District: Celebration Community Development District

313 Campus Street

Celebration, Florida 34747

Attention: Angel Montagna, District Manager

Telephone: 407-566-1935

Copy to: Latham, Luna, Eden & Beaudine, LLP

201 S. Orange Avenue, Suite 1400

Orlando, Florida 32801

Attention: Jan Albanese Carpenter, District Counsel

Telephone: (407) 481-5800

If to Contractor: USA Seal & Stripe, LLC

1602 Resolute Street, Celebration, Florida 34747

Attention:

Telephone: (407) 780-8220

- (b) Notwithstanding the foregoing, any notice sent to the last designated address of the party to whom a notice may be or is required to be delivered under this Agreement shall not be deemed ineffective if actual delivery cannot be made due to a change of address of the party to whom the notice is directed or the failure or refusal of such party to accept delivery of the notice. Parties may change notice address by delivering written notice by mail, overnight delivery service, or courier service to the other party and such change shall become effective when received by the addressee.
- 20. <u>ATTORNEYS' FEES</u>. If either party hereto institutes an action or proceeding for a declaration of the rights of the parties the Agreement, for injunctive relief, for an alleged breach or default of, or any other action arising out of, the Agreement, or in the event any party hereto is in default of its obligations pursuant hereto, whether or not suit is filed or prosecuted to final judgment, the non-defaulting or prevailing party shall be entitled to its actual attorneys' fees and to any court costs and expenses incurred, in addition to any other damages or relief awarded.
- 21. <u>GOVERNING LAW AND JURISDICTION</u>. This Agreement shall be interpreted and enforced under the laws of the State of Florida. The parties will comply with the terms of the Agreement only to the extent they are enforceable or permitted under Florida law. Any litigation arising under this Agreement shall occur in a court having jurisdiction in Osceola County, Florida. **THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO PERSONAL JURISDICTION AND VENUE IN OSCEOLA COUNTY, FLORIDA.**
- 22. <u>SEVERABILITY</u>. In the event that any provision of this Agreement is judicially construed to be invalid by a court of competent jurisdiction, such provision shall then be construed in a manner allowing its validity, or if this leads to an impracticable result, shall be stricken, but in either event, all other provisions of the Agreement shall remain in full force and effect.
- 23. <u>NO WAIVER</u>. No failure by either party to insist upon the strict performance of any covenant, duty, contract or condition of this Agreement or to exercise any right or remedy upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, contract, term or condition. Any party hereto, by written notice executed by such party, may, but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder, or any duty, obligation, or covenant of any other party hereto. No waiver shall affect or alter this Agreement, but each and every covenant, contract, term and condition of this Agreement shall continue in full force and effect with respect to any other then-existing or subsequent breach thereof.
- 24. <u>NO WAIVER BY FORBEARANCE.</u> District's review of, approval and acceptance of, or payment for the materials or services required under this Agreement does not operate as a waiver of any rights under this Agreement, or of any cause of action arising out of the

performance of this Agreement. Contractor is and will always remain liable to District in accordance with applicable law for any and all damages to District caused by Contractor's negligent or wrongful provision of any of the materials or services provided under this Agreement.

- 25. <u>NO MODIFICATION</u>. No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless the same is in writing and signed by the parties against which such enforcement is or may be sought. This instrument contains the entire contract made between the parties and may not be modified orally or in any manner other than by a contract in writing signed by all parties hereto or their respective successors in interest.
- 26. <u>TIME IS OF THE ESSENCE</u>. The time for delivery and/or completion of the work to be performed under the Agreement shall be of the essence of the Agreement.
- 27. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm's length transaction. In addition to the representations and warranties contained herein, the Contractor acknowledges that prior to the execution of the Agreement it has thoroughly reviewed and inspected the Agreement documents, and satisfied itself regarding any error, inconsistency, discrepancy, ambiguity, omission, insufficiency of detail or explanation. Contractor further acknowledges that the parties have participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and doubtful language will not be interpreted or construed against any Party.
- 28. <u>COUNTERPARTS</u>. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All fully executed counterparts shall be construed together and shall constitute one and the same contract.

[Signature page follows.]

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed affective as of the day and year first above written.

DIST	RICT:
DEVE	BRATION COMMUNITY LOPMENT DISTRICT, a Florid unity development district
By:	nan/Vice-Chair, Board of Supervisors
Cham	ian/ vice-chair, Board of Supervisors
CON	TRACTOR:
	EAL & STRIPE, a Florida limited y company
By:	
Print:	

EXHIBIT "A"

PROPOSAL

[ATTACHED]



PO Box 470452 Celebration, FL 34747 Toll Free: 1-855-USA-SEAL Phone: 407-780-8220

AUGUST 1, 2023

JOB LOCATION: ARTISAN PARK ALLEY-WAYS WEST 313 CAMPUS STREET CELEBRATION, FL 34747

ASPHALT PAVING:

CLEAN AND PREP AREA FOR PAVING SPOT MILL TO CREATE A DEPTH OF 1" AFTER COMPACTION FOR NEW ASPHALT SPRAY A LAYER OF TACK COAT & INSTALL 1° OF SP9S HOT MIX ASPHALT APPROX 48,816 SQ FT

Before asphalt is installed a liquid tac coat will be sprayed over entire area to be paved this will help the new asphalt bond with existing aggregate already down. Asphalt will be installed with a leeboy 7000 asphalt machine then compacted with a Catapiller 3 ton steel drum roller then finished rolled with a 3 ton Catapiller rubber tire traffic roller for maximum compaction. Close attention is paid to all edges, buildings, curbs, poles and sidewalks. All thicknesses mentioned are before compaction. industries standards of compaction are 1/4 of and inch, but this may very depending on the levelness of the surface being overlaid. 1 year limited guarantee is included. All striping material used is DOT approved traffic paint.

Any permits or inspections needed will be the responsibility of project manager or owner of property and not USA Seal&Stripe LLC. All mention thickness are before compaction industries standers are 1/4". All equipment is owned by USASeal &Stripe and not rented. With exception of additional trucking need and machinery needed for specific jobs not listed above.

Restripe to existing layout, changes to pavement markings must be approved by project manager * Price is valid for 30 days from the date of proposal*

TOTAL COST \$97,632.00

Payments are to be as followed: 1/2 per specifications. Scheduling of		greed upon in advance to minimize	1
Project Manager	Date	USA Seal & Stripe llc.	 Date

The above prices, specifications and conditions are satisfactory and are hereby accepted. USA Seal & Stripe is authorized to complete the work as specified.

Subsection 10C Resolution 2023-15

D 1 (1 0000 4

Resolution 2023-15

A RESOLUTION OF THE BOARD OF SUPERVISORS RECOGNIZING THE CONTRIBUTIONS OF RUSS SIMMONS.

WHEREAS, the Celebration Community Development District ("District") is a special-purpose District created by law and established by the Florida Land and Water Adjudicatory Commission, pursuant to Chapter 190, *Florida Statutes*; and

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

WHEREAS, the major function of the District was and is the pin-pointed management of the works of the District; and

WHEREAS, Russ Simmons invested time and energy in the early stages of the Celebration community focusing initially on the irrigation system and becoming an expert using Maxicom, as well as learning and training his staff in all aspects of field activities and maintenance; and

WHEREAS, under Mr. Simmons's example, leadership, and management, members of his field staff are well equipped to perform efficiently and to effectively address the maintenance needs of the District and the community; and

WHEREAS, Mr. Simmons developed work programs best suited to the District to accomplish its maintenance goals, and he continues to demonstrate a dedication and devotion to preserving and protecting the interests and infrastructure of the District, assuring the District's infrastructure is maintained to the highest standards in a timely and economical way; and

WHEREAS, Mr. Simmons's experience, integrity, professionalism, and guidance constitute a significant contribution to the beginning and continued outstanding success of the Celebration community; and

WHEREAS, Mr. Simmons continues to provide proven experience, leadership, wisdom, and direction in serving as the District's Field Manager for a number of years and on staff since October 1996; and

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

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

UNANIMOUSLY APPROVED and EXECUTED this 21st day of August, 2023.

Cassandra Starks, Seat 1, Assistant Secretary	David Hulme, Seat 2, Assistant Secretary	Greg Filak, Seat 3, Chairman
Tom Touzin, Seat 4, Vice Chairman	John McLaughlin, Seat 5, Assistant Secretary	Angel Montagna, Manager

Subsection 10D Resolution 2023-16

Resolution 2023-16

A RESOLUTION OF THE BOARD OF SUPERVISORS RECOGNIZING THE CONTRIBUTIONS OF BRENDA BURGESS.

WHEREAS, the Celebration Community Development District ("District") is a special-purpose District created by law and established by the Florida Land and Water Adjudicatory Commission, pursuant to Chapter 190, *Florida Statutes*; and

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

WHEREAS, the major function of the District was and is the pin-pointed management of the works of the District; and

WHEREAS, Brenda Burgess invested time and energy in the early stages of the Celebration community serving in all administrative capacities, and managing various administrative staff; and

WHEREAS, under Ms. Burgess's vision, leadership, and management, she and members of her staff are well equipped to perform efficiently as a team and to effectively address administrative needs of the District and the community; and

WHEREAS, Ms. Burgess assisted in budget preparations, accounting processes, auditing reviews, and assessment rolls and methodologies, as well as providing direction in accounting-related matters; and

WHEREAS, Ms. Burgess's experience, integrity, professionalism, and guidance constitute a significant contribution to the beginning and continued outstanding success of the Celebration community; and

WHEREAS, Ms. Burgess continues to provide proven experience, leadership, wisdom, and direction while serving in various positions on staff since October 1996; and

WHEREAS, the Board finds it fitting and proper that official recognition be given to Ms. Burgess for her many achievements and her dedication to the Celebration community;

NOW, THEREFORE, BE IT RESOLVED, that the members of the Board of Supervisors of the Celebration Community Development District, for and on behalf of themselves and on behalf of the District, express their appreciation and gratitude to Ms. Burgess for her efforts and contributions to the beginning and ongoing success of the Celebration community.

UNANIMOUSLY APPROVED and EXECUTED this 21st day of August, 2023.

Cassandra Starks, Seat 1, Assistant Secretary	David Hulme, Seat 2, Assistant Secretary	Greg Filak, Seat 3, Chairman
Tom Touzin, Seat 4, Vice Chairman	John McLaughlin, Seat 5, Assistant Secretary	Angel Montagna, Manager

Section 11 Regular Reports

Subsection 11A

District Manager: Meeting Schedule

NOTICE OF MEETING SCHEDULE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Celebration Community Development District will hold meetings for fiscal year 2024 at the District Office located at 313 Campus Street, Celebration, Florida 34747, at 6:00 p.m. generally on the fourth Tuesday of every month, unless otherwise noted below. Following are the dates for all meetings:

October 24, 2023 April 23, 2024
November 28, 2023 May 28, 2024
December 19, 2023 (third Tuesday) June 25, 2024
January 23, 2024 July 30, 2024 (fifth Tuesday)
February 27, 2024 August 27, 2024
March 26, 2024 September 24, 2024

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Meetings may be continued to a date, time, and location to be specified on the record at the meetings.

There may be occasions when Supervisors or staff will participate via telephone or other communication media technology. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Manager at (407) 566-1935 at least two (2) calendar days prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8771 (TTY)/(800) 955-8770 (Voice) for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and accordingly, the person may need to ensure a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Angel Montagna District Manager

Publication date: October 5, 2023

Subsection 11B

Field Manager: Monthly Report

Celebration
Community
Development District
Field Management
Report

PROJECT 8/1/23, 11:04 AM

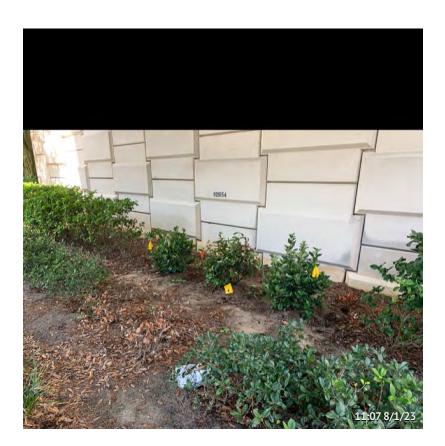
summary of installations last couple months

Tuesday, August 1, 2023

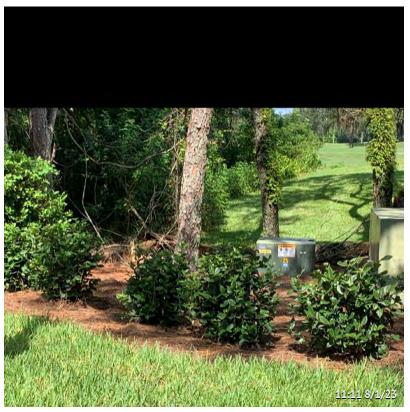
Prepared For Celebration CDD Board

23 Items Identified





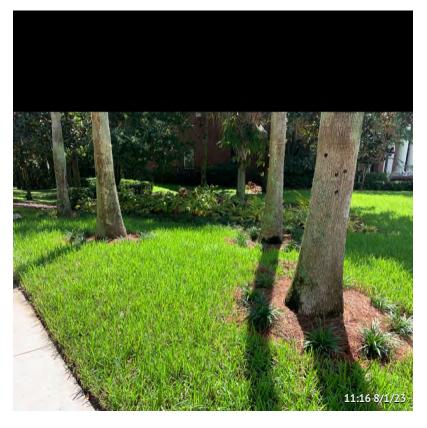
Item 1
Assigned To Juniper
New plants installed under 417



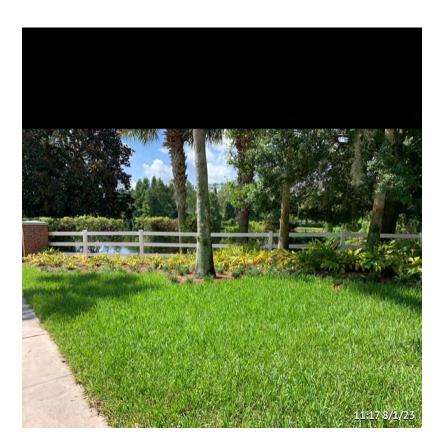
Item 2
Assigned To Juniper
New plants around transform er
campus street



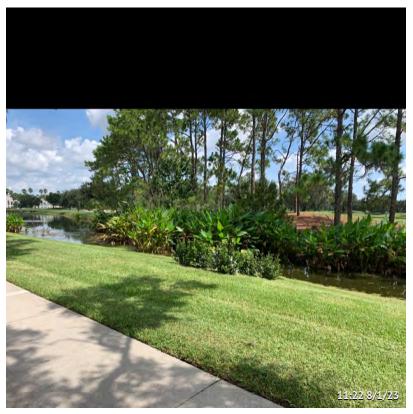
Item 3
Assigned To Juniper
Liriope installed both sides of road
between starling and Eastlawn



Item 4
Assigned To Juniper
Eastlawn at celebration Ave new
plants and sod



Item 5
Assigned To Juniper
Eastlawn at celebration Ave new
plants and sod



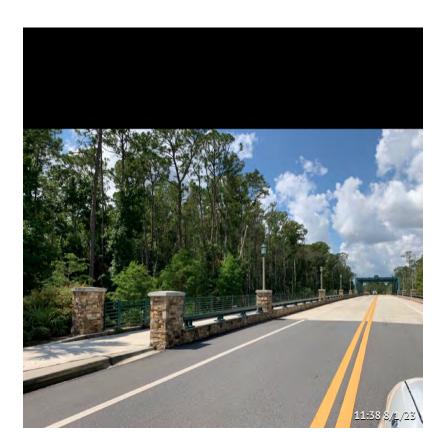
Item 6
Assigned To Juniper
Plants around aerator. Waterside



Item 7
Assigned To Juniper
Annuals being planted



Item 8
Assigned To Juniper
25 pallets of sod pulled up on celebration Blvd



Item 9
Assigned To CDD

Bought camera to look down conduit see why wire won't move

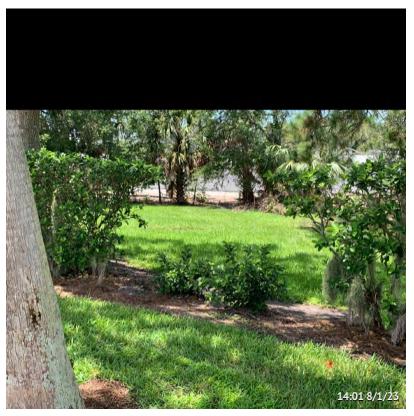


Item 10Assigned To Juniper

More landscape and irrigation to maintain in-front of school



Item 11
Assigned To ?
Second light broke by builder



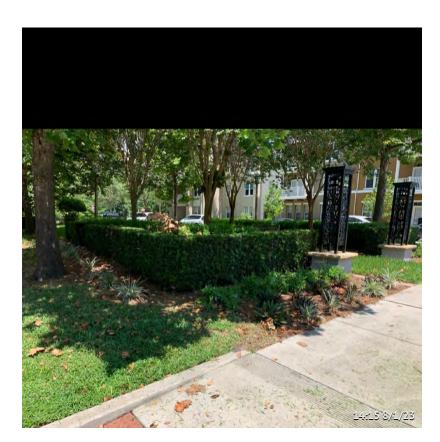
Item 12
Assigned To Juniper
17 plants installed sun station on celebration Blvd



Item 13
Assigned To Juniper
Plants installed around aerator
celebration Blvd



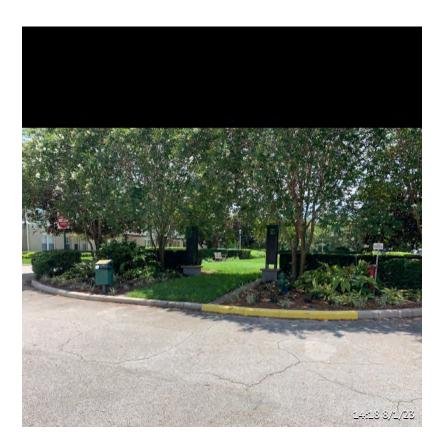
Item 14Assigned To Juniper
New plants around transform er



Item 15
Assigned To Juniper
New plants artisan condo park



Item 16
Assigned To Juniper
New plantings Artisan condo 2nd
park



Item 17
Assigned To Juniper
Lots of new plantings Artisan condo
3rd park



Item 18
Assigned To Juniper
Cypress trees planted artisan pond



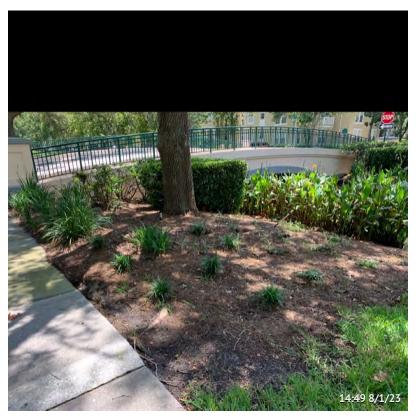
Item 19Assigned To Juniper
New plants Aquila loop



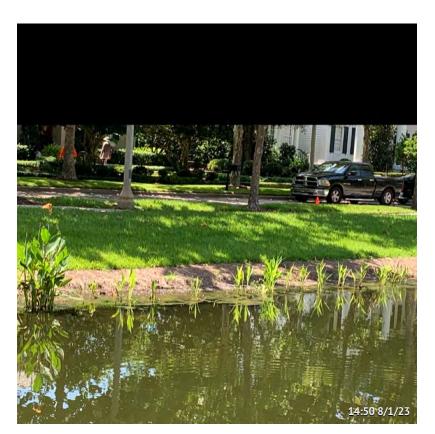
Item 20
Assigned To Nash Construction
3 new roofs on shade structures



Item 21
Assigned To K and D Concrete
4465 s/f replaced from lake side to
north village light



Item 22
Assigned To Juniper
Loriope and jasmine corners of
bridges water street



Item 23
Assigned To Solitude
New cannas planted filling in all the gaps water street

PROJECT 7/21/23, 1:55 PM

Friday, July 21, 2023

21 Items Identified

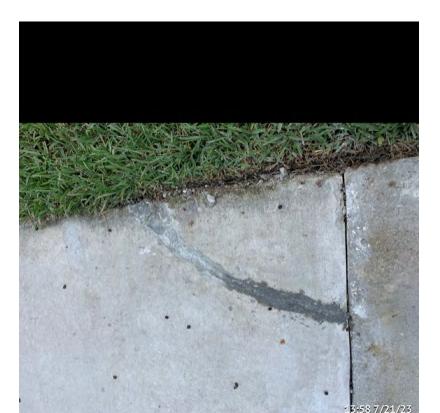




Item 1



Item 2



Item 3



Item 4



Item 5



Item 6

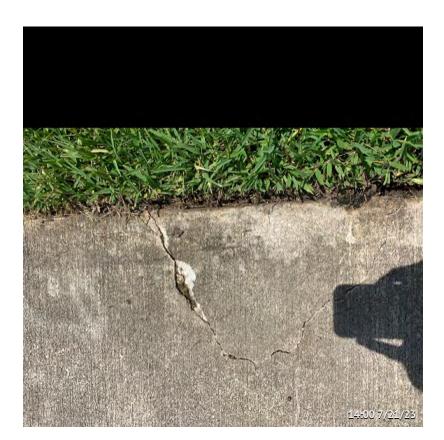


Item 7



Item 8







Item 10





Item 12





Item 14













Item 17



Item 18



Item 19



Item 20



Item 21

PROJECT 7/20/23, 1:20 PM

road and curb issues

Thursday, July 20, 2023

Prepared For County

23 Items Identified





Item 1 Library exit



Item 2
North side of library



Item 3
Across street from church
playground celebration place



Item 4
Celebration Place Melina hotel
entrance



Item 5
Across street Hospital west



Item 67 trees west of main entrance hospital



Item 7
West 400-500 across street from hospital entrance front of light pole CP 13



Item 8On campus street between library and golf park at cart crossing



Item 9Celebration Ave at Mirasol entrance arbor circle



Item 10Eastpark at Reeves street



Item 11 North Village at Eastpark



Item 12
North Village street and east park
west side entrance



Item 13
102 Acadia Terrace



Item 14 218 Acadia Terrace



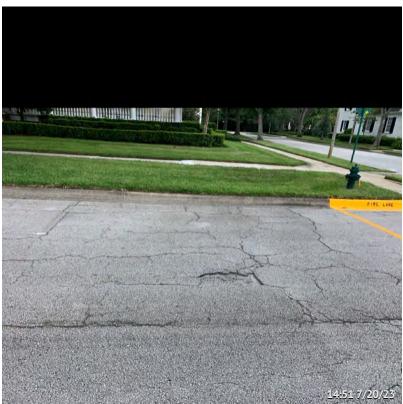
Item 15
Eastpark at Norfolk street



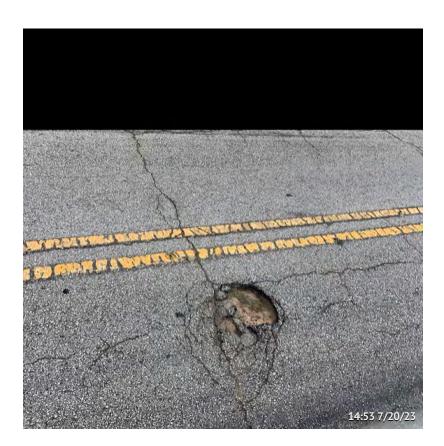
Item 16
Longview at North Village street



Item 17 514 golf park



Item 18 518 golf park



Item 19 616-618 golf park



Item 20 403 elderberry court



Item 21
Celebration Ave just west of Starting
Ave



Item 22 624 Wisteria lane



Item 2368 Westeros lane side of house

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

FIELD MANAGEMENT REPORT July 2023

PRESSURE WASHING

7-3-2023

Pressure washed the sidewalk down Oak Pond. (300)

7-6-2023

Pressure washed the sidewalk down Eastpark. (625)

7-7-2023

Pressure washed the sidewalk down Eastpark.(720)

7-10-2023

Continued pressure washing the sidewalk by Eastpark. (580)

7-12-2023

Pressure washed the sidewalk down Celebration Ave.

7-13-2023

Pressure washed the sidewalk down Campus St. (675)

7-18-2023

Pressure washed the sidewalk down Artisan Park. (400)

7-19-2023

- Pressure washed the splashpad downtown.
- Pressure washed down Artisan Park. (300)

7-26-2023

• Pressure washed the sidewalk down Pondview. (620)

7-27-2023

• Pressure washed the sidewalk down Pondview.(550)

7-28-2023

• Pressure washed the sidewalk down Eastlawn. (650)

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

FIELD MANAGEMENT REPORT July 2023

SIDEWALKS

7-3-2023

• Grinded 32 sidewalk panels on Celebration Ave and 12 panels on Arbor Circle.

7-6-2023

• Grinded 32 panels on Arbor Circle and 4 panels on Golfpark Dr.

7-72023

• Performed sidewalk reviews for South Village.

7-10-2023

• Grinded 6 sidewalk panels on Arbor Circle and grinded 13 panels on Arbor Ct.

7-12-2023

Grinded 10 panels on Arbor Ct.

7-17-2023

Replaced sidewalk at 919 Spring Park Loop and grinded 8 sidewalk on Acadia Terrace.

7-19-2023

Grinded 10 panels on Wilde Dr and 7 panels on Campus St.

7-20-2023

• Grinded 18 panels on Campus St.

7-21-2023

• Removed concrete at 309 Acadia.

7-24-2023

• Grinded 24 panels on Campus St.

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

FIELD MANAGEMENT REPORT July 2023

ELECTRICAL

7-3-2023

- Repaired lights:
 - ✓ SL104
 - ✓ CCDD940
 - ✓ AP224
 - ✓ CCDD654

7-17-2023

- Repaired lights:
 - ✓ NV247
 - √ NV154
 - ✓ NV118
 - ✓ NV317

7-18-2023

- Repaired lights:
 - ✓ NV198
 - ✓ NV303
 - ✓ CCDD456
 - ✓ CCDD453
 - ✓ CCDD457
 - ✓ CCDD512
 - ✓ CCDD508
 - ✓ CCDD577
 - ✓ CCDD865

7-19-2023

- Repaired lights:
 - ✓ CCDD926
 - ✓ CCDD770
 - ✓ CCDD666
 - ✓ CCDD917
 - ✓ CCDD835

7-20-2023

- Repaired lights:
 - ✓ WV807
 - ✓ WV809
 - ✓ WV812
 - ✓ WV814
 - ✓ WV816
 - ✓ WV55
 - ✓ WV77
 - √ WV74
 - ✓ WV517
 - √ LE23
 - ✓ LE9
 - ✓ LE30
 - ✓ CB92
 - ✓ CB93
 - ✓ CB94
 - ✓ CB95
 - ✓ CB124 ✓ CB128
 - ✓ CB131

 - ✓ CB121
 - ✓ CB122
 - ✓ CB84
 - ✓ CB81
 - ✓ CB82
 - ✓ CB83

7-21-2023

- Repaired lights:
 - ✓ EV157
 - ✓ EV201
 - ✓ EV81 ✓ EV35

 - √ EV40

7-25-2023

- Worked on sidewalk lights in Lake Evalyn -replaced 2 lamps.
- Repaired lights:
 - ✓ EV56
 - ✓ EV109
 - ✓ EV144
 - ✓ EV155
 - ✓ EV165
 - ✓ EV198
 - ✓ EV126
 - ✓ ECDD286
 - ✓ CP39
 - ✓ CP51
 - ✓ CP52
 - ✓ CP57
 - ✓ CP30
 - ✓ CP33
 - ✓ ECDD133
 - √ NV44
 - √ NV46
 - √ NV69

7-26-2023

- Repaired lights:
 - ✓ SVB56
 - ✓ EV401
 - ✓ EV296
 - ✓ EV209
 - ✓ EV515
 - ✓ AP190
 - ✓ AP217
 - ✓ SV396
 - ✓ CCDD829
 - ✓ AP11
 - ✓ AP24
 - ✓ AP27
 - ✓ SV4
 - √ SV5
 - ✓ SV10
 - ✓ NV65✓ CV296
 - ✓ CV306
 - √ CV308

7-27-2023

- Repaired lights:
 - ✓ CB166
 - ✓ CB171
 - ✓ CV635

 - ✓ CV635✓ CV331✓ CV376✓ CV290✓ CCDD829
 - ✓ SV384
 - √ SV402
 - √ SV82
 - ✓ SV180
 - ✓ SL12
 - √ SL80

7-28-2023

- Repaired lights:

 ✓ SL40

 ✓ SV191

 ✓ CCDD432

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

FIELD MANAGEMENT REPORT July 2023

MISCELLANEOUS

7-5-2023

- Picked up trash and debris throughout community.
- Put together B-1 fixtures.

7-6-2023

Painted columns on Celebration Blvd and Celebration PL.

7-7-2023

• Sanded downtown benches.

7-10-2023

- Sanded and painted downtown benches.
- Installed a set of double gates on Celebration Ave.

7-11-2023

- Sanded, primed, and painted downtown benches.
- Installed second set of double gates at Celebration Ave.
- Painted B-1 fixture.
- · Picked up trash and debris throughout community.

7-12-2023

- Primed and painted benches.
- Finished sanding B-1 fixtures for painting.

7-14-2023

• Pressure washed and painted fire lanes on Golf Park .

7-18-2023

- · Picked up trash and debris throughout community.
- Painted benches, and fire lanes.
- Sanded light fixture.

7-19-2023

• Repaired broken slab cap on bridge.

7-21-2023

- Cleaned up electrical shed and shop.
- Compacted trash in dumpster.

7-24-2023

- Sanded down benches.
- Painted fire lane.

7-25-2023

• Continued Painting fire lanes on Oak Shadows and Oak Pond.

7-26-2023

• Continued Painting fire lanes on Oak Shadows and Oak Pond.

7-27-2023

- Continued Painting fire lanes on Oak Shadows and Oak Pond.
- Picked up trash and debris throughout the community.

7-28-2023

- Grouted bridge cap at Island Village.
- Trimmed tree from soccer field.
- Removed large tree limbs on Pondview and Water St.
- Sanded benches and prepped for paint.

Celebration
Community
Development District
Residential Service Log

7/10/2022	Location	Category	Description of complaint	Action taken	Status	Field	Name	Phone/Emäil ¹
7/19/2023 7/24/2023	1123-1187 Indigo Spring Lake	BWK BWK	Damaged boardwalk Boardwalk needs Maintenance	Created workorder Created workorder	Completed Completed	Staff Staff		
	- I Q	2			2000			
7/31/2023	622 Wisteria	IRR	Broken sprinkler	Created workorder	Completed	Staff		
7/31/2023	901 Waterside	IRR	Broken sprinkler Broken sprinkler	Created workorder	Completed	Staff		
		2	· · · · · · · · · · · · · · · · · · ·					
7/7/2023	420 Greenbrier	LND	Landscaping needed in common area	Created workorder	Completed	Staff		
7/14/2023	801 Front St	LND	Easement needs sod	Created workorder	Completed	Staff		
7/14/2023	912 Towhee	LND	Grass needs to be trimmed	Created workorder	Completed	Staff		
7/18/2023 7/20/2023	1344 Cap Rock 1023 Maiden	LND LND	Left debris after mowing Grass needs to be trimmed	Created workorder Created workorder	Completed Completed	Staff Staff		
7/20/2023	701 Eastlawn	LND	Great job!!!	Created workorder	Completed	Staff		
7/24/2023	829 Lake Evalyn	LND	Small patch needs landscaping	Created workorder	Completed	Staff		
7/24/2023	926-988 Waterside	LND	Sod needed	Created workorder	Completed	Staff		
7/24/2023 7/27/2023	Spring Lake 1108 White Moss	LND LND	Grass needs to be trimmed Sod needed	Created workorder Created workorder	Completed Completed	Staff Staff		
7/31/2023	1521 Castile St	LND	Landscaping needed in common area	Created workorder	Completed	Staff		
		11						
7/11/2023	1424 Resolute	ОТН	Water meter pit flooding	Created workorder	Completed	Staff		
7/12/2023	Downtown	ОТН	Torn flag	Created workorder	Completed	Staff		
7/12/2023	Downtown	OTH	Broken Furniture	Created workorder	Completed	Staff		
7/12/2023 7/12/2023	600 Golfpark 2108 Celebration Blvd	OTH OTH	No water pressure Lights around staris in Island Village not working	Created workorder Created workorder	Completed completed	Staff Staff		
7/12/2023	Eastlawn	ОТН	Paint needed on trellis	Created workorder	Completed	Staff		
7/14/2023	608 Wisteria	ОТН	Pothole	Created workorder	Completed	County		
7/14/2023 7/14/2023	Mulberry 709 Eagle woods	OTH OTH	Sidewalk covered in dirt Curb needs fresh paint	Created workorder Created workorder	Completed Completed	Staff Staff		
7/22/2023	2241 Celebration Blvd	ОТН	Drain still has plastic	Created workorder	Completed	Staff		
7/24/2023	1762 Malvern Hill	ОТН	Fence falling	Created workorder	Completed	Staff		
7/27/2023 7/31/2023	1006 Periwinkle Ct 202 Acadia	OTH OTH	Roadkill Blocked drain	Created workorder Created workorder	Completed Completed	Staff Staff		
7/31/2023	829 Lake Evalyn	ОТН	Roadkill	Created workorder	Completed	Staff		
7/31/2023	Downtown	ОТН	Pressure washing on splashpad	Created workorder	Completed	Staff		
7/31/2023 7/31/2023	202 Acadia Downtown	OTH OTH	Blocked drain Broken bench	Created workorder Created workorder	Completed Completed	Staff Staff		
7/31/2023	619 Front St	ОТН	Sign falling	Created workorder	Completed	Staff		+
		18			, , , , , ,			
7/12/2023	819-827 Lake Evalyn	PND	Algea in pond	Created workorder	Completed	Solitude		
7/12/2023	819-827 Lake Evalyn Downtown	PND	Algea in pond Shopping cart in pond	Created workorder Created workorder	Completed	Solitude		
7/17/2023	1301-1311 Caprock	PND	Pond has algea	Created workorder	Completed	Solitude		
		3						
7/5/2023	613 Trumpet Pl	STL	Streetlight out	Created workorder	Completed	Alan		+
7/7/2023	409 Celebration Ave	STL	Streetlight out	Created workorder	Completed	Alan		
7/12/2023	641 Mulberry	STL	Streetlight out	Created workorder	Completed	Alan		
7/12/2023 7/12/2023	Celebration Blvd 118 Celebration Blvd	STL STL	Multiple blvd lights out Streetlight out	Created workorder Created workorder	Completed Completed	Staff Alan		
7/12/2023	501 Campus	STL	Streetlight out	Created workorder	Completed	Alan		
7/14/2023	Island Village	STL	Streetlight out	Created workorder	Completed	Alan		
7/15/2023 7/15/2023	1104 Rush Ct 949 Westpark Dr	STL STL	Streetlight out Streetlight out	Created workorder Created workorder	Completed Completed	Alan Alan		
7/15/2023	609 Canne Pl	STL	Streetlight out	Created workorder Created workorder	Completed	Alan		
7/16/2023	809 Oak Shadows	STL	Streetlight out	Created workorder	Completed	Alan		
7/19/2023	416 Campus	STL	Streetlight out	Created workorder	Completed	Alan		
7/22/2023 7/25/2023	829 Lake Evalyn Celebration Blvd	STL STL	Streetlight out Streetlight out	Created workorder Created workorder	Completed Completed	Alan Staff		+
7/27/2023	1569 Castile St	STL	Streetlight out	Created workorder	Completed	Alan		
7/27/2023 7/31/2023	831 Runner Oak	STL STL	Streetlight out Bollard lights out	Created workorder	Completed Completed	Alan Alan		
7/31/2023	765 Centervale Dr 1378 Kiawah Dr	STL	Streetlight out	Created workorder Created workorder	Completed	Alan		
7/31/2023	2112 Celebration Blvd	STL	Streetlight out	Created workorder	Completed	Alan		
		19						
7/5/2023	440-498 Celebration Blvd	SWK	Sidewalk repir debris	Created workorder	Completed	Staff		+
7/5/2023	1128 Wilde Dr	SWK	Sidewalk needs grinding	Created workorder	Completed	Staff		
7/12/2023	606 Front St	SWK	Residents walking through wet concrete	Created workorder	Completed	Staff		
7/14/2023 7/26/2023	604 Front St 317 Acadia	SWK SWK	Sidewalk replacement Sidewalk needs grinding	Created workorder Created workorder	Completed Completed	Staff Staff		
7/20/2023	1569 Castile St	SWK	Sidewalk needs grinding Sidewalk needs grinding	Created workorder	Completed	Staff		
		6						
7/14/2022	017 Towker Ct	TD84	Trace pood trianguine	Crosted works and an	Completed	Croft		
7/14/2023 7/14/2023	917 Towhee Ct 1256 Aquila	TRM TRM	Trees need trimming Trees need trimming	Created workorder Created workorder	Completed Completed	Staff Staff		
7/14/2023	317 Celebration Blvd	TRM	Trees need trimming Trees need trimming	Created workorder	Completed	Staff		
7/15/2023	311 Celebration Blvd	TRM	Trees need trimming	Created workorder	Completed	Staff		
7/16/2023	1110 Lutyens	TRM	Bushes need trimming	Created workorder	Completed	Staff		
7/31/2023	1210 Aquila Loop	TRM 6	Low hanging branches	Created workorder	Completed	Staff		
7/14/2023	1280 Aquila	TRP	Fallen tree	Created workorder	Completed	Staff		
		1						
ALY	Alley	0	Posidontial Analysis					
AMC	Animal Control	0	Residential Analysis					
BWK	Boardwalk	2'	20 —					
	Drains	0	18					
DRN	Irrigation	2 11	14 —					
IRR	Landscaning	18	12					
	Landscaping Miscellaneous		10					
IRR LND OTH PND	Miscellaneous Pond	3					<u> </u>	1
IRR LND OTH PND SGN	Miscellaneous Pond Signs	3 0	8					
IRR LND OTH PND SGN STL	Miscellaneous Pond Signs Streetlights	3 0 19 6	8					
IRR LND OTH PND SGN	Miscellaneous Pond Signs	3 0	8					
IRR LND OTH PND SGN STL SWK	Miscellaneous Pond Signs Streetlights Sidewalks	3 0	DRN JRR IND OTH DND SGN STI SWY TRD TRA					
IRR LND OTH PND SGN STL SWK TRP	Miscellaneous Pond Signs Streetlights Sidewalks Tree Replacement	3 0	8 6 4 2 0 DRN IRR LND OTH PND SGN STL SWK TRP TRM					
IRR LND OTH PND SGN STL SWK TRP	Miscellaneous Pond Signs Streetlights Sidewalks Tree Replacement	3 0	8 6 4 2 0 DRN IRR LND OTH PND SGN STL SWK TRP TRM					

Celebration
Community
Development District
Street Sweeper Report

PO Box 470452 Celebration, FL 34747



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

August 1, 2023

Hello,

No changes to report.

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!

Agenda	Page	#194

Celebration
Community
)

Clarke Mosquito



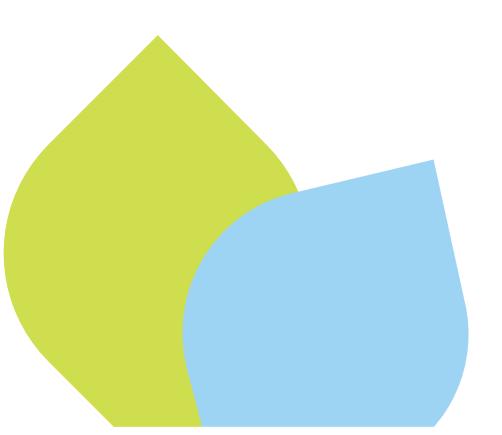
CELEBRATION

July 2023 Monthly Report

Submitted by: Clarke Environmental Mosquito Management

Prepared by: Crystal Challacombe

3036 Michigan Ave. Kissimmee, FL 34744 www.clarke.com



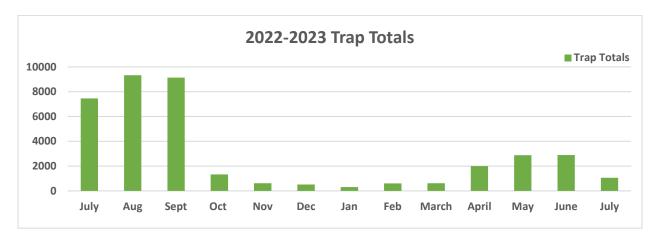
Surveillance

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

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

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

Number of Landing	Biogent Traps Set-				
Rate Counts	Up & Collected				
96	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	
354.2 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
	7/3/23; 7/10/23;
	7/17/23; 7/24/23;
5	7/31/23

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	07/04/2023	CEL02	Misc genus / spp	46
		CEL05	Misc genus / spp	13
		CEL10	Misc genus / spp	6
		CEL12	Misc genus / spp	24
		CEL15	Misc genus / spp	8
		CEL16	Misc genus / spp	20
	07/13/2023	CEL02	Aedes albopictus	1
		CEL02	Culex erraticus	5
		CEL02	Culex nigripalpus	2
		CEL11	Culex nigripalpus	1
		CEL12	Culex erraticus	3
		CEL12	Culex nigripalpus	1
		CEL13	Culex erraticus	6
		CEL16	Culex erraticus	9
		CEL16	Culex nigripalpus	1
		CEL16	Uranotaenia iowii	1
	07/18/2023	CEL01	Misc genus / spp	24
		CEL05	Misc genus / spp	22
		CEL10	Misc genus / spp	4
		CEL12	Misc genus / spp	21
		CEL12	Misc genus / spp	21
		CEL15	Misc genus / spp	25
		CEL16	Misc genus / spp	12
	07/25/2023	CEL01	Misc genus / spp	23
		CEL05	Misc genus / spp	18
		CEL10	Misc genus / spp	4
		CEL12	Misc genus / spp	5
		CEL15	Misc genus / spp	5
		CEL16	Misc genus / spp	13

Celebration Service Request Call Log

П								Call	
#	Date	Last Name	First Name	Address	Phone #	Village	Request	Taken By	Action Taken
1	1/3/2023		Janice		352-396-2322		Mosquitoes are bad	VM	Trmt 1.3.23
	1/3/2023		Christine	263 Goldenrain Dr			Mosquitoes are bad	CJ	Trmt 1.3.23
		Daniels	Beverly		689-207-9050	East	Mosquitoes are bad	KD	Trmt 1.3.23
4	1/3/2023	Farrar			239-645-8400	Spring Lakes	Mosquitoes are bad	VM	Trmt 1.3.23
5	1/3/2023	Rodriguez	Alissa		407-933-4663		Mosquitoes are bad	KD	Trmt 1.3.23
		Camarillo	Linda	315 Grand Magnolia Ave Unit 103	321-505-0899	Georgetown Condos	Mosquitoes are bad	KD	Trmt 1.3.23
			Sandra	1052 Firethorn St	330-472-7937		Mosquitoes are bad	VM	Trmt 1.3.23
			Stacie		727-422-2978		Mosquitoes are bad downtown	KD	Trmt 1.3.23
					407-222-2779		Mosquitoes are bad	VM	Trmt 1.3.23
				1127 Indigo Dr	361-510-7846		Mosquitoes are bad	KD	Trmt 1.3.23
		Zyurek		534 Greenbrier Ave	407-883-1330		Mosquitoes are bad	VM	Trmt 1.3.23
			Annette			Spring Park Terrace Condos	Mosquitoes are bad	KD	Trmt 1.3.23
			Kevin	1043 Maiden Ter	616-610-2075		Mosquitoes are bad	KD	Trmt 1.3.23
		00	Ray	1230 Wright Cir	407-566-0977		Mosquitoes are bad	VM	Trmt 1.3.23
			Brian		615-689-1471		Mosquitoes are bad	VM	Trmt 1.10.23
			Emily		713-894-3339		Mosquitoes are bad	KD	Trmt 1.10.23
			Mr.	1328 Celebration Ave.	407-982-9595		Mosquitoes are bad	CC	Trmt 1.12.23
	1/31/2023	Pagona	Laura	1024 Nash Drive	407-301-4607		Mosquitoes bad at night	KD	Trmt 1.31.23
	2/8/2023			940 Spring Park St	407-625-3415		Mosquitoes eating them alive	VM	Trmt 2.9.23
				1127 Indigo Dr	361-510-7846		Mosquitoes are bad	CC	Trmt 3.7.23
21	3/6/2023	Harper	Sandra		330-472-7937		Mosquitoes are out of control	CC	Trmt 3.7.23
			Debra	280 Celebration Blvd Bldg 27	407-914-8967	Georgetown	Mosquitoes inside house	CC	Trmt 3.24.23
23	3/28/2023	Battaglini	Paul	Dog Park behind Library	410-212-8806		Bad mosquitoes around 3PM-6PM	MG	Trmt 3.28.23
							No spray request - on end &		
24	4/21/2023		Monica	1201 Green Square, Corner of Wild	407-566-8852	Artisan	getting sprayed several times	CC	Trmt
							Sees truck around 10 pm & is		
							often outside walkingworried		
25	4/26/2023		No Name left	No address left	646-530-0614		about safety, etc	CC	Trmt
							Mosquitoes are so bad must		
			Alfred	608 Trumpet Place	407-401-3510		wear a jacket	CC	Trmt
	6/12/2023	Braun	Ed	2269 Celebration Blvd			Mosquito issue	E-mail	Trmt
	6/19/2023			104 East Park Crescent			More mosquitoes than usual	E-mail	Trmt
	6/27/2023			961 Starling Dr			More mosquitoes than usual	E-mail	Trmt
	6/30/2023			7562 Estuary Lake Loop			Abundance of mosquitoes	E-mail	Trmt
		Richardson		104 East Park Crescent	407-566-9088		Mosquito issue, allergic to bites	KD	Trmt
			Robert		954-559-5514		Bad mosquitoes	KD	Trmt
		Richardson		104 East Park Crescent	407-566-9088		Mosquitoes only in house	MG	Trmt
34	7/10/2023	Tomsick	Dan	961 Starling Dr	407-566-8442		Mosquitoes day & night	KD	Trmt
							Preserve before trees with		
			_				breeding, drain doesn't drain	_	<u> </u>
	7/13/2023	Battaglini	Paul	1321 Artisan Ave East	410-212-8806		correctly	CC	Trmt
36									
37									



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	07/06/2023	07/06/2023	13.20	mi	1.81	gal
Celebration CDD - 010053	1	07/13/2023	07/13/2023	11.50	mi	1.79	gal
Celebration CDD - 010053	1	07/18/2023	07/18/2023	12.80	mi	1.86	gal
Celebration CDD - 010053	1	07/25/2023	07/25/2023	12.70	mi	1.78	gal
Celebration CDD - 010053	10	07/03/2023	07/03/2023	1.40	mi	0.22	gal
Celebration CDD - 010053	10	07/11/2023	07/11/2023	1.50	mi	0.23	gal
Celebration CDD - 010053	10	07/14/2023	07/14/2023	1.40	mi	0.22	gal
Celebration CDD - 010053	10	07/20/2023	07/20/2023	1.40	mi	0.22	gal
Celebration CDD - 010053	10	07/25/2023	07/25/2023	1.40	mi	0.21	gal
Celebration CDD - 010053	10	07/28/2023	07/28/2023	1.50	mi	0.23	gal
Celebration CDD - 010053	11	07/07/2023	07/07/2023	9.20	mi	1.27	gal
Celebration CDD - 010053	11	07/14/2023	07/14/2023	8.20	mi	1.27	gal
Celebration CDD - 010053	11	07/21/2023	07/21/2023	9.30	mi	1.33	gal
Celebration CDD - 010053	11	07/27/2023	07/27/2023	9.40	mi	1.30	gal
Celebration CDD - 010053	12	07/06/2023	07/06/2023	8.50	mi	1.24	gal
Celebration CDD - 010053	12	07/13/2023	07/13/2023	8.10	mi	1.24	gal
Celebration CDD - 010053	12	07/18/2023	07/18/2023	8.50	mi	1.25	gal
Celebration CDD - 010053	12	07/21/2023	07/21/2023	8.50	mi	1.22	gal
Celebration CDD - 010053	12	07/27/2023	07/27/2023	8.50	mi	1.22	gal
Celebration CDD - 010053	13	07/07/2023	07/07/2023	7.10	mi	1.05	gal
Celebration CDD - 010053	13	07/13/2023	07/13/2023	6.80	mi	1.04	gal
Celebration CDD - 010053	13	07/18/2023	07/18/2023	7.00	mi	1.07	gal

1/3 8/1/2023 1:56:25 PM



All Services By Customer Summary

Celebration CDD (010053)

Filter Date between 07/01/2023 and 07/31/2023

Customer	Work Type	Service Item	Start Date	End Date	Used Quantity	Unit Of Measure
010053 - Celebration CDD	CEMM Inspection	KIS1260 - Celebration Larval Inspection	07/03/2023	07/03/2023	30.00	ste
010053 - Celebration CDD	Comfort Pack	KIS2911 - Talstar BP Barrier	07/03/2023	07/03/2023	0.63	mi
010053 - Celebration CDD	Comfort Pack	KIS2911 - Talstar BP Barrier	07/10/2023	07/10/2023	0.63	mi
010053 - Celebration CDD	Comfort Pack	KIS2911 - Talstar BP Barrier	07/17/2023	07/17/2023	0.63	mi
010053 - Celebration CDD	Comfort Pack	KIS2911 - Talstar BP Barrier	07/24/2023	07/24/2023	0.63	mi
010053 - Celebration CDD	Comfort Pack	KIS2911 - Talstar BP Barrier	07/31/2023	07/31/2023	0.31	mi
					2.81	
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	07/03/2023	07/03/2023	20.60	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	07/06/2023	07/06/2023	37.30	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	07/07/2023	07/07/2023	36.00	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	07/11/2023	07/11/2023	20.00	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	07/13/2023	07/13/2023	29.10	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	07/14/2023	07/14/2023	23.20	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	07/18/2023	07/18/2023	38.80	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	07/20/2023	07/20/2023	31.50	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	07/21/2023	07/21/2023	28.20	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	07/25/2023	07/25/2023	29.60	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	07/27/2023	07/27/2023	35.70	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	07/28/2023	07/28/2023	24.20	mi
					354.20	

1/1 8/1/2023 2:06:53 PM



CCDD Services By Customer/Route Summary

Celebration CDD - 010053	13	07/20/2023	07/20/2023	7.10	mi	1.04	gal
Celebration CDD - 010053	13	07/27/2023	07/27/2023	7.00	mi	1.01	gal
Celebration CDD - 010053	15	07/03/2023	07/03/2023	7.00	mi	1.02	gal
Celebration CDD - 010053	15	07/11/2023	07/11/2023	6.50	mi	1.01	gal
Celebration CDD - 010053	15	07/18/2023	07/18/2023	7.20	mi	1.07	gal
Celebration CDD - 010053	15	07/21/2023	07/21/2023	7.20	mi	1.07	gal
Celebration CDD - 010053	15	07/28/2023	07/28/2023	7.20	mi	1.04	gal
Celebration CDD - 010053	16	07/03/2023	07/03/2023	3.20	mi	0.43	gal
Celebration CDD - 010053	16	07/06/2023	07/06/2023	3.40	mi	0.44	gal
Celebration CDD - 010053	16	07/11/2023	07/11/2023	2.90	mi	0.45	gal
Celebration CDD - 010053	16	07/13/2023	07/13/2023	2.70	mi	0.41	gal
Celebration CDD - 010053	16	07/14/2023	07/14/2023	2.90	mi	0.45	gal
Celebration CDD - 010053	16	07/18/2023	07/18/2023	3.30	mi	0.45	gal
Celebration CDD - 010053	16	07/21/2023	07/21/2023	3.20	mi	0.42	gal
Celebration CDD - 010053	16	07/25/2023	07/25/2023	3.20	mi	0.42	gal
Celebration CDD - 010053	16	07/28/2023	07/28/2023	3.20	mi	0.45	gal
Celebration CDD - 010053	5A	07/06/2023	07/06/2023	2.30	mi	0.32	gal
Celebration CDD - 010053	5A	07/11/2023	07/11/2023	2.00	mi	0.31	gal
Celebration CDD - 010053	5A	07/14/2023	07/14/2023	2.10	mi	0.31	gal
Celebration CDD - 010053	5A	07/20/2023	07/20/2023	2.20	mi	0.31	gal
Celebration CDD - 010053	5A	07/25/2023	07/25/2023	2.30	mi	0.32	gal
Celebration CDD - 010053	5A	07/28/2023	07/28/2023	2.30	mi	0.32	gal
Celebration CDD - 010053	5B	07/06/2023	07/06/2023	0.70	mi	0.11	gal
Celebration CDD - 010053	5B	07/11/2023	07/11/2023	0.70	mi	0.11	gal

2/3 8/1/2023 1:56:25 PM



CCDD Services By Customer/Route Summary

		Total For	The Month of July:	322.20						
Celebration CDD - 010053	7	07/28/2023	07/28/2023	9.20	mi	1.33	gal			
Celebration CDD - 010053	7	07/25/2023	07/25/2023	9.30	mi	1.39	gal			
Celebration CDD - 010053	7	07/20/2023	07/20/2023	9.30	mi	1.36	gal			
Celebration CDD - 010053	7	07/14/2023	07/14/2023	7.90	mi	1.32	gal			
Celebration CDD - 010053	7	07/11/2023	07/11/2023	6.40	mi	1.29	gal			
Celebration CDD - 010053	7	07/07/2023	07/07/2023	9.30	mi	1.37	gal			
Celebration CDD - 010053	7	07/06/2023	07/06/2023	9.20	mi	1.36	gal			
Celebration CDD - 010053	7	07/03/2023	07/03/2023	9.00	mi	1.28	gal			
Celebration CDD - 010053	5B	07/28/2023	07/28/2023	0.80	mi	0.12	gal			
Celebration CDD - 010053	5B	07/25/2023	07/25/2023	0.70	mi	0.11	gal			
Celebration CDD - 010053	5B	07/20/2023	07/20/2023	0.70	mi	0.12	gal			
Celebration CDD - 010053	5B	07/14/2023	07/14/2023	0.70	mi	0.11	gal			

3/3 8/1/2023 1:56:25 PM

Agenda	Page	#204

Celebration
Community
)

Juniper Landscaping

CELEBRATION MONTHLY REPORT

4,10,17,24,31

Jul-23

MONDAY Island Village Phase # 1

Celebration BLVD

SPRING LAKE

417

TUESDAY 5,11,18,25

SOUTH VILLAGES WEST VILLAGES

LAKE EVALYN **ARTISAN PARK**

417

WENESDAY 6,12,19,26

Island Village Phase # 2 EAST VILLAGE, AQUILA LOOP

Campus St. 417

THURSDAY 7,13,20,27

DOWNTOWN Celebration Villages Nt.Villages

417

MOWS & PONDS PINE STRAW

2 times a year

IRRIGATION REPORT

13,27

PROPOSALS;

#221084 #221873 #214377 #222593

#224947

ANNUALS

MARCH, JULY, NOV.

FERTILIZATION

SANT. AUGUSTINE, BAHIA Feb. April, June & October

COMMONS AREAS, COLLECT THE LEAVES

Mow Crew Teams.

DETAIL CREW

Week 1

Week

Week

Island Village, Celeb. BLVD, Spring Lake Waterside, Spring Park Loop, Artisan Park Week Old Blush, Aquila Loop, East Village

NORTH VILLAGE CELEBRATION VILLAGE

417 1 time a Month Week **DOWNTOWN Every Thursday**

10,11,12,13 17,18,19,20

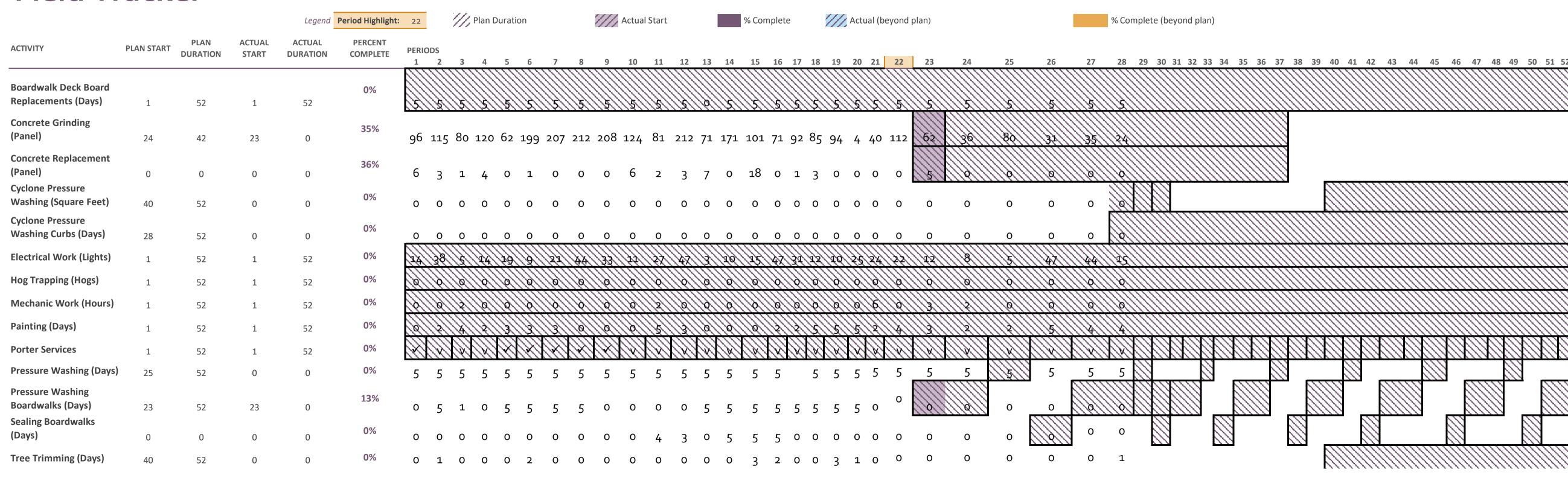
4,5,6,7.31

24,25,26,27

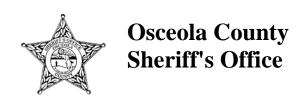
^{*} Subject to change, depent the weather

Celebration
Community
Development)
Project Tracker

Field Tracker



Celebration Community Sheriff Details



Job Site: CELEBRATION CDD

DATE TIME		LOCATION	ACTIVITY	INCIDENT #
07/29/2023	0800-0830	CAMPUS ST/CELEBRATION AVE	STOP SIGN/ 0 VIOLATIONS	
	0830-0910	CELEBRATION AVE	PATROL AREA/ 0 VIOLATIONS	
	0910-0930	CELEBRATION AVE/SYCAMORE ST	STOP SIGN/ 0 VIOLATIONS	
	0940-1115	CELEBRATION BLVD	RADAR/ 3 VIOLATIONS	
	1123-1200	CELEBRATION AVE/US192	BACKUP/STOLEN VEHICLE CALL	231083894
	1220-1310	CELEBRATION BLVD/CAMPUS ST	STOP SIGN/ 3 VIOLATIONS	
	1315-1400	CELEBRATION BLVD/CELEBRATION AVE	PATROL AREAS/ 1 VIOLATION	

Calls for	Calls for Service Arrests		Traffic Stops		Parking Violations		Routine Checks		
Calls Taken		Misdemeanor		Citations	3	Citations		Parks	2
Back-up	1	Felony		Written Warning	4	Written Warning		Schools/Library	2
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	3
Reports		Ordinance						Construction	

Name: W. MELENDEZ ID #: 2859 Date: 07/29/2023



Job Site: Celebration CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT#
07/26/23	2000-2100	GENERAL PATROL	PATROL/TRAFFIC	N/A
	2100-2200	CELEBRATION BLVD	TRAFFIC	
	2200-2300	WATERSIDE DR	TRAFFIC	
	2300-0000	GENERAL PATROL	PATROL/TRAFFIC	
	0000-0100	CELEBRATION AVE	TRAFFIC	
	0100-0200	GENERAL PATROL	PATROL/TRAFFIC	
		CALLS FOR SERVICE		
	2050	535 CAMPUS STREET	RECKLESS OPERATOR	231082982
	0005	400 CELEBRATION PLACE	HOSPITAL FIRE	231083012

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	2	Misdemeanor		Citations	3	Citations		Parks	
Back-up		Felony		Written Warning	7	Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning	2	Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: R. Hansell ID #: 2597 Date: 07/26/23



Job Site: CELEBRATION CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #	
7/25/2023	0800	CELEBRATION BLVD	TRAFFIC ENFORCEMENT		
	0900	WATERSIDE DR	TRAFFIC ENFORCEMENT		
	0930	CELEBRATION AVE	PATROL/BUSINESS CHECKS		
	1030	CAMPUS ST	STOP SIGN VIOLATIONS		
	1100	CELEBRATION AVE	STOP SIGN VIOLATIONS		
	1200	CELEBRATION PLACE	TRAFFIC ENFORCEMENT		
	1230	ARTISAN PARK	ROUTINE CHECK		
	1245	CELEBRATION AVE	PATROL/ENFORCEMENT		

Calls for	Service	Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations		Parks	2
Back-up		Felony		Written Warning	2	Written Warning		Schools/Library	2
Self Initiated	1	Traffic		Verbal Warning	1	Verbal Warning		Businesses	8
Reports		Ordinance						Construction	1

Name:D/S SPENCER WHOBREY ID #: 2657 Date: 07/25/2023



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration CDD #90886

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
07/24/23	0800	Celebration	On Duty	
07/24/23	0815	Celebration Lakeside Park	Patrolling	
07/24/23	0830-0900	Celebration Ave & Campus St (0 Violations)	4 Way Stop Sign	
07/24/23	0910	Celebration Market Street	Patrolling	
07/24/23	0925-1000	Celebration Ave & Waterside Dr (2 Violation)	3 Way Stop Sign	
07/24/23	1015	Celebration Ave/Artisan Park	Stop Sign	
07/24/23	1030-1045	Celebration Blvd & World Drive (0 Violation)	Radar	
07/24/23	1100-1125	Celebration Ave & Market PI (1 Violation)	4 Way Stop Sign	
07/24/23	1140	Celebration Lakeside Park	Patrolling	
07/24/23	1200-1225	Celebration Ave & Celebration Blvd (0 Violations)	Stop Sign	
07/24/23	1300	Celebration CDD	Off Duty	

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:	Gerardo Pabon	ID #:	2060	Date:	07/24/23



Job Site: Celebration CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
07/23/23	0800-0830	GENERAL PATROL	PATROL/TRAFFIC	N/A
	0830-0930	CELEBRATION BLVD	TRAFFIC	
	0930-1030	WATERSIDE DR	TRAFFIC	
	1030-1130	CELEBRATION AVE	TRAFFIC	
	1130-1300	GENERAL PATROL	PATROL/TRAFFIC	
	0824	CELEBRATION BLVD AND KIAWAH ST	HIT AND RUN	231081656
	1035	1653 BRAGG DRIVE	911 DISCONNECT	231081681

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	2	Misdemeanor		Citations		Citations		Parks	
Back-up		Felony		Written Warning	8	Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning	1	Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: R. Hansell ID #: 2597 Date: 07/23/23



Job Site: Celebration CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
07/22/23	1900-1930	GENERAL PATROL	PATROL/TRAFFIC	N/A
	1930-2030	CELEBRATION BLVD	TRAFFIC	
	2030-2130	WATERSIDE DR	TRAFFIC	
	2130-2230	CELEBRATION AVE	TRAFFIC	
	2230-2300	GENERAL PATROL	PATROL/TRAFFIC	

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

Name: R. Hansell ID #: 2597 Date: 07/22/23



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site:	Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #	
07/22/23	0800	Celebration	On Duty		
	0800	1555 RESOLUTE ST	Civil Call – Roommate Issue	231081221	
	0830-0900	Celebration Ave & Arbor (2 Violations)	Radar		
	0900-0930	Oak Shadows Rd & Eastlawn Dr (1 Violation)	Stop Sign		
	0930-1000	Celebration Ave & Pawstand Rd (2 Violations)	Radar		
	1000-1020	Northvillage St & Eastpark Dr (1 Violation)	Stop Sign		
	1020	897 Spring Park Loop	Residential Alarm	231081259	
	1100-1130	Waterside Dr (1 Violation)	Radar		
	1145-1215	Celebration Ave & Artisan Ave W (1 Violation)	Stop Sign		
	1230-1300	Celebration Blvd & Grand Magnolia (1 Violation)	Radar		
	1300	54 Riley Road	Trespass	2310811322	
	1345-1400	Golfpark Dr (No Violations)	Radar		
		·			

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	3	Misdemeanor		Citations		Citations		Parks	
Back-up	1	Felony		Written Warning	9	Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning	1	Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name:	Fred Hinderman	<u>l</u>	ID #:	<u>715</u>	Date:	07/22/23	



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site:	Celebration	

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
07-21-2023	2000	On Duty		
	2000	Waterside Street	Radar	
	2045	Celebration Ave/Jeater Bend	Radar	
	2110	Celebration Blvd/North Viilage	Radar	
	2145	1420 Celebration Blvd	Radar	
	2215	Island Village/Celebration Pointe	Patrol	
	2300	Downtown	Patrol	231075561
	2340	Celebration Ave/Water Street	Stop sign	
	0000	Celebration Ave/East lawn	Stop Sign	
	0040	Artisan Park	Patrol	
	0100	Apts on Celebration Blvd	Routine check	
	0135	North Village	Patrol	
	0200	Off Duty		

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations		Parks	2
Back-up		Felony		Written Warning		Written Warning		Schools/Library	3
Self Initiated		Traffic		Verbal Warning	2	Verbal Warning		Businesses	4
Reports		Ordinance						Construction	4

Name:	Bryan McMahon	ID #:	1247	Date:	07-21-2023	



Detail Activity Sheet

Job Site: Celebration CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
07/19/2023	1850-1900	Celebration Blvd & Longview Ave	Juvenile Complaint	231080281
u	1900-1930	Celebration Blvd	Radar	N/A
u	1930-2000	Celebration Ave	Radar	N/A
u	2000-2100	Celebration Ave / Artisan Ave W	Stop Sign	N/A
u	2100	Blue Sage	Burglary Alarm	231080305
u	2115	Old Vineland Rd	Resisting Suspect	231080312
u	2130-2230	Celebration Ave / Celebration Blvd	Radar	N/A
u	2230-2300	Spring Park Loop Area	Parking Violations	N/A
u	2300-0030	Artisan Park Area	Stop Sign / Radar	N/A
u	0030-0100	Celebration Ave / Celebration Blvd	Radar	N/A

Calls for	Service	Arres	ts	Traffic S	Stops	Parking Viol	lations	Routine Cl	necks
Calls Taken	1	Misdemeanor		Citations		Citations		Parks	
Back-up	1	Felony		Written Warning		Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning	2	Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: <u>D/S J. Frank</u> ID #: <u>2644</u> Date: <u>07/19/2023</u>



Job Site: CELEBRATION

Detail Activity Sheet

DATE	TIME	LOCATION		ACTIVITY
07/18/2023	0600	CAMPUS ST		ON DUTY/ROUTINE CHECKS
и	0605	FRONT ST/CELEBRATION LAKESIDE PARK	AREA CHECKS	PATROL
u u	0630	EASTLAWN/AQUILA LOOP	AREA CHECKS	PATROL
u u	0655	WATERSIDE DRIVE	TRAFFIC ENFORCEMENT	NO VIOLATIONS
u u	0735	CELEBRATION BLVD	TRAFFIC ENFORCEMENT	3WW/SPEED
"	0835	NORTH VILLAGE/ARCADIAS	AREA CHECKS	PATROL
u	0900	CELEBRATION PLACE BUSINESSES (6200 BLOCK)	AREA CHECKS	PATROL
u	0930	CELEBRATION PLACE	TRAFFIC ENFORCEMENT	3 WW SPEED/1WW EXP TAG
u	1030	ISLAND VILLAGE	AREA CHECKS	PATROL
u u	1050	CELEBRATION POINTE	AREA CHECKS	PATROL
u u				
07/18/2023	1100	OFF DUTY		
				*WW = WRITTEN WARNING
		WATER TOWER SHOPPES/BLAKE BLVD		**VW = VERBAL WARNING
				*** CC = CRIMINAL CITATION

Calls for	Service	Arres	its	Traffic S	Stops	Parking Viol	ations	Routine Cl	necks
Calls Taken	0	Misdemeanor	0	Citations		Citations		Parks	2
Back-up	0	Felony	0	Written Warning	7	Written Warning		Schools/Library	2
Self Initiated	0	Traffic	0	Verbal Warning		Verbal Warning		Businesses	0
Reports	0	Ordinance	0					Construction	

¹⁴Name: M. Serdio ID #: 2355 Date: 07/18/2023



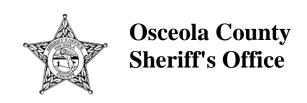
Detail Activity Sheet

Job Site: CELEBRATION

DATE	TIME	LOCATION		ACTIVITY
07/17/2023	0800	CAMPUS ST		ON DUTY/ROUTINE CHECKS
u	0800	FRONT ST/CELEBRATION LAKESIDE PARK	BUSINESS CHECKS	PATROL
u	0830	WATERSIDE DRIVE	TRAFFIC ENFORCEMENT	NO VIOLATIONS
u	0900	FRONT STREET BENCH	UNK MEDICAL PROBLEM	231079310
ш	0920	CELEBRATION PLACE	TRAFFIC ENFORCEMENT	5WW/SPEED
u	1030	EAST LAWN/AQUILA LOOP AREAS	AREA CHECKS	PATROL
u	1055	ISLAND VILLAGE NEIGHBORHOODS/CONSTUCTION	AREA CHECKS	PATROL
u	1130	CELEBRATION BLVD	TRAFFIC ENFORCEMENT	2 WW/SPEED
u	1220	ARTISAN PARK NEIGHBORHOODS	AREA CHECKS/TRAFFIC	1 WW/STOP SIGN
и	1250	CELEBRATION POINTE	AREA CHECKS	PATROL
u				
07/17/2023	1300	OFF DUTY		
				**WW = WRITTEN WARNING
				**VW = VERBAL WARNING

Calls for	Service	Arres	its	Traffic S	Stops	Parking Viol	ations	Routine Cl	necks
Calls Taken	0	Misdemeanor	0	Citations		Citations		Parks	2
Back-up	0	Felony	0	Written Warning	8	Written Warning		Schools/Library	2
Self Initiated	0	Traffic	0	Verbal Warning		Verbal Warning		Businesses	0
Reports	0	Ordinance	0					Construction	

¹⁴Name: M. Serdio ID #: 2355 Date: 07/17/2023



Detail Activity Sheet

Job Site: CELEBRATION CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
7/16/23	0800	CELEBRATION BLVD	TRAFFIC ENFORCEMENT	
	0900	WATERSIDE DR	TRAFFIC ENFORCEMENT	
	0930	CELEBRATION AVE	BUSINESS CHECKS/PATROL	
	1000	ARTISAN PARK	STOP SIGN ENFORCEMENT	
	1030	CELEBRATION BLVD	BUSINESS CHECKS/CONSTRUCTIO	
	1100	CELEBRATION BLVD	TRAFFIC ENFORCEMENT	
	1120	AREA OF K-8 SCHOOL	CALL FOR SERVICE	231078960
	1145	FRONT STREET	BUSINESS CHECKS/PATROL	
	1215	CELEBRATION AVE	TRAFFIC ENFORCEMENT	

Calls for	Service	Arres	ts	Traffic S	Stops	Parking Viol	ations	Routine Cl	hecks
Calls Taken		Misdemeanor		Citations		Citations		Parks	4
Back-up		Felony		Written Warning	2	Written Warning		Schools/Library	2
Self Initiated		Traffic		Verbal Warning	4	Verbal Warning	1	Businesses	10
Reports		Ordinance						Construction	2

Name: D/S S. WHOBREY ID #: 2657 Date: 7/16/23



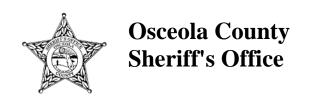
Detail Activity Sheet

Job Site:	Celebration	

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
07/15/23	0900	Celebration	On Duty	
	0900-0930	Celebration Ave & Jeater Bend (2 Violations)	Radar	
	0945-1015	Celebration Blvd & Grand Magnolia (1 Violation)	Radar	
	1015-1045	Campus St & Greenbrier Ave (2 Violations)	Stop Sign	
	1100-1130	Waterside Dr (2 Violations)	Radar	
	1145-1215	Northvillage St & Eastpark Dr (2 Violations)	Stop Sign	
	1230-1300	Golfpark & Arbor (1 Violation)	Radar	
	1315-1345	Wilde & Flagstone (2 Violations)	Stop Sign	
	1400-1430	Celebration Ave & Lake Evelyn (1 Violation)	Radar	
	1430-1500	Celebration Ave & Arbor (No Violations)	Radar	

Calls for	Service	Arres	ts	Traffic S	Stops	Parking Viol	lations	Routine Cl	necks
Calls Taken		Misdemeanor		Citations	1	Citations		Parks	
Back-up	1	Felony		Written Warning	11	Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name:	Fred Hinderman	ID #:	715	Date:	07/15/23	



Detail Activity Sheet

Job Site: Celebration Traffic

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
07/12/23	2115	AVE / CAMPUS	PARKING VIOLATION	CITATION
	2120-2145	TOWN HALL	RADAR – NO VIOLATIONS	
	2215	BLVD / WATERSIDE	TRAFFIC STOP – SPEED/FAILURE TO SIGNAL	CITATION/ WRITTEN WARNING
	2250	AVE / GOLF PARK	TRAFFIC STOP – SPEED	WRITTEN WARNING
	2320	BLVD / CAMPUS	TRAFFIC STOP – STOP SIGN	WRITTEN WARNING
	2340-0010	BLVD / WATERSIDE	RADAR – NO VIOLATIONS	
	0055	BLVD/WORLD DR	TRAFFIC STOP – LIGHTS	WRITTEN WARNING

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: 07/12/2023

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



Detail Activity Sheet

Job Site:Celek	oration
----------------	---------

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
07-06-203	2000	On Duty		
	2000	Waterside Drive	Radar	
	2020	Downtown/Lakeside	Patrol	
	2035	Celebration Ave/ Jeater Bend	Radar	
	2100	Celebration Blvd/North Village	Radar/Patrol	
	2130	Celebration Pointe	Routine check	
	2145	1110 Celebration Blvd	Alarm	231075230
	2210	Island Village	Patrol	
	2235	Celebration Ave/ Eastlawn	Stop Sign	
	2320	Celebration Ave/Water Street	Stop Sign	
	2355	Artisan Park	Patrol	
	0015	South Village	Patrol	
	0045	Celebration Blvd	Routine Business checks	
	0200	Off Duty		

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	Mis	isdemeanor		Citations		Citations		Parks	2
Back-up	Fel	lony		Written Warning		Written Warning		Schools/Library	4
Self Initiated	Tra	affic		Verbal Warning	3	Verbal Warning	2	Businesses	4
Reports	Ord	dinance						Construction	2

Name:	Bryan McMahor	ID #:	1247	Date:	07-06-2023	
	•	 			_	



Detail Activity Sheet

Job	Site:	

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
	1640	On Duty		
	1640	1152 Celebration Avenue	Alarm	231075446
	1655	620 Teal Avenue	ATC	231075503
	1720	Celebration Ave/Jeater Bend	Radar	
	1740	Downtown/Lakeside Park	Routine Check	
	1800	Waterside/Spring Park Loop	Radar/Stop Sign	
	1825	Grand Magnolia/Celebration Blvd	Suspicious Person	231075561
	1845	Celebration Ave/East Lawn	Stop sign	
	1945	1420 Celebration Blvd	Radar	
	2030	Island Village	Patrol	
	2120	1110 Celebration Blvd/Celebration Golf	Alarm	23175606
	2140	A/O Downtown	Re: Suspicious Person earlier	
	2200	Celebration Ave/Water Street	Stop Sign	
	2220	North Village	Patrol	
	2300	Off Duty		

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	3	Misdemeanor		Citations	1	Citations		Parks	2
Back-up		Felony		Written Warning		Written Warning		Schools/Library	2
Self Initiated		Traffic		Verbal Warning	2	Verbal Warning		Businesses	4
Reports		Ordinance						Construction	2

Name:	Bryan McMahon	ID #:	1247	Date:	07-07-2023



Detail Activity Sheet

Job Site: Celebration CDD #90871

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
07/08/23	1300	Celebration	On Duty	
07/08/23	1315	Celebration Blvd & World Drive (0 Violation)	Radar	
07/08/23	1339-1440	Celebration Ave & Waterside Ave (2 Violations)	3 Way Stop Sign	
07/08/23	1450	Celebration Market Street	Patrolling	
07/08/23	1529	Celebration Ave & Mulberry Ave (1 Violation)	Radar	
07/08/23	1603	Celebration Ave & Celebration Blvd (No Violations)	Stop Sign	
07/08/23	1615	Severe Weather/Thunder/Lighting		
07/08/23	1630-1700	Celebration Ave & Market Pl (1 Violation)	4 Way Stop Sign	
07/08/23	1710	Celebration Lakeside Park	Patrolling	
07/08/23	1725	Severe Weather/Thunder/Lighting		
07/08/23	1745	Celebration Ave & Campus St (1 Violations)	4 Way Stop Sign	
07/08/23	1800	Off Duty		

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:	Gerardo Pabon	ID #:	2060	Date:	07/08/23	



Detail Activity Sheet

Job Site:	CELEBRATION	

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
07/09/2023	0700	CELEBRATION	ON DUTY	
	0700-0730	CELEBRATION BLVD	ROUTINE CHECKS	
	0735 - 0805	400 BLOCK CELEBRATION AVE	T/S (1 C, 1 WW)	
	0810- 0915	CELEBRATION AVE/SPRING PARK ST	T/S (1 C, 1 WW)	
	0930 – 1015	CELEBRATION BLVD – NORTH VILLAGE	T/S (2 WW)	
	1020 - 1130	CELEBRATION PL	T/S (1 C, 1 WW)	
	1200	CELEBRATION	OFF DUTY	

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

Name: <u>Saul Medina</u> ID #: <u>56</u> Date: <u>06/16/2023</u>	
--	--



Detail Activity Sheet

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
07-02-23	0700	CELEBRATION	ON DUTY	
	0700	DOWNTOWN	AREA CHECK	
	0715	CELEBRATION BLVD – BUSINESS SIDE	RADAR	
	0830	CELEBRATION AV & TEAL	RADAR	
	0930	WATERSIDE DR	RADAR	
	1030	ROVING	STOP SIGNS & RADAR	
	1152	701 FRONT ST	911 DISCONNECT	
	****	DOWNTOWN DIDN'T SEEM THAT BUSY W/MARKET		
	1500	CELEBRATION	OFF DUTY	
	DURING SHIFT	POOLS, PARKS AND PARKING LOTS	ROUTINE CHECKS	
		MARKED UNIT & RADAR		

Calls for Service		Arrests	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	2	Verbal Warning		Businesses	shift	
Reports		Ordinance						Construction	INDIAN VIL	

Name:	E. Cabot	ID #:	369	Date:	07-02-23



Detail Activity Sheet

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
07-03-23	0730	CELEBRATION	ON DUTY	
	0730	CELEBRATION BLVD	RADAR	
	0800	CELEBRATION AV & ARBOR CIR	RADAR	
	0918	DOWNTOWN	PARKING & STOP SIGNS	
	0940	200 NORFOLF PL	ACCIDENT	
	1015	CELEBRATION AV & CELEBRATION BLVD	CALL/SIDEWALK PIECES MAY	BE DANGEROUS
	1030	ISLAND VILLAGE	STOP SIGNS RADAR	
	1130	NORTHVILLAGE	STOP SIGNS & RADAR	
	1205	ROVING	RADAR & STOP SIGNS	
	1430	CELEBRATION	OFF DUTY	
	DURING SHIFT	POOLS, PARKS AND PARKING LOTS	ROUTINE CHECKS	
		MARKED UNIT & RADAR		

Calls for Service		Arrest	ts	Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	2	Misdemeanor		Citations	6	Citations		Parks	through
Back-up		Felony		Written Warning	10	Written Warning		Schools/Library	out
Self Initiated		Traffic		Verbal Warning	1	Verbal Warning	1	Businesses	shift
Reports		Ordinance						Construction	INDIAN VIL

Name:	E. Cabot	ID #:	369	Daic.	07-03-23	



Detail Activity Sheet

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
07-04-23	0700	CELEBRATION	ON DUTY	
	0700	ROVING	RADAR	
	0830	CELEBRATION BLVD	RADAR – AVG SPEED 42	
	0935	WATERSIDE DR	RADAR	
	1040	CELEBRATION AND JEATER BEND	RADAR	
	1110	ROVING	RADAR & STOP SIGNS	
	1300	CELEBRATION & TEAL ST	RADAR	
	1330	ROVING	RADAR	
	1500	CELEBRATION	OFF DUTY	
	DURING SHIFT	POOLS, PARKS AND PARKING LOTS	ROUTINE CHECKS	
		MARKED UNIT & RADAR		

Calls for Service Arrests Traffic Stops		Stops	Parking Violations		Routine Checks			
Calls Taken		Misdemeanor	Citations	3	Citations		Parks	through
Back-up		Felony	Written Warning	11	Written Warning		Schools/Library	out
Self Initiated		Traffic	Verbal Warning	1	Verbal Warning		Businesses	shift
Reports		Ordinance					Construction	INDIAN VIL

Name:	E. Cabot	ID #:	369	Date:	



Detail Activity Sheet

TIME	LOCATION	ACTIVITY	INCIDENT #	
1500	CELEBRATION	ON DUTY		
1500	CELEBRATION AV & TOWNHALL	RADAR		
1620	GOLFPARK DR & WATER SR	RADAR		
1650	CELEBRATION BLVD – BUSINESS SIDE	RADAR		
1730	WATERSIDE DR	STOP SIGN &RADAR		
1747	417 SOUTH & CELEBRATION	FHP REQUEST BACK UP		
1815	STROM STARTED - ROVING			
1900	ROVING	RADAR		
***	TRAFFIC BUSY WITH FIREWORKS VERY SLOW			
2200	CELEBRATION	OFF DUTY		
DURING SHIFT	POOLS, PARKS AND PARKING LOTS	ROUTINE CHECKS		
	MARKED UNIT & RADAR			
	1500 1500 1620 1650 1730 1747 1815 1900	1500 CELEBRATION 1500 CELEBRATION AV & TOWNHALL 1620 GOLFPARK DR & WATER SR 1650 CELEBRATION BLVD – BUSINESS SIDE 1730 WATERSIDE DR 1747 417 SOUTH & CELEBRATION 1815 STROM STARTED - ROVING 1900 ROVING ***** TRAFFIC BUSY WITH FIREWORKS VERY SLOW 2200 CELEBRATION DURING SHIFT POOLS, PARKS AND PARKING LOTS	1500 CELEBRATION ON DUTY 1500 CELEBRATION AV & TOWNHALL RADAR 1620 GOLFPARK DR & WATER SR RADAR 1650 CELEBRATION BLVD – BUSINESS SIDE RADAR 1730 WATERSIDE DR STOP SIGN &RADAR 1747 417 SOUTH & CELEBRATION FHP REQUEST BACK UP 1815 STROM STARTED - ROVING 1900 ROVING RADAR ***** TRAFFIC BUSY WITH FIREWORKS VERY SLOW DURING SHIFT POOLS, PARKS AND PARKING LOTS ROUTINE CHECKS	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	1	Misdemeanor		Citations	1	Citations		Parks	through
Back-up	1	Felony		Written Warning	8	Written Warning		Schools/Library	out
Self Initiated		Traffic		Verbal Warning	5	Verbal Warning		Businesses	shift
Reports		Ordinance						Construction	INDIAN VIL

Name:	E. Cabot	ID #:	369	Date:	07-04-23
_					



Detail Activity Sheet

Job	Site:	Celebration	

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
07/01/23	0800	Celebration	On Duty	
	0800-0830	Celebration Ave & Arbor (2 Violations)	Radar	
	0845-0915	Celebration Blvd & Grand Magnolia (2 Violations)	Radar	
	0930-1000	Wilde & Flagstone (1 Violation)	Stop Sign	
	1015-1030	Waterside Dr (No Violations)	Radar	
	1030-1045	204 Reserve Pl	Accidental Overdose	231072932
	1045-1115	Golfpark & Sycamore (No Violations)	Radar	
	1115-1145	Campus St & Greenbrier Ave (2 Violations)	Stop Sign	
	1200-1230	Celebration Ave & Jeater Bend (2 Violations)	Radar	
	1245-1300	Downtown (No Violations)	Checked Parking	
	1300-1315	Celebration Blvd & Northvillage (No Violations)	Stop Sign	
	1330-1345	Celebration Ave & Lake Evelyn Dr (2 Violations)	Radar	
	1345-1400	Celebration	Patrolled	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	1	Misdemeanor		Citations		Citations		Parks	
Back-up		Felony		Written Warning	11	Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name:	Fred Hinderman	ID #:	715	Date:	07/01/23	



Detail Activity Sheet

		Job Site:Celebration		
DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
07-28-2023	1700	On Duty		
	1700	Market Street/Front Street	Suspicious Person	
	1715	Celebration Ave/Jeater Bend	Radar	
	1750	910 Beak Street	Alarm	231083658
	1800	Waterside Street/Spring Park Loop	Radar/Stop Sign	
	1915	Eastlawn/Celebration Ave	Stop Sign	
	1945	Downtown	Patrol	
	2030	Island Village	Patrol	
	2100	Off Duty		
	i	i		

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	1	Misdemeanor	(Citations	1	Citations		Parks	1
Back-up		Felony	,	Written Warning		Written Warning		Schools/Library	4
Self Initiated	1	Traffic	,	Verbal Warning	5	Verbal Warning		Businesses	3
Reports		Ordinance						Construction	1

Name:	Bry	van McMahon	ID #:	1247	Date:	07-28-2023
i idilio.		J 411 1110111411011	 110 ///	· · ·	Date.	07 20 2025

Subsection 11C Legal Counsel

Subsection 11C(i) Public Facilities Report



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

DIRECT DIAL: (407) 481-5842 EMAIL JLAZAROVICH@LATHAMLUNA.COM

July 28, 2023

Via U. S. Certified Mail Return Receipt Requested

Osceola County BCC – Planning & Design Office 1 Courthouse Square, Suite 1400 Kissimmee, Florida 34741

> Re: Celebration Community Development District Submission of Public Facilities Report

Dear Sir or Madam:

Please be advised that our law firm represents the Celebration Community Development District (the "District"), a community development district created pursuant to the provisions of Chapter 190, *Florida Statutes*.

Pursuant to Chapter 189, *Florida Statutes*, each independent special district in Florida is required to submit a public facilities report every seven (7) years (the "Report"). The Report is to describe all of the existing public facilities the special district owns or operates, including those that the special district leases to other entities, besides counties and municipalities. The due date for the Report for the District is August 1, 2023.

This letter serves as a supplement to the Report submitted on April 1, 2016, which enclosed the "Celebration Phase 5 Engineering Report," dated January 14, 2003. Enclosed are the "Celebration Community Development District Engineer's Report – 1st Supplement," dated April 7, 2020, the "Engineer's Report and Capital Improvement Program Supplement No. 2 (Celebration Island Village)," dated June 22, 2021, and the "Engineer's Report and Capital Improvement Program Supplement No. 3 Celebration Island Village Assessment Area One Project," dated July 27, 2021, provided to satisfy the statutory requirements of Chapter 189, *Florida Statutes*, regarding the Report.

Please advise if any additional information is needed and/or if you have any questions or comments. Thank you

Sincerely,

LATHAM, LUNA, EDEN & BEAUDINE, LLP

Jay E. Lazarovich, Esq.

Enclosure: Engineer's Report

cc: Angel Montagna, District Manager (via e-mail at angel.montagna@inframark.com)

Jan A. Carpenter, Esq., District Counsel (via e-mail at icarpenter@lathamluna.com)

Island Village at Celebration

Celebration Community Development District Engineer's Report – 1st Supplement

April 7, 2020

Notice

This document and its contents have been prepared and are intended solely for the Celebration Community Development District information and use.

Atkins assumes no responsibility to any other party in respect of, or arising out of, or in connection with this document and/or its contents.

This document has 18 pages including the cover-

Document history

Job number: 100067274		Document ref:				
Revision	Purpose description	Originated	Checked	Reviewed	Authorised	Date
Rev 1.0	Engineer's Report	MJS	CLT			03/10/20
Rev 2.0	Review Revisions	CLT				03/27/20
Rev 3.0	Estimate Revisions	CLT				04/07/20

Client signoff

Client	Celebration Community Development District
Project	Island Village at Celebration
Document title	Celebration Community Development District Engineer's Report – Phase I – First Supplement
Job no.	100067274
Copy no.	
Document reference	

Table of contents

Chapter			Page
1. 1.1. 1.2.		DDUCTION ration Overview pround	4 4 4
2.	PURP	OSE	5
3.	DEVELOPMENT DESCRIPTION		
4.	LAND	USE	6
5.	GOVE	RNMENTAL ACTIONS	6
6.	INFRA	ASTRUCTURE BENEFIT	8
7. 7.1 7.2. 7.3. 7.4. 7.5. 7.6. 7.7. 8. 9.	Earthy Roady On-sit Storm Under Street Lands Profes OPER	WC CBE AND F1 PROJECTS work Associated with Public Improvements way Improvements e Utility Water Systems water Management ground Electrical System Lights caping, Hardscape and Signage esional Services and Permitting Fees AATION AND MAINTENANCE RESPONSIBILITY MATED COST OF THE IVC DEVELOPMENT, CBE PHASE AND F1 PHASE MARY AND CONCLUSIONS	8 9 9 11 11 12 12 12 13 14
Table Table	4-1	Development Matrix Ownership Matrix	6 13
Figure Figure Figure	1 2	Celebration Overview / IVC Project Location Map IVC CBE and Phase 1 Site Improvements Estimated Project Costs	

1. INTRODUCTION

1.1. Celebration Overview

Celebration is approximately 8,075 acres of a planned, mixed-use development located in the northwest corner of Osceola County (the "County"), roughly bounded on the north by US-192, on the west by World Drive, on the east by the C1 Canal, and on the south by Reunion. The approximate developable area is 3,954 acres. Celebration is made up of several villages (also referred to as parcels), which include single family and multi-family residential units, commercial, office, retail, a health facility, civic facilities, a town center area, an eighteen-hole golf course, and other amenities associated with a large, mixed-use development.

Celebration is comprised of two community development districts ("CDDs" or the "Districts"), the Celebration Community Development District (CCDD) and the Enterprise Community Development District (ECDD), which were established by rule of the Florida Land and Water Adjudicatory Commission effective March 29, 1994, pursuant to the provisions of Chapter 190, Florida Statues. The creation of these districts provides an efficient mechanism for managing and financing the public infrastructure associated with the planning and development of Celebration. The entirety of the town and extent of the CDDs is shown in Figure 1. This report is prepared for the Celebration Community Development District.

1.2. Background

Mattamy Orlando, LLC ("Mattamy" or "Developer") is the developer of the Island Village at Celebration ("IVC") property, which is a mixed use community encompassing just under 453 acres with entitlements for 1014 single family homes and townhomes, 300 apartments, 30,000 square feet of neighborhood commercial space, five (5) acres of civic amenities, two (2) community amenities, and a 10 acre school site. There are five total phases of the IVC development planned, the Celebration Boulevard Extension ("CBE") and Phases 1 through 4. This report will focus on the first two (2) phases of the development, CBE and Phase 1. It is foreseeable that Phases 2 through 4 will have public infrastructure funded by the CCDD as well, by bonds issued at a later date.

The CBE and Phase 1 projects encompass 161.144 acres (CBE contains 48.057 acres, Phase 1 contains 113.09 acres). The location of these phases are as follows:

- CBE is generally located within Section 23, Township 25 South, Range 27 East
- Phase 1 is generally located adjacent to and south-west of CBE, within Section 26, Township 25
 South, Range 27 East
- Phases 2 through 4 are generally located adjacent to and south-east of Phase 1, within Section 26, Township 25 South, Range 27 East
- A map showing the approximate boundaries of the District, and the locations of various construction phases within the District is attached to this report as Figure 1.

2. PURPOSE

The intent of this Engineer's Report is to describe the proposed construction of the public infrastructure improvements for the CBE and Phase 1 projects. A portion of the cost of the CBE and the Phase 1 improvements is to be funded by CCDD bonds and is referred to by the CCDD as the 'Island Village Phase 1 Project' (the Phase 1 Project). The construction is intended to be funded in part by the CCDD's issuance of tax-exempt bond financing. The exact series of District bonds are still to be determined. This Engineer's Report is being submitted based on our professional opinion of the most accurate information available to us.

The CCDD was established with the intention of paying for and overseeing several components related to a part of the public infrastructure that was necessary for the community development within the CCDD. This report has been developed to give a description of the CBE and Phase 1 projects, a portion of which shall be financed by the CCDD with proceeds from the issuance of future bonds.

Mattamy will finance and construct the remaining portions of the IVC CBE and Phase 1 projects that are not anticipated to be financed by the CCDD. Such improvements shall be dedicated to the District or other governmental entities. These improvements shall be provided at no cost to the District and shall be provided for the public use.

3. DEVELOPMENT DESCRIPTION

The CBE phase of the project consists of approximately 5,000 linear feet of roadway, along with potable, reuse, and wastewater facilities, site lighting, electrical and data service providers, and necessary stormwater facilities. The CBE project originates at the entrance to Celebration High School at the current terminus of Celebration Boulevard and extends south-southwest, over Reedy Creek via a 350 linear foot bridge, to the Phase 1 portion of the IVC development.

The Phase 1 portion of the IVC development is the first phase of a mixed use subdivision, which is comprised of collector and secondary roadways, potable, wastewater, reuse water, electrical, data and voice utilities, site lighting, and stormwater facilities to support 279 single family homes and townhomes, a 300-unit apartment complex, a 10-acre school site, 10,000 square feet of commercial space, and a community amenity. For permitting purposes, the Phase 1 was split into two sub-phases, Phase 1A and Phase 1B.

The IVC Development is wholly contained within the CCDD's service area, including the public roadway improvements required to access the IVC Development. The development is more specifically located 7,000 linear feet south-west of the intersection of the Celebration Boulevard and World Drive. The IVC Development is bounded by Interstate 4 to the west, and unimproved wetlands to the north, south, and east. A copy of a proposed site plans for CBE and Phase 1 of the IVC Development, is attached hereto as Exhibit 2.

The IVC Development improvements (both publicly and privately funded) consists of local and collector roadways, associated potable water, wastewater, reclaimed water, landscaping and irrigation in rights-of-way, shoulder tracts, and common areas, undergrounding of electrical conduit, site lighting, stormwater management ponds and the associated stormwater collection system. Vehicular access to the IVC Development will be from Celebration Boulevard. Celebration Boulevard will be constructed to extend south-southwest to the IVC Development.

4. LAND USE

The total district area is zoned as a Planned Development ("PD"). The IVC Development was approved for up to 1014 residential single family and townhome units, 300 apartment units, 29,715 SF of commercial space, a 10 acre school site, 2 community recreation sites, and a minimum of 5 acres of civic spaces on approximately 452.78 acres. The table below illustrates the proposed unit count for Phase 1 and future Phases 2-4 of the IVC Development. Only the CBE and Phase 1 projects of the IVC Development will be funded, in part, by the issuances of bonds associated with this report.

Table 4-1 Development Matrix

	CBE Project	Phase 1	Phases 2 – 4
Estimated Completion Date	September 2020	March 2021	December 2028
Area (in acres)	48.06	113.09	291.63
Proposed Single-Family Residential & Townhome Units	-	279	1035
Apartment Units	-	300	-
Proposed Commercial	-	9,715	20,000
Community Amenity	-	1	1
Civic Spaces	Pro .	da	Min. 5 acres
School	-	10-acre site	-

5. GOVERNMENTAL ACTIONS

All applicable zoning, vesting, and concurrency requirements have been complied with for the IVC Development heretofore, specifically for CBE and Phase 1. Permits have been secured for the CBE phase of the infrastructure construction and construction is underway as of February 2019. Phase 1 infrastructure construction is also underway as of November 2019.

All conditions of the PD are currently being complied with by Mattamy for the CBE and Phase 1 portions of the IVC Development. The following permits have been obtained or shall be required for the development of the CBE and F1 projects:

Reedy Creek Improvement District (RCID) / South Florida Water Management District ("SFWMD"):

- Environmental Resource Permit
 - o Permit 48-00714-P / 180430-6 issued for CBE on 8/3/2018
 - o Minor modification 48-00714-P / 190204-10 for issued CBE on 2/26/2019
 - o Permit 48-00714-P / 190513-4 issued for Phase F1A on 6/6/2019
 - o Permit 48-00714-P / 200106-2579 issued for Phase F1B on 2/14/2020
- Water Use Permit
 - o Permit 49-02707-W / 180828-9 issued for CBE on 9/25/2020
 - Permit for Phase 1 currently undergoing RCID review, with approval expected in April 2020

Osceola County:

- Preliminary Site Plan (PSP)
 - A PSP was not required for the CBE project
 - o PS18-00032 approved for Phase 1 on 2/11/2019
- Site Development Plan (SDP)
 - SDP18-0059 was approved for CBE on 9/6/2018
 - o Revision 1 for SDP18-0059 was approved for CBE on 4/15/2019
 - Revision 2 for SDP18-0059 was approved for CBE on 6/4/2019
 - SDP19-0042 was approved for Phase 1A on 7/31/2019
 - Revision 1 for SDP19-0042 for Phase 1A was approved on 1/27/2020
 - o SDP19-0166 for Phase 1B was approved on 3/25/2020.

Florida Department of Environmental Protection ("FDEP"):

- Notice of Intent to Use the General Permit for Construction of Water Main Extensions for PWSs
 - o Permit 0286750-026-DSGP approved for CBE on 8/22/2018
 - Permit 0286750-028-DSGP was approved for CBE on 7/10/2019 permit captured horizontal direction drill revisions for utilities crossing beneath Reedy Creek.
 - o Permit 0286750-029-DSGP was approved for Phase 1A on 11/21/2019
 - Permit for Phase 1B is currently undergoing ECDD/TWA/FDEP review, with approval anticipated for April 2020.
- Notification/Application for Constructing a Domestic Wastewater Collection/Transmission System
 - o Permit 0367749-001-DWC/CG was approved for CBE on 8/29/2018
 - Permit 0367749-002-DWC/CG was approved for CBE on 7/12/2019 permit captured horizontal directional drill revisions to the CBE system
 - o Permit 0382247-001-DWC/CG was approved for Phase 1A on 11/26/2019
 - o Permit 0382247-002-DWC/CG for Phase 1B was approved on 3/23/2020.

CCDD Right-of-way Use Permit

- Permit for CBE obtained on 7/16/2018
- · Permit not required for the Phase 1 project

ECDD Service Request Application

Phases 1A and 1B are submitted to the ECDD for review, approval, processing

Federal Emergency Management Agency ("FEMA"):

- LOMR-F
 - o Shall be submitted upon completion of construction.

The IVC CBE Plat (FS19-00056) and Phase 1A Plat (FS20-00006) are currently undergoing review by the County with an expected recordation date prior to June 2020. The Phase 1B Plat is currently undergoing TCC / CCDD review prior to submittal to Osceola County.

It is the opinion of the Engineer that no technical or permitting reasons exist which would prevent the site construction based on these plans. This is contingent on Mattamy's continued compliance with all conditions of the construction documents and the permit issuance. All permits and approvals that are still pending are expected to be obtained through the ordinary course of development.

6. INFRASTRUCTURE BENEFIT

The Phase I Project is intended to provide special benefits to the assessable real property within the boundaries of the Phase 1 in accordance with Florida law. As portions of the property within the CCDD boundaries are currently undeveloped or under construction, the construction of the proposed IVC CBE Phase 1 projects is necessary to benefit the property for the intended use as a fee-simple residential subdivision. As noted, the CCDD may construct, acquire, own and operate all or any portion of the proposed IVC CBE and Phase 1 projects as allowed under Florida law. As also noted earlier, Mattamy may construct other infrastructure or improvements included in the IVC CBE and Phase 1 projects (not constructed or financed by the District) and dedicate those to the District for public use and maintenance as allowed under Florida law. The District may dedicate certain improvements to other governmental entities as required by law or approvals for the development.

7. THE IVC CBE AND PHASE 1 PROJECTS AND THE CCDD'S PHASE 1 PROJECT

The CBE and Phase 1 portions of the IVC development address master infrastructure elements and certain other facilities and improvements that will serve the residents and common areas in the CBE and Phase 1 portions of the IVC Development. The infrastructure elements of the CBE and Phase 1 projects include the cost of earthwork/grading of public property, roadways, stormwater management systems, potable water, wastewater and reclaimed water systems, landscaping and irrigation in the shoulder tracts, open spaces, and common areas, site lighting, amenities and undergrounding for installation of electrical conduit. The costs for engineering design of these elements as well as the anticipated cost for professional services and permitting fees have been included.

A portion of the cost of the IVC CBE Phase will be allocated to the Phase 1 landowners to reflect the benefit to the Phase 1 properties of the IVC Development to constitute the CCDD's Phase 1 Project. The Developer intends to construct the CBE and Phase 1 projects in segments and to convey the improvements as completed to the CCDD in exchange for payment in the lesser amount of actual cost or current value as set forth in an acquisition agreement to be entered into in conjunction with closing on the future bonds. The CBE and Phase 1 projects consist of the infrastructure improvements described below and shown on Exhibit 2. The District will pay for only those portions of the CBE and Phase 1 projects for which proceeds from the future bonds are available. Mattamy is obligated to complete at its own cost the CBE and Phase 1 projects under a completion agreement to be entered in conjunction with closing on the future bonds. Separate future bonds are anticipated to be issued by the CCDD to fund future phases of the IVC Development.

7.1. Earthwork Associated with Public Improvements

The IVC CBE and Phase 1 project's earthwork activities includes a substantial amount of cutting and filling across the site due to the varying existing topography, as well as the silt fencing and clearing and grubbing to do so. The portion of the work in this category that the CCDD will fund as a part of CCDD's

Phase 1 Project is limited to the earthwork activities associated with the public roadways, landscape / recreation tracts that will be dedicated to the CCDD for ownership and maintenance, and the creation of the stormwater ponds.

Mattamy will perform, at it's own expense, the earthwork activities for non-District owned landscape / recreation tracts and residential lot areas.

7.2. Roadway Improvements

The roadway network for the IVC Development is governed by the Celebration PD and the Osceola County Land Development Code ("LDC"). The LDC provides criteria for all roadways proposed within Osceola County, and the Celebration PD contains exceptions to the LDC for different roadway classifications for the IVC Development, including both major and minor roadways. This includes lane widths, typical cross sections, design speeds, roadway geometry and other lane requirements, among other things.

The CCDD will not fund roadways that Mattamy receives impact fee credits from the County. As Mattamy is not obtaining any impact fee credits for roadway construction, the portions of CBE and Phase 1 projects associated with the construction of the roadway pavement section (sub-base, base, asphalt), curbs, and sidewalks associated with the public roadway and alley improvements will be funded in the CCDD's Phase 1 Project.

The CBE phase consists of 15,749 square yards of asphalt pavement, 940 square yards of concrete pavement, 9,721 linear feet of curb, 5,368 square yards of sidewalk, and a 350 linear foot bridge spanning Reedy Creek. The F1 phase consists of 58,876 square yards of asphalt pavement, 25,226 linear feet of curb and 5,894 square yards of sidewalk.

7.3. On-site Utility Water Systems

7.3.1. Wastewater Collection System

The IVC Development is located within the ECDD service area, a part of the greater TWA service area. The costs for the proposed water distribution system improvements in the CBE and Phase 1 phases will be funded in part by the ECDD and subsequently conveyed to the ECDD upon construction completion. After that time, the ECDD will own, operate and maintain these infrastructure improvements. The wastewater collection and conveyance systems shall be designed in compliance with ECDD, TWA, and FDEP regulations.

The Phase 1 of the IVC development includes a central wastewater collection system which includes an on-site lift station designed to handle the current Phase 1 and future Phases 2-4 of the IVC development, as well as a system of force mains, gravity sewers, and sanitary manholes to convey wastewater to and from the lift station. Phase 1 will include approximately 1,753 linear feet of forcemain, 13,394 linear feet of gravity main, and 70 sanitary manholes.

The CBE phase of the wastewater system includes force main to tie the lift station in Phase 1 to the existing ECDD wastewater system on Celebration Blvd. The CBE phase of the IVC Development proposes approximately 5,459 linear feet of forcemain.

7.3.2. Potable Water Distribution System

The IVC Development is located within the ECDD service area, a part of the greater TWA service area. The costs for the proposed water distribution system improvements in the CBE and Phase 1 projects will be funded in part by the ECDD and subsequently conveyed to the ECDD upon construction completion. After that time, the ECDD will own, operate and maintain these infrastructure improvements. The potable water systems shall be designed in compliance with ECDD, TWA, and FDEP regulations.

The CBE portion of the IVC development is a water distribution system which includes various size water mains, fire hydrants, and valves. The CBE phase water main extends potable water service from the existing terminus of Celebration Boulevard to Phase 1 of the residential development. The water main will also extend service with the future buildout of Phases 2-4.

The Phase 1 of the IVC development is a water distribution system which includes various size water mains, fire hydrants, valves, and a booster station. The booster station is designed to handle the current Phase 1 and future Phases 2-4 of the IVC mixed-use development. The booster station is designed to provide potable water service and fire flow protection.

The CBE phase will include approximately 5,298 linear feet of water main, and the related valves, hydrants and other appurtenances. The Phase 1 portion of the project will include approximately 14,606 linear feet of water main, and the related valves, hydrants and other appurtenances. The water main in both phases will come in varying sizes.

7.3.3. Reclaimed Water Distribution System

The IVC Development is located within the ECDD service area, a part of the greater TWA service area. The costs for the proposed reuse distribution system improvements in the CBE and F1 phases will be funded in part by the ECDD and subsequently conveyed to the ECDD upon construction completion. After that time, the ECDD will own, operate and maintain these infrastructure improvements. The reuse water systems shall be designed in compliance with ECDD, TWA, and FDEP regulations.

The CBE phase of IVC includes a reclaimed water distribution system which includes various size water mains and irrigation valves. The CBE phase reclaimed water main extends service from the existing terminus of Celebration Boulevard to the Phase 1 residential development. The reclaimed water main will also extend service with the future buildout of Phases 2-4.

The Phase 1 portion of the IVC development includes a reclaimed water distribution system which includes various size water mains, irrigation valves, and a booster station. The booster station is designed to handle the current Phase 1 and future Phases 2-4 of the mixed-use development.

The CBE phase will include approximately 5,245 linear feet of reclaimed water main, and the related valves. The Phase 1 will include approximately 13,901 linear feet of reclaimed water main, and the related valves. The reclaimed water main in both phases will come in varying size.

7.4. Stormwater Management

The IVC Development is located within the Reedy Creek basin. The CBE and Phase 1 stormwater management facilities shall be designed to conform to RCID, SFWMD, and Osceola County requirements for pre-development versus post-development allowable discharge and water quality treatment. The CCDD's Phase 1 Project will consist of secondary stormwater facilities, retention ponds and discharge control structures which will play a major part in the master stormwater management facilities for the District. Onsite preserved wetlands will also play a factor in that.

The CBE phase includes the construction of Pond IV-0 and the secondary stormwater facilities draining to it, as well as secondary stormwater facilities to discharge into existing Pond HS-1. The Phase 1 portion includes the construction of ponds IV-3, IV-4 and IV-5, and the secondary stormwater facilities to drain to them. The soil material from the excavation for the ponds will be used as non-structural fill for other parts of the CBE and Phase 1 portions of the project. This includes landscape areas, open space areas, and shoulder tracts. The site is balanced so no excess excavation material is expected to be remaining after the completion of earthwork and stormwater facilities.

The stormwater management system has several primary objectives

- 1. To provide a stormwater conveyance and a storage system which includes water quality treatment and attenuation.
- 2. To adequately protect the IVC Development and the District from regulatory-defined rainfall events.
- 3. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of the IVC Development.
- 4. To satisfactorily accommodate off-site contributing drainage areas which under existing conditions drain through the District.

The outfalls for each pond will utilize a control structure, which discharges to the adjacent wetlands. The stormwater management system for the CBE and Phase 1 phases will be funded, owned and maintained by the CCDD. A drainage easement shall be dedicated to the County to allow for emergency maintenance, repairs to the system, and to enable drainage from public roads.

The scope of work to be completed by the CCDD Phase 1 Project includes the installation of necessary pipes, inlets and manholes. The CBE phase of the Development will include 5,855 linear feet of storm drainage pipe, 48 drain inlets, 1 storm manhole, 10 mitered end sections, 74 linear feet of trench drains, and 465 linear feet of underdrains. The Phase 1 portion of the development will include 14,270 linear feet of storm drainage pipe, 145 drain inlets, 22 storm manholes, and 14 mitered end sections.

7.5. Underground Electrical System

The IVC Development lies within an area served by Duke Energy for electrical power service. Duke Energy will provide underground electric service to the IVC Development from existing underground power lines located within the public right-of-way at the current terminus of Celebration Boulevard. The IVC Development's internal electric power system will consist of underground cable, duct banks, pull boxes, service racks, transformers and service pedestals (hereafter collectively referred to as the "Underground Electric System").

The CCDD's Phase 1 Project will fund only the costs to dig the trenches and drill areas to lay the conduit beneath Reedy Creek for the installation of the Underground Electric System. The CBE phase of the project consists of 21,800 linear feet of 6" conduit (3,200 linear feet bored beneath Reedy Creek), and 10,900 linear feet of 3" conduit (1,600 linear feet bored beneath Reedy Creek) extending from the current terminus of Celebration Blvd into the first phase of the development.

The Phase 1 portion of the project includes the cost to dig the trenches for the feeder and primary electrical conduits through the community. This consists of 16,000 linear feet of 6" conduit down Celebration Blvd, and 16,550 linear feet of 3" conduit along the other roads within this phase of the development.

After construction, Duke Energy will own, operate and maintain the electric lines and related facilities.

7.6. Street Lights

The installation of street lights along the roadways and alleys of the CBE and Phase 1 phases will be constructed by Mattamy and funded in part by the CCDD's Phase 1 Project. After completion of construction, the CCDD will own, operate, and maintain roadway and alley lighting.

7.7. Landscaping, Hardscape and Signage

Landscape, hardscape and signage will be provided along the public roadways, shoulder tracts, open-space, and common areas serving the IVC Development. The CBE and Phase 1 projects will include landscape, hardscape, irrigation, and street signage along the portions of the public collector roadways and within open-space areas that will be constructed in conjunction with both phases. These improvements will be funded in part by the CCDD's Phase 1 Project. After completion of construction, the CCDD will own, operate and maintain these completed improvements.

Mattamy will construct, at its own expense, the landscape, hardscape, and signage for non-CCDD owned landscape / recreation tracts and residential lot areas.

7.8. Professional Services and Permitting Fees

The County, TWA, FDEP and SFWMD and all other governing agencies impose fees for permits, plan reviews and inspections. These fees vary with the magnitude of the impact and size of the development phases. Additionally, planning, engineering, surveying, ecological, landscape, hardscape and management services are required for the design, permitting and construction monitoring of the CBE phase and Phase 1 projects. Costs for certain professional services and permitting fees associated with the CBE phase and Phase 1 projects shall be paid by the CCDD as a part of its acquisition of certain assets, permits, and work products under the terms of the acquisition agreement, with the remainder funded by Mattamy.

8. OPERATION AND MAINTENANCE RESPONSIBILITY

The long-term ownership, operation and/or maintenance responsibilities of the proposed CBE and Phase 1 phases of the IVC Development are summarized below:

Table 8-1 Ownership Matrix

ON-SITE DISTRICT IMPROVEMENTS	RESPONSIBLE ENTITY
Roadways and Alleys	Osceola County and Celebration Community Development District
Stormwater (roadway drainage, culverts, etc)	Celebration Community Development District
Potable Water System	Enterprise Community Development District
Wastewater System	Enterprise Community Development District
Reclaimed Water System	Enterprise Community Development District
Electrical	Duke Energy
Street, Alley, and Bollard Lighting	Celebration Community Development District
Landscape, Hardscape & Signage (within rights-of-way, shoulder tracts, open spaces, and common areas)	Celebration Community Development District
Common Areas	Celebration Community Development District and Celebration Residential Homeowner's Association
Wetlands	Celebration Community Development District

9. ESTIMATED COST OF THE IVC DEVELOPMENT, CBE PHASE AND PHASE 1 PHASES

Figure 3 provides the estimated costs for both the CBE Phase and the Phase 1 portions of the IVC Development. The categories are intended to match what is listed in this report. The costs for the project which are to be funded, in part, by the future bonds are separately listed.

10. SUMMARY AND CONCLUSIONS

The CBE Phase and Phase 1 portions of the IVC Development Project as outlined above are necessary for the development of the CBE Phase and Phase 1 portions of the IVC Development, which are located within the boundaries of the CCDD's service area. The public infrastructure improvements are necessary for the development of the CBE and Phase 1 projects are necessary for the development of the CCDD's Phase 1 Project in the IVC Development. The planning and design of both phases are in accordance with current governmental regulatory requirements. Both phases will provide the intended function so long as the construction is in substantial compliance with the design and permits and the facilities are properly maintained.

In summary, the total costs for the CBE and Phase 1 Projects is \$44,628,575, with \$17,193,341 attributed to the CBE portion and \$27,435,234 in the Phase 1 portion of the project. The total costs funded by the developer and by the CCDD's bond issuance are broken out as follows:

IVC CBE & F1 Projects - Total Cost \$44,628,575

1.	CBE Phase - a. Developer Costs -	\$ 17,193,341 \$ 1,381,171
		\$ 1,609,800
	b. ECDD Funded -	
	c. CCDD Funded -	\$ 14,202,370
2.	Phase 1 Phase – a. Developer Costs - b. ECDD Funded - c. CCDD Funded -	\$ 27,435,234 \$ 11,076,541 \$ 4,139,272 \$ 12,219,421

The costs of constructing CBE Phase and Phase 1 Phase of the IVC Development as described in this report are based on current plans or estimated quantities for the two phases infrastructure. Refer to the latest revision of the approved plans, drawings, specifications and development requirements, for the latest infrastructure. To the best of our professional opinion, knowledge and belief, the costs of the CBE Phase and Phase 1 Phase of the IVC Development provided herein are reasonable to complete the construction of the CBE Phase and Phase 1 Phases of the IVC Development described herein.

All infrastructure costs of the CBE Phase and Phase 1 phases of the IVC Development are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes. The benefits to the assessable parcels within the CBE Phase and Phase 1 portions of the IVC Development to be derived from these improvements will not be less than the costs of such improvements comprising the CBE Phase and Phase 1 Phases of the IVC Development.

The opinion of probable cost for construction is only an estimate, and not a guaranteed maximum price. The estimated cost of the CBE and Phase 1 phases of the IVC Development is based on multiple factors, including but not limited to historical unit prices for previous projects and market prices impacting current projects in the region. There are also several factors that cannot be predicted with any models, including but not limited to the price of equipment, labor rates, material costs, and construction delays. Based on all these factors, the final cost of the CBE Phase and Phase 1 phases of the IVC Development could be more or less than what is forecast in this estimate.

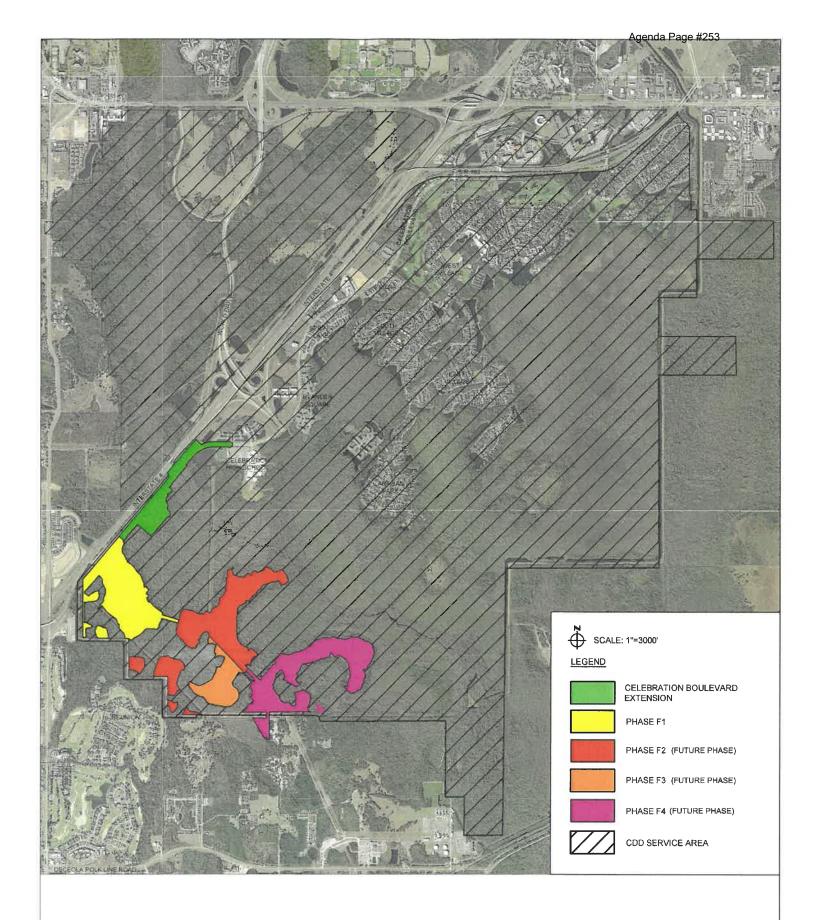
Chris L. Thompson Jr., P.E.

Atkins, member of the SNC-Lavalin Group 482 S. Keller Road, Orlando FL 32810

Christopher.Thompson@atkinsglobal.com (407) 806-4268

Figure 1

Celebration Overview / IVC Project Location Map

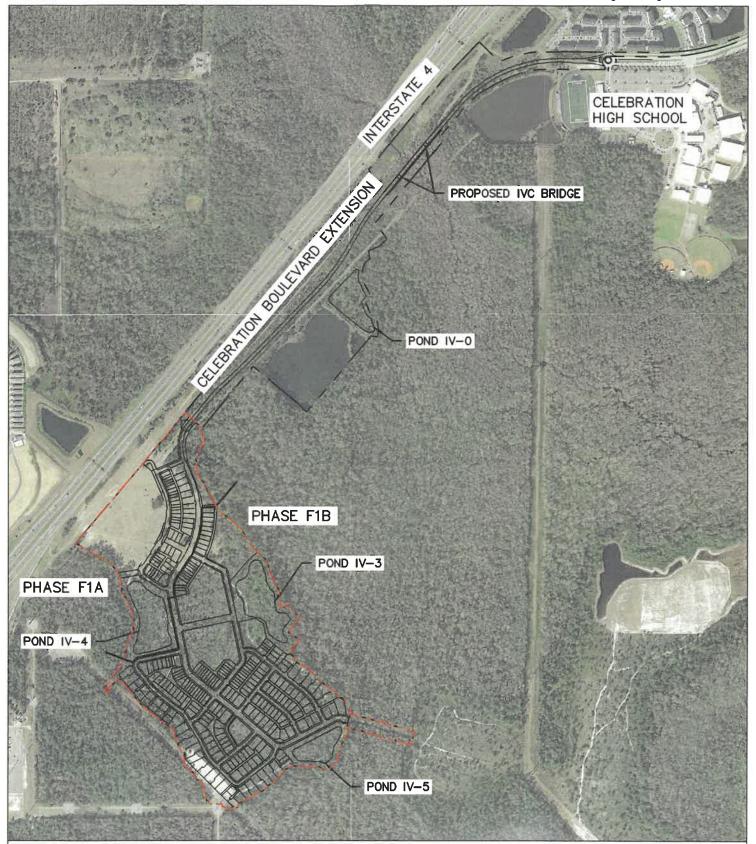


ISLAND VILLAGE AT CELEBRATION



Figure 2

IVC CBE and Phase 1 Site Improvements



ISLAND VILLAGE AT CELEBRATION - CELEBRATION BLVD EXTENSION AND PHASE 1 IMPROVEMENTS

SCALE 1:800 DATE: 03/23/2020



Exhibit 3 Estimate Project Costs

		-		f Probable C n & Island Vi		1	
Responsible Party			ration Blvd Ext			and Village Pha	se 1
Infrastructure Category	Total	Developer	ECDD	CCDD / Bonds	Developer	ECDD	CCDD / Bonds
Earthwork Associated with Public Improvements	\$7,464,325	\$960,033	\$0	\$1,786,041	\$3,628,981	\$0	\$1,089,271
Roadway	\$6,048,303	\$0	\$0	\$1,672,026	\$41,550	\$0	\$4,334,727
Bridge	\$5,501,600	\$0	\$0	\$5,501,600	\$0	\$0	\$0
Wastewater Collection System	\$2,554,828	\$0	\$367,565	\$0	\$167,425	\$2,019,838	\$0
Potable Water Distribution System	\$2,126,804	\$0	\$743,719	\$0	\$210,947	\$1,172,138	\$0
Reuse Water Distribution System	\$1,112,797	\$0	\$345,966	\$0	\$167,359	\$599,472	\$0
Stormwater Management	\$2,888,777	\$0	\$0	\$940,167	\$0	\$0	\$1,948,610
Landscape, Hardscape, and Signage in rights-of way, shoulder tracts, open spaces, and common areas	\$9,997,518	\$0	\$0	\$1,693,424	\$5,851,023	\$0	\$2,453,072
Undergrounding of Electrical System	\$1,682,662	\$150,000	\$0	\$856,328	\$300,000	\$0	\$376,334
Street Lights	\$1,397,525	\$0	\$0	\$406,915	\$0	\$0	\$990,610
Professional Services and Permitting Fees	\$2,630,181	\$237,838	\$108,833	\$960,173	\$398,238	\$234,080	\$691,019
Contingency (3%)	\$1,223,254	\$33,301	\$43,717	\$385,695	\$311,019	\$113,743	\$335,779
Total Cost	\$44,628,575	\$1,381,171	\$1,609,800	\$14,202,370	\$11,076,541	\$4,139,272	\$12,219,42

Notes:

- Earthwork, Roadway, Bridge, Waste / Potable / Reuse Utility, Stormwater Management costs came from JR Davis contracted or bid values.
- 2. Landscape, Hardscape, & Common Areas estimate on CBE from most recent opinion of probable cost from latest Atkins design
- 3. Landscape, Hardscape, & Common Areas estimate on Phase 1 from most recent opinion of probable cost from NAK Design Strategy estimates
- 4. Underground Electrical System fees calculated from JR Davis contracted values for CBE project. These values were extrapolated into the Phase 1 site to obtain the design fees.
- 5. Street Lights cost from Atkins most recent opinions of probable costs for site lighting systems submitted with the latest SDPs for each phase (CBE, Phase 1A, and Phase 1B)
- 6. Professional Services and Permitting Fees calculated from contracted costs from Atkins and NAK Design Strategies for both projects.

ENGINEER'S REPORT AND CAPITAL IMPROVEMENT PROGRAM SUPPLEMENT NO. 2 (CELEBRATION ISLAND VILLAGE)

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

June 22, 2021

FOR

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

CELEBRATION, FLORIDA

BY:

DONALD W. McINTOSH ASSOCIATES, INC. 2200 PARK AVENUE NORTH WINTER PARK, FL 32789

ENGINEER'S REPORT AND CAPITAL IMPROVEMENT PROGRAM

SUPPLEMENT NO. 2

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

This Engineers report, Supplement No. 2, is intended to fully amend and supplement the Engineers Report – 1st Supplement prepared by Atkins Global, dated April 7, 2020. In case of any conflict between the reports, this Supplement No. 2 shall control and prevail.

I. CELEBRATION OVERVIEW

Celebration is a planned mixed-use development comprising ±8,075 acres located in the northwest portion of Osceola County, Florida. The approximate developable area is 3,954 acres. Celebration is made up of multiple "villages" or development parcels that include single family and multi-family residential areas, a town center core area, civic facilities, office and commercial developments and amenity facilities. Celebration is located in the northwestern portion of Osceola County, south of US Highway 192 and east of the Reedy Creek Improvement District C-1 canal. The development is generally bounded on the south by the Reunion development and on the west by State Road 429. A location map is included as Exhibit A.

Celebration is served by two community development districts, which are the Celebration Community Development District (CCDD) and the Enterprise Community Development District (ECDD). The Districts are a special purpose unit of local government established by the Florida Land and Water Adjudicatory Commission in March 1994 pursuant to Chapter 190, Florida Statutes to construct, acquire, finance and maintain certain necessary public infrastructure improvements as described herein. This report is prepared for the CCDD.

II. BACKGROUND

Mattamy Orlando, LLC ("Mattamy" or "Developer") is the developer of the Celebration Island Village ("CIV") property, which is a mixed use community encompassing just under 453 acres. The approved project entitlements include 1014 single family homes and townhomes, 300 apartments, a 10 acre school site, 29,715 square feet of commercial space, 2 community amenity/recreation sites and a minimum of 5 acres of civic area. A tabular summary of the proposed residential and commercial development program is included as Table 3. There are five planned phases of the CIV development, including the Celebration Boulevard Extension ("CBE") and the CIV development Phases 1 through 4. Minor revisions to the currently contemplated development program can be implemented if consistent with the County-approved Planned Development and other regulatory agency requirements. Ultimate build-out is presently expected to occur over an estimated period of eight (8) years. The Celebration Boulevard Extension (CBE) and CIV Phase 1 are currently under construction.

This report will focus on the public infrastructure necessary to support future development of CIV Phases 2 - 4 as it is anticipated that this public infrastructure will be funded in part by CCDD through the issuance of tax-exempt bonds by CCDD. The report also includes an update of the capital improvement cost information presented in the Island Village At Celebration, Celebration Community Development District Engineer's Report – 1st Supplement prepared by Atkins Global, dated April 7 2020.

The CBE and CIV Phase 1 projects encompass ±161.2 acres, consisting of ±48.1 acres for the CBE project and ±113.1 acres for the CIV Phase 1 project. The CBE project site is located within Section 23, Township 25 South, Range 27 East. The CIV Phase 1 project site is located southwest of and adjacent to the CBE project site in Section 26, Township 25 South, Range 27 East. CIV Phases 2 - 4 are located adjacent to CIV Phase 1 and extending to the southeast

in Section 26, Township 25 South, Range 27 East. A map depicting the approximate boundaries of the District with the locations of the currently planned development phases is included as Exhibit B.

As of the date of this report, all real property located within future CIV Phases 2 - 4 is owned by the Developer. The public infrastructure improvements within CBE and CIV Phase 1 have been dedicated to the perpetual use of the public via dedication in the recorded plats for the CBE and CIV Phases 1A and 1B. The real property associated with the improvements shall be conveyed to the County, the CCDD and the ECDD by the recordation of deeds following inspection, approval and acceptance of the improvements by the applicable entity following completion of construction.

Recorded Plats

Celebration Boulevard Extension: Plat Book 29, PG 86

Celebration Island Village Phase 1A: Plat Book 29, PG 151

Celebration Island Village Phase 1B: Plat Book 30, PG 81

The Developer has retained ownership of the various development parcels and residential lots in Phases 1A and 1B.

This Engineer's Report and Capital Improvement Program Supplement No. 2 (Report) and the information contained herein has been prepared for the use of the Celebration Community Development District. The Capital Improvement Program (CIP) included herein reflects the proposed improvements associated with the Celebration Island Village development within the currently approved CCDD boundary and ECDD service area.

III. OBJECTIVE

This Report has been prepared to assist with the financing and construction of various necessary public infrastructure improvements contemplated to be constructed, acquired and/or installed to provide safe and adequate access, utilities, etc. within the District. This Report presents a narrative description of the major components included within the infrastructure systems and current Engineer's opinions of probable costs for completing the District-related improvements necessary to support the development of the lands located within the District. The CIP is anticipated to be implemented in phases and includes:

Initial Phases Under Construction

- CBE Phase 1: CBE consists of a ±5,000-foot long 2-lane roadway with associated storm water facilities, utility infrastructure (potable water, reclaimed water, sanitary sewer force main, electrical) and lighting and ±350 long bridge over Reedy Creek. CBE extends from the roundabout at Celebration High School to the entrance into Phase 1.
- CIV Phase 1 Infrastructure: The CIV Phase 1 development includes ±21,400 linear feet of collector roadways, local streets and alleys with associated stormwater facilities, utility infrastructure (potable water, reclaimed water, wastewater, electrical) and lighting, including a further extension of Celebration Boulevard is included in Phase 1 that serves as the primary collector for the local streets and alleys. The wastewater infrastructure also includes the master sanitary sewage lift station and associated force main that will service the CIV Phase 1 development as well as receive and transmit the wastewater flows from future CIV Phases 2 4.

Future Phases

 CBE Phase 2: The extension of Celebration Boulevard between CIV Phase 1 and the future CIV Phases 2 - 4 includes two 2-lane roadway crossings of Davenport Creek and the South Florida Water Management District Wildlife Management Conservation Area (WMCA). A ±550-foot crossing will connect CIV Phases 1 and 2, and a ±450-foot crossing will connect CIV Phases 2 and 4. Construction of these crossings is currently anticipated to include multiple large culverts to provide adequate conveyance for the Davenport Creek flows.

• CIV Phases 2 – 4 Infrastructure: Based on the current conceptual plans, future CIV Phases 2 - 4 will include construction of ±62,200 linear feet of collector roadways, local streets and alleys. Similar to CIV Phase 1, each future phase includes an extension of Celebration Boulevard which serves as the primary collector road for the local streets and alleys within the respective phases. Related public infrastructure to be constructed includes associated stormwater facilities, utility infrastructure (potable water, reclaimed water, wastewater, electrical) and lighting. Four (4) sanitary sewer lift stations and associated force main extensions are included in the wastewater infrastructure for the future phases, with one lift station each in CIV Phases 2 and 3 and two lift stations in CIV Phase 4.

The CIP reflected in this Report represents the present intentions of the Developer and the District. The implementation of any CIP discussed in this plan requires final approval by many regulatory and permitting agencies including Reedy Creek Improvement District (RCID), South Florida Water Management District (SFWMD), Osceola County, the Federal Emergency Management Agency (FEMA) and others. As of the date of this report all permits necessary for the initial phases under construction (CBE and CIV Phase 1) have been issued by RCID/SFWMD, Osceola County and FDEP The permits necessary for the construction of future phases will be applied for during the final design and permitting of the individual future phases. A tabular

summary of the permits and approvals obtained for the initial phase and required for the future phases is included as Table 4.

The actual improvements described herein may vary from the CIP discussed in this Report. If additional improvements not described herein are identified, this Report may be amended to reflect such additional improvements.

Engineer's opinions of probable costs contained in this Report have been prepared based on the Engineer's opinion and interpretation of the best available information at this time. The actual costs of construction, engineering design, planning, approvals and permitting may vary from the cost opinions presented herein.

IV. TRANSPORTATION IMPROVEMENTS

A network of new roadways is required to develop CIV. As noted previously in this report, the construction of the initial phase of roadways comprised of CBE and CIV Phase 1 infrastructure is underway. The initial phase includes $\pm 26,000$ linear feet of collector roadways, local streets and alleys with CBE serving as the primary collector road. The roadway improvements within future CIV Phases 2 - 4 include approximately $\pm 62,000$ linear feet of collector roadways, local streets and alleys, including additional extensions of Celebration Boulevard. The local streets and alleys will provide ingress, egress and interconnectivity for CIV Phases 2 - 4.

The roadway infrastructure includes those roadways necessary to provide safe and adequate access to the lands within CIV and the District. A graphic depiction of these roadways is set forth in Exhibit "C." Sheet 1 of Exhibit "C" contains a depiction of improvements listed above as "Initial Phase" construction. Sheet 2 of Exhibit "C" includes a depiction of the "Future Phase" construction.

All roads constructed or acquired by the District will be public roadways and are proposed to be constructed using asphalt concrete surface with curb sections and sidewalks. Some will have on-street parking, asphalt trails and/or bicycle paths. Celebration Boulevard and certain local streets will include landscaped parkways. The paved travelways (i.e., curbs and asphalt) will ultimately be owned, operated and maintained by Osceola County. The landscaped parkways adjacent to the pavement section will be located in separate roadway shoulder tracts that will be owned and maintained by CCDD. Public alleys constructed or acquired by CCDD will be retained by the CCDD for ownership, operation and maintenance. The CCDD will not fund roadways for which the Developer will receive impact fee credits, if any, from the County.

V. POTABLE WATER, RECLAIMED WATER, & SANITARY SEWER FACILITIES

As noted previously in this report, the initial phase of development comprising CBE and CIV Phase 1 includes construction of extensions of the potable water, reclaimed water and sanitary sewer facilities within those projects to their current terminus at the southeast boundary of CIV Phase 1. The current extensions are being constructed by the Developer and will be funded in part by the ECDD. Following the completion of construction, the utility extensions will be conveyed to the ECDD by the Developer for ownership, operation and maintenance with the construction in future phases to proceed in a similar manner.

The potable water distribution system for CIV (Phases 2-4) will include a potable water main extension that connects to the ECDD water main in CBE Phase 1. Distribution mains will run generally within the roadway corridors described above with the objective that the potable water distribution system will serve as a source of potable water and fire protection water for all of the development within CIV The potable water facilities will be constructed by the Developer, funded in part by the ECDD, and will be conveyed to the ECDD by

the Developer for ownership, operation and maintenance after completion of construction.

The reclaimed water distribution system for CIV Phases 2-4 will include a reclaimed water main extension that connects to the ECDD reclaimed water main in CBE Phase 1. Like the potable water mains, the reclaimed water distribution mains will run generally within the roadway corridors described above with the objective that the reclaimed water distribution system will ultimately serve as a source of non-potable (irrigation) water for all of the development within CIV. The reclaimed water facilities will be constructed by the Developer, funded in part by the ECDD, and will be conveyed to the ECDD by the Developer for ownership, operation and maintenance after completion of construction.

The sanitary sewer system for Celebration Island Village includes five wastewater lift stations and the associated sanitary sewer force mains. This system will connect to an existing 8-inch ECDD force main constructed with the CBE. One of the lift stations, which serves as the master lift station, is included in the CIV Phase 1 construction. This master lift station will receive wastewater flows from future CIV Phases 2 - 4 via a connection to the CIV Phase 1 wastewater gravity collection system. A second lift station will be constructed to serve CIV Phase 2 with the remaining three lift stations to be constructed with the future development of CIV Phases 3 and 4. These sanitary sewer facilities, along with contributing gravity sewer collection systems, will act as the wastewater collection and transmission systems for all development within CIV. The sanitary sewer facilities will be constructed by the Developer, funded in part by the ECDD, and conveyed to the ECDD by the Developer for ownership, operation and maintenance after completion of construction.

VI. ELECTRICAL DUCT BANK AND STREET LIGHT CONDUIT

The infrastructure roadway corridors will accommodate a plastic pipe duct bank system and plastic pipe street light conduits, manholes and pull boxes. This duct bank system and conduit network will enable the efficient distribution of electric power provided by Duke Energy to the development, including power to the street lights. The proposed duct bank system will run within the rights-of-way or easements established for the primary roadway corridors and be placed as part of the initial roadway construction to significantly limit the amount of disruption required to provide these needed services as development progresses. The current extensions are being constructed by the Developer with the construction in future phases to proceed in a similar manner.

The electrical distribution system duct banks and conduits constructed by the Developer will ultimately be owned, operated and maintained by Duke Energy and are not included in the CIP. The street light conduit and the street light network are also intended to be completed concurrent with the roadway construction. The street light and conduit network constructed by the Developer will ultimately be acquired, owned, operated and maintained by CCDD and is included in the CIP.

VII. STORMWATER MANAGEMENT AND DRAINAGE FACILITIES

To enable construction of the public infrastructure improvements required to support the CIV development within the District, a site-wide master stormwater management system will be implemented, with the respective portions of the system being constructed as the future phases are developed. This master stormwater management system will consist of a series of surface water retention/detention ponds enabling treatment and attenuation of stormwater runoff from development within CIV. The soil excavated from the ponds will be used as structural fill for roadway construction and for non-structural fill for other parts of the Initial Phase Improvements (CBE and Phase 1) and proposed the Future Improvements portions of the project. These include landscape

areas, open space areas, and shoulder tracts. The portion of the earthwork related to pond excavation and fill placement that the CCDD will fund as a part of CCDD's CIP is limited to the earthwork activities associated with the public roadways, and landscape/recreation tracts and stormwater ponds that will be dedicated to the CCDD for ownership and maintenance. The master stormwater management system will be constructed by the Developer and acquired for ownership, operation and maintenance by the CCDD.

Drainage works consisting of roadway and alley inlets, collector pipes, manholes, outfall pipes, etc. to be constructed within the proposed infrastructure roadways and alleys will collect stormwater runoff and convey it to the master stormwater management system. The drainage works for the proposed infrastructure roadways will be constructed by the Developer and ultimately owned, operated and maintained by Osceola County. The drainage works for the proposed infrastructure alleys will be constructed by the Developer and ultimately owned, operated and maintained by the CCDD.

VIII. RECREATION FACILITIES AND AMENITIES

One of the major components of creating a community is the implementation of special common area and recreation facility improvements. The proposed development plan for the project includes the creation of several special amenities and "places," which will help create a sense of community. These areas include park facilities and other open space amenity areas. With the exception of certain CCDD-owned tracts, the CIP does not anticipate CCDD construction or acquisition of recreational facilities or amenities beyond the District's intent to incorporate upgraded street sign poles, upgraded street lighting, and enhanced landscaping and hardscaping within the community. All other recreational facilities and/or amenities on non-CCDD owned recreation and amenity tracts are anticipated to be constructed by the Developer and ultimately owned and maintained by the Celebration Residential Owners Association.

IX. DESIGN/PERMITTING AND CONTINGENCY

Estimated soft costs associated with the CIP are included in the Opinion of Probable Costs included herein. These include but are not limited to:

- design/engineering/permitting;
- land surveying;
- legal consulting;
- environmental consulting;
- regulatory permitting;
- materials testing;
- · as-built surveying; and
- observation during construction to assure the site is constructed as designed and maintained in a safe and secure manner until sufficient infrastructure is in place to allow for dedication to the appropriate jurisdictional or regulatory agency.

A project contingency estimate has also been included.

X. COST ESTIMATES FOR DEVELOPMENT IMPROVEMENTS

A summary of the Engineer's Opinion of Probable Costs is provided as Table 1. A listing of the entities expected to receive the dedication of various improvements along with the entities expected to assume responsibility for operation and maintenance of the facilities is provided in Table 2.

The opinions of probable costs provided in this Report represent only those facilities to be designed, constructed, and/or acquired by the District. Costs are based upon the Engineer's opinion and interpretation of the best available information; however, costs will vary based on final site planning, final engineering, approvals from regulatory agencies and economic factors.

In our opinion, the estimated costs identified herein are reasonable and sufficient for the design, construction and/or installation of the CIP.

Engineer's Opinion of Probable Cost TABLE 1

Celebration Boulevard Extension and Celebration Island Village (CIV) Phases 1 - 4

Capital Improvement Plan

		Initial Phase Improvements	ments	Propos	Proposed Future Improvements	ements
		Estimated Cost			Estimated Cost	
Component	Totals	Celebration Blvd Extension	CIV Phase 1	CIV Phase 2	CIV Phase 3	CIV Phase 4
Earthwork (For Public R/W and Tracts Only)	\$11,180,915	\$2,855,156	\$772,759	\$3,224,000	\$1,165,000	\$3,164,000
Roadway	\$21,478,812	\$2,774,886	\$3,941,926	\$5,171,000	\$3,082,000	\$6,509,000
Drainage Works/Stormwater System	\$9,650,682	\$1,017,762	\$1,867,920	\$2,491,000	\$1,178,000	\$3,096,000
Bridges / Wetland Waterway Crossings	\$13,514,755	\$7,189,755	N/A	\$3,751,000	N/A	\$2,574,000
Potable Water ⁽⁴⁾	\$5,380,876	\$654,190	\$1,159,686	\$1,810,000	\$469,000	\$1,288,000
Sanitary Sewer ⁽⁴⁾	\$10,956,349	\$425,764	\$1,998,585	\$2,786,000	\$1,529,000	\$4,217,000
Reclaimed Water ⁽⁴⁾	\$4,467,115	\$337,334	\$589,781	\$2,134,000	\$369,000	\$1,037,000
Streetlights	\$6,788,187	\$442,152	\$1,643,035	\$1,835,000	\$770,000	\$2,098,000
Landscape/Hardscape	\$19,023,043	\$1,213,360	\$4,319,683	\$4,740,000	\$2,501,000	\$6,249,000
Soft Costs and Professional Fees	\$12,323,181	\$1,306,844	\$1,323,337	\$3,912,000	\$1,549,000	\$4,232,000
Contingency	\$8,361,254	\$462,713	\$760,541	\$2,863,000	\$1,145,000	\$3,130,000
TOTAL COST	\$123,125,169	\$18,679,916	\$18,377,252	\$34,719,000	\$13,756,000	\$37,594,000

NOTES

- The estimated cost of Roadway Construction does not include cost of right-of-way acquisition.
- 2) Improvements identified in the Capital Improvement Plan, whether they are identified within the "Initial Phase Improvements" or the "Proposed Future Improvements" in the chart above, may be financed with proceeds of any series of Bonds or other available capital, subject to Board approval. The Developer will fund all other costs.
- B) This opinion of probable cost represents the Engineer's judgment as a design professional and is supplied for the general guidance of the District. The Engineer has no control over the cost of labor and material, competitive bidding or market conditions. While it is the Engineer's opinion that the costs identified herein are reasonable and sufficient for the design, construction and/or installation of the CIP, the Engineer does not guarantee the accuracy of such opinions as compared to contractor bids or actual cost to the District. 4) Costs for potable water, sanitary sewer and reclaimed water are anticipated to be funded in part by ECDD and are included for information only.
- Soft Costs and Professional Fees for Initial Phase based on Atkins report dated 4/7/20.
- Soft Costs and Professional Fees for Future Phases based on 14% of total infrastructure, utilities, lighting and landscaping/hardscaping cost
- Contingency for Initial Phase based on Atkins CDD Report dated 4/7/20.
- Contingency for Future Phases based on 10% of total roads, streets, stormwater management, utilities, lighting and landscaping/hardscaping cost.
- Infrastructure construction costs for Celebration Boulevard Extension from Jr. Davis Construction pay applications.
- Landscape, hardscape and lighting costs for Celebration Boulevard extension from contractor pay applications, contracts and/or bid values.
 - infrastructure construction costs for Phase 1 from Jr. Davis Construction and WLW Construction pay applications.
- Landscape, hardscape lighting costs for Celebration Boulevard Extension and Phase 1 from vendor contracts, bids and Developer budgets.
- Infrastructure costs for Future Phases based on roadway lengths per Conceptual Site Plans prepared by TDC Design Studio dated 12/4/20 and 3/23/21, unit costs from JR Davis Construction and WLW Construction Phase 1 pay applications and unit cost information from recent bids on similar projects.
- Earthwork costs for Future Phases developed from proposed public right-of-way and tract acreages per Conceptual Site Plans prepared by TDC Design Studio dated 12/4/21 and
 - 3/23/21 using estimated pond excavation and fill depths.
- andscape, hardscape and streetlight costs for Future Phases based on Initial Phase improvement costs prorated to roadway lengths per Conceptual Site Plans prepared by TDC dated 12/4/20 and 3/23/21.

TABLE 2

OPERATIONS AND MAINTENANCE SUMMARY

Celebration Community Development District and Celebration Residential Homeowners Association	Common Areas
	way, shoulder tracts, CCDD-owned open spaces)
Celebration Community Development District	Landscape, Hardscape, Signage (within rights-of-
Celebration Community Development District	Street Lighting
Enterprise Community Development District	Reclaimed Water System
Enterprise Community Development District	Wastewater System
Enterprise Community Development District	Potable Water System
	structures, etc.)
Celebration Community Development District	Master Stormwater System (ponds, control
	manholes and piping)
Celebration Community Development District	Alley Drainage Works (alley drainage inlets,
	manholes and piping)
Osceola County	Roadway Drainage Works (roadway drainage inlets,
Celebration Community Development District	Alleys, sidewalks, etc.
Osceola County	Roadways (Curb to Curb)
RESPONSIBLE ENTITY	DISTRICT IMPROVEMENTS

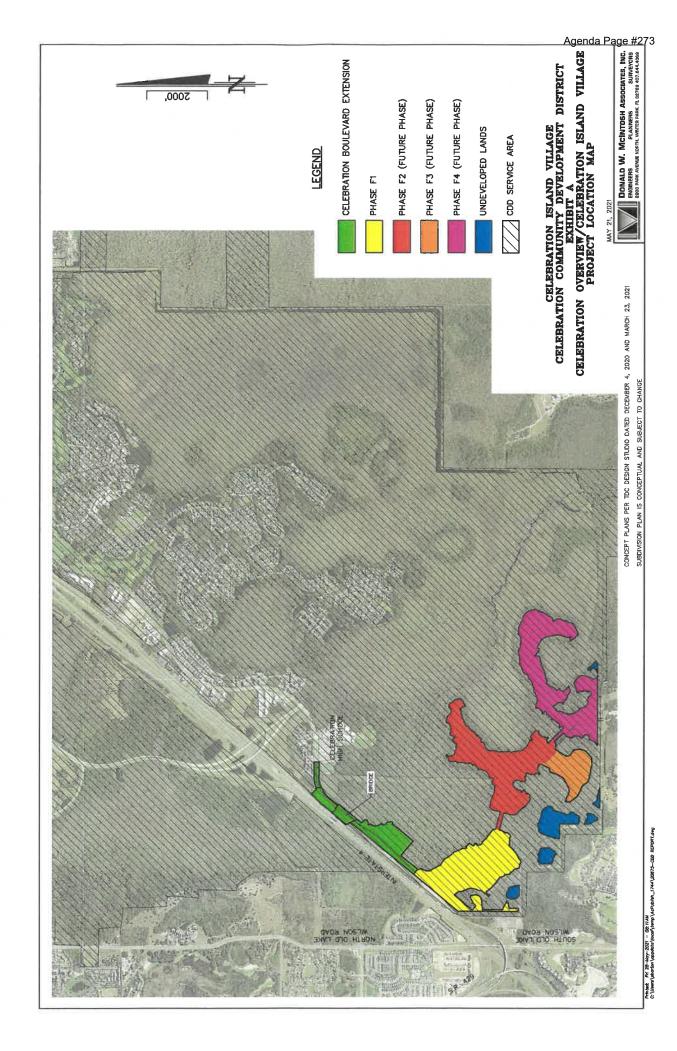
F:\Proj2020\20675\ENGadmin\Prod\EP023V3 CCDD Engineer's Report.docx

TABLE 3
DEVELOPMENT PROGRAM

Product Type	F1	F2	F3	F4	Total
Apartment	300	ı	•	1	300
Townhouse	70	143	44	91	348
Motor Court	J.	•	•	•	
Single Family – 40'	90	119	27	44	280
Single family – 55'	43	58	29	35	165
Single Family – 70'	35	19	32	123	209
Commercial (sq ft)	10,500	•	•	19,215	29,715

TABLE 4
Approval and Permit Summary
Celebration Boulevard Extension and Celebration Island Village (CIV) Phases 1 - 4

	Initial Phase In	Initial Phase Improvements Permits	Proposed Future Improvements Permits
Approval / Permit	Celebration Blvd Extension	CIV Phase 1	CIV Phase 2 CIV Phase 3 CIV Phase 4
	48-00714-P/180430-6 48-	48-00714-P/190513-4 (Ph 1A) 48-	48- 48-00714-P/190513-4 (Ph 1A) 48-All permit and approvals for construction of future phases to be
RCID/SFWMD Envronmental Resource Permit	00714-P/190204-10	00714-P/200106-2579 (Ph 1B)	applied for at time of final design and permitting
SFWMD Water Use Permit	49-02707-W / 180828-9	N/A	
Osceola County Preliminary Subdivision Plan	Not Required	PS18-00032 (Ph 1)	
	SDP18-0059, SDP-0144,	SDP19-0042 (Ph 1A), SDP19-0166	
Osceola County site Development Plan	SDP18-0145	(Ph 1B)	
		Plat Book 29, Pg 151 (Ph 1A) Plat	
Osceola County Final Plat	Plat Book 29, Pg 86	Book 30 Pg 81 (Ph 1B)	
	0286750-026-DSGP	0286750-029-DSGP (Ph 1A)	
FDEP Potable Water	0286750-028-DSGP	0125823-349-DS (Ph 1B)	
	0367749-001-DWC/CG	0382247-001-DWC/CG (Ph 1A)	
FDEP Sanitary Sewer	0367749-002-DWC/CG	0382247-002-DWC/CG (Ph 1B)	
CCDD Right of Way Use	Issued 7/16/18	Not Required	
ECDD Service Request Application	N/A	Submitted	
	To be applied for after	To be applied for after completion	
FEMA (LOMR - F)	completion of construction	of construction	



Philipst. Pt 20-140y-2021 - 05:11AV C. Vinen Vaborton (Appetito Vocal Vamp Vachabith, 1744\20075-000 RDPORT. Ong

Printed: Fri 28-May-2021 — 08:11AW C. Videre Natorice Napoldo Noori (temp. Nat-bolish _1744\20675-CDD REPORTIdes

Philist: PH 28-Moy-2021 - 08:13MJ F: \Project0\20073\EDM\$\Exhelia\20073-C00 REPORT.6mg

ENGINEER'S REPORT AND CAPITAL IMPROVEMENT PROGRAM SUPPLEMENT NO. 3 CELEBRATION ISLAND VILLAGE ASSESSMENT AREA ONE PROJECT

(CELEBRATION BOULEVARD EXTENSION AND CELEBRATION ISLAND VILLAGE PHASES 1 AND 2A)

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

July 27, 2021

FOR

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

CELEBRATION, FLORIDA BY:

DONALD W. McINTOSH ASSOCIATES, INC. 2200 PARK AVENUE NORTH WINTER PARK, FL 32789

ENGINEER'S REPORT AND CAPITAL IMPROVEMENT PROGRAM

SUPPLEMENT NO. 3 THE ASSESSMENT AREA ONE PROJECT

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

This Engineers report, Supplement No. 3, is intended to supplement the Engineers Report – Supplement No. 2 dated June 22, 2021. Supplement No. 2 was previously prepared to fully amend and supplement the Engineers Report – 1st Supplement prepared by Atkins Global, dated April 7, 2020.

I. CELEBRATION OVERVIEW

Celebration is a planned mixed-use development comprising ±6,548 acres located in the northwest portion of Osceola County, Florida. The approximate developable area is 3,954 acres. Celebration is made up of multiple "villages" or development parcels that include single family and multi-family residential areas, a town center core area, civic facilities, office and commercial developments and amenity facilities. Celebration is located in the northwestern portion of Osceola County, south of US Highway 192 and east of the Reedy Creek Improvement District C-1 canal. The development is generally bounded on the south by the Reunion development and on the west by State Road 429. A location map is included as Exhibit A.

Celebration is served by two community development districts, which are the Celebration Community Development District (CCDD) and the Enterprise Community Development District (ECDD). The Districts are a special purpose unit of local government established by the Florida Land and Water Adjudicatory Commission in March 1994 pursuant to Chapter 190, Florida Statutes to construct, acquire, finance and maintain certain necessary public infrastructure improvements as described herein. This report is prepared for the CCDD.

II. BACKGROUND

Mattamy Orlando, LLC ("Mattamy" or "Developer") is the developer of the Celebration Island Village ("CIV") property, which is a mixed use community encompassing just under 453 acres. The approved project entitlements include 1014 single family homes and townhomes, 300 apartments, a 10 acre school site, 29,715 square feet of commercial space, 2 community amenity/recreation sites and a minimum of 5 acres of civic area. There are five planned phases of the CIV development, including the Celebration Boulevard Extension ("CBE") and the CIV development Phases 1 through 4. A tabular summary of the proposed residential and commercial development program within Phases 1 and 2 is included as Table 3A. Conceptual development plans depicting the proposed site improvements for Phases 1 and 2 are included as Exhibits D and E, respectively. Minor revisions to the currently contemplated development program can be implemented if consistent with the County-approved Planned Development and other regulatory agency requirements. Ultimate build-out is presently expected to occur over an estimated period of eight (8) years. Construction of the Celebration Boulevard Extension (CBE) and CIV Phase 1A is complete and those portions of the project are in the final stage of the certification of completion process by permitting agencies. Construction of the horizontal improvements in CIV Phase 1B is nearing completion with certification of completion for that portion of the project pending construction completion, final inspection and acceptance by permitting agencies.

This report will focus on the public infrastructure necessary to support future development of the Celebration Boulevard Extension and CIV Phases 1 and 2A, which is referred to herein as the Assessment Area One Project; it is anticipated that this public infrastructure will be funded in part by CCDD through the issuance of the Series 2021 tax-exempt bonds by CCDD. The report also includes an update of the capital improvement cost information presented in the Island Village At Celebration, Celebration Community

Development District Engineer's Report – 1st Supplement prepared by Atkins Global, dated April 7 2020.

Based on the acreages listed in the recorded plats, the CBE and CIV Phase 1 projects encompass ±147.8 acres, consisting of ±49.6 acres for the CBE project and ±98.2 acres for the CIV Phase 1 project. The CBE project site is located within Section 23, Township 25 South, Range 27 East. The CIV Phase 1 project site is located southwest of and adjacent to the CBE project site in Section 26, Township 25 South, Range 27 East. CIV Phase 2 encompasses ±116 acres (±24.9 acres in Phase 2A and ±91.1 acres in Phase 2B) and is located adjacent to CIV Phase 1 and extending to the southeast in Section 25, Township 25 South, Range 27 East. The total acreage for Assessment Area One is ±172.7 acres. A tabular summary of the acreages related to the CBE, Phase 1 and Phase 2 development areas is included as Table 3B. A map depicting the approximate boundaries of the District with the locations of the currently planned development phases is included as Exhibit B.

As of the date of this report, all real property located within future CIV Phase 2A is owned by the Developer. The public infrastructure improvements within CBE and CIV Phase 1 have been dedicated to the perpetual use of the public via dedication in the recorded plats for the CBE and CIV Phases 1A and 1B. The real property associated with the improvements shall be conveyed to the County, the CCDD and the ECDD by the recordation of deeds following inspection, approval and acceptance of the improvements by the applicable entity following completion of construction.

Recorded Plats

Celebration Boulevard Extension: Plat Book 29, PG 86

Celebration Island Village Phase 1A: Plat Book 29, PG 151

Celebration Island Village Phase 1B: Plat Book 30, PG 81

The Developer has retained ownership of the various development parcels and residential lots in Phases 1A and 1B.

CIV Phase 2A is currently in the design and permitting phase. Construction of Phase 2A is currently anticipated to commence in the first quarter of 2022, contingent on issuance of all necessary permits.

The overall legal description of Assessment Area One is attached as Exhibit F

This Engineer's Report and Capital Improvement Program Supplement No. 3 (Report) and the information contained herein has been prepared for the use of the Celebration Community Development District. The Capital Improvement Program (Assessment Area One Project) included herein reflects the proposed improvements associated with the Celebration Boulevard Extension and Phases 1 and 2A (together Assessment Area One) of the Celebration Island Village development, all located within the currently approved CCDD boundary and ECDD service area.

III. OBJECTIVE

This Report has been prepared to assist with the financing and construction of various necessary public infrastructure improvements (the Assessment Area One Project) contemplated to be constructed, acquired and/or installed to provide safe and adequate access, utilities, etc. within the District. This Report presents a narrative description of the major components included within the infrastructure systems and current Engineer's opinions of probable costs for completing the District-related improvements necessary to support the development of the lands located within the District. The Assessment Area One Project is anticipated to be implemented in 2 phases and includes:

Initial Phases Under Construction

- CBE Phase 1: CBE consists of a ±5,000-foot long 2-lane roadway with associated storm water facilities, utility infrastructure (potable water, reclaimed water, sanitary sewer force main, electrical) and lighting and ±350 long bridge over Reedy Creek. CBE extends from the roundabout at Celebration High School to the entrance into Phase 1.
- CIV Phase 1 Infrastructure: The CIV Phase 1 development includes ±21,400 linear feet of collector roadways, local streets and alleys with associated stormwater facilities, utility infrastructure (potable water, reclaimed water, wastewater, electrical) and lighting, including a further extension of Celebration Boulevard is included in Phase 1 that serves as the primary collector for the local streets and alleys. The wastewater infrastructure also includes the master sanitary sewage lift station and associated force main that will service the CIV Phase 1 development as well as receive and transmit the wastewater flows from future CIV Phases 2 4.

Future Phase

- CBE Phase 2A: The extension of Celebration Boulevard between CIV Phase 1 and the future CIV Phase 2A includes a 2-lane roadway crossing of Davenport Creek and the South Florida Water Management District Wildlife Management Conservation Area (WMCA). This ±550-foot crossing will connect CIV Phases 1 and 2A. Construction of this crossing is currently anticipated to include multiple large culverts to provide adequate conveyance for the Davenport Creek flows.
- CIV Phase 2A Infrastructure: Based on the current conceptual plans, future CIV Phase 2A will include construction of ±6,500

linear feet of collector roadways, local streets and alleys. Similar to CIV Phase 1, the future Phase 2A includes an extension of Celebration Boulevard which serves as the primary collector road for the local streets and alleys within the phase. Related public infrastructure to be constructed includes associated stormwater facilities, utility infrastructure (potable water, reclaimed water, wastewater, electrical) and lighting. A second sanitary sewer lift station and associated force main extension is included in the wastewater infrastructure for future Phase 2A.

The Assessment Area One Project reflected in this Report represents the present intentions of the Developer and the District. The implementation of any CIP discussed in this plan requires final approval by many regulatory and permitting agencies including Reedy Creek Improvement District (RCID), South Florida Water Management District (SFWMD), Osceola County, the Federal Emergency Management Agency (FEMA) and others. As of the date of this report all permits necessary for the initial phases under construction (CBE and CIV Phase 1) have been issued by RCID/SFWMD, Osceola County and FDEP. The permits necessary for the construction of future Phase 2A will be applied for during the final design and permitting of the phase. A tabular summary of the permits and approvals obtained for the initial phase and required for the future Phase 2A is included as Table 4.

The actual improvements described herein may vary from the CIP discussed in this Report. If additional improvements not described herein are identified, this Report may be amended to reflect such additional improvements.

Engineer's opinions of probable costs contained in this Report have been prepared based on the Engineer's opinion and interpretation of the best available information at this time. The actual costs of construction, engineering design, planning, approvals and permitting may vary from the cost opinions presented herein.

IV. TRANSPORTATION IMPROVEMENTS

A network of new roadways is required to develop CIV. As noted previously in this report, the construction of the initial phase of roadways comprised of CBE and CIV Phase 1 infrastructure is underway. The initial phase includes $\pm 26,000$ linear feet of collector roadways, local streets and alleys with CBE serving as the primary collector road. The roadway improvements within future CIV Phase 2A includes approximately $\pm 6,500$ linear feet of collector roadways, local streets and alleys, including an additional extension of Celebration Boulevard. The local streets and alleys will provide ingress, egress and interconnectivity for CIV Phases 1 and 2A.

The roadway infrastructure includes those roadways necessary to provide safe and adequate access to the lands within CIV and the District. A graphic depiction of these roadways is set forth in Exhibit "C." Sheet 1 of Exhibit "C" contains a depiction of improvements listed above as "Initial Phase" construction. Sheet 2 of Exhibit "C" includes a depiction of the "Future Phase" construction.

All roads constructed or acquired by the District will be public roadways and are proposed to be constructed using asphalt concrete surface with curb sections and sidewalks. Some will have on-street parking, asphalt trails and/or bicycle paths. Celebration Boulevard and certain local streets will include landscaped parkways. The paved travelways (i.e., curbs and asphalt) will ultimately be owned, operated and maintained by Osceola County. The landscaped parkways adjacent to the pavement section will be located in separate roadway shoulder tracts that will be owned and maintained by CCDD. Public alleys constructed or acquired by CCDD will be retained by the CCDD for ownership, operation

and maintenance. The CCDD will not fund roadways for which the Developer will receive impact fee credits, if any, from the County.

V. POTABLE WATER, RECLAIMED WATER, & SANITARY SEWER FACILITIES

As noted previously in this report, the initial phase of development comprising CBE and CIV Phase 1 includes construction of extensions of the potable water, reclaimed water and sanitary sewer facilities within those projects to their current terminus at the southeast boundary of CIV Phase 1. The current extensions are being constructed by the Developer and will be funded in part by the ECDD. Following the completion of construction, the utility extensions will be conveyed to the ECDD by the Developer for ownership, operation and maintenance with the construction in future phases to proceed in a similar manner.

The potable water distribution system for CIV future Phase 2A will include a potable water main extension that connects to the ECDD water main in CBE Phase 1. Distribution mains will run generally within the roadway corridors described above with the objective that the potable water distribution system will serve as a source of potable water and fire protection water for all of the development within CIV The potable water facilities will be constructed by the Developer, funded in part by the ECDD, and will be conveyed to the ECDD by the Developer for ownership, operation and maintenance after completion of construction.

The reclaimed water distribution system for CIV future Phase 2A will include a reclaimed water main extension that connects to the ECDD reclaimed water main in CBE Phase 1. Like the potable water mains, the reclaimed water distribution mains will run generally within the roadway corridors described above with the objective that the reclaimed water distribution system will ultimately serve as a source of non-potable (irrigation) water for all of the

development within CIV. The reclaimed water facilities will be constructed by the Developer, funded in part by the ECDD, and will be conveyed to the ECDD by the Developer for ownership, operation and maintenance after completion of construction.

The sanitary sewer system for Celebration Island Village Phases 1 and 2A includes two wastewater lift stations and the associated sanitary sewer force mains. This system will connect to an existing 8-inch ECDD force main constructed with the CBE. One of the lift stations, which serves as the master lift station, is included in the CIV Phase 1 construction. This master lift station will receive wastewater flows from future CIV Phase 2A via a connection to the CIV Phase 1 wastewater gravity collection system. A second lift station will be constructed to serve CIV Phase 2A. These sanitary sewer facilities, along with contributing gravity sewer collection systems, will act as the wastewater collection and transmission systems for all development within CIV Phases 1 and 2A. The sanitary sewer facilities will be constructed by the Developer, funded in part by the ECDD, and conveyed to the ECDD by the Developer for ownership, operation and maintenance after completion of construction.

VI. ELECTRICAL DUCT BANK AND STREET LIGHT CONDUIT

The infrastructure roadway corridors will accommodate a plastic pipe duct bank system and plastic pipe street light conduits, manholes and pull boxes. This duct bank system and conduit network will enable the efficient distribution of electric power provided by Duke Energy to the development, including power to the street lights. The proposed duct bank system will run within the rights-of-way or easements established for the primary roadway corridors and be placed as part of the initial roadway construction to significantly limit the amount of disruption required to provide these needed services as development

progresses. The current extensions are being constructed by the Developer with the construction in future phases to proceed in a similar manner.

The electrical distribution system duct banks and conduits constructed by the Developer will ultimately be owned, operated and maintained by Duke Energy and are not included in the Assessment Area One Project. The street light conduit and the street light network are also intended to be completed concurrent with the roadway construction. The street light and conduit network constructed by the Developer will ultimately be acquired, owned, operated and maintained by CCDD and is included in the Assessment Area One Project.

VII. STORMWATER MANAGEMENT AND DRAINAGE FACILITIES

To enable construction of the public infrastructure improvements required to support the CIV development within the District, a site-wide master stormwater management system will be implemented, with the respective portions of the system being constructed as the future phases are developed. This master stormwater management system will consist of a series of surface water retention/detention ponds enabling treatment and attenuation of stormwater runoff from development within CIV. The soil excavated from the ponds will be used as structural fill for roadway construction and for non-structural fill for other parts of the Initial Phase Improvements (CBE and Phase 1) and proposed the Future Phase 2A Improvements portion of the project. These include landscape areas, open space areas, and shoulder tracts. The portion of the earthwork related to pond excavation and fill placement that the CCDD will fund as a part of CCDD's Assessment Area One Project is limited to the earthwork activities associated with the public roadways, landscape/recreation tracts and stormwater ponds that will be dedicated to the CCDD for ownership and maintenance. The master stormwater management system will be constructed by the Developer and acquired for ownership, operation and maintenance by the CCDD.

Drainage works consisting of roadway and alley inlets, collector pipes, manholes, outfall pipes, etc. to be constructed within the proposed infrastructure roadways and alleys will collect stormwater runoff and convey it to the master stormwater management system. The drainage works for the proposed infrastructure roadways will be constructed by the Developer and ultimately owned, operated and maintained by Osceola County. The drainage works for the proposed infrastructure alleys will be constructed by the Developer and ultimately owned, operated and maintained by the CCDD.

VIII. RECREATION FACILITIES AND AMENITIES

One of the major components of creating a community is the implementation of special common area and recreation facility improvements. The proposed development plan for the project includes the creation of several special amenities and "places," which will help create a sense of community. These areas include park facilities and other open space amenity areas. With the exception of certain CCDD-owned tracts, the Assessment Area One Project does not anticipate CCDD construction or acquisition of recreational facilities or amenities beyond the District's intent to incorporate upgraded street sign poles, upgraded street lighting, and enhanced landscaping and hardscaping within the community. All other recreational facilities and/or amenities on non-CCDD owned recreation and amenity tracts are anticipated to be constructed by the Developer and ultimately owned and maintained by the Celebration Residential Owners Association.

IX. DESIGN/PERMITTING AND CONTINGENCY

Estimated soft costs associated with the Assessment Area One Project are included in the Opinion of Probable Costs included herein. These include but are not limited to:

- design/engineering/permitting;
- land surveying;
- legal consulting;
- environmental consulting;

- regulatory permitting;
- materials testing;
- as-built surveying; and
- observation during construction to assure the site is constructed as designed and maintained in a safe and secure manner until sufficient infrastructure is in place to allow for dedication to the appropriate jurisdictional or regulatory agency.

A project contingency estimate has also been included.

X. COST ESTIMATES FOR DEVELOPMENT IMPROVEMENTS

A summary of the Engineer's Opinion of Probable Costs for the Assessment Area One Project is provided as Table 1. A listing of the entities expected to receive the dedication of various improvements along with the entities expected to assume responsibility for operation and maintenance of the facilities is provided in Table 2.

The opinions of probable costs provided in this Report represent only those facilities to be designed, constructed, and/or acquired by the District. Costs are based upon the Engineer's opinion and interpretation of the best available information; however, costs will vary based on final site planning, final engineering, approvals from regulatory agencies and economic factors.

In our opinion, the estimated costs identified herein are reasonable and sufficient for the design, construction and/or installation of the Assessment Area One Project.

TABLE 1 Engineer's Opinion of Probable Cost The Assessment Area One Project

(Celebration Boulevard Extension and Celebration Island Village (CIV) Phases 1 and 2A)

		Initial Phase Improvements	provements	Proposed Future Improvements
		Estimated Cost	Cost	Estimated Cost
Component	Totals	Celebration Blvd Extension	CIV Phase 1	CIV Phase 2A
Earthwork (For Public R/W and Tracts Only)	\$4,819,915	\$2,855,156	\$772,759	\$1,192,000
Roadway	\$8,717,812	\$2,774,886	\$3,941,926	\$2,001,000
Drainage Works/Stormwater System	\$3,561,682	\$1,017,762	\$1,867,920	\$676,000
Bridges / Wetland Waterway Crossings	\$10,940,755	\$7,189,755	N/A	\$3,751,000
Potable Water ⁽⁴⁾	\$2,844,876	\$654,190	\$1,159,686	\$1,031,000
Sanitary Sewer ⁽⁴⁾	\$3,935,349	\$425,764	\$1,998,585	\$1,511,000
Reclaimed Water (4)	\$1,901,115	\$337,334	\$589,781	\$974,000
Streetlights	\$2,611,187	\$442,152	\$1,643,035	\$526,000
Landscape/Hardscape	\$6,962,043	\$1,213,360	\$4,319,683	\$1,429,000
Soft Costs and Professional Fees	\$4,463,181	\$1,306,844	\$1,323,337	\$1,833,000
Contingency	\$2,596,254	\$462,713	\$760,541	\$1,373,000
TOTAL COST	\$53,354,169	\$18,679,916	\$18,377,253	\$16,297,000

NOTES

1) The estimated cost of Roadway Construction does not include cost of right-of-way acquisition.

2) Improvements identified in the Capital Improvement Plan, whether they are identified within the "Initial Phase Improvements" or the "Proposed Future Improvements" in the chart above, may be financed with proceeds of any series of Bonds or other available capital, subject to Board approval. The Developer will fund all other costs. The Engineer has no control over the cost of labor and material, competitive bidding or market conditions. While it is the Engineer's opinion that the costs identified herein are reasonable and sufficient for the design, construction and/or installation of the CIP, the Engineer does not guarantee the accuracy of such opinions as compared to contractor bids or actual cost to the District. 3) This opinion of probable cost represents the Engineer's judgment as a design professional and is supplied for the general guidance of the District.

4) Costs for potable water, sanitary sewer and reclaimed water are anticipated to be funded in part by ECDD and are included for information only.

Soff Costs and Professional Fees for Initial Phase based on Atkins report dated 4/7/20.

Soft Costs and Professional Fees for Future Phases based on 14% of total infrastructure, utilities, lighting and landscaping/hardscaping cost

Contingency for Initial Phase based on Atkins CDD Report dated 4/7/20.

Contingency for Future Phases based on 10% of total roads, streets, stormwater management, utilities, lighting and landscaping/hardscaping cost

Infrastructure construction costs for Celebration Boulevard Extension from Jr. Davis Construction pay applications.

Landscape, hardscape and lighting costs for Celebration Boulevard extension from contractor pay applications, contracts and/or bid values. Infrastructure construction costs for Phase 1 from Jr. Davis Canstruction and WLW Construction pay applications.

Landscape, hardscape lighting costs for Celebration Boulevard Extension and Phase 1 from vendor contracts, bids and Developer budgets.

Infrastructure costs for Future Phases based on roadway lengths per Conceptual Site Plans prepared by TDC Design Studio dated 12/4/20 and 3/23/21, unit costs from JR Davis Construction and WLW Construction Phase 1 pay applications and unit cost information from recent bids on similar projects.

Earthwork costs for Future Phase 2A developed from proposed public right-of-way and tract acreages per Conceptual Site Plans prepared by TDC Design Studio dated 12/4/21 and 3/23/21 using estimated pond excavation and fill depths. Landscape, hardscape and streetlight costs for Future Phases based on Initial Phase improvement costs prorated to roadway lengths per Conceptual Site Plans prepared by TDC dated 12/4/20

TABLE 2

OPERATIONS AND MAINTENANCE SUMMARY	RESPONSIBLE ENTITY	Osceola County	Celebration Community Development District	Osceola County	Celebration Community Development District	Celebration Community Development District		Enterprise Community Development District	Enterprise Community Development District	Enterprise Community Development District	Celebration Community Development District	Celebration Community Development District		Celebration Community Development District and	Celebration Residential Homeowners Association
OPERATIONS AN	DISTRICT IMPROVEMENTS	Roadways (Curb to Curb)	Alleys, sidewalks, etc.	Roadway Drainage Works (roadway drainage inlets, manholes and piping)	Alley Drainage Works (alley drainage inlets, manholes and piping)	Master Stormwater System (ponds, control	structures, etc.)	Potable Water System	Wastewater System	Reclaimed Water System	Street Lighting	Landscape, Hardscape, Signage (within rights-of-	way, shoulder tracts, CCDD-owned open spaces)	Common Areas	

F:\Proj2020\20675\ENGadmin\CCDD Engineers Report 2021\2021 Assessment Area One CCDD Engineers Report\EP037 - V3 Area One CCDD Engineer's Report.docx

ASSESSMENT AREA ONE PROJECT TABLE 3A

	Phase 2	143	119	58	19	339	0	0
DEVELOPMENT PROGRAM	Phase 1	70	06	43	35	238	10,470 SF	300
	Product Type	Townhouse	40-Foot Single Family	55-Foot Single Family	70-Foot Single Family	Total Residential	Commercial	Apartments

ASSESSMENT AREA ONE PROJECT TABLE 3B

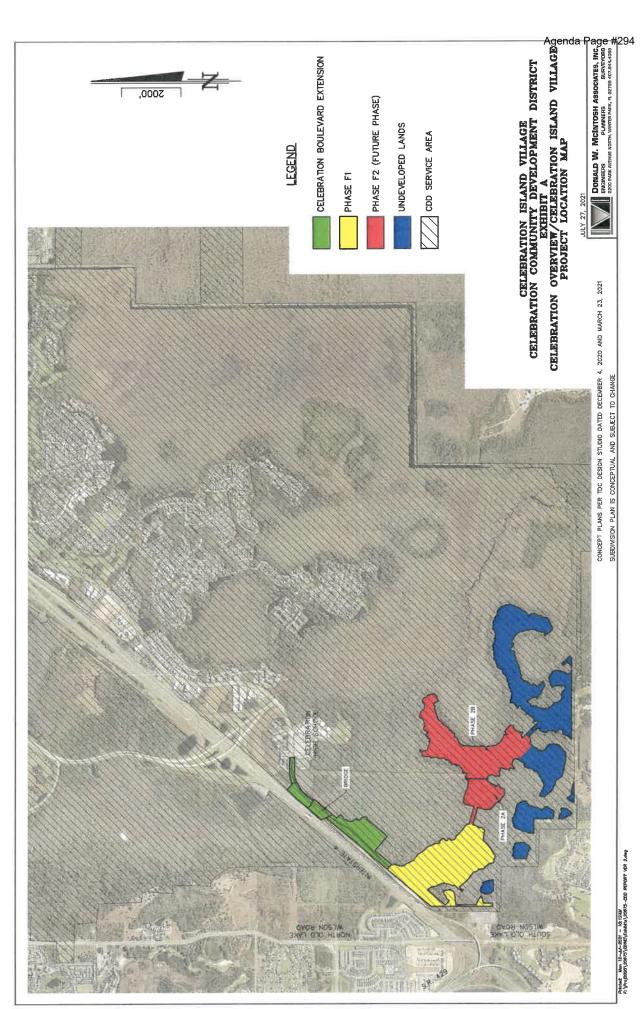
LACKEAGES	49.560 acres	56.428 acres	41.820 acres	24.852 acres	170.913 acres
DEVELOPMENT ACREAGES	Celebration Boulevard Extension (1)	Celebration Island Village Phase 1A (1)	Celebration Island Village Phase 1B (1)	Celebration Island Village Phase 2A	Total (2)

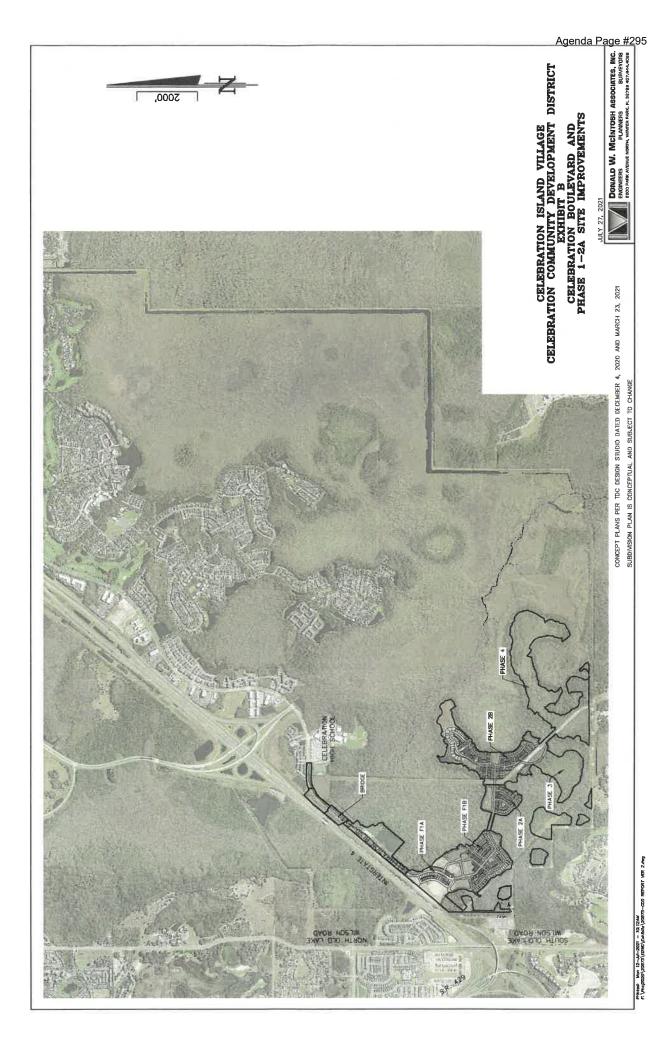
1) Acreage from recorded plat
2) Total acreage from legal description attached as Exhibit F; reflects less-out of Phase 1B platted tract 1.07.01 now included in Phase 2A acreage.

F:\Proj2020\20675\ENGadmin\CCDD Engineers Report 2021\2021 Assessment Area One CCDD Engineers Report\EP037 - V3 Area One CCDD Engineer's Report.docx

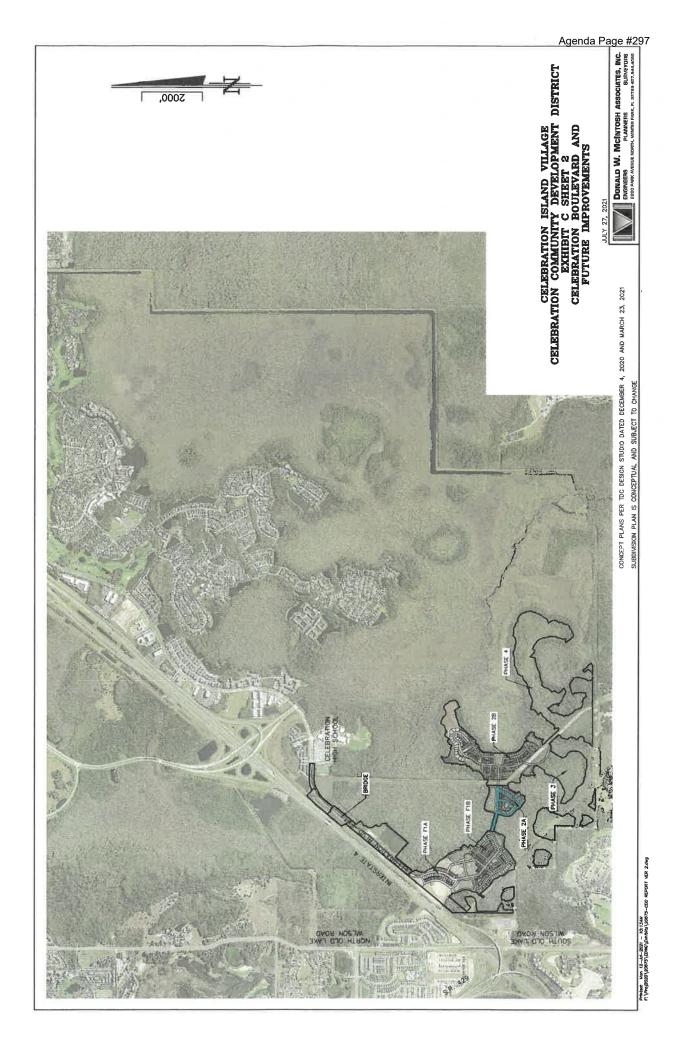
TABLE 4
Approval and Permit Summary
Celebration Boulevard Extension and Celebration Island Village (CIV) Phases 1 and 2A

	Initial Phase Imp	Initial Phase Improvements Permits	Future Phase 2A Improvements Permits/Status
Approval / Permit	Celebration Blvd Extension	CIV Phase 1	CIV Phase 2A
Osceola County Preliminary Subdivision Plan	Not Required	PS18-00032 (Ph 1)	PS21-00025 - In County Review as of 7/1/21
	SDP18-0059, SDP-0144, SDP18-	SDP18-0059, SDP-0144, SDP18 SDP19-0042 (Ph 1A), SDP19-0166	4
Osceola County Site Development Plan	0145	(Ph 1B)	In Design Fnase
		Plat Book 29, Pg 151 (Ph 1A), Plat	T. D. S.
Osceola County Final Plat	Plat Book 29, Pg 86	Book 30 Pg 81 (Ph 1B)	In Design Fnase
	48-00714-P/180430-6 48-	48-00714-P/190513-4 (Ph 1A), 48	T. T
RCID/SFWMD Envronmental Resource Permit	00714-P/190204-10	00714-P/200106-2579 (Ph 1B)	In Design Fnase
SFWMD Water Use Permit	49-02707-W/180828-9	N/A	TBD
3	0286750-026-DSGP 0286750-	0286750-029-DSGP (Ph 1A)	4 T
FDEP Potable Water	028-DSGP	0125823-349-DS (Ph 1B)	In Design Fnase
	0367749-001-DWC/CG 0367749	0382247-001-DWC/CG (Ph 1A)	T. D. C.
FDEP Sanitary Sewer	002-DWC/CG	0382247-002-DWC/CG (Ph 1B)	In Design Fnase
CCDD Right of Way Use	Issued 7/16/18	Not Required	In Design Phase
ECDD Service Request Application	N/A	Submitted	In Design Phase
	LOMR-F to be applied for after	LOMR-F to be applied for after	LOMR to be applied for after completion of
FEMA	completion of construction	completion of construction	construction

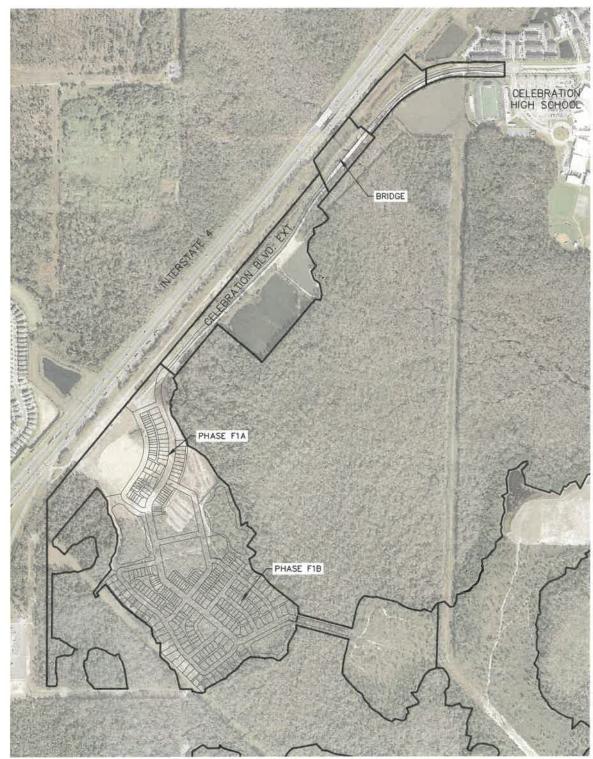




Printed: Non 12-Jul-2021 — 10:134H F: \Propioso\20073\SHG\Existin\200879-COD REPORT VER 2.4mg



1000

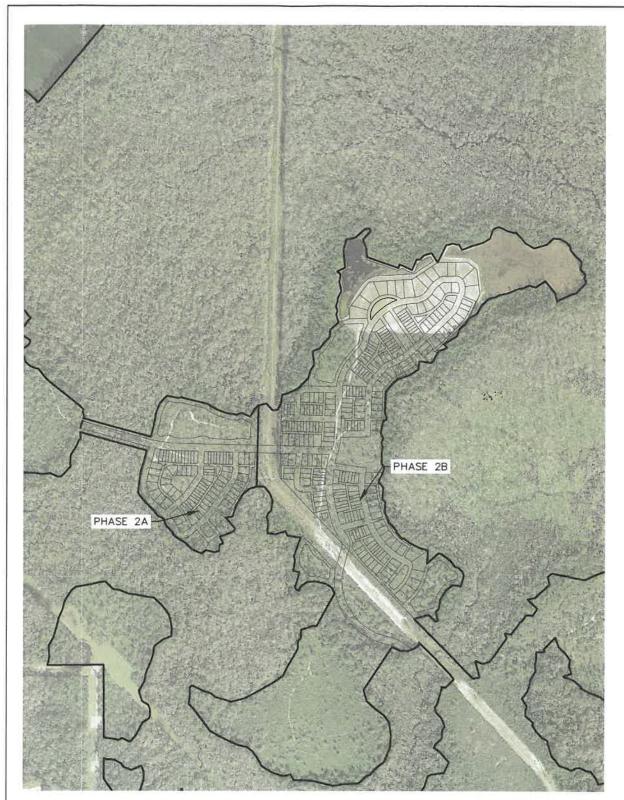




CONCEPT PLANS PER TDC DESIGN STUDIO DATED DECEMBER 4, 2020 AND MARCH 23, 2021 $\,$ SUBDIVISION PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE

DONALD W. MCINTOSH ASSOCIATES, INC. **ENGINEERS PLANNERS** 2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068

SURVEYORS



CELEBRATION ISLAND VILLAGE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT EXHIBIT E PHASE 2 CONCEPT DEVELOPMENT PLAN

JULY 27, 2021

CONCEPT PLANS PER TDC DESIGN STUDIO DATED DECEMBER 4, 2020 AND MARCH 23. 2021 SUBDIVISION PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FL 32769 407.644.4068

EXHIBIT F

Overall Legal Description for the Assessment Area One Project

CELEBRATION ISLAND VILLAGE ASSESSMENT AREA ONE PROJECT Created July 16, 2021

DESCRIPTION:

CELEBRATION BOULEVARD EXTENSION, according to the plat thereof, as recorded in Plat Book 29, Page 86 through 94 of the Public Records of Osceola County, Florida.

AND:

CELEBRATION ISLAND VILLAGE, PHASE 1A, according to the plat thereof, as recorded in Plat Book 29, PAGE 151 through 161 of the Public Records of Osceola County, Florida.

AND:

CELEBRATION ISLAND VILLAGE, PHASE 1B, according to the plat thereof, as recorded in Plat Book 30, Pages 81 through 89 of the Public Records of Osceola County, Florida. LESS AND EXCEPT: Tract 1.07.01 of said plat.

AND:

That part of Section 25, Township 25 South, Range 27 East, Osceola County, Florida, described as follows:

That parcel of land, known as "Area F2", described and recorded in Official Records Book 5599, Page 2539, of the Public Records of Osceola County, Florida, lying West of the West Right-of-way line of the 200-foot wide Duke Energy Easement (formally known as Florida Power Corporation), described and recorded in Miscellaneous Book "M", Page 162, Official Records Book 1189, Page 615, Official Records Book 1220, Page 2096, Official Records Book 1236, Page 1964 and Official Records Book 1263, Page 745, of said Public Records.

AND:

Tract 1.07.01 (Future Development), CELEBRATION ISLAND VILLAGE, PHASE 1B, according to the Plat thereof, recorded in Plat Book 30, Pages 81 through 89 of the Public Records of Osceola County, Florida.

Containing 170.913 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

Subsection 11C(ii)

Incorporation Correspondence



ATTORNEYS AT LAW

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

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

MARC L. LEVINE
JUSTIN M. LUNA
LORI T. MILVAIN
BENJAMIN R. TAYLOR
CHRISTINA Y. TAYLOR
KRISTEN E. TRUCCO
DANIEL A. VELASQUEZ
CAMERON H.P. WHITE

EMAIL: JCARPENETER (JLATHAMLUNA.COM DIRECT: (407) 481-5872

September 23, 2022

Sent via Electronic and Regular Mail - Tslaten@larsenslaten.com

Thomas R. Slaten, Jr., Esq. 5323 Millenia Lakes Boulevard, Suite 300 Orlando, Florida 32839

RE: Celebration Community Development District Incorporation Inquiry to CROA and CNOA

Dear Tom;

Thank you for speaking with us last week about the Celebration Community Development District (the "CCDD") and the CCDD's statutory obligation to investigate the incorporation of the CCDD lands into a municipal (city) government.

To summarize our conversation, the CCDD is obligated to pursue incorporation once it reaches a population of ten thousand (10,000); the State's Department of Economic Opportunity (the "DEO") has informed us that we have reached this population. To begin the analysis of incorporation, the CCDD has retained a consultant, BJM Consulting, Inc., to perform a thorough analysis to consider both financial and equitable aspects of the formation of a city by the CCDD.

One significant issue has arisen while performing diligence for this analysis. That is, whether CROA and/or the CNOA has an interest in joining the CCDD in incorporation efforts, to reduce the number of entities that have jurisdiction over a variety of matters within Celebration (i.e., reduce the "alphabet soup" that residents are routinely faced with in Celebration). This could be accomplished by the transfer of certain governmental rights and obligations, and property of CROA and/or CNOA, to the new city. For example, would CROA be interested in conveying its parks and/or fields to the CCDD for the new city to own and maintain? Other possible issues for transfer to a city is of certain landscape areas and parks, architectural review (code enforcement), a conveyance of City Hall, etc.

LATHAM, LUNA, EDEN & BEAUDINE, LLP

September 23, 2022 Page 2

The participation of CROA and/or CNOA in the incorporation by the CCDD is a significant issue that we need to address before the CCDD can complete its analysis of incorporation for submission to the State.

We understand that these are significant matters for your consideration, and we will assist in every way possible. Please call us with any questions. We appreciate your consideration of these issues.

Very truly yours,

Jan Albanese Carpenter, Esq.

cc: CCDD Board of Supervisors
Angel Montagna, District Manager



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.LATHAMIJUNA.COM

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

DIRECT DIAL: (407) 481-5872 EMAIL JCARPENTER@LATHAMLUNA.COM

August 9, 2023

Sent via Electronic and Regular Mail - Tslaten@larsenslaten.com

Thomas R. Slaten, Jr., Esq. 5323 Millenia Lakes Boulevard, Suite 300 Orlando, Florida 32839

RE: Celebration Community Development District

Follow up to Incorporation Inquiry to CROA and CNOA

Dear Tom;

Thank you for speaking with me yesterday about the Celebration Community Development District (the "CCDD") and the status of the CCDD's investigation into the incorporation of the CCDD lands into a municipal (city) government.

As you know, the CCDD is obligated to pursue incorporation once it reaches a population of ten thousand (10,000); the State's Department of Economic Opportunity (the "DEO") has informed us that we have reached this population. The CCDD's consultant has begun his required analysis and report.

The CCDD is at the point where the CCDD needs to know whether CROA and/or the CNOA has an interest in joining the CCDD in incorporation efforts, to reduce the number of entities that have jurisdiction over a variety of matters within Celebration (i.e., reduce the "alphabet soup" that residents are routinely faced with in Celebration). This could be accomplished by the transfer of property of CROA and/or CNOA, to the new city. Specifically, would CROA and/or CNOA be interested in conveying some or all its parks, fields, pools, and other recreational areas to the CCDD for the new city to own and maintain? Would greenspaces, landscape areas, common areas, Town Hall, and downtown areas, etc., be transferred to the new city? To the extent transferred, the new city would own and operate these properties and Celebration residents would have a central city government to look to for services.

LATHAM, LUNA, EDEN & BEAUDINE, LLP

August 9, 2023 Page 2

The participation of CROA and/or CNOA in the incorporation by the CCDD and the conveyance of certain lands to the new city is a significant issue that we need to address before the CCDD can complete its analysis of incorporation for submission to the State.

We understand that these transfers would require a referendum for approval, but we need to know the intent of the boards at this time, to complete the required analysis of incorporation. Please call us with any questions. We appreciate your consideration of these issues.

Very truly yours,

Jan Albanese Carpenter, Esq.

cc: CCDD Board of Supervisors
Angel Montagna, District Manager

Subsection 11D

Engineer: Monthly Report

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

August 1, 2023

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

Re: Engineer's Monthly Meeting Update – Celebration CDD

HWA #4204

Dear Ms. Montagna;

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

- 1. Island Village Phases 1A & 1B street tree inspection and prepare punchlist and exhibits.
- 2. Artisan Park alley re-pave contractor correspondence.
- 3. CCDD building CO and plan search and corresp. with architect.
- 4. Island Village Alley and Blvd. lighting plans and corresp. with electrical engineer for other communities using them.
- 5. Island Village Phase 1A Pond and Rec tracts turnover corresp.

Sincerely,

Mark Vincutonia

Mark Vincutonis, P.E.