

**CELEBRATION
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

Tuesday, September 26, 2023

Remote Participation:

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

--or--

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



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

Agenda

Celebration Community Development District

Board of Supervisors:

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



Staff:

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

Meeting Agenda

Tuesday, September 26, 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 August 21, 2023, Regular Meeting
 - B. Invoices and Check Register (*August*)
 - C. Financial Statements (*August*)
7. **Business Matters**
 - A. Proposed Use of District Office Second Floor
 - B. Resolution 2023-17, Conveying Real Property and Improvements for Island Village
 - C. Resolution 2023-18, Conveying Real Property and Improvements (by Lift Station)
 - D. Event Use Application from Lexin for Holiday Village
 - E. Request for Radar Traffic Device on Celebration Avenue Entering Artisan Park
 - F. Damaged Sidewalks—Vendors Not Repairing Damages on District Property
 - G. *Celebration News* Article for November
 - H. Discussion of Management RFQ
8. **Regular Reports**
 - A. District Manager
 - B. Field Manager
 - i. Monthly Report
 - ii. Sidewalk Ponding Issues
 - C. Legal Counsel
 - D. Engineer: Monthly Report
 - E. Liaisons
9. **Discussion Items**
10. **Other Business, Updates, and Supervisor Comments**
11. **Public Comment Period**
12. **Adjournment**

The next meeting is scheduled for Tuesday, October 24, 2023.

District Office:

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

www.CelebrationCDD.org

Meeting Location:

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

Section 6

Consent Agenda

Subsection 6A

Minutes

Celebration CDD
August 21, 2023, meeting

FOURTH ORDER OF BUSINESS **Public Comment Period**

Ms. Kathryn Gordy commented on sidewalks and crosswalks, traffic and speeding issues, conversation with Commissioner Peggy Choudhry, and a request to put a radar sign in a verge area for which Osceola County (“County”) is amenable with the District’s approval.

Discussion ensued regarding details scheduled for Celebration Avenue, radar signs and data, procuring signs and their locations, County needing the District’s permission, duration to determine average speed, and staff will contact the County.

Ms. Debie McDonald commented on a bench previously requested and its cost.

A Resident discussed a bench at Lake Rianhard in memory of a friend who grew up in the community and recently passed.

Ms. Elizabeth Swartz commented on a violation from CROA regarding an alley light that is leaning into the hedge, procedure for a District issue causing a CROA violation, and suggestion that the process for apparent conflicts is communicated to residents.

Discussion ensued regarding CROA contacting the District and not the homeowner. Mr. McLaughlin is the District’s liaison with CROA and can discuss further.

Ms. Kristine Harlan suggested to copy District and CROA on emails, how to make the process better, recently attended a meeting with the sheriff that had no representation from the District, and a request for history of the security process.

Discussion ensued regarding the history of sheriff details, a dedicated deputy, expiration of contract for a dedicated deputy to now use off-duty details, number of hours details are scheduled, crime statistics, how residents can petition for more details, and possible future agenda item.

A Resident commented on Stetson University parking lot not being cleaned, on the maintenance list for after October 1, and a request for a left-turn lane at the roundabout by the new Publix which is a County issue.

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

A. Celebration Residential Owners Association (CROA)

Mr. Jim Hays commented on consideration of CROA use of the District’s storage room, request for joint meeting regarding the master plan and the community center, and playgrounds.

Discussion ensued regarding GOGov system, final meeting today with small focus group, minor changes, advantages of the District using GOGov reporting and communication system, intent for all community entities to join in, Enterprise CDD is participating in cost sharing, CROA continues to discuss its participation, details of how the app works, and access is available on the District’s website.

Celebration CDD
August 21, 2023, meeting

B. Incorporation

Discussion ensued regarding waiting on CROA, who will be discussing it at an upcoming meeting.

C. Osceola County Sheriff's Department

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

SIXTH ORDER OF BUSINESS

Consent Agenda

A. Minutes of July 25, 2023, Regular Meeting and August 8, 2023, Workshop

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

Public Hearing for Adoption of the Fiscal Year 2024 Budget

A. Budget Summary Presentation and Public Comment

Mr. McLaughlin made a MOTION to open the public hearing for adoption of the fiscal year 2024 budget.
Mr. Hulme seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to open the public hearing for adoption of the fiscal year 2024 budget.

Ms. McDonald commented on the app not sending her to the right page but sends her to utilities, suggested reducing landscaping dollars because of poor quality, requested accountability for vendors, and feels the increase is too high.

Mr. Hays commented on older community and increased costs, and expressed his thanks for the Board addressing these items.

Celebration CDD
 August 21, 2023, meeting

A Resident commented on wanting to see a physical copy of the budget, not electronic, in order to review. Staff will provide a hard copy after the meeting.

Mr. Hulme made a MOTION to close the public hearing for adoption of the fiscal year 2024 budget.
 Mr. Touzin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to close the public hearing for adoption of the fiscal year 2024 budget.

The Board discussed the following items and made the following changes:

- Incorporation study legal: reduced to \$20,000
- Remove \$50,000 from exhibit A to other miscellaneous revenues

Mr. McLaughlin made a MOTION to amend the budget reducing Incorporation Study-Legal to \$20,000 and removing \$50,000 from Exhibit A to Other Miscellaneous Revenues.
 Mr. Filak seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to amend the budget reducing Incorporation Study-Legal to \$20,000 and removing \$50,000 from Exhibit A to Other Miscellaneous Revenues.

Discussion ensued regarding impacts of potential debt for the recreation master plan.

B. Resolution 2023-12, Resetting the Public Hearing Date

Mr. Filak read Resolution 2023-12 into the record by title.

Mr. Touzin made a MOTION to approve Resolution 2023-12, resetting the public hearing date to August 21, 2023.
 Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to Resolution 2023-12, resetting the public hearing date to August 21, 2023.

C. Proposed Budget for Fiscal Year 2024

There being no further discussion or amendments, the next item followed.

D. Public Comment

There being no further public comment, the next item followed.

Celebration CDD
 August 21, 2023, meeting

E. Resolution 2023-13, Adopting the Fiscal Year 2024 Budget

Mr. Filak read Resolution 2023-13 into the record by title.

Mr. Hulme made a MOTION to approve Resolution 2023-13, adopting the fiscal year 2024 budget.
 Mr. Touzin seconded the motion.

Discussion ensued regarding objection to the level of assessment increase.

Upon VOICE VOTE, with all in favor except Ms. Starks, approval was given (by a margin of 4-1) to Resolution 2023-13, adopting the fiscal year 2024 budget.

EIGHTH ORDER OF BUSINESS

Public Hearing for Imposition and Levy of Assessments for Fiscal Year 2024

A. Public Comment

Mr. McLaughlin made a MOTION to open the public hearing for imposition and levy of the fiscal year 2024 assessments.
 Mr. Hulme seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to open the public hearing for imposition and levy of the fiscal year 2024 assessments.

A Resident commented opposing the increase while keeping current level of reserves and does not feel it is needed.

Ms. Eva Medved expressed concerns about costs for GOGov and landscaping, increased landscaping responsibility of homeowners, palm tree trimming, and requests submitted to CeleService. Discussion ensued regarding the reasons the District engaged with GOGov, and tickets are being marked closed.

Ms. Alina Khayrulina commented on increasing 2%-3% instead of larger increases. Discussion ensued regarding history of assessment increases starting last year for the first time, future boards will discuss each year during the budget process.

Mr. McLaughlin made a MOTION to close the public hearing for imposition and levy of the fiscal year 2024 assessments.
 Mr. Hulme seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to close the public hearing for imposition and levy of the fiscal year 2024 assessments.

Celebration CDD
 August 21, 2023, meeting

Mr. McLaughlin made a MOTION to approve the agreement with USA Seal & Stripe for Artisan Park alley repaving on the west side, in the amount of \$97,632.
 Mr. Hulme seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the agreement with USA Seal & Stripe for Artisan Park alley repaving on the west side, in the amount of \$97,632.

C. Resolution 2023-15, Recognizing the Contributions of Russ Simmons

Mr. Filak read Resolution 2023-15 into the record.

D. Resolution 2023-16, Recognizing the Contributions of Brenda Burgess

Mr. Filak read Resolution 2023-16 into the record.

Discussion ensued regarding appreciation for both Mr. Simmons and Ms. Burgess, their tenure with the District, and their history and experience.

Mr. McLaughlin made a MOTION to approve Resolution 2013-15 recognizing the contributions of Mr. Simmons and Resolution 2013-16 recognizing the contributions of Ms. Burgess.
 Mr. Touzin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to Resolution 2013-15 recognizing the contributions of Mr. Simmons and Resolution 2013-16 recognizing the contributions of Ms. Burgess.

E. Discussion of Storage Room

Discussion ensued with Mr. Danny Bumpus and the Board regarding possible uses of the storage room above the District office, including CROA or the sheriff’s department for administrative functions, what it would take to get the room up to code for office space, weight load, equipment already in the room including IT and air conditioning, after-hours access, proposal and synopsis can be provided for the next meeting, and lease with governmental entities versus private entities.

F. Discussion of Trespass and Other Improper Uses of Public CCDD Property

Discussion ensued regarding concerns for trespassing, enforcement, responsibility of the County, trespassing and other improper uses should be called to the sheriff’s office, examples of reasonableness, existing ordinance on homeless camps and conditions that can be trespassed, locations where homeless people are sleeping or hanging out, desire to extend the ordinance to the District, examples of previous incidents, and communication with the sheriff’s office.

Celebration CDD
 August 21, 2023, meeting

ELEVENTH ORDER OF BUSINESS Regular Reports

A. District Manager: Meeting Schedule for Fiscal Year 2024

Discussion ensued regarding advertising the schedule annual which does not include workshops, and target date to start discussing the budget process for fiscal year 2025.

Ms. Starks made a MOTION to approve the meeting schedule for fiscal year 2024.
 Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the meeting schedule for fiscal year 2024.

Discussion ensued regarding no workshop schedule set but will advertise each one separately, update on the roof repair and subsequent leaking during a heavy rain, mold remediation performed, status and process of records digitization and anticipated timeframe of completion, update on the purchase of the Conex trailer from Harmony CDD, information from the sheriff’s office regarding motorized vehicles still not received, how school resource officer is handling motorized vehicle violations, and Terraces flooding issue resolved.

B. Field Operations: Monthly 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 sidewalk damage, standing water on sidewalks and roads in North Village causing potholes, responsibility for certain areas of standing water, slopes, liability risk for water on sidewalks, history of adding concrete leadwalk extensions to help with drainage, and request to include locations in sidewalk inspections.

Sidewalk ponding issues will be added to the next agenda.

Discussion ensued regarding cracks in the sidewalks, Georgetown sidewalk damage from the high lift, example of Spring Lake, levels of ponds considering it is hurricane season, Mr. Leo Llubes replaced Mr. Brett Perez as Area Field Director, light poles in Island Village, maintenance burden for the lights, the District has no development or zoning rights and cannot prohibit or dictate infrastructure, no more alley lights in Island Village but will be on the back of the houses, initial discussions with The Celebration Company, and other options.

The record will reflect Mr. McLaughlin left the meeting.

C. Legal Counsel

i. Public Facilities Report

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

Celebration CDD
August 21, 2023, meeting

ii. Memorandum Regarding Sunshine Law and Public Records Law

The correspondence provided to CROA’s legal counsel is included in the agenda package and available in the District Office for public review during normal business hours.

iii. Eminent Domain

Discussion ensued regarding the offer received, which is still being reviewed.

D. Engineer: 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.

Discussion ensued regarding development in Island Village Phase 1A, root barriers, enforcement by the District for root barriers installed after the rulemaking hearing, and suggestion to communicate to Mattamy the District will require deeper root barriers than installed.

E. Liaisons

Mr. Filak discussed meeting with school district staff last week related to K-8 school property.

TWELFTH ORDER OF BUSINESS Discussion Items

There being none, the next order of business followed.

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

There being none, the next order of business followed.

FOURTEENTH ORDER OF BUSINESS Public Comment Period

There being none, the next order of business followed.

FIFTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Touzin, seconded by Mr. Hulme, with all in favor, the meeting was adjourned at 9:02 p.m.

Angel Montagna, Secretary

Greg Filak, Chairman

Subsection 6B

Invoices and Check Register

CELEBRATION

Community Development District

Check Register

August 31, 2023



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#99874

DATE

8/21/2023

CUSTOMER ID

C1062

NET TERMS

Net 30

PO#

DUE DATE

9/20/2023

BILL TO

Celebration CDD
313 Campus Street
Celebration FL 34747
United States

Services provided for the Month of: August 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Management Services for the Month of: August 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	35.01		35.01
Russell Simmons- Amazon Charges \$1,186.05; 6-26-23 KISSIMMEE MOTORSPORTS : diagnose one of the mules \$544.66; KISSIMMEE MOTORSPORTS : voltage regulator for mule \$146.10; KISSIMMEE MOTORSPORTS : clutch,battery,filter,converter drive \$2,354.18; 6-14-23 WALGREENS: water for meetings \$12.65; 6-28-23 FENCE DIRECT \$1,568.60	1	Ea	5,812.24		5,812.24
Record Storage Fee 001-549069-51301-5000	1	Ea	1,050.00		1,050.00
Subtotal					108,319.25

Subtotal	\$108,319.25
Tax	\$0.00
Total Due	\$108,319.25

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.



2002 West Grand Parkway North
 Suite 100
 Katy, TX 77449

INVOICE

INVOICE#

#101164

DATE

9/7/2023

CUSTOMER ID

C1062

NET TERMS

Net 30

PO#

DUE DATE

10/7/2023

BILL TO

Celebration CDD
 313 Campus Street
 Celebration FL 34747
 United States

Services provided for the Month of: September 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Management Services for the Month of: September 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
Record Storage Fee 001-549069-51301-5000	1	Ea	1,050.00		1,050.00
Subtotal					102,472.00

Subtotal	\$102,472.00
Tax	\$0.00
Total Due	\$102,472.00

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.



LATHAM, LUNA,
EDEN BEAUDINE,
INC.
201 S. ORANGE AVE, STE 1400
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32801

September 5, 2023

Invoice #: 120436
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:

8/1/2023	JAC	Telephone call to Tom Slater; telephone calls and emails with District Manager regarding assessment letters; worked on preliminary request for quotes and sent to D. Hulme; worked on budget resolution resetting hearing; emails regarding Campus Street building, second floor usage	2.20	\$693.00
8/1/2023	JEL	Draft paving agreement; email correspondence with District Engineer regarding specifications for paving agreement; review mailed notice regarding assessments; preparation of resolution adjusting budget hearing; review adopting and levying resolution	2.30	\$494.50
8/2/2023	JEL	Continue review of budget resolutions and review of Chapters 170, 190, 197, Florida Statutes	0.80	\$172.00
8/2/2023	JAC	Receive and review proposed ordinance from Board Supervisor; research county code regarding covered topics; telephone call with county attorney and email to supervisor; emails with management companies.	1.60	\$504.00
8/3/2023	JEL	Review memo regarding posting for YouTube inquiry; Research on ADA compliance and records retention; draft sediment removal agreement with Solitude	0.70	\$150.50
8/3/2023	KET	Assisted in addressing question regarding the permissibility of YouTube postings by the District.	0.10	\$22.00
8/7/2023	JAC	Emails from Chairman regarding use of offices	0.10	\$31.50
8/7/2023	JEL	Email correspondence regarding recording of meetings	0.10	\$21.50
8/8/2023	JAC	Telephone call with CROA Counsel and Tom Slaten regarding several issues; travel to and participate in board workshop; telephone call with PFM regarding management abilities; telephone call with Chairman regarding Workshop.	5.40	\$1,701.00
8/9/2023	JAC	Follow up from board workshop; email to District Manager and Chairman;	0.50	\$157.50
8/10/2023	JEL	Review emails regarding possible bond issuance for amenity center.	0.20	\$43.00
8/14/2023	JEL	Continue drafting paving agreement (west side); review specifications and proposal; review previous paving agreement; email correspondence with District Engineer regarding agreement; email correspondence with District Manager regarding agenda items.	0.60	\$129.00
8/14/2023	JAC	Emails with District Manager regarding multiple agenda items; updated agenda for attorney items; email with county attorney regarding road issues; research to respond to District Manger's question regarding Osceola homeless ordinance; emails regarding barrier compliance	1.50	\$472.50
8/15/2023	JAC	Multiple emails with District Manager, District Engineer and chair on a number of issues; emails with D. Hulme regarding management companies in Central Florida	0.60	\$189.00
8/15/2023	JEL	Email Brenda Burgess regarding paving agreement; phone call with District Engineer regarding post closing agreement; work on draft of paving agreement (east side).	0.60	\$129.00

8/16/2023	JAC	Emails regarding gas line easement work; email from Enterprise counsel regarding Tract 1.03.03 transfer; multiple emails with District Engineer and District Manager regarding various topics	0.30	\$94.50
8/17/2023	JAC	Receive and review plats and maps from District Engineer regarding gas transmission line work; related correspondence to Mattamy with gasline easement and notice letter; conference regarding Quitclaim deed to ECM of Mattamy parcel	0.60	\$189.00
8/18/2023	JAC	Prep for and attend meeting with school board regarding use of ball fields by CDD and alternatives; email regarding lawsuit filing for Jacobacci case	3.40	\$1,071.00
8/21/2023	JAC	Travel to and participate in Board Of Supervisors meeting; email with District Manager and board members regarding agenda items; receive and review Jacobacci lawsuit and sent for calendaring and submission to answer; emails regarding meeting agenda items	5.10	\$1,606.50
8/21/2023	JEL	Revise GoGov shared agreement and email correspondence regarding same.	0.30	\$64.50
8/22/2023	JEL	Email correspondence regarding shared services agreement ECDD	0.30	\$64.50
8/22/2023	JAC	Telephone call from Chairman; prepared follow up task list from Board Of Supervisors meeting; emails regarding alley paving contract; emails to Mattamy	0.40	\$126.00
8/25/2023	JAC	Receive and review emails regarding GoGov contract with Celebration Residential Owners Association	0.20	\$63.00
8/26/2023	JAC	Emails regarding Celebration Residential Owners Association meeting	0.10	\$31.50
8/28/2023	JAC	Emails with District Manager; email regarding insurance defense counsel assignment (Jacobacci)	0.20	\$63.00
8/30/2023	JEL	Revise agreement between CCDD and CROA; preparation of amendment to CCDD-ECDD agreement,	1.40	\$301.00
8/30/2023	JAC	Worked on issues regarding GoGov agreement with CROA	0.20	\$63.00
8/31/2023	JAC	Multiple emails from District Manager and Chairman regarding several issues	0.10	\$31.50
8/31/2023	JEL	Revise CCDD-CROA agreement and CCDD-ECDD amendment and email correspondence regarding same	0.30	\$64.50

Total Professional Services: **30.20** **\$8,743.50**

For Disbursements Incurred:

8/8/2023	Payment disbursement sent to Jan Carpenter for Travel to and from Celebration Workshop on 08.08.2023	\$41.72
8/21/2023	Payment disbursement sent to Jan Carpenter for Travel to and from CDD/SDOC School Board Meeting on 08.18.2023	\$42.72
8/21/2023	Payment disbursement sent to Jan Carpenter for Travel to and from Board Meeting on 08.21.2023	\$40.22

Total Disbursements Incurred: **\$124.66**

Total	\$8,868.16
Previous Balance	\$9,114.19
Total Due	\$17,982.35



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

September 5, 2023

Invoice #: 120437
Federal ID #:59-3366512

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

Matter ID: 2374-009 **Island Village Project**

For Professional Services Rendered:

8/1/2023	JAC	Emails with District Engineer regarding turnover of Phase 1A units.	0.40	\$126.00
8/7/2023	JEL	Draft post-close agreement for Phase 1A; email correspondence to District Engineer regarding improvements and tracts for agreement; preparation of deed to ECDD; review of new quit claim deed requirements; phone call with District Engineer regarding improvements; revise conveyance documents for CIV Phase 1A	1.60	\$344.00
8/14/2023	JAC	Worked on post-closing agreement; multiple emails regarding conveyance statutes	0.50	\$157.50
8/14/2023	JEL	Continue to work on post closing agreement; email correspondence with District Engineer regarding post closing agreement.	0.70	\$150.50
8/16/2023	JEL	Email correspondence to District Engineer regarding punch list items and root barriers; revise post-closing agreement; revise conveyance documents; email correspondence with Developer's counsel regarding conveyance documents.	1.40	\$301.00
8/17/2023	JEL	Revise Phase 1A conveyance documents; revised quit claim deed and sent email correspondence regarding same; review of Celebration Island Village Phase 1B plat regarding pipeline easement request.	1.00	\$215.00
8/22/2023	JAC	Emails regarding maintenance bond release; research with District Manager and District Engineer	0.20	\$63.00
8/30/2023	JEL	Email to Developer's counsel regarding Phase 1A turnover	0.10	\$21.50
Total Professional Services:			5.90	\$1,378.50

Total	\$1,378.50
Previous Balance	\$200.50
Total Due	\$1,579.00



LATHAM, LUNA,
EDEN BLAUDINI,
LLP

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

September 5, 2023

Invoice #: 120438
Federal ID #:59-3366512

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

Matter ID: 2374-011 Incorporation

For Professional Services Rendered:

8/9/2023	JAC	Prepared correspondence to Tom Slater regarding CROA and CNOA plan to convey property to new city; emails to bond counsel and bond underwriter	0.40	\$126.00
Total Professional Services:			0.40	\$126.00

Total	\$126.00
Previous Balance	\$0.00

Payments & Credits

<u>Date</u>	<u>Type</u>	<u>Notes</u>	<u>Amount</u>
			Payments & Credits \$0.00
			Total Due \$126.00

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 08/01/23 to 08/31/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
SOUTHSTATE BANK GF (NEW) - (ACCT#XXXXX7106)							
CHECK # 10358							
08/04/23	Vendor	CELEBRATION HARDWARE	362362	LINER DRUM CLR 1.2ML	R&M-Common Area	001-546016-53901	\$75.98
08/04/23	Vendor	CELEBRATION HARDWARE	363239	LACQUER SPRAY GLOSS BLACK 11	R&M-Common Area	001-546016-53901	\$15.18
08/04/23	Vendor	CELEBRATION HARDWARE	363382	LINER DRUM CLR 1.2 MIL/ SOCKET ADAPTER	R&M-Common Area	001-546016-53901	\$86.97
Check Total							\$178.13
CHECK # 10359							
08/04/23	Vendor	HANSON, WALTER & ASSOCIATES, I	5287793	ENGG SVCS THRU JULY 2023	ProfServ-Engineering	001-531013-51501	\$525.00
08/04/23	Vendor	HANSON, WALTER & ASSOCIATES, I	5287793	ENGG SVCS THRU JULY 2023	Accounts Receivable	001-115000-51501	\$3,181.25
Check Total							\$3,706.25
CHECK # 10360							
08/04/23	Vendor	INFRAMARK, LLC	96963	JUNE 2023 MGMT FEES	ADMINS SVCS	001-531027-51201	\$8,049.25
08/04/23	Vendor	INFRAMARK, LLC	96963	JUNE 2023 MGMT FEES	FIELD OPS	001-531016-53901	\$93,372.75
08/04/23	Vendor	INFRAMARK, LLC	96963	JUNE 2023 MGMT FEES	POSTAGE	001-541006-51301	\$78.00
08/04/23	Vendor	INFRAMARK, LLC	96963	JUNE 2023 MGMT FEES	RECORD STORAGE	001-549900-51301	\$1,050.00
08/04/23	Vendor	INFRAMARK, LLC	96963	JUNE 2023 MGMT FEES	ADVANCE AUTO PARTS	001-546022-53901	\$9.88
08/04/23	Vendor	INFRAMARK, LLC	96963	JUNE 2023 MGMT FEES	EQUIP MAINT	001-546022-53901	\$3,806.14
08/04/23	Vendor	INFRAMARK, LLC	96963	JUNE 2023 MGMT FEES	15% UP CHARGE	001-546022-53901	\$68.19
08/04/23	Vendor	INFRAMARK, LLC	96963	JUNE 2023 MGMT FEES	BATTERIES FOR MULE	001-546022-53901	\$170.61
08/04/23	Vendor	INFRAMARK, LLC	96963	JUNE 2023 MGMT FEES	EQUIP MAINT	001-546022-53901	\$1,915.56
08/04/23	Vendor	INFRAMARK, LLC	96963	JUNE 2023 MGMT FEES	COPIES	001-547001-51301	\$0.68
Check Total							\$108,521.06
CHECK # 10361							
08/04/23	Vendor	LYNCH OIL COMPANY, INC	15268188	GASOLINE 07/18/23	Fuel, Gasoline and Oil	001-540004-53901	\$330.52
Check Total							\$330.52
CHECK # 10362							
08/04/23	Vendor	NASH CONSTRUCTION, INC	CDD2301	ROOFING PROJECT- REROOF 3 GAZEBOS	Capital Projects	001-564104-53918	\$33,204.00
Check Total							\$33,204.00
CHECK # 10363							
08/04/23	Vendor	OSCEOLA SHERIFF'S OFFICE	54703	SEC SVCS 7/2-7/15/23	Security Service-Sheriff	001-534365-52001	\$6,718.35
Check Total							\$6,718.35
CHECK # 10364							
08/04/23	Vendor	REXEL USA	S137104719.001	ENCLOSURE COVER	R&M-Streetlights	001-546095-54101	\$451.40
08/04/23	Vendor	REXEL USA	S137070217.003	LEMD LED	R&M-Streetlights	001-546095-54101	\$111.98
08/04/23	Vendor	REXEL USA	S137122727.001	BUS 2A0660 INSULATION ONE END	R&M-Streetlights	001-546095-54101	\$231.34

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08/04/23	Vendor	REXEL USA	S137100013.002	LEM LED	R&M-Streetlights	001-546095-54101	\$754.85
08/04/23	Vendor	REXEL USA	S137104719.003	ENCLOSURE BOX	R&M-Streetlights	001-546095-54101	\$419.08
08/04/23	Vendor	REXEL USA	S137129338.001	ENCLOSURE BOX	R&M-Streetlights	001-546095-54101	\$394.08
08/04/23	Vendor	REXEL USA	S137122727.002	FUSE HOLDER	R&M-Streetlights	001-546095-54101	\$1,662.79
Check Total							\$4,025.52
CHECK # 10365							
08/04/23	Vendor	SERVUSAT, LLC	4501	50% PAYMENT VIDEO SURVEILLANCE SYSTEM	Building Op Costs	001-563034-53901	\$1,181.00
Check Total							\$1,181.00
CHECK # 10366							
08/04/23	Vendor	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	130449107-001	IRR REPAIRS	R&M-Irrigation	001-546041-53901	\$60,421.14
08/04/23	Vendor	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	132662971-001	IRR REPAIRS	R&M-Irrigation	001-546041-53901	\$391.27
Check Total							\$60,812.41
CHECK # 10367							
08/04/23	Vendor	SOLITUDE LAKE MANAGEMENT	PSI-96228	AERATOR INSTALL	R&M-Aeration	001-546003-53901	\$9,041.00
08/04/23	Vendor	SOLITUDE LAKE MANAGEMENT	PSI-96355	LAKE/POND & WETLAND APPLICATION	R&M-Wetland	001-546109-53001	\$41,440.00
Check Total							\$50,481.00
CHECK # 10368							
08/04/23	Vendor	SOUTHERN PINE LUMBER CO. OF ORLANDO, INC.	40072743	LUMBER	R&M-Boardwalks	001-546009-53901	\$1,712.36
Check Total							\$1,712.36
CHECK # 10369							
08/04/23	Vendor	SUNSHINE COMMUNICATION SERVICES, INC.	230701331	TELEPHONE ANSWERING SVCS	ProfServ-Answering Services	001-531064-51301	\$179.60
Check Total							\$179.60
CHECK # 10370							
08/08/23	Vendor	CELEBRATION HARDWARE	363895	FASTENERS	R&M-Common Area	001-546016-53901	\$1.20
08/08/23	Vendor	CELEBRATION HARDWARE	363937	CONCRETE MIX /SHARPIE MINI DISPLAY	R&M-Common Area	001-546016-53901	\$16.76
Check Total							\$17.96
CHECK # 10371							
08/08/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	223857	LIRIOPE'S INSTALLATION	R&M-Other Landscape	001-546036-53901	\$8,977.00
Check Total							\$8,977.00
CHECK # 10372							
08/08/23	Vendor	OSCEOLA NEWS GAZETTE	2074343C-0001	NOTICE OF PUBLIC HEARING 7/27/23	Legal Advertising	001-548002-51301	\$208.02
08/08/23	Vendor	OSCEOLA NEWS GAZETTE	F7BA084D-0001	NOTICE OF WORKSHOP 7/27/23	Legal Advertising	001-548002-51301	\$53.91
Check Total							\$261.93

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CHECK # 10373							
08/08/23	Vendor	REXEL USA	S137206218.001	SYL LED	R&M-Streetlights	001-546095-54101	\$83.37
							Check Total
							<u>\$83.37</u>
CHECK # 10374							
08/08/23	Vendor	SIGNAL RESTORATON SERVICES LLC	40-2308-14002-1	MOLD REMEDIATION	Building Op Costs	001-563034-53901	\$11,075.75
							Check Total
							<u>\$11,075.75</u>
CHECK # 10375							
08/15/23	Vendor	CELEBRATION HARDWARE	363940	GROUT SPONGE XL VITREX	R&M-Common Area	001-546016-53901	\$3.99
08/15/23	Vendor	CELEBRATION HARDWARE	363951	LINER DRUM CLR 1.2MIL	R&M-Common Area	001-546016-53901	\$84.97
08/15/23	Vendor	CELEBRATION HARDWARE	364219	CLEANER ALL PURPOSE	R&M-Common Area	001-546016-53901	\$11.99
08/15/23	Vendor	CELEBRATION HARDWARE	364220	BLEACH LIQ REGULAR 128OZ	R&M-Common Area	001-546016-53901	\$12.98
08/15/23	Vendor	CELEBRATION HARDWARE	364221	SPRAY BOTTLE PRFSNL 32 OZ	R&M-Common Area	001-546016-53901	\$2.59
08/15/23	Vendor	CELEBRATION HARDWARE	364299	BLEACH CONC OUTDOOR 3/121OZ	R&M-Common Area	001-546016-53901	\$35.97
							Check Total
							<u>\$152.49</u>
CHECK # 10376							
08/15/23	Vendor	CHURCHILLSGROUP HOLDINGS INC	31788	AUG 2023 SPLASH PAD	Contracts-Fountain	001-534023-53901	\$661.50
							Check Total
							<u>\$661.50</u>
CHECK # 10377							
08/15/23	Vendor	DAVID HULME - EFT	072523-BP	BOARD PAY 7/25/23	P/R-Board of Supervisors	001-511001-51101	\$200.00
08/15/23	Vendor	DAVID HULME - EFT	080823-BP	BOARD PAY 8/8/23	P/R-Board of Supervisors	001-511001-51101	\$200.00
							Check Total
							<u>\$400.00</u>
CHECK # 10378							
08/15/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	223855	PLANTS INSTALLATION	R&M-Other Landscape	001-546036-53901	\$4,711.51
08/15/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	223856	SUMMER ANNUALS 2023	Contracts-Annuals	001-534117-53901	\$5,310.00
							Check Total
							<u>\$10,021.51</u>
CHECK # 10379							
08/15/23	Vendor	LYNCH OIL COMPANY, INC	15294385	GASOLINE UNL	Fuel, Gasoline and Oil	001-540004-53901	\$240.18
							Check Total
							<u>\$240.18</u>
CHECK # 10380							
08/15/23	Vendor	OSCEOLA SHERIFF'S OFFICE	54725	SEC PATROL 7/16-7/29/23	Security Service-Sheriff	001-534365-52001	\$6,381.60
08/15/23	Vendor	OSCEOLA SHERIFF'S OFFICE	54645	PATROL SVCS 6/18-7/1/23	Security Service-Sheriff	001-534365-52001	\$6,982.61
							Check Total
							<u>\$13,364.21</u>
CHECK # 10381							
08/15/23	Vendor	REXEL USA	S135973194.004	FUSE HOLDERS	R&M-Streetlights	001-546095-54101	\$1,796.30
							Check Total
							<u>\$1,796.30</u>

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CHECK # 10382							
08/15/23	Vendor	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	132662971-002	IRR REPAIRS	R&M-Irrigation	001-546041-53901	\$793.04
08/15/23	Vendor	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	133104203-001	IRR REPAIRS	R&M-Irrigation	001-546041-53901	\$89.04
Check Total							\$882.08
CHECK # 10383							
08/15/23	Vendor	VANGUARD CLEANING SYSTEMS	36313	AUG 2023 CLEANING SVC CHG	Building Op Costs	001-563034-53901	\$438.00
Check Total							\$438.00
CHECK # 10384							
08/18/23	Vendor	ACE HOME & SUPPLY CENTER	102180/1	LIGHT BULBS/HALIDE BULBS	R&M-Streetlights	001-546095-54101	\$4,906.68
08/18/23	Vendor	ACE HOME & SUPPLY CENTER	102181/1	PHOTO CELL FIXED POSITION	R&M-Streetlights	001-546095-54101	\$839.76
Check Total							\$5,746.44
CHECK # 10385							
08/18/23	Vendor	GOGOV, INC	23-321	MGMT SVCS LICENCE PRD 08/01/23-07/31/2024	Misc-Contingency	001-549900-51301	\$16,860.00
Check Total							\$16,860.00
CHECK # 10386							
08/18/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	224794	AUG 2023 LANSCAPE MAINT	Contracts-Ground/Turf/Tree/Maintenance	001-534182-53901	\$47,637.16
08/18/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	224794	AUG 2023 LANSCAPE MAINT	Contracts-Shrub Maintenance	001-534106-53901	\$21,910.83
08/18/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	224794	AUG 2023 LANSCAPE MAINT	Contracts-Ground/Turf/Tree/Maintenance	001-534182-53901	\$6,416.67
08/18/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	224794	AUG 2023 LANSCAPE MAINT	Contracts-General Site/ Trash and Debris	001-534179-53901	\$4,250.00
08/18/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	224794	AUG 2023 LANSCAPE MAINT	Contracts-Irrigation	001-534073-53901	\$8,058.00
Check Total							\$88,272.66
CHECK # 10387							
08/18/23	Vendor	RENTAL WORLD OF OSCEOLA	361066	MAINT SUPPLIES	R&M-Common Area	001-546016-53901	\$797.84
08/18/23	Vendor	RENTAL WORLD OF OSCEOLA	367415	RENTAL	R&M-Common Area	001-546016-53901	\$753.75
08/18/23	Vendor	RENTAL WORLD OF OSCEOLA	365275	MAINT SUPPLIES	R&M-Common Area	001-546016-53901	\$273.46
Check Total							\$1,825.05
CHECK # 10388							
08/18/23	Vendor	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	133317397-001	IRR REPAIRS	R&M-Irrigation	001-546041-53901	\$1,397.00
Check Total							\$1,397.00
CHECK # 10389							
08/18/23	Vendor	SOLITUDE LAKE MANAGEMENT	PSI000081	AUG 2023 LAKE MAINT	R&M-Wetland	001-546109-53001	\$11,488.50
Check Total							\$11,488.50

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CHECK # 10390							
08/30/23	Vendor	ACE HOME & SUPPLY CENTER	102230/1	PHOTO CONTROL/ FUSE 2 PACK	R&M-Streetlights	001-546095-54101	\$543.08
08/30/23	Vendor	ACE HOME & SUPPLY CENTER	102254/1	FISHER PIERCE PHOTO CELL 120VOLT	R&M-Streetlights	001-546095-54101	\$359.88
Check Total							\$902.96
CHECK # 10391							
08/30/23	Vendor	CLARKE ENVIRONMENTAL MOSQUITO	001030853	AUG 2023 MOSQUITO MGMT SVC	Contracts-Pest Control	001-534125-53001	\$20,752.42
Check Total							\$20,752.42
CHECK # 10392							
08/30/23	Vendor	LATHAM, LUNA, EDEN & BEAUDINE, LLP	118383	JUNE 2023 SVCS	ProfServ-Legal Services	001-531023-51401	\$4,818.78
Check Total							\$4,818.78
CHECK # 10393							
08/30/23	Vendor	LYNCH OIL COMPANY, INC	15294386	DYE DIESEL/KEROSENE FUEL	Fuel, Gasoline and Oil	001-540004-53901	\$93.62
Check Total							\$93.62
CHECK # 10394							
08/30/23	Vendor	OSCEOLA SHERIFF'S OFFICE	54781	SEC SVCS 7/30/23-8/12/23	Security Service-Sheriff	001-534365-52001	\$8,256.20
Check Total							\$8,256.20
CHECK # 10395							
08/30/23	Vendor	PREFERRED GOVERNMENTAL INSURANCE TRUST	GLBI377772	GL DEDUCTIBLE - ROBERT STAYTON	Insurance - General Liability	001-545002-51301	\$25,000.00
Check Total							\$25,000.00
CHECK # 10396							
08/30/23	Vendor	REXEL USA	S137252951.001	BULBS	R&M-Streetlights	001-546095-54101	\$2,185.13
08/30/23	Vendor	REXEL USA	S137333797.001	INT EK4536 120-277 VAC HEAVY DUTY ELECTRONIC T LOC	R&M-Streetlights	001-546095-54101	\$241.65
08/30/23	Vendor	REXEL USA	S137333947.001	PHOTOELECTRIC CONTROLS	R&M-Streetlights	001-546095-54101	\$408.54
Check Total							\$2,835.32
CHECK # 10397							
08/30/23	Vendor	SCIENS ORLANDO, LLC	WO-5848	SPRINKLER SYSTEM- DEFICIENCY REPAIRS	Building Op Costs	001-563034-53901	\$2,250.00
Check Total							\$2,250.00
CHECK # 10398							
08/30/23	Vendor	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	133535178-001	IRR REPAIRS	R&M-Irrigation	001-546041-53901	\$1,067.91
08/30/23	Vendor	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	133615729-001	IRR REPAIRS	R&M-Irrigation	001-546041-53901	\$1,213.87
Check Total							\$2,281.78
CHECK # 10399							
08/30/23	Vendor	SOLITUDE LAKE MANAGEMENT	WO 00356516	50% DEPOST INVOICE - DREDGE PROJECT	Deposits	156100	\$13,250.00
Check Total							\$13,250.00

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CHECK # 10400							
08/30/23	Vendor	SOUTHERN PINE LUMBER CO. OF ORLANDO, INC.	40073039	LUMBER - BOARDWALKS	R&M-Boardwalks	001-546009-53901	\$1,113.32
Check Total							\$1,113.32
CHECK # 10401							
08/30/23	Vendor	TERMINIX INTERNATIONAL CO.	436721262	PEST CONTROL	Building Op Costs	001-563034-53901	\$108.00
Check Total							\$108.00
CHECK # 10402							
08/30/23	Vendor	USA SEAL & STRIPE, LLC	322	SWEEPING SVCS ON 8/11/23	R&M-Road Cleaning	001-546080-54101	\$2,750.00
Check Total							\$2,750.00
CHECK # 10403							
08/31/23	Vendor	CELEBRATION HARDWARE	365516	LINER DRUM CLR 1.2ML	R&M-Common Area	001-546016-53901	\$113.97
08/31/23	Vendor	CELEBRATION HARDWARE	365729	CONCRETE MIX	R&M-Sidewalks	001-546084-53901	\$197.70
08/31/23	Vendor	CELEBRATION HARDWARE	365815	CONCRETE MIX	R&M-Sidewalks	001-546084-53901	\$26.36
08/31/23	Vendor	CELEBRATION HARDWARE	366506	BLEACH CONC OUTDOOR	R&M-Sidewalks	001-546084-53901	\$47.96
08/31/23	Vendor	CELEBRATION HARDWARE	366772	LINER DRUM CLR 1.2 MIL	R&M-Common Area	001-546016-53901	\$75.98
08/31/23	Vendor	CELEBRATION HARDWARE	367296	CABLE TIES/BATTERY ALKALINE/ROPE POLYP	R&M-Common Area	001-546016-53901	\$64.95
Check Total							\$526.92
CHECK # 10404							
08/31/23	Vendor	REXEL USA	S137252951.002	BULBS	R&M-Streetlights	001-546095-54101	\$637.17
08/31/23	Vendor	REXEL USA	S137252951.003	BULBS	R&M-Streetlights	001-546095-54101	\$902.66
Check Total							\$1,539.83
CHECK # 10405							
08/31/23	Vendor	SCIENS ORLANDO, LLC	WO-7015	QTRLY FIRE SPRINKLER INSPECTION	Building Op Costs	001-563034-53901	\$156.00
Check Total							\$156.00
CHECK # 10406							
08/31/23	Vendor	SUNSHINE COMMUNICATION SERVICES, INC.	230810443	JULY 2023 TELEPHONE ANSWERING SVCS	ProfServ-Answering Services	001-531064-51301	\$1,048.20
Check Total							\$1,048.20
CHECK # 10407							
08/31/23	Vendor	USA SEAL & STRIPE, LLC	2101	ASPHALT PAVING WORK	R&M-Roads & Alleyways	001-546081-54101	\$48,816.00
Check Total							\$48,816.00
ACH #DD638							
08/04/23	Employee	JOHN A. MCLAUGHLIN	PAYROLL	August 04, 2023 Payroll Posting			\$104.70
ACH Total							\$104.70

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ACH #DD639							
08/04/23	Employee	CASSANDRA HARRIS-STARKS	PAYROLL	August 04, 2023 Payroll Posting			\$184.70
							ACH Total <u>\$184.70</u>
ACH #DD640							
08/04/23	Employee	THOMAS A. TOUZIN	PAYROLL	August 04, 2023 Payroll Posting			\$184.70
							ACH Total <u>\$184.70</u>
ACH #DD643							
08/14/23	Vendor	REPUBLIC SERVICES - ACH	0690-000696380 ACH	REFUSE REMOVAL 7/14/23	Utility - Refuse Removal	001-543020-53901	\$1,787.73
							ACH Total <u>\$1,787.73</u>
ACH #DD646							
08/11/23	Employee	JOHN A. MCLAUGHLIN	PAYROLL	August 11, 2023 Payroll Posting			\$104.70
							ACH Total <u>\$104.70</u>
ACH #DD647							
08/11/23	Employee	CASSANDRA HARRIS-STARKS	PAYROLL	August 11, 2023 Payroll Posting			\$184.70
							ACH Total <u>\$184.70</u>
ACH #DD648							
08/11/23	Employee	THOMAS A. TOUZIN	PAYROLL	August 11, 2023 Payroll Posting			\$184.70
							ACH Total <u>\$184.70</u>
ACH #DD649							
08/04/23	Vendor	DUKE ENERGY-ACH	071423 ACH	BILL PRD 6/7-7/6/23	Electricity - Streetlighting	001-543013-54101	\$1,850.36
08/04/23	Vendor	DUKE ENERGY-ACH	071423 ACH	BILL PRD 6/7-7/6/23	Electricity - General	001-543006-53901	\$4,650.81
08/04/23	Vendor	DUKE ENERGY-ACH	071423 ACH	BILL PRD 6/7-7/6/23	Building Op Costs	001-563034-53901	\$504.63
08/04/23	Vendor	DUKE ENERGY-ACH	071423 ACH	BILL PRD 6/7-7/6/23	R&M-Irrigation	001-546041-53901	\$398.69
							ACH Total <u>\$7,404.49</u>
ACH #DD651							
08/15/23	Vendor	SMART CITY TELECOM	080123-0025	BILL PRD 8/1-8/30/23	Communication - Telephone	001-541003-51301	\$177.72
							ACH Total <u>\$177.72</u>
ACH #DD652							
08/15/23	Vendor	SMART CITY TELECOM	080123-1187	BILL PRD 8/1-8/30/23	Communication - Telephone	001-541003-51301	\$135.49
							ACH Total <u>\$135.49</u>
ACH #DD653							
08/15/23	Vendor	SMART CITY TELECOM	080123-0231	BILL PRD 8/1-8/30/23	R&M-Irrigation	001-546041-53901	\$124.29
							ACH Total <u>\$124.29</u>

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ACH #DD654							
08/23/23	Employee	JOHN A. MCLAUGHLIN	PAYROLL	August 23, 2023 Payroll Posting			\$104.70
							ACH Total
							<u>\$104.70</u>
ACH #DD655							
08/23/23	Employee	CASSANDRA HARRIS-STARKS	PAYROLL	August 23, 2023 Payroll Posting			\$184.70
							ACH Total
							<u>\$184.70</u>
ACH #DD656							
08/23/23	Employee	THOMAS A. TOUZIN	PAYROLL	August 23, 2023 Payroll Posting			\$184.70
							ACH Total
							<u>\$184.70</u>
ACH #DD657							
08/21/23	Vendor	REPUBLIC SERVICES - ACH	0690-000698344 ACH	REFUSE REMOVAL (ACH 8/20)	Utility - Refuse Removal	001-543020-53901	\$660.79
							ACH Total
							<u>\$660.79</u>
ACH #DD659							
08/14/23	Vendor	WILLIAMS SCOTSMAN INC. - ACH	9018528134	M127006288 8/14-9/10/23	Rentals - General	001-544001-53901	\$278.07
							ACH Total
							<u>\$278.07</u>
ACH #DD664							
08/14/23	Vendor	ENTERPRISE CDD	072423 ACH	BILL PRD 6/12-7/11/23	R&M-Common Area	001-546016-53901	\$13,071.06
08/14/23	Vendor	ENTERPRISE CDD	072423 ACH	TO CORRECT ACH TAKEN	R&M-Common Area	001-546016-53901	(\$12,058.20)
							ACH Total
							<u>\$1,012.86</u>
							Account Total
							<u><u>\$594,515.22</u></u>

Subsection 6C

Financial Statements

CELEBRATION

Community Development District

Financial Report

August 31, 2023



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CELEBRATION

Community Development District

Financial Statements

(Unaudited)

August 31, 2023

Balance Sheet
August 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2013A DEBT SERVICE FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2002 CAPITAL PROJECTS FUND	SERIES 2021 CAPITAL PROJECTS FUND	TOTAL
ASSETS						
Cash - Checking Account	\$ 384,890	\$ -	\$ -	\$ -	\$ -	\$ 384,890
Accounts Receivable	106,623	-	-	-	-	106,623
Due From Other Funds	-	-	-	12	-	12
Investments:						
Certificates of Deposit - 12 Months	750,000	-	-	-	-	750,000
Certificates of Deposit - 3 Months	500,000	-	-	-	-	500,000
Certificates of Deposit - 6 Months	750,000	-	-	-	-	750,000
Money Market Account	2,081,860	-	-	116,029	-	2,197,889
Treasury Bills (6 months)	2,666,413	-	-	-	-	2,666,413
Construction Fund	-	-	-	-	41,682	41,682
Prepayment Account	-	1	81	-	-	82
Reserve Fund	-	196,938	207,000	-	-	403,939
Revenue Fund	-	399,359	132,926	-	-	532,285
FMV Adjustment	(24,871)	-	-	-	-	(24,871)
Prepaid Items	13,600	-	-	-	-	13,600
Deposits	16,634	-	-	-	-	16,634
TOTAL ASSETS	\$ 7,245,149	\$ 596,298	\$ 340,007	\$ 116,041	\$ 41,682	\$ 8,339,179
LIABILITIES						
Accounts Payable	\$ 61,391	\$ -	\$ -	\$ -	\$ -	\$ 61,391
Accrued Expenses	210,243	-	-	-	-	210,243
Unearned Revenue	569,916	-	-	-	-	569,916
Due To Other Districts	63,527	-	-	-	-	63,527
Accrued Taxes Payable	172	-	-	-	-	172
Sales Tax Payable	41	-	-	-	-	41
Other Current Liabilities	206,677	-	-	-	-	206,677
Due To Other Funds	12	-	-	-	-	12
TOTAL LIABILITIES	1,111,979	-	-	-	-	1,111,979
FUND BALANCES						
Nonspendable:						
Prepaid Items	13,600	-	-	-	-	13,600
Deposits	2,964	-	-	-	-	2,964
Restricted for:						
Debt Service	-	596,298	340,007	-	-	936,307
Capital Projects	-	-	-	116,041	41,682	157,723
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 & Alleyways	176,184	-	-	-	-	176,184
Reserves - Self Insurance	79,300	-	-	-	-	79,300
Unassigned:	1,705,953	-	-	-	-	1,705,953
TOTAL FUND BALANCES	\$ 6,133,170	\$ 596,298	\$ 340,007	\$ 116,041	\$ 41,682	\$ 7,227,200
TOTAL LIABILITIES & FUND BALANCES	\$ 7,245,149	\$ 596,298	\$ 340,007	\$ 116,041	\$ 41,682	\$ 8,339,179

CELEBRATION

Community Development District

General Fund

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

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>AUG-23 ACTUAL</u>
REVENUES						
Interest - Investments	\$ 162,000	\$ 148,500	\$ 317,802	\$ 169,302	196.17%	\$ 94,236
Right-of-Way Fees Electricity	950,000	870,837	898,050	27,213	94.53%	102,251
Right-of-Way Fees Telecom.	31,759	29,117	18,415	(10,702)	57.98%	-
Right-of-Way Fees Gas	1,282	1,177	3,845	2,668	299.92%	221
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%	-
Building Rental Income	19,619	5,951	5,951	-	30.33%	541
Building Operating Cost Income	14,448	13,244	13,244	-	91.67%	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	17,345	(11,822)	4.96%	251
TOTAL REVENUES	4,753,301	4,282,186	4,474,595	192,409	94.14%	198,704

EXPENDITURES

Administration

P/R-Board of Supervisors	10,200	9,200	8,000	1,200	78.43%	2,400
FICA Taxes	780	703	566	137	72.56%	138
ProfServ-Arbitrage Rebate	1,200	-	-	-	0.00%	-
ProfServ-Dissemination Agent	2,000	-	-	-	0.00%	-
ProfServ-Engineering	24,000	22,000	38,695	(16,695)	161.23%	-
ProfServ-Legal Services	40,000	36,663	43,673	(7,010)	109.18%	4,819
ProfServ-Mgmt Consulting	96,591	88,539	88,542	(3)	91.67%	8,049
ProfServ-Property Appraiser	1,400	1,400	2,886	(1,486)	206.14%	-
ProfServ-Special Assessment	24,612	24,612	24,612	-	100.00%	-
ProfServ-Trustee Fees	10,000	8,082	8,081	1	80.81%	-
ProfServ-Web Site Development	2,000	1,553	2,018	(465)	100.90%	-
ProfServ- Answering Service	2,700	2,475	3,694	(1,219)	136.81%	1,048
ProfServ-Incorporation Study Legal	30,000	34,167	1,303	32,864	4.34%	-
Auditing Services	5,000	5,000	5,000	-	100.00%	-
Communication - Telephone	11,000	10,087	6,309	3,778	57.35%	313
Postage and Freight	700	638	663	(25)	94.71%	35
Insurance - General Liability	55,000	55,000	79,980	(24,980)	145.42%	25,000
Insurance-Workmans Comp	300	300	850	(550)	283.33%	-
Printing and Binding	3,800	3,487	728	2,759	19.16%	-
Legal Advertising	1,800	1,650	1,491	159	82.83%	-
Misc-Non Ad Valorem Taxes	750	-	-	-	0.00%	-
Misc-Assessment Collection Cost	66,221	66,221	63,827	2,394	96.38%	-
Misc-Contingency	3,000	2,750	24,071	(21,321)	802.37%	15,810
Office Supplies	500	462	119	343	23.80%	-
Annual District Filing Fee	175	175	175	-	100.00%	-
Total Administration	393,729	375,164	405,283	(30,119)	102.93%	57,612

CELEBRATION

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>AUG-23 ACTUAL</u>
Public Safety						
Contracts-Security Camera	-	-	24,800	(24,800)	0.00%	-
Security Service - Sheriff	170,000	155,837	111,228	44,609	65.43%	8,256
Total Public Safety	170,000	155,837	136,028	19,809	80.02%	8,256
Physical Environment						
Contracts-Water Quality	22,000	20,163	20,875	(712)	94.89%	20,875
Contracts-Aquatic Control	130,000	119,163	123,220	(4,057)	94.78%	11,489
Contracts-Pest Control	249,029	228,272	228,277	(5)	91.67%	20,752
R&M-Wetland	1,000	917	60,160	(59,243)	6016.00%	-
Total Physical Environment	402,029	368,515	432,532	(64,017)	107.59%	53,116
Flood Control/Stormwater Mgmt						
R&M-Canal Bank Restoration	10,000	9,163	-	9,163	0.00%	-
R&M-Stormwater System	33,768	30,954	104,223	(73,269)	308.64%	-
Total Flood Control/Stormwater Mgmt	43,768	40,117	104,223	(64,106)	238.13%	-
Field						
ProfServ-Field Management	1,120,473	1,027,103	1,027,100	3	91.67%	93,373
Contracts-Fountain	8,500	7,788	7,182	606	84.49%	662
Contracts-Mulch	105,638	96,833	71,760	25,073	67.93%	-
Contracts-Irrigation	96,696	88,638	88,638	-	91.67%	8,058
Contracts-Trees & Trimming	147,760	135,443	114,080	21,363	77.21%	-
Contracts-Shrub Maintenance	262,930	241,021	241,019	2	91.67%	21,911
Contracts-Annuals	16,380	15,015	17,440	(2,425)	106.47%	-
Contracts-General Site/ Trash and Debris	51,000	46,750	46,750	-	91.67%	4,250
Contracts-Ground/Turf/Tree/Maintenance	648,646	594,594	594,592	2	91.67%	54,054
Fuel, Gasoline and Oil	19,000	17,413	8,425	8,988	44.34%	752
Electricity - General	35,000	32,087	46,976	(14,889)	134.22%	4,788
Utility - Refuse Removal	17,000	15,587	15,333	254	90.19%	525
Rentals - General	2,652	2,431	3,086	(655)	116.37%	278
R&M-Aeration	25,000	22,913	10,004	12,909	40.02%	-
R&M-Boardwalks	25,000	22,913	21,445	1,468	85.78%	1,394
R&M-Common Area	60,000	55,000	93,508	(38,508)	155.85%	(291)
R&M-Equipment	20,000	18,337	12,523	5,814	62.62%	2,012
R&M-Fountain	10,000	9,163	13,893	(4,730)	138.93%	10,022
R&M-Other Landscape	115,000	105,413	87,224	18,189	75.85%	-
R&M-Irrigation	65,000	59,587	96,249	(36,662)	148.08%	4,924
R&M-Roads & Alleyways	18,000	16,500	52,791	(36,291)	293.28%	48,816
R&M-Sidewalks	200,000	183,337	225,028	(41,691)	112.51%	3,626
R&M-Emergency & Disaster Relief	-	-	51,686	(51,686)	0.00%	-
R&M- Tree Removal/Replacement	60,000	55,000	79,332	(24,332)	132.22%	-
R&M-Fire Equipment	1,100	1,012	1,022	(10)	92.91%	-
R&M-Painting	10,000	9,163	-	9,163	0.00%	-
Misc-Contingency	15,000	13,750	19,732	(5,982)	131.55%	-
Building Op Costs	15,000	13,750	39,810	(26,060)	265.40%	5,887
Total Field	3,170,775	2,906,541	3,086,628	(180,087)	97.35%	265,041

CELEBRATION

Community Development District

General Fund

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

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>AUG-23 ACTUAL</u>
<u>Capital Expenditures & Projects</u>						
Capital Projects	125,000	-	144,844	(144,844)	115.88%	12
Total Capital Expenditures & Projects	125,000	-	144,844	(144,844)	115.88%	12
<u>Road and Street Facilities</u>						
Electricity - Streetlights	140,000	128,337	164,285	(35,948)	117.35%	15,773
R&M-Road Cleaning	78,000	71,500	82,250	(10,750)	105.45%	2,750
R&M-Streetlights	120,000	110,000	95,322	14,678	79.44%	13,006
R&M-Signage/Radar Sign Maintenance	10,000	9,163	9,581	(418)	95.81%	-
Total Road and Street Facilities	348,000	319,000	351,438	(32,438)	100.99%	31,529
<u>Reserves</u>						
Reserves-Annual Contribution	100,000	-	-	-	0.00%	-
Total Reserves	100,000	-	-	-	0.00%	-
TOTAL EXPENDITURES & RESERVES	4,753,301	4,165,174	4,660,976	(495,802)	98.06%	415,566
Excess (deficiency) of revenues Over (under) expenditures	-	117,012	(186,381)	(303,393)	0.00%	(216,862)
Net change in fund balance	\$ -	\$ 117,012	\$ (186,381)	\$ (303,393)	0.00%	\$ (216,862)
FUND BALANCE, BEGINNING (OCT 1, 2022)	6,319,551	6,319,551	6,319,551			
FUND BALANCE, ENDING	\$ 6,319,551	\$ 6,436,563	\$ 6,133,170			

CELEBRATION

Community Development District

Series 2013A Debt Service Fund

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-23 ACTUAL
REVENUES						
Interest - Investments	\$ 118	\$ 110	\$ 22,870	\$ 22,760	19381.36%	\$ 2,374
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	407,788	432,182	24,394	105.98%	2,374
EXPENDITURES						
Administration						
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	3,332	18,158	14,826	n/a	2,374
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	\$ 3,332	\$ 18,158	\$ 14,826	n/a	\$ 2,374
FUND BALANCE, BEGINNING (OCT 1, 2022)	578,140	578,140	578,140			
FUND BALANCE, ENDING	\$ 581,480	\$ 581,472	\$ 596,298			

CELEBRATION

Community Development District

Series 2021 Debt Service Fund

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-23 ACTUAL
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 1,565	\$ 1,565	0.00%	\$ 789
Special Assmnts- Tax Collector	440,598	440,598	440,721	123	100.03%	-
Special Assmnts- Discounts	(17,624)	(17,624)	(16,052)	1,572	91.08%	-
TOTAL REVENUES	422,974	422,974	426,234	3,260	100.77%	789
EXPENDITURES						
Administration						
Misc-Assessment Collection Cost	8,812	8,812	8,493	319	96.38%	-
Total Administration	8,812	8,812	8,493	319	96.38%	-
Debt Service						
Debt Retirement Series A	165,000	165,000	165,000	-	100.00%	-
Interest Expense Series A	251,019	251,019	251,019	-	100.00%	-
Total Debt Service	416,019	416,019	416,019	-	100.00%	-
TOTAL EXPENDITURES	424,831	424,831	424,512	319	99.92%	-
Excess (deficiency) of revenues Over (under) expenditures	(1,857)	(1,857)	1,722	3,579	n/a	789
OTHER FINANCING SOURCES (USES)						
Operating Transfers-Out	-	-	(804)	(804)	0.00%	(322)
Contribution to (Use of) Fund Balance	(1,857)	-	-	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	(1,857)	-	(804)	(804)	n/a	(322)
Net change in fund balance	\$ (1,857)	\$ (1,857)	\$ 918	\$ 2,775	n/a	\$ 467
FUND BALANCE, BEGINNING (OCT 1, 2022)	339,089	339,089	339,089			
FUND BALANCE, ENDING	\$ 337,232	\$ 337,232	\$ 340,007			

CELEBRATION

Community Development District

Series 2002 Capital Projects Fund

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-23 ACTUAL
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 456	\$ 456	0.00%	\$ 49
TOTAL REVENUES	-	-	456	456	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	-	-	456	456	0.00%	49
Net change in fund balance	\$ -	\$ -	\$ 456	\$ 456	0.00%	\$ 49
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	-	115,585			
FUND BALANCE, ENDING	\$ -	\$ -	\$ 116,041			

CELEBRATION

Community Development District

Series 2021 Capital Projects Fund

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-23 ACTUAL
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 242	\$ 242	0.00%	\$ 148
TOTAL REVENUES	-	-	242	242	0.00%	148
EXPENDITURES						
TOTAL EXPENDITURES	-	-	-	-	0.00%	-
Reserves						
	-	-	-	-	0.00%	-
Total Reserves	-	-	-	-	0.00%	-
TOTAL EXPENDITURES	-	-	-	-	0.00%	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	242	242	0.00%	148
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	-	-	1,235	1,235	0.00%	753
TOTAL FINANCING SOURCES (USES)	-	-	1,235	1,235	0.00%	753
Net change in fund balance	\$ -	\$ -	\$ 1,477	\$ 1,477	0.00%	\$ 901
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	-	40,205			
FUND BALANCE, ENDING	\$ -	\$ -	\$ 41,682			

CELEBRATION

Community Development District

Balance Sheet - All Funds

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

▶ **Assets**

- **Cash and Investments** - See Cash and Investment Report for further details
- **Accounts Receivable** - ROW Electricity & Gas Fees; Engineering; Legal
- **FMV Adjustment** - Unrealized gain on T-Bills
- **Deposits** - Duke Energy

▶ **Liabilities**

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

▶ **Assigned to**

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

CELEBRATION

Community Development District

General Fund

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

Financial Overview / Highlights

- ▶ Total general fund revenues collected through August are at approximately 100% compared to adopted budget.
- ▶ Total general fund expenditures budget target is 91.67% and is approximately 98% compared to the adopted budget.

Variance Analysis

Account Name	Adopted Budget	YTD Actual	% of Budget	Explanation
Other Miscellaneous Revenues	(\$350,000)	(\$17,345)	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; Todd Kendall \$250; sales tax allowance credits \$12

Expenditures (General Fund)

Administration

Proserv-Engineering	\$24,000	\$38,695	161%	Hanson, Walter fees thru July 2023
Proserv-Legal Services	\$40,000	\$43,673	109%	Latham, Luna thru June 2023
Proserv-Property Appraiser	\$1,400	\$2,886	206%	Bruce Vickers non-advlorem taxes
Proserv-Website Development	\$2,000	\$2,018	101%	Innersync Studio fees to-date
Proserv-Answering Service	\$2,700	\$3,694	137%	Sunshine Communication to-date
Postage and Freight	\$700	\$663	95%	IMS & FedEx charges to-date
Insurance - General Liability	\$55,000	\$79,980	145%	EGIS Insurance Advisors LLC
Insurance - Workers Comp	\$300	\$850	283%	EGIS Insurance Advisors LLC
Misc-Contingency	\$3,000	\$24,071	802%	Inframark document storage fees \$4,200; Other IMS reimbursements \$2,398; GOGOV management services license \$16,860; ASCAP license \$420; staff lunch \$193

Public Safety

Contracts-Security Camera	\$0	\$24,800	0%	Vetted Security Solutions LLC
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Physical Environment

Contracts-Water Quality	\$22,000	\$20,875	95%	Contractual account use as needed
Contracts-Aquatic Control	\$130,000	\$123,220	95%	Budget \$10,833 per month, actual \$11,488.50 per month
R&M-Wetland	\$1,000	\$71,649	7165%	Extra lake work. Solitude Lake Management, on time treatment, planting, & application

Flood Control/Stormwater Mgmt

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

Community Development District

General Fund

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

Account Name	Adopted Budget	YTD Actual	% of Budget	Explanation
<u>Field</u>				
Contracts-Fountain	\$8,500	\$7,182	84%	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	\$46,976	134%	Duke Energy charges have been on the increase
Rentals - General	\$2,652	\$3,086	116%	Budget \$221/month, actual \$242/month thru Apr, increase to \$278/month May to current
R&M-Common Area	\$60,000	\$93,508	156%	Expenditures to-date
R&M-Irrigation	\$65,000	\$96,249	148%	Expenditures to-date
R&M-Sidewalks	\$200,000	\$225,028	113%	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	\$39,810	265%	District operating costs to-date
<u>Capital Expenditures & Projects</u>				
Capital Projects	\$125,000	\$144,844	116%	Solitude Lake Management non-budgeted for aerator install; Nash Construction Inc non-budgeted roofing project
<u>Road and Street Facilities</u>				
Electricity - Streetlights	\$140,000	\$164,285	117%	Duke Energy to-date on the increase
R&M-Road Cleaning	\$78,000	\$82,250	105%	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

August 31, 2023

CELEBRATION

ALL FUNDS

Community Development District

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

Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	Allocated by Fund		
					General Fund	Series 2013A Debt Service Fund	Series 2021 Debt Service Fund
ASSESSMENTS LEVIED				\$ 4,176,307	\$ 3,311,044	\$ 424,665	\$ 440,598
Allocation %				100%	79%	10.17%	11%
Real Estate Installment							
11/18/22	\$ 28,885	\$ 1,601	\$ 589	\$ 31,076	\$ 24,637	\$ 3,160	\$ 3,278
12/09/22	793	8	16	817	648	83	86
01/10/23	13,022	400	266	13,689	10,853	1,392	1,444
02/09/23	2,294	43	47	2,383	1,890	242	251
03/09/23	435	-	9	444	352	45	47
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	387,257	49,668	51,532
12/09/22	2,385,587	101,428	48,685	2,535,701	2,010,345	257,841	267,515
12/22/22	679,990	27,075	13,877	720,942	571,574	73,308	76,059
01/10/23	72,441	2,307	1,478	76,227	60,434	7,751	8,042
02/09/23	95,817	2,104	1,955	99,876	79,184	10,156	10,537
03/10/23	27,570	299	563	28,432	22,541	2,891	3,000
04/11/23	76,098	41	1,553	77,693	61,596	7,900	8,197
05/10/23	31,800	(889)	649	31,560	25,021	3,209	3,330
06/12/23	15,112	(449)	308	14,971	11,869	1,522	1,579
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	\$ 3,311,968	\$ 424,783	\$ 440,721
% COLLECTED				100%	100%	100%	100%

CELEBRATION

Community Development District

All Funds

Cash and Investment Report

August 31, 2023

<u>Investment Type</u>	<u>Bank Name</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
General Fund				
Demand Deposit Account	SouthState Bank	n/a	0.00%	\$384,890
Certificate of Deposit (12 months)	Valley National Bank	8/16/2024	5.47%	750,000
Certificate of Deposit (6 months)	Valley National Bank	2/16/2024	5.42%	750,000
Certificate of Deposit (3 months)	Valley National Bank	11/16/2023	5.37%	500,000
			Subtotal	<u>2,000,000</u>
Public Funds MMA Variance Account	BankUnited	n/a	5.15%	120,102
Government Interest	Valley National Bank	n/a	5.25%	1,961,758
			Subtotal	<u>2,081,860</u>
U.S. Treasury Bill (6 months)	Valley National Bank	11/24/2023	5.25%	2,000,878
U.S. Treasury Bill (6 months)	Valley National Bank	2/24/2024	5.25%	665,536
			Subtotal	<u>2,666,413</u>
			GF Subtotal	<u>\$7,133,163</u>

Debt Service and Capital Projects Funds

<u>Investment Type</u>	<u>Bank Name</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Debit Service and Capital Project Funds				
Series 2013A				
First American Government Obligation Fund	US Bank, Prepayment Fund	n/a	4.94%	1
First American Government Obligation Fund	US Bank, Reserve Fund	n/a	4.94%	196,938
First American Government Obligation Fund	US Bank, Revenue Fund	n/a	4.94%	399,359
Series 2021				
US Bank Nat'l Association Commercial Paper	US Bank, Prepayment Account	n/a	5.35%	81
US Bank Nat'l Association Commercial Paper	US Bank, Reserve Fund	n/a	5.35%	207,000
US Bank Nat'l Association Commercial Paper	US Bank, Revenue Fund	n/a	5.35%	132,926
			Subtotal	<u>936,305</u>
Business Money Market Checking	SouthState Bank	n/a	0.50%	116,029
			Subtotal	<u>116,029</u>
Series 2021				
US Bank Nat'l Association Commercial Paper	US Bank, Construction Fund	n/a	5.35%	41,682
			Total	<u><u>\$8,227,179</u></u>

CELEBRATION

Community Development District

General Fund

Capital Projects

August 31, 2023

<u>Description</u>	<u>Budget</u>	<u>Actual</u>	<u>Balance</u>
Fencing	\$ 30,000	\$ -	\$ 30,000
Pavers	10,000	-	10,000
(1) Shade Structure Roof (3)	65,000	33,216	31,784
Streetlight Painting	20,000	-	20,000
(2) Aerator Install	-	111,628	-
Total Capital Projects	\$ 125,000	\$ 144,844	\$ 91,784

- (1) Nash Construction Inc/Home Depot
- (2) Solitude Lake Management

CELEBRATION

Community Development District

General Fund

Right-of-Way Fees Electricity

August 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	\$102,250.93
8/31/2023	August (Accrual)	\$75,000.00
9/30/2023	September	\$0.00
Total		\$898,049.61

Note: Aug will be received in mid Sept

CELEBRATION

Community Development District

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

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
		10/01/22		BEGINNING BALANCE		BALANCE FORWARD FROM FY 2022			\$0.00
ACH	ACH	08/30/22	Vendor	DUKE ENERGY-ACH	080922 ACH	BILL PRD 7/8-8/7/22	Due To Other Districts	206500	(\$10,992.48)
ACH	ACH093	09/30/22	Vendor	DUKE ENERGY-ACH	083022 ACH	BILL PRD 8/5-8/26/22	Due To Other Districts	206500	(99.12)
ACH	ACH	09/30/22	Vendor	DUKE ENERGY-ACH	091222 ACH	BILL PRD 8/6-9/7/22	Due To Other Districts	206500	(\$10,920.99)
ACH	ACH114	10/20/22	Vendor	DUKE ENERGY-ACH	092922 ACH	BILL PRD 8/27-9/27/22	Due To Other Districts	206500	(\$76.84)
ACH	ACH120	11/28/22	Vendor	DUKE ENERGY-ACH	101122 ACH	BILL PRD 9/8-10/6/22	Due To Other Districts	206500	(\$10,920.99)
ACH	ACH120	11/28/22	Vendor	DUKE ENERGY-ACH	101122 ACH	BILL PRD 9/28-10/26/22	Due To Other Districts	206500	(\$74.20)
ACH	ACH120	11/28/22	Vendor	DUKE ENERGY-ACH	101122 ACH	BILL PRD 10/7-11/4/22	Due To Other Districts	206500	(\$10,920.99)
ACH	ACH063	12/21/22	Vendor	DUKE ENERGY-ACH	113022 ACH	BILL PRD 10/27-11/28/22	Due To Other Districts	206500	(\$77.40)
ACH	ACH063	12/30/22	Vendor	DUKE ENERGY-ACH	120722 ACH	BILL PRD 11/5-12/6/22	Due To Other Districts	206500	(\$10,920.99)
ACH	ACH063	01/20/23	Vendor	DUKE ENERGY-ACH	123022 ACH	BILL PRD 11/29-12/28/22	Due To Other Districts	206500	(\$76.60)
ACH	ACH063	02/01/23	Vendor	DUKE ENERGY-ACH	011123 ACH	BILL PRD 12/7/22-1/6/23	Due To Other Districts	206500	(\$13,111.72)
ACH	ACH063	02/26/23	Vendor	ENTERPRISE CDD	02102023 7106	DUE TO ECDD THRU 9/30/22 REIMB DUKE ENERGY	Due To Other Districts	206500	\$33,084.62
ACH	ACH063	02/20/23	Vendor	DUKE ENERGY-ACH	012723 ACH	BILL PRD 12/29/22-1/26/23	Due To Other Districts	206500	(\$11,767.72)
ACH	ACH063	03/21/23	Vendor	DUKE ENERGY-ACH	032023 ACH	BILL PRD 01/27-02/24/23	Due To Other Districts	206500	(\$13,190.89)
ACH	ACH063	04/20/23	Vendor	DUKE ENERGY-ACH	033023 ACH	BILL PRD 2/25-3/28/23	Due To Other Districts	206500	(\$13,169.58)
ACH	ACH063	05/10/23	Vendor	ENTERPRISE CDD	05082023 7106 A	REIMB OF DUKE ENERGY CHGS THRU 3/31/23	Due To Other Districts	206500	\$38,128.19
ACH	ACH063	05/15/23	Vendor	ENTERPRISE CDD	05082023 7106	DUE TO ECDD 10/1-12/31/22 DUKE CHARGES	Due To Other Districts	206500	\$35,107.70
ACH	ACH063	05/19/23	Vendor	DUKE ENERGY-ACH	050823 ACH	BILL PRD 3/29-4/26/23	Due To Other Districts	206500	(\$13,935.15)
ACH	ACH063	06/19/23	Vendor	DUKE ENERGY-ACH	052523 ACH	BILL PRD 4/26-5/24/23	Due To Other Districts	206500	(\$13,935.29)
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)
ACH	ACH063	08/18/23	Vendor	DUKE ENERGY-ACH	072823 ACH	BILL PRD 6/28-7/26/23	Due To Other Districts	206500	(\$13,935.23)
JE	ACCRUAL	08/31/23	Vendor	DUKE ENERGY-ACH	ACCRUAL	BILL PRD AUG 2023	Due To Other Districts	206500	(\$13,000.00)
JE		08/31/23	Vendor	REEDY CREEK IMPROVEMENT DISTRICT		FY 2022 DRAINAGE FEE	Due To Other Districts	206500	\$5,218.65
DUE TO OTHER DISTRICTS A/C #206500									(\$63,527.29)

Section 7

Business Matters

Subsection 7A

Proposed Uses of Second Floor

September 11, 2023

Celebration Community Development District
313 Campus Street
Celebration, Florida 34747

Attention: Angel Montagna
Regional Manager

RE: Architectural Services
Second Floor Buildout

Dear Angel:

It is a pleasure to submit to you this proposal to provide architectural services for the referenced project. It is my understanding that the scope of the project consists of the design of a conversion of the existing second floor storage space into offices. The total space is approximately 850 sf, with around 500 sf usable office space. The remainder of the space is mechanical equipment. We will provide a new floor plan, additional architectural drawings and details, HVAC and electrical design, coordinate a bid process between contractors, and provide contract administration through construction.

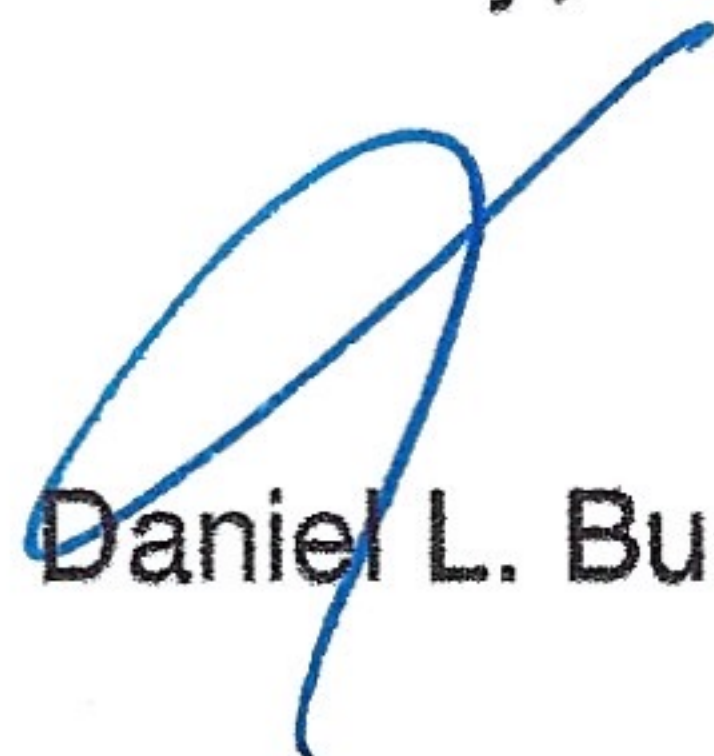
Our services would include all architectural, structural, electrical and mechanical specifications and drawings necessary for permitting and construction. I propose to perform contract administration, which would include site visits, preparation of revised drawings during construction, review of shop drawings, review of pay requests, for the lump sum fee noted below.

Our fee breakdown would be as follows:

Architectural	\$3,000
<u>MEP engineering</u>	<u>1,500</u>
Total design fee	\$4,500
Coordination of bidding process	\$1,500
Contract administration	1,500

We would ask for payment of design fees when final drawings are complete, and bidding and contract administration when those tasks are complete. We are ready to start within two weeks of authorization, and look forward to a successful building program.

Sincerely,



Daniel L. Bumpus

ARCHITECTURE INTERIOR DESIGN

603 FRONT STREET CELEBRATION, FL 34747 VOICE: 407.566.0200

AR008045

TERMS AND CONDITIONS

1. The fees set forth by this proposal are payable within 30 days of receipt of invoice date. Should payment not be received, interest will accrue at 1 1/2% per month on the remaining balance due. SHOULD PAYMENT NOT BE RECEIVED WITHIN 45 DAYS WE RESERVE THE RIGHT TO STOP WORK ON ALL PROJECTS UNTIL PAYMENT IS RECEIVED. SHOULD PAYMENT NOT BE RECEIVED AFTER 60 DAYS THE CONTRACT WILL BECOME NULL AND VOID. Please note that you are guaranteeing that the debts incurred will be paid.

2. Charges such as printing, overnight delivery fees, plan review fees and any travel expenses incurred at the owner's request are reimbursable and will be billed to the client.

3. This contract may only be terminated with written notice. In the event of termination, Bumpus and Associates, Inc. will be paid in full for services completed and fees already incurred. The initial deposit is non-refundable.

4. The architect's liability to the client shall not exceed the amount of fees paid by or due from client for professional services rendered under this agreement. In no event shall the architect be liable to the client or anyone else for special, incidental or consequential damages, including, without limitation, loss of profits, revenue or use of capital or claims of customers, whether based on contract, tort, negligence, strict liability or otherwise.

5. If it is necessary to employ an agency or attorney to collect fees, the client will pay the cost of collection, including attorney's fees.

6. Bumpus and Associates, Inc. will retain the ownership of all of the original documents pertaining to this project.

7. Payment is still required in full even if the project is not built or construction completed.

8. During construction any revisions, including changes made in the field by the contractor or sub-contractors, will be prepared by this firm, and will be billed at the hourly rate stated on the attached rate sheet and must be submitted to and picked up from the permitting agency by the general contractor.

9. This proposal and fee schedule are based on the acceptance within (30) days of the date of preparation. If not accepted by you within that time period, we reserve the right to re-evaluate the terms and conditions contained herein. **WE WILL BEGIN WORK ON RECEIPT OF SIGNED PROPOSAL AND INITIAL PAYMENT.** Please sign and date (1) copy of the Proposal and return it to our office.

PURSUANT TO SECTION 558.0035 FLORIDA STATUTES, ARCHITECT'S CORPORATION IS THE RESPONSIBLE PARTY FOR THE PROFESSIONAL SERVICES IT AGREES TO PROVIDE UNDER THIS AGREEMENT. NO INDIVIDUAL PROFESSIONAL EMPLOYEE, AGENT, DIRECTOR, OFFICER OR PRINCIPAL MAY BE INDIVIDUALLY LIABLE FOR NEGLIGENCE ARISING OUT OF THIS CONTRACT.

Accepted

Date

ARCHITECTURE INTERIOR DESIGN

603 FRONT STREET CELEBRATION, FL 34747 407.566.0200

AR008045

RATE SHEET

PRINCIPAL ARCHITECT	\$200.00
PROJECT ARCHITECT	125.00
CADD/REVIT TECHNICIAN	75.00
PRINTS (per sheet)	1.50
CONSULTANTS	(cost plus 10%)
CREDIT CARD PROCESSING	3.5%
MILEAGE	\$0.5

ARCHITECTURE INTERIOR DESIGN

603 FRONT STREET CELEBRATION, FL 34747 407.566.0200

AR008045

#	DESCRIPTION	DATE	BY
2	ADDENDUM #3	2-26-15	
3	ADDENDUM #4--BUILDING DEPT REV	3-25-15	

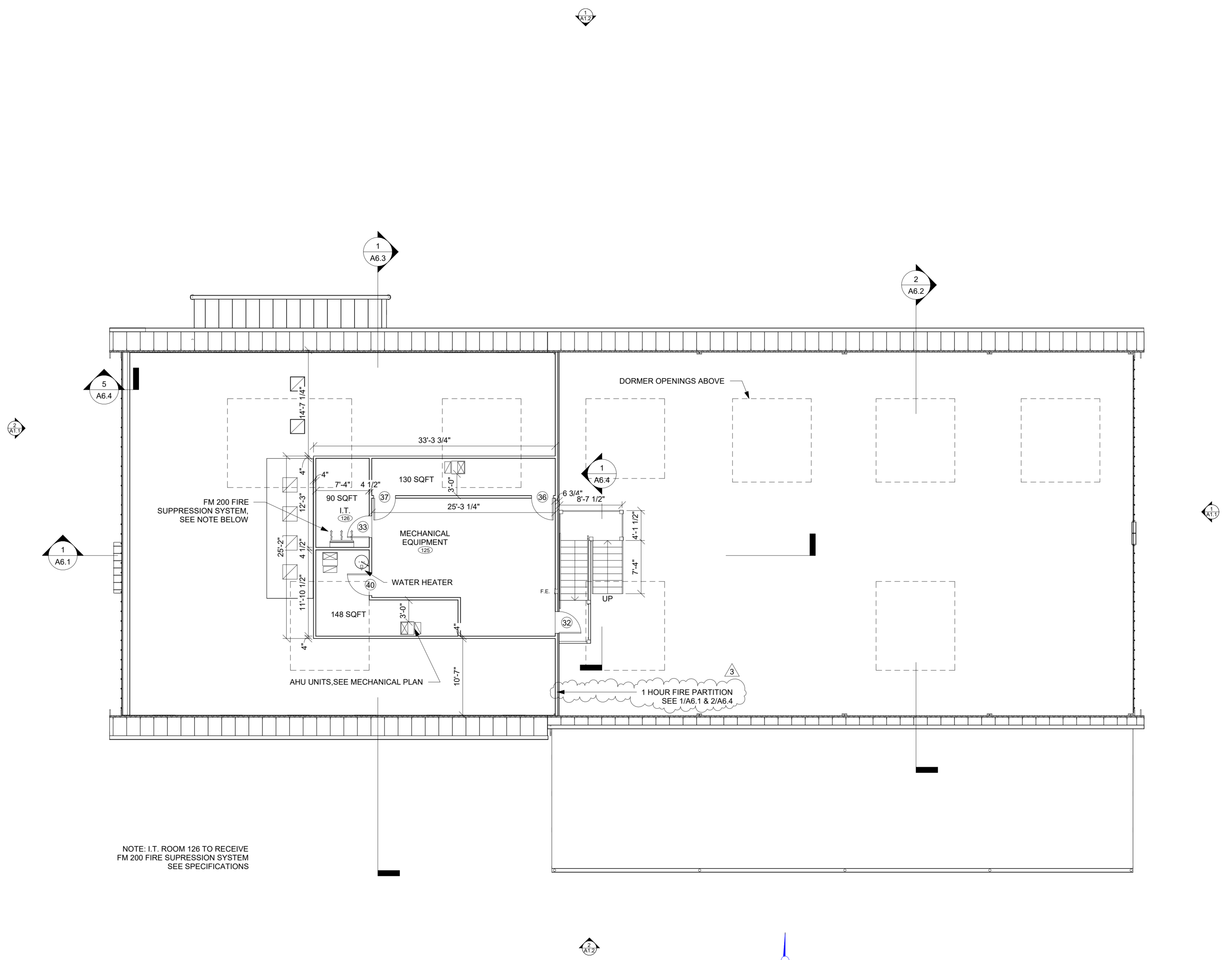
BUMPUS AND ASSOCIATES, INC.
 ARCHITECTURE - INTERIOR DESIGN
 www.BUMPUSANDASSOCIATES.com
 603 FRONT STREET
 CELEBRATION, FLORIDA 34747
 Ph: (407) 566-0200
 Fax: (407) 566-0222
 AA-C002051 AP-0008045

Approved By: _____
 Daniel L. Bumpus
 A.R. 0008045
 Date: _____

**Celebration Community
 Development District Facility**
 313 CAMPUS STREET
 CELEBRATION, FL 34747

DRWN:F	APVD: Approve
DATE:	01/06/2014
SCALE:	AS SHOWN
JOB NUMBER:	12012
SHEET:	

A2.2



WALL LEGEND

	EXT. WALL: BOARD & BATTEN OVER DENNGLAS & METAL WALL PANELS
	EXT. WALL: BOARD & BATTEN OVER DENNGLAS & METAL WALL PANELS 3-5/8" METAL STUDS @ 16" O.C. 1/2" DRYWALL
	INT. WALL 1/2" DRYWALL 3-5/8" METAL STUDS @ 16" O.C. 1/2" DRYWALL WITH 3" BATT. INSULATION
	3-1/2" MOVABLE INTERIOR PARTITION WALLS. WOOD LAMINATE WITH 16" GLAZING PANEL @ 68" A.F.F. (PROVIDED AND INSTALLED BY OTHERS. UNDER SEPARATE CONTRACT WITH OWNER).
	8'-0" TALL CHAINLINK FENCE
	6-5/8" 1 HOUR FIRE-RATED PARTITION. SEE SECTION.
	6-1/2" INTERIOR PLUMBING PARTITION. SEE SECTION

F.E. FIRE EXTINGUISHER 2A-10B.C., - IN CABINET AT OFFICE LOCATION. SEE SPECIFICATIONS. WALL-MOUNTED. NO CABINET IN WAREHOUSE.
 NOTE: ALL INTERIOR PARTITIONS TO HAVE 3" SOUND BAT. INSULATION
 FM 200 FIRE SUPPRESSION SYSTEM

NOTE: I.T. ROOM 126 TO RECEIVE FM 200 FIRE SUPPRESSION SYSTEM SEE SPECIFICATIONS

ATTIC PLAN
 1/8" = 1'-0"

Subsection 7B

Resolution 2023-17

RESOLUTION 2023-17

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYANCE OF REAL PROPERTY AND IMPROVEMENTS FROM MATTAMY ORLANDO LLC; AUTHORIZING DISTRICT STAFF AND THE CHAIRMAN TO REVIEW, EXECUTE AND ACCEPT ALL DOCUMENTS TO EFFECTUATE SUCH CONVEYANCE; PROVIDING FOR SEVERABILITY AND 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”), for the purpose of, among other things, financing and managing the acquisition, construction, maintenance and operation of certain infrastructure within and without the boundaries of the premises to be governed by the District; and

WHEREAS, the District has the authority, generally under the Act, and specifically under Section 190.012, *Florida Statutes*, to acquire real property and improvements for, among other things, the purposes of operating and maintaining systems, facilities, and basic infrastructure within the District; and

WHEREAS, the District has the authority, generally under Florida Law and the Act, and specifically under Section 190.011(7)(a), *Florida Statutes*, to acquire, dispose of any real property, dedications or platted reservations in any manner, so long as it is in the best interest of the District; and

WHEREAS, Mattamy Orlando LLC, a Delaware limited liability company authorized to transact business in the State of Florida (“Developer”), has requested the transfer and acceptance of real property and infrastructure improvements, as more particularly described in the Special Warranty Deed, Bill of Sale Absolute and Agreement, Agreement Regarding Taxes, Owner’s Affidavit and Certificate of District Engineer, attached hereto as Exhibit “A” (the “Conveyance Documents”), from Developer to the District; and

WHEREAS, the District Counsel and the District Manager have reviewed the Conveyance Documents from Developer, and the District Engineer has also reviewed the Conveyance Documents and has provided a Certificate of District Engineer for the conveyance, attached hereto as Exhibit “A,” to evidence compliance with plans and specifications and the requirements of the District for accepting the conveyances.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the District (the “Board”), as follows:

1. Incorporation of Recitals. The above recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.
2. Approval of Acquisition and Transfer of the Real Property and Improvements. The Board hereby approves the transfer and acceptance of the real property and improvements described in Exhibit “A,” from Developer to the District, and approves and accepts the Conveyance Documents.
3. Authorization of District Staff. The Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), District Counsel, and the District Engineer are hereby authorized and directed to take all actions necessary or desirable in connection with the conveyance of the real property and improvements described in Exhibit “A,” and all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions contemplated by this Resolution.
4. Ratification of Prior Actions. All actions taken to date by the District Officers, District Manager, District Counsel, District Engineer, are hereby ratified and authorized on behalf of the District.
5. 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.
6. Effective Date. This Resolution shall take effect immediately upon its adoption.

[Continues on the Following Pages]

PASSED in public meeting of the Board of Supervisors of the Celebration Community Development District, this 26th day of September, 2023.

**CELEBRATION COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

Print: _____
Secretary/Asst. Secretary

By: _____
Name: _____
Title: _____

EXHIBIT "A"

CONVEYANCE DOCUMENTS

1. Special Warranty Deed
2. Bill of Sale Absolute and Agreement
3. Agreement Regarding Taxes
4. Owner's Affidavit
5. Certificate of District Engineer

**THIS INSTRUMENT PREPARED BY
AND TO BE RETURNED TO:**
Jan Albanese Carpenter, Esq.
Latham, Luna, Eden & Beaudine LLP
Post Office Box 3353
Orlando, Florida 32802

SPECIAL WARRANTY DEED

(Celebration Community Development District – Celebration Island Village Phase 1A)

THIS SPECIAL WARRANTY DEED made as of this 11 day of SEPT, 2023 by **MATTAMY ORLANDO LLC**, a Delaware limited liability company d/b/a MATTAMY HOMES, whose principal address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811 (“Grantor”), to the **CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Osceola County, Florida, c/o Inframark, LLC, 313 Campus Street, Celebration, Florida 34747 (“Grantee”) (whenever used herein the terms “Grantor” and “Grantee” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

That Grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other valuable considerations, the receipt and sufficiency whereof are hereby acknowledged, hereby grants, bargains, sells, remises, releases, conveys and confirms unto Grantee, all that certain land situated in Osceola County, Florida, more particularly described as follows (the “Property”).

**SEE EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN
BY REFERENCE.**

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor does hereby covenant with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey this land; that Grantor hereby specially warrants that title to the land is free from all encumbrances except for restrictions, covenants, conditions, easements and other matters of record (provided, however, that reference thereto shall not serve to re-impose same) and taxes for the year 2022 and subsequent years, and that Grantor will defend title to the land against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, the day and year first above written.

WITNESSES:

Signed, sealed and delivered in the presence of:

[Signature]
Print Name: Stephanne Coffin

[Signature]
Print Name: Kacey Bienkowski

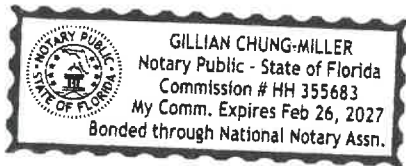
GRANTOR:

MATTAMY ORLANDO LLC,
a Delaware limited liability company

By: _____
Print Name: Jonathan Droor
Title: Assistant Vice President

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this 11 day of SEPTEMBER, 2023, by Jonathan Droor, as the Assistant Vice President of Mattamy Orlando LLC, a Delaware limited liability company, on behalf of said entity. Said person is [] personally known to me or [] has produced a valid driver's license as identification.



Gillian Chung-Miller
Notary Public; State of Florida
Print Name: GILLIAN CHUNG-MILLER
My Commission Expires: 02/26/2027
My Commission No.: 355683

EXHIBIT "A"

Description of the Property

Tracts 1.04.01, 1.04.02, 1.05.02, 1.05.08, 1.05.09, and 1.06.01, CELEBRATION ISLAND VILLAGE, PHASE 1A, according to the Plat thereof, as recorded in Plat Book 29, Pages 151-161, Public Records of Osceola County, Florida.

BILL OF SALE ABSOLUTE AND AGREEMENT

(Celebration Community Development District – Celebration Island Village Phase 1A)

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (“Agreement”) is made as of this 11 day of SEPT, 2023, by and between **CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Osceola County, Florida, c/o Inframark, LLC, 313 Campus Street, Celebration, Florida 34747 (the “District”), and **MATTAMY ORLANDO LLC**, a Delaware limited liability company d/b/a MATTAMY HOMES, whose principal address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811 (“Developer”).

RECITALS

WHEREAS, Developer owns certain improvements, equipment and personal property located within the boundaries of the District, and the extent, nature and location of such improvements and equipment is more fully set forth in Exhibit “A” attached hereto (collectively, the “Improvements”); and

WHEREAS, both Developer and the District find it to be in the best interest of both parties for the District to perpetually own, operate and maintain the Improvements, as the District may deem reasonable or appropriate, within its sole discretion, for the benefit of the District; and

WHEREAS, Developer desires to convey the Improvements to the District to allow such perpetual ownership, operation and maintenance, and the District desires to accept such ownership, operation and maintenance of the Improvements from the Developer.

NOW, THEREFORE, the parties hereto hereby agree to and acknowledge the following:

1. The above recitals are true and correct and are hereby incorporated into this Agreement by reference.

2. **KNOW ALL MEN BY THESE PRESENTS** that Developer, of the County of Osceola and the State of Florida, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) lawful money of the United States, to it paid by the District, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever.

3. All personal property described and conveyed herein is conveyed with all express or implied warranties of merchantability, fitness for use or other warranties not expressly stated herein, as applicable.

4. Developer agrees to indemnify and defend the District against, and to hold the District harmless from, any and all claims, actions, causes of action, losses, expenses, demands, liabilities, costs and repair expenses, including, but not limited to, the fees and expenses of any attorneys and experts reasonably incurred by the District, directly or indirectly arising out of or resulting from Developer's design, installation and construction of the Improvements for a period of five (5) years after the Effective Date of this Agreement.

5. 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 agreement.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

COUNTERPART SIGNATURE PAGE TO BILL OF SALE

Celebration Community Development District – Celebration Island Village Phase 1A)

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names, by their proper officer thereunto duly authorized, as of the day and year first above written.

WITNESSES:

Signed, sealed and delivered in the presence of:

[Signature]
Print: Stephannie Ciffin

[Signature]
Print: Rebecca Bismanski

DEVELOPER:

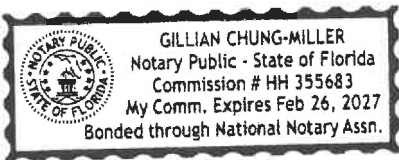
MATTAMY ORLANDO LLC,
a Delaware limited liability company

By: _____
Print Name: Jonathan Droor
Title: Assistant Vice President

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 11 day of SEPTEMBER 2023, by Jonathan Droor, as the Assistant Vice President of Mattamy Orlando LLC, a Delaware limited liability company, on behalf of said entity. Said person is personally known to me or has produced a valid driver’s license as identification.

[Signature]
Notary Public; State of Florida
Print Name: Gillian Chung-Miller
My Commission Expires: 2/26/2027
My Commission No.: 355683



COUNTERPART SIGNATURE PAGE TO BILL OF SALE
Celebration Community Development District – Celebration Island Village Phase 1A)

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names, by their proper officer thereunto duly authorized, as of the day and year first above written.

Signed, sealed and delivered in our presence:

ATTEST:

DISTRICT:

**CELEBRATION COMMUNITY
DEVELOPMENT DISTRICT**

Print: _____

By: _____
Name: Greg Filak
Title: Chairman

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2023, by Greg Filak, as Chairman of the Board of Supervisors, of the **CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**, a community development district organized under the laws of the State of Florida, and was attested to by _____, as the Secretary/Assistant Secretary of the **CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**, on behalf of the community development district, who are personally known to me, or have each produced a valid driver's license as identification.

Notary Public; State of Florida
Print Name: _____
My Commission Expires: _____
My Commission No.: _____

EXHIBIT "A"

LIST AND DESCRIPTION OF IMPROVEMENTS & EQUIPMENT

1. Stormwater Management
2. Landscaping
3. Sidewalks
4. Hardscape (promenade, steps)
5. Lighting
6. Exercise Equipment
7. Retaining Wall
8. Boardwalk
9. Covered Pavilions

The foregoing Improvements are located on the following real property tracts:

Tracts 1.04.01, 1.04.02, 1.05.02, 1.05.08, 1.05.09, and 1.06.01, CELEBRATION ISLAND VILLAGE, PHASE 1A, according to the Plat thereof, as recorded in Plat Book 29, Pages 151-161, Public Records of Osceola County, Florida.

AGREEMENT REGARDING TAXES

(Celebration Community Development District – Celebration Island Village Phase 1A)

THIS AGREEMENT REGARDING TAXES (“Agreement”) is entered into this 11 day of SEPT, 2023, by and between **CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Osceola County, Florida, c/o Inframark, LLC, 313 Campus Street, Celebration, Florida 34747 (the “District”), and **MATTAMY ORLANDO LLC**, a Delaware limited liability company d/b/a MATTAMY HOMES, whose principal address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811 (“Developer”).

WITNESSETH

WHEREAS, Developer is the owner and developer of certain real property located within the boundaries of the District, as such property is described on Exhibit “A” attached hereto and incorporated herein (the “Property”); and

WHEREAS, Developer is the owner and developer of infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described on Exhibit “A” attached hereto and incorporated herein (the “Improvements”); and

WHEREAS, the District is a Florida community development district and local unit of special-purpose government created pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, as part of the ongoing development activities within the boundaries of the District, Developer has, simultaneously with the execution of this Agreement, conveyed the Property and the Improvements to the District by Special Warranty Deed and Bill of Sale Absolute and Agreement; and

WHEREAS, all or a substantial portion of real property already owned by the District is either exempt from ad-valorem taxes or has been given a minimal valuation by the Osceola County Property Appraiser because of the District’s status as a governmental entity; and

WHEREAS, in conjunction with the conveyance of the Property and Improvements from Developer to the District, Developer and the District are desirous of setting forth in this Agreement their respective responsibilities with regard to applicable ad-valorem taxes and assessments on the Property.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, paid by each party to the other, the receipt and sufficiency of which are hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein, the parties hereto agree as follows:

1. The above recitals are true and correct and are incorporated herein by reference.

2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 2022 and all prior years have been paid in full.

3. Developer hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Property for the tax year 2023.

4. Subsequent to the District's acceptance of the Property and Improvements, and only in the event the Property is not conveyed to another governmental entity, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Property or, in the alternative, shall seek a minimal valuation of the Property, from the Osceola County Property Appraiser and, subsequent to tax year 2023, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property and/or Improvements, as applicable.

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES
(Celebration Community Development District – Celebration Island Village Phase 1A)

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on their behalf by their duly authorized representatives, all as of the date first set forth above.

WITNESSES:

Mill. C. J. - Milli
Print: GRUPON CHUNG-MILLER
SCF
Print: Stephanne Coffin

MATTAMY ORLANDO LLC, a Delaware limited liability company

By: _____
Print: Jonathan Droor
Title: Assistant Vice President

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district

ATTEST:

Print: _____
Secretary/Asst. Secretary

By: _____
Print: Greg Filak
Title: Chairman

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tracts 1.04.01, 1.04.02, 1.05.02, 1.05.08, 1.05.09, and 1.06.01, CELEBRATION ISLAND VILLAGE, PHASE 1A, according to the Plat thereof, as recorded in Plat Book 29, Pages 151-161, Public Records of Osceola County, Florida.

IMPROVEMENTS

1. Stormwater Management
2. Landscaping
3. Sidewalks
4. Hardscape (promenade, steps)
5. Lighting
6. Exercise Equipment
7. Retaining Wall
8. Boardwalk
9. Covered Pavilions

OWNER'S AFFIDAVIT

(Celebration Community Development District – Celebration Island Village Phase 1A)

STATE OF FLORIDA**COUNTY OF ORANGE**

BEFORE ME, the undersigned authority, personally appeared Jonathan Droor (“Affiant”) as Assistant Vice President of MATTAMY ORLANDO LLC, a Delaware limited liability company, authorized to transact business in the State of Florida, d/b/a MATTAMY HOMES, whose principal address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811 (“Owner”), who being first duly sworn on oath says:

1. That Affiant knows of his own knowledge that Owner is the fee simple title holder to certain lands located in Osceola County, Florida (the “Property”) and of certain infrastructure improvements on the Property (the “Improvements”), as more particularly described on Exhibit “A” attached hereto, and that Affiant as the Assistant Vice President of Owner, is making this Affidavit in that capacity only, and that no recourse shall be made against Affiant individually.

2. That the Property and Improvements, as described in the Special Warranty Deed and Bill of Sale Absolute and Agreement, dated as of the date hereof, are free and clear of all liens and encumbrances except for those encumbrances and matters affecting title included in the Celebration Island Village, Phase 1A, as recorded in Plat Book 29, Page 151, of the Official Records of Osceola County, Florida (the “Plat”).

3. That Affiant knows of no facts by reason of which the title to, or possession of, the Property and Improvements might be disputed or questioned, or by reason of which any claim to any part of the Property and Improvements might be asserted adversely to Owner.

4. That there have been no liens filed against the Property or the Improvements as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge, nor any unpaid bills of any nature as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge either for services of any architect, engineer, or surveyor, or for labor or material that may have been placed on the Property or Improvements, either in the construction or repair of the Improvements, or otherwise in connection with the Property which bills may have been incurred during the last ninety (90) days.

5. That no proceedings in bankruptcy or receivership have ever been instituted by or against Owner, nor has Owner ever made an assignment for the benefit of its creditors.

6. That Affiant knows of no action or proceeding relating to the Property or Improvements which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property or Improvements.

7. That, except as set forth in the Plat, Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or

improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

8. That this Affidavit is given for the purposes of inducing the Celebration Community Development District (the "District"), a Florida community development district and local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, to accept the Owner's conveyance of the Property and Improvements to the District.

9. That there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Property or the Improvements between the effective date of the Plat and the recording of the deed of conveyance, and that Affiant shall not execute nor permit the execution or recording of any instruments that would adversely affect title of the Property or the ownership of the Improvements.

10. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the District and Latham, Luna, Eden & Beaudine, LLP ("LLEB"), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to the District and LLEB that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of 47-2432811; (v) has a mailing address of 4901 Vineland Road, Suite 450, Orlando, Florida 32811. Affiant understands that this certification may be disclosed to the Internal Revenue Service by Owner and that any false statement contained herein could be punished by fine, imprisonment, or both. Affiant understands that the District and LLEB are relying on this certification in determining whether withholding is required upon said transfer.

11. That Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

[SIGNATURES ON FOLLOWING PAGE]

FURTHER AFFIANT SAYETH NAUGHT.

DATED: SEPTEMBER 11, 2023

WITNESSES:

Signed, sealed and delivered in the presence of:

[Signature]
Print: Stephanie Coffin

[Signature]
Print: Kacey Bienkanski

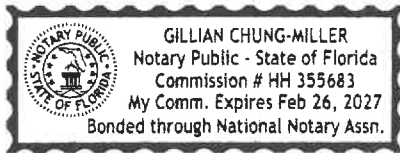
GRANTOR:

MATTAMY ORLANDO LLC,
a Delaware limited liability company

By: _____
Print Name: Jonathan Droor
Title: Assistant Vice President

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 11 day of SEPT, 2023, by Jonathan Droor, as the Assistant Vice President of **MATTAMY ORLANDO LLC**, a Delaware limited liability company, on behalf of said entity. Said person is personally known to me or has produced a valid driver's license as identification.



[Signature]
Notary Public; State of Florida
Print Name: GILLIAN CHUNG-MILLER
My Commission Expires: 02/26/2027
My Commission No.: 355683

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tracts 1.04.01, 1.04.02, 1.05.02, 1.05.08, 1.05.09, and 1.06.01, CELEBRATION ISLAND VILLAGE, PHASE 1A, according to the Plat thereof, as recorded in Plat Book 29, Pages 151-161, Public Records of Osceola County, Florida.

IMPROVEMENTS

1. Stormwater Management
2. Landscaping
3. Sidewalks
4. Hardscape (promenade, steps)
5. Lighting
6. Exercise Equipment
7. Retaining Wall
8. Boardwalk
9. Covered Pavilions

CERTIFICATE OF DISTRICT ENGINEER

(Celebration Community Development District – Celebration Island Village Phase 1A)

I, **Mark Vincutonis, P.E. of Hanson, Walter & Associates, Inc.**, a Florida corporation, and licensed to provide professional engineering services to the public in the State of Florida under Florida Certificate of Authorization No. 3265, with offices located at 8 Broadway, Suite 104, Kissimmee, Florida 34741 (“HWA”), hereby acknowledges and certifies the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

1. That I, through Hanson, Walter & Associates, Inc., currently serve as District Engineer to the Celebration Community Development District (the “District”).

2. That the District proposes to accept from **MATTAMY ORLANDO LLC**, a Delaware limited liability company d/b/a MATTAMY HOMES (“Developer”), for ownership, operation and maintenance, certain real property described in Exhibit “A” attached hereto and incorporated herein (collectively, the “Property”), plus infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, also as described more completely in Exhibit “A” attached hereto and incorporated herein (collectively, the “Improvements”). Any real property being conveyed to the District is being transferred at only nominal cost to the District, so no review of an appraisal or similar documentation as to reasonableness of purchase price or other valuation is required or being rendered.

3. That this certification (the “Certification”) is provided in conjunction with, and in support of, the District’s approval of the conveyance of the Property and Improvements from Developer to the District and the District’s acceptance of such Property and Improvements. The District will rely on this Certification for such purposes.

4. That the Improvements were constructed, installed, and/or completed, as appropriate, in accordance with known plans, specifications, contracts and permits required and/or approved by any known governmental authorities, as applicable. The Property and Improvements are in a condition acceptable for acceptance by the District.

5. That the Improvements are properly permitted by the appropriate governmental entities, and that copies of the applicable plans, specifications and permits relating to the Improvements, if any, that have actually been provided to HWA are being held by HWA as records of the District on its behalf.

6. I have reviewed the actual cost of the Improvements built or constructed by or at the direction of the Developer, and the District is paying no more than the actual cost incurred, or the current value thereof, whichever is less, as determined by the District Engineer.

[Signature page to follow.]

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER
(Celebration Community Development District – Celebration Island Village Phase 1A)

DATED: _____, 2023

Witness: _____
Print: _____

Mark Vincutonis, P.E.
Professional License No.: FL 54546
on behalf of the company,
Hanson, Walter & Associates, Inc., a Florida
corporation
8 Broadway, Suite 104
Kissimmee, Florida 34741

Witness: _____
Print: _____

**STATE OF FLORIDA
COUNTY OF OSCEOLA**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2023 by MARK VINCUTONIS of Hanson, Walter & Associates, Inc., a Florida corporation, on behalf of said corporation. Said person is [] personally known to me or [] has produced a valid driver’s license as identification.

(SEAL)

Notary Public; State of Florida
Print Name: _____
Comm. Exp.: _____
Comm. No.: _____

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tracts 1.04.01, 1.04.02, 1.05.02, 1.05.08, 1.05.09, and 1.06.01, CELEBRATION ISLAND VILLAGE, PHASE 1A, according to the Plat thereof, as recorded in Plat Book 29, Pages 151-161, Public Records of Osceola County, Florida.

IMPROVEMENTS

1. Stormwater Management
2. Landscaping
3. Sidewalks
4. Hardscape (promenade, steps)
5. Lighting
6. Exercise Equipment
7. Retaining Wall
8. Boardwalk
9. Covered Pavilions

POST-CLOSING CONVEYANCE AGREEMENT

THIS POST-CLOSING CONVEYANCE AGREEMENT (this "**Agreement**"), dated as of _____, 2023 (the "**Effective Date**"), is entered into by and between **MATTAMY ORLANDO LLC**, a Delaware limited liability company (the "**Grantor**"), whose address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811, and the **CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the "**District**"), whose address is c/o Inframark, LLC, 313 Campus Street, Celebration, Florida 34747.

WHEREAS, the Grantor has agreed to convey certain infrastructure improvements (the "**Improvements**") to the District, as specified in **Exhibit "A"** attached hereto and incorporated herein, by Bill of Sale Absolute and Agreement (the "**Bill of Sale**").

WHEREAS, the parties desire to set forth certain post-closing completion terms for the Improvements located on certain real property (the "**Property**"), as specified in **Exhibit "A"**.

NOW, THEREFORE, in consideration of the District's willingness to accept the Bill of Sale, the parties hereby agree as follows:

1. **Post-Closing Obligations**

A. **Infrastructure Improvements.** Within ninety (90) days of executing this Agreement, the Grantor agrees to complete/repair all of the Improvements located on the Property, in accordance with the plans approved by Osceola County on July 31, 2019, as revised and further approved on January 27, 2020 (the "**Plans**"), specifically, the repair and/or installation of the inset lights within the vertical faces of the steps on the east and west promenades, and upon the District Engineer's certification that such Improvements have been constructed/repared in accordance with the Plans and any other applicable permits and regulations, the Grantor agrees to convey such Improvements to the District by separate Bill of Sale.

2. **Miscellaneous**

A. **Inspection.** The District Engineer shall inspect and certify to the District that construction of the Improvements has been completed/repared in accordance with the Plans and any other applicable permits and regulations within five (5) business days of Grantor having provided notice to District that the Improvements have been completed/repared.

B. **Termination.** This Agreement shall terminate upon the District Engineer's certification that construction of the Improvements has been completed/repared in accordance with the development/site plans for the District and any other applicable permits and regulations.

C. **Modification.** No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless agreed to in writing by both parties.

[SIGNATURE PAGES TO FOLLOW]

**COUNTERPART SIGNATURE PAGE FOR THE
POST-CLOSING CONVEYANCE AGREEMENT**

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in their respective names by their duly authorized representatives as of the day and year first set forth above.

Signed, sealed and delivered in our presence:

“GRANTOR”

MATTAMY ORLANDO LLC, a Delaware limited liability company

(Signature)

(Print Name)

By: _____

Print: Jonathan Droor

Title: Assistant Vice President

(Signature)

(Print Name)

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 2023, by Jonathan Droor, as Assistant Vice President of Mattamy Orlando LLC, a Delaware limited liability company, on its behalf. Said person is [] personally known to me or [] has produced _____ as identification.

Notary Public; State of Florida

Print Name: _____

My Commission Expires: _____

My Commission No.: _____

**COUNTERPART SIGNATURE PAGE FOR THE
POST-CLOSING CONVEYANCE AGREEMENT**

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in their respective names by their duly authorized representatives as of the day and year first set forth above.

Signed, sealed and delivered in our presence:

“GRANTOR”

**CELEBRATION COMMUNITY
DEVELOPMENT DISTRICT,**
a Florida community development district

ATTEST:

By: _____

By: _____
Secretary/Asst. Secretary

Print: Greg Filak

Title: Chairman

**STATE OF FLORIDA
COUNTY OF OSCEOLA**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2023, by Greg Filak, as Chairman of the Board of Supervisors of the Celebration Community Development District, a Florida community development district, on its behalf. Said person is [] personally known to me or [] has produced _____ as identification.

Notary Public; State of Florida
Print Name: _____
My Commission Expires: _____
My Commission No.: _____

Exhibit "A"

The Improvements are located on the following real property tract:

Tracts 1.05.08 and 1.05.09, CELEBRATION ISLAND VILLAGE, PHASE 1A, according to the plat thereof, as recorded in Plat Book 29, Pages 151 through 161, of the Public Records of Osceola County, Florida.

IMPROVEMENTS

1. Inset step lighting

Subsection 7C

Resolution 2023-18

RESOLUTION 2023-18

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYANCE OF ITS INTERESTS IN REAL PROPERTY AND IMPROVEMENTS TO THE ENTERPRISE COMMUNITY DEVELOPMENT DISTRICT ; AUTHORIZING DISTRICT STAFF AND THE CHAIRMAN TO REVIEW, EXECUTE AND ACCEPT ALL DOCUMENTS TO EFFECTUATE SUCH CONVEYANCE; PROVIDING FOR SEVERABILITY AND 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”), for the purpose of, among other things, financing and managing the acquisition, construction, maintenance and operation of certain infrastructure within and without the boundaries of the premises to be governed by the District; and

WHEREAS, the District has the authority, generally under the Act, and specifically under Section 190.012, *Florida Statutes*, to acquire real property and improvements for, among other things, the purposes of operating and maintaining systems, facilities, and basic infrastructure within the District; and

WHEREAS, the District has the authority, generally under Florida Law and the Act, and specifically under Section 190.011(7)(a), *Florida Statutes*, to acquire, dispose of any real property, dedications or platted reservations in any manner, so long as it is in the best interest of the District; and

WHEREAS, Mattamy Orlando LLC, a Delaware limited liability company authorized to transact business in the State of Florida (“Developer”), has requested the transfer and acceptance of real property and infrastructure improvements, as more particularly described in the Special Warranty Deed, Bill of Sale Absolute and Agreement, Agreement Regarding Taxes, Owner’s Affidavit and Certificate of District Engineer, attached hereto as Exhibit “A” (the “Conveyance Documents”), from Developer to the District; and

WHEREAS, the District Counsel and the District Manager have reviewed the Conveyance Documents from Developer, and the District Engineer has also reviewed the Conveyance Documents and has provided a Certificate of District Engineer for the conveyance, attached hereto as Exhibit “A,” to evidence compliance with plans and specifications and the requirements of the District for accepting the conveyances.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the District (the “Board”), as follows:

1. Incorporation of Recitals. The above recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.
2. Approval of Acquisition and Transfer of the Real Property and Improvements. The Board hereby approves the transfer and acceptance of the real property and improvements described in Exhibit “A,” from Developer to the District, and approves and accepts the Conveyance Documents.
3. Authorization of District Staff. The Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), District Counsel, and the District Engineer are hereby authorized and directed to take all actions necessary or desirable in connection with the conveyance of the real property and improvements described in Exhibit “A,” and all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions contemplated by this Resolution.
4. Ratification of Prior Actions. All actions taken to date by the District Officers, District Manager, District Counsel, District Engineer, are hereby ratified and authorized on behalf of the District.
5. 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.
6. Effective Date. This Resolution shall take effect immediately upon its adoption.

[Continues on the Following Pages]

PASSED in public meeting of the Board of Supervisors of the Celebration Community Development District, this 26th day of September, 2023.

**CELEBRATION COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

Print: _____
Secretary/Asst. Secretary

By: _____
Name: _____
Title: _____

EXHIBIT "A"

CONVEYANCE DOCUMENTS

1. Special Warranty Deed
2. Bill of Sale Absolute and Agreement
3. Agreement Regarding Taxes
4. Owner's Affidavit
5. Certificate of District Engineer

**THIS INSTRUMENT PREPARED BY
AND TO BE RETURNED TO:**

Jan Albanese Carpenter, Esq.
Latham, Luna, Eden & Beaudine LLP
Post Office Box 3353
Orlando, Florida 32802

Parcel ID: 23-25-27-3422-TRAC-3030

QUIT CLAIM DEED

THIS QUIT CLAIM DEED made as of this ____ day of _____, 2023 by **CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Osceola County, Florida, c/o Inframark, LLC, 313 Campus Street, Celebration, Florida 34747 (“Grantor”), to **ENTERPRISE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Osceola County, Florida, c/o Inframark, LLC, 313 Campus Street, Celebration, Florida 34747 (“Grantee”) (whenever used herein the terms “Grantor” and “Grantee” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

That Grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations, the receipt and sufficiency whereof are hereby acknowledged, does hereby remise, release and quitclaim unto Grantee, all that certain land situated in Osceola County, Florida, more particularly described as follows (the “Property”).

**SEE EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN
BY REFERENCE.**

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, its successors and assigns forever.


This Quit Claim Deed has been prepared without reference to any title work such as a title insurance commitment, title insurance policy or survey.

[SIGNATURES ON FOLLOWING PAGE]

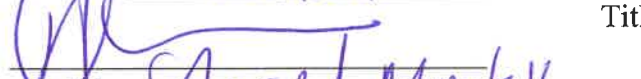
IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, the day and year first above written.

WITNESSES:

Signed, sealed and delivered in the presence of:




Print Name: Jan Carpenter
Address: 201 W. Orange Ave, Orlando 32803



Print Name: Angel Montagna
Address: 12704 Eagles Entry
Odessa, FL 33556

GRANTOR:

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT,
a Florida community development district


By: _____
Print Name: Greg Filak
Title: Chairman

**STATE OF FLORIDA
COUNTY OF OSCEOLA**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 21 day of August, 2023, by Greg Filak, as the Chairman of Celebration Community Development District, a Florida community development district, on behalf of said entity. Said person is personally known to me or has produced a valid driver's license as identification.





Notary Public: State of Florida
Print Name: Angel Montagna
My Commission Expires: 6-16-2024
My Commission No.: _____

EXHIBIT "A"

Description of the Property

Tracts 1.03.03, CELEBRATION ISLAND VILLAGE, PHASE 1A, according to the Plat thereof, as recorded in Plat Book 29, Pages 151-161, Public Records of Osceola County, Florida.

Subsection 7D

Event Use Application

CELEBRATION CDD EVENT USE APPLICATION

Applications for use must be filed not more than one hundred eighty (180) days before and not less than thirty (30) days before the date and time at which the proposed event/program is intended to occur, provided, however, that for good cause shown, the Celebration Community Development District ("CCDD"), a Florida community development district, may waive the maximum and minimum filing periods and may accept an application filed within a longer or shorter period. The CCDD may, after due consideration for the date, time, place, and nature of the event/program, the anticipated number of participants, and the necessity for CCDD services which will be required in connection therewith, elect to reject or approve this Application. The terms, conditions, and requirements of the CCDD's Special Event Policy are incorporated into this Application.

PLEASE TYPE OR PRINT IN INK

Name of Applicant: Lexin Celebration Commercial, LLC
 Mailing Address: 610 Sycamore Street, Suite 320 Phone: 407-566-4007
Celebration, FL 34747 Email: mnunez@lexinrealty.com

Contact Person (name and title): Michael Nunez-PR/Marketing/Events
 Mailing Address: (same) Phone: _____
 Email: _____

Date of event/program: November 25th-December 31, 2023 TIMES—Start: 11/25/23 5 PM End: 12/31/23 11:00 PM

Nature of event/program (including the type(s) of activities which will occur during its conduct): Holiday Village set up in within Now Snowing, 3 Holiday Booths plus Santa House set up to sell themed items to enhance the holiday event 1. Holiday Cookies 2. Warm Nuts/Roasted Nuts, 3. Warm Cider and other Holiday drinks (non-alcoholic). Due to investment involved, asking for a 10-year agreement.

How does the event/program benefit the constituents of the CCDD? The event will expand the existing elements of the Now Snowing event during its 25th Anniversary Celebration and beyond. It will offer residents new elements not previously a part of the event platform

Number of people and vehicles expected to attend: For the month approximately 200,000-3000,00 however not all are at same time. Many people leave after 1 or 2 snowfalls and are replaced by new customers coming in, etc...

Area(s) to be used (attach sketch and/or legal description): The Entire Lakeside Promenade including by the two trees at the intersection of Front Street and Market Street. For safety reasons the sidewalks may be used for those waiting to board train and/or horse and carriage

Will any sidewalks be closed? If yes, attach sketch to identify location(s): Sidewalks will remain ADA compliant and none closed

Will any CCDD utilities (electric, water, reuse, wastewater) be needed? Yes If yes, describe use: basic electric for booth lights

Setup will begin at said area(s) at approximately (time) 11/17/23 9 AM and will be completed at (time) 01/03/24 at 1:00 PM

People will begin arriving at said area(s) at approximately (time) 5 PM nightly and will be dispersed at (time) 10:00 PM Nightly

Equipment and apparatus proposed to be utilized in connection with the event/program (i.e., tables, sound system, props): 3 Holiday Themed Sheds/Booths decorated to match the holiday theme plus a Santa House

Provider or description of debris and trash removal: Merchants Association will clean and maintain area used

Will any goods or services be sold? Yes If yes, describe: Retail Sales Cookies, Cider, Nuts, etc...(No alcohol)

FEES: Applicant has included with this Application the required Special Event Deposit. Further, Applicant agrees that additional fees and expenses may be incurred by the Applicant in accordance with the CCDD Special Event Policy.

AGREEMENT: By submission of this Event Use Application, the Applicant acknowledges that it has received a copy, has read and understands the CCDD Special Event Policy, and agrees to abide by such policy.

Signed by Applicant:

Date: 9-11-2023
 Witness: [Signature]
 Print Name: Janice Payne
 Witness: [Signature]
 Print Name: SILVANA WAH WATS

Lexin Celebration Commercial, LLC.
 (Insert name of organization if applicable)
 Signature: [Signature]
 Print Name: Michael Nunez
 Title: PR/Marketing/Events.

EVENT USE AGREEMENT

Celebration Community Development District, a Florida community development district ("CCDD") hereby grants permission to the applicant ("Applicant") named on the attached EVENT USE APPLICATION (the "Application") to use the area described on the Application (the "Area") on the date and during the time specified on the Application and for the purpose specified on the Application (the "Special Event"), and only on such date, during such time and for such purpose, on and subject to the terms, conditions, and provisions contained herein. The terms, conditions, and requirements of the CCDD's Special Event Policy are incorporated into this Agreement. **Applicant acknowledges that it has received a copy of the CCDD Special Event Policy, has read and understands the policy, and agrees to comply with all terms and requirements of the CCDD Special Event Policy.**

1. **General Compliance:** The CCDD is a local unit of special-purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*. Applicant agrees to comply with all applicable requirements of the "Sunshine Law," the "Public Records Law," the Community Development Districts Law, and all other policies, statutes, and regulations applicable to Applicant.
2. **Right to Terminate:** CCDD reserves the right to, immediately and without notice, terminate the Special Event if there shall be any violation of the terms, conditions, or provisions of this AGREEMENT, or, if in the judgment of CCDD or Osceola County, there is a reasonable likelihood that continuation of the Special Event will put life or property at risk of injury or damage.
3. **Indemnification:** Applicant shall indemnify, defend, and hold harmless the CCDD and the officers, supervisors, agents, employees, and assigns of the CCDD from and against any and all claims, demands, suits, judgments, losses, or expenses of any nature whatsoever (including, without limitation, attorneys' fees, costs, and disbursements, whether of in-house or outside counsel and whether or not an action is brought, on appeal or otherwise), arising from or out of, or relating to, directly or indirectly, any act or omission of Applicant, its officers, directors, agents, employees, invitees, and/or guests (collectively, "Applicant's Representatives") including, without limitation, any failure of Applicant or Applicant's Representatives to comply with the terms, conditions, and/or provisions of this AGREEMENT.
4. **Sovereign Immunity:** Nothing herein shall cause or be construed as a waiver of the CCDD's sovereign 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.
5. **Compliance with Law:** Applicant shall comply, and cause all of Applicant's Representatives to comply, with all applicable laws, rules, ordinances, and other legal requirements applicable to Applicant's and Applicant's Representatives use of the Area.
6. **Damage to Property:** Applicant shall be responsible for any damage caused to any real or personal property caused by Applicant and/or Applicant's Representatives. CCDD shall not be responsible for any injury or damage to Applicant or Applicant's Representatives or their respective property. The CCDD shall send an invoice to the Applicant following the Special Event, and Applicant shall make payment to the CCDD within fourteen (14) days of the Special Event.
7. **"As Is" Condition:** Applicant accepts the use of the Area in its "as is condition." The CCDD shall have no obligation to make any changes thereto. The CCDD shall have no obligation to provide any utilities to the Area. Applicant has inspected the Area prior to filing its Application and is aware of the Area's current condition.
8. **Rules and Regulations:** Applicant and Applicant's Representatives shall comply with the CCDD's Special Event Policy, as well as the following requirements:
 - a) Neither Applicant nor Applicant's Representatives shall engage in any conduct that might tend to interfere with or impede the use and enjoyment of any other portion of the CCDD by any other person or entity including, without limitation, creating any objectionable noise, sound, or odor.
 - b) No materials or items shall be affixed to any portion of the Area or any facilities or improvements located thereon so as to cause damage thereto.
 - c) Applicant shall remove all trash and other property of Applicant from the Area and shall return the Area to the condition that existed prior to Applicant's use of the Area.
 - d) Applicant and Applicant's Representatives shall comply with any additional Rules and Regulations attached hereto.
9. **Right to Use Only:** This AGREEMENT is not intended to, and shall not be deemed to, create a lease or any other interest in real property, but shall merely give Applicant and Applicant's Representatives the right to use the Area as and when provided above.
10. **Other Conditions.** Depending upon the nature of the Special Event and the Area, the CCDD reserves the right to require in addition to the requirements of the Special Event Policy, as a condition of using the Area:
 - a) Additional Certificate of Insurance (form, type, limits, and coverage approved by CCDD) with respect to the Area and the Special Event;
 - b) Security appropriate for the Special Event and the Area;
 - c) Additional bond or deposit to cover cleanup/repair costs;
 - d) Payment of professional fees related to the review of the Application and/or fees to cover costs incurred by the CCDD during the Special Event; and/or
 - e) Such other conditions or limitations reasonably related to mitigating impacts to the Area because of the Special Event.

Signed by Applicant:

By: Lexia Celebration Commercial, LLC
 Name: Michael Nunez
 Title: PR/Marketing/Events
 Date: 9-11-2023

Witness: [Signature]
 Print Name: Janice Payne

Approved by: CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

By: _____
 Name: _____
 Title: _____
 Date: _____

Witness: _____
 Print Name: _____

ADDITIONAL RULES AND REGULATIONS FOR EVENT

1. Applicant shall provide its own sanitary facilities in accordance with applicable regulations or reasonable requirements of the CCDD.
2. No permanent structures are permitted within the Area.
3. No digging activities are permitted within the Area.
4. Site shall be restored as closely as possible to the original condition through grading and sodding of Area used. Clearing of small plant material is unacceptable.
5. Applicant shall provide written confirmation to the CCDD that coordination and notification have been made with all utility systems within the area.
6. Applicant shall coordinate all activities with the CCDD's field personnel and shall provide written and verbal communication of progress of activities as well as any issues or problems that arise.
7. Applicant shall notify the CCDD of sidewalk closures.
8. Applicant must obtain appropriate permits from Osceola County related to the work associated with this permit.
9. The Celebration Community Development District shall be named as additional insured on applicant's general liability insurance policy, with a minimum limit of \$1,000,000, combined single limit occurrence, protecting it and the CCDD from claims for bodily injury (including death) and property damage which may arise from or in connection with the Special Event. A copy of the insurance certificate shall be provided to the CCDD at least fourteen (14) days prior to the Special Event or the commencement of any work related to the permit or the Special Event.
10. Applicant shall not use the CCDD's utilities (electric, water, reuse, wastewater) for any purpose without previous consent from the CCDD.
11. Applicant shall protect stormwater system from any infiltration of chemicals or debris.
12. Applicant shall provide all trash and debris removal.
13. Applicant shall maintain all trash receptacles on CCDD property during the Special Event and shall leave all trash receptacles empty and clean after the Special Event.
14. There shall be no sale or service of ALCOHOL on CCDD property.
15. Applicant shall repair any damage to the shade structures after the Special Event. This includes stucco repairs, painting, light fixtures, etc.
16. Applicant shall at all times comply with the provisions of the Special Event Policy as may be amended from time to time.

Applicant agrees to abide by all requirements and stipulations as noted above:

Signature: Michael Nunez

Print Name: Michael Nunez

Title: PR/Marketing/Events

Date: 9-11-2023



Holiday Village 2023 CCDD Submission Narrative

Now Snowing Nightly is a month long event that is marketed throughout the world and has been featured on international Travel shows including half hour specials in both England and Japan. This marquee event draws visitors, both locals and tourists alike, to the area during the holiday travel season and is critical to the local businesses success for the year and long-term sustainability. This annual event has proven a successful investment of high-yield economic impact for Celebration and Osceola County with its ability to draw tourists from out-of-market and attract repeat local residents.

CDD Santa House and Holiday Village Permit Application Narrative

The Santa House and all-new Holiday Village is designed to expand the current offerings of the existing Now Snowing event. IN addition to the Santa House operations, there will be three additional Holiday Huts (mobile structures) selling holiday themed items and sold by Town Center Merchants (Susan Bona-Tavern, Market Street Gallery.

1. Holiday Cookies
2. Apple Cider/Hot Beverages (NON alcohol)
3. Hot Pecans/Nuts/Etc...
4. Santa House Operations-photos with Santa, etc..

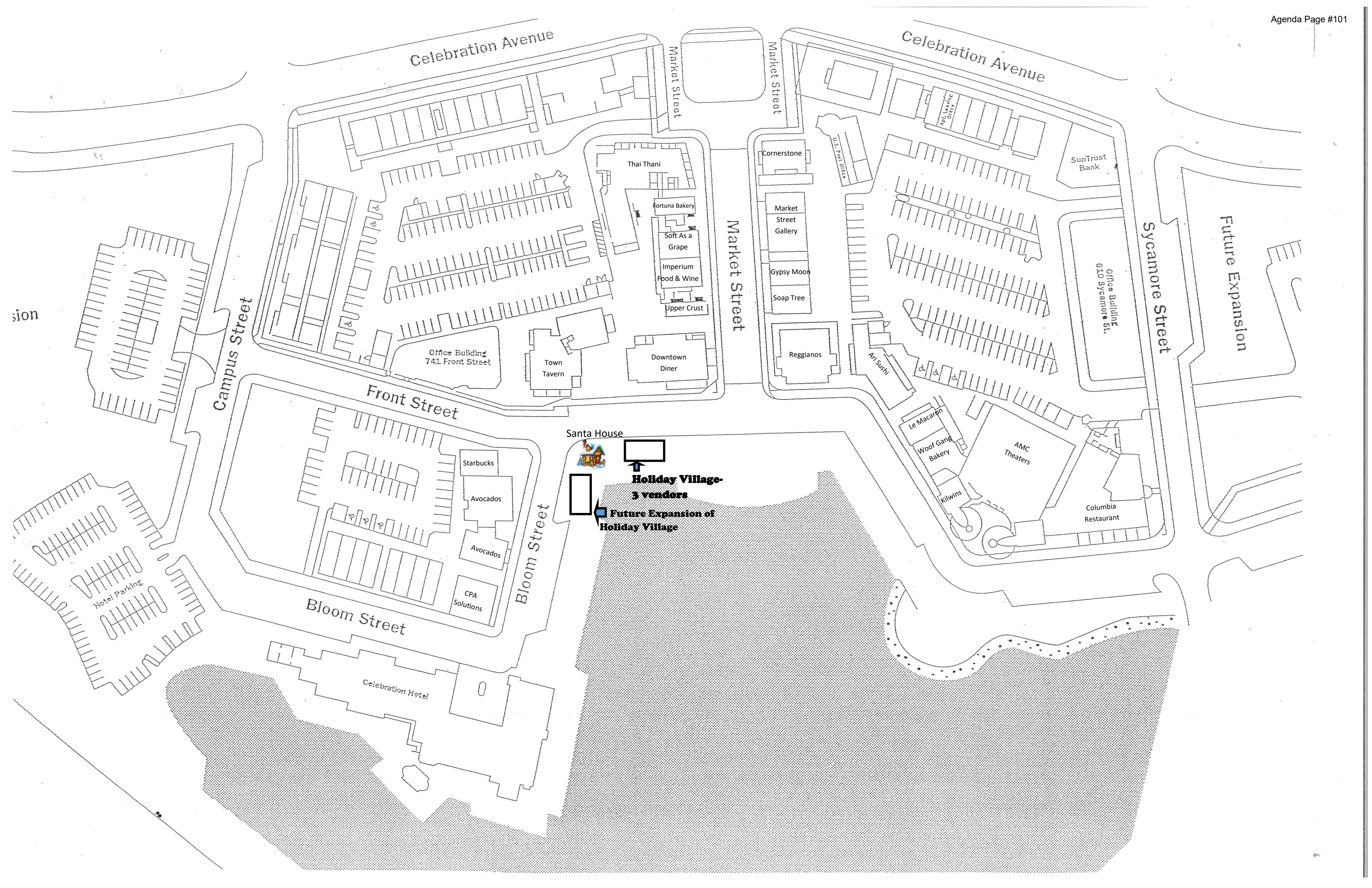
Security for Santa House/Holiday Village

Santa and employees with direct private contact with children will have a background screening done prior to working.

The Santa House is enclosed and when open is staffed, so security for Santa House is provided internally, however, there are multiple Sheriff's Officer and private security officers at adjacent Now Snowing venue.

Related Event Security

Now Snowing has a minimum of one Sheriff's officer on slower nights, and 3 on busiest Nights (Friday-Sunday), one of which includes a traffic control officer for the busiest intersection at Campus/Celebration Ave. In addition, on busier nights or special event nights, private security supplements the Sheriff's Officers present. These officers are in addition to the Tri-party agreement officers who will be downtown throughout the event. Additionally, numerous vendors and their employees are throughout the streets offering an additional layer of security.



Celebration Avenue

Celebration Avenue

Market Street

Market Street

Market Street

Sycamore Street

Campus Street

Front Street

Bloom Street

Bloom Street

Santa House

Holiday Village - 3 vendors

Future Expansion of Holiday Village

Thai Thani

Fortuna Bakery

Soft As a Grape

Imperium Food & Wine

Upper Crust

Office Building 741 Front Street

Town Tavern

Downtown Diner

Reggianos

Cornerstone

Market Street Gallery

Gypsy Moon

Soap Tree

Ari Sushi

Le Macaron

Wool Gang Bakery

Kilwins

AMC Theaters

Columbia Restaurant

SunTrust Bank

Office Building 610 Sycamore St.

Hotel Parking

Celebration Hotel

Future Expansion

From: Mike Nunez <Mnunez@lexinrealty.com>
Sent: Monday, September 18, 2023 12:31 PM
To: Montagna, Angel <Angel.Montagna@inframark.com>
Subject: Holiday Village CDD Permit Application

Angel,

I hope you are doing well. I have attached a map of the proposed placement of the Holiday Village for the Now Snowing event. We have decided to move this proposed idea back nearer to the area where the Santa House previously was. The three vendors would operate under the shade structure next to the proposed location for the Santa House. This would provide them with protection from rain, power, etc... Although Holiday/Now Snowing/Christmas Décor for the CCDD side of the street typically runs us \$7800-\$8500, we only charge the CCD a flat fee of \$5000 and absorb the rest each year. We believe the minimal power usage the Holiday Village would more than be covered by the discounted décor charge we offer annually.\

Thank you,
Mike

Michael Nunez
Marketing and Public Relations- Lexin Celebration Commercial, LLC.
Celebration Town Center
610 Sycamore Street, Suite 310
Celebration, FL 34747
mnunez@lexinrealty.com
(407) 566-4015-direct (407) 566-4007- office
www.celebrationtowncenter.com

Subsection 7E

Request for Radar Traffic Device

Request for Radar Traffic Device

-----Original Message-----

From: Jack McLaughlin <Jack.McLaughlin@celebrationcdd.org>

Sent: Wednesday, September 6, 2023 1:37 PM

To: Montagna, Angel <angel.montagna@inframark.com>

Subject: Radar Traffic Device

=====
Hi Angel,

Last month Kathy Gordy addressed the group requesting a radar traffic device be placed along Celebration Ave entering Artisan Park.

Russ was going to look into getting a temporary device.

I expressed an interest in the CCDD purchasing a permanent device for this location.

Can you include this as part of our agenda for the upcoming meeting?

Thanks,

Jack

Subsection 7F

Damaged Sidewalks

Damaged Sidewalks Not Repaired

From: Montagna, Angel <Angel.Montagna@inframark.com>
Sent: Friday, September 15, 2023 4:58 PM
To: Simmons, Russell <russ.simmons@inframark.com>; Burgess, Brenda <brenda.burgess@inframark.com>
Cc: Mark Vincutonis <MVincutonis@HansonWalter.com>
Subject: RE: do we put this on the agenda

Ok, Brenda, place on the agenda. See below.

Vendors not fixing what they break on CDD property.

From: Simmons, Russell <russ.simmons@inframark.com>
Sent: Friday, September 15, 2023 4:57 PM
To: Montagna, Angel <Angel.Montagna@inframark.com>
Cc: Mark Vincutonis <MVincutonis@HansonWalter.com>
Subject: RE: do we put this on the agenda

They have been notified many times

Russ Simmons | Field Manager



313 Campus Street | Celebration FL 34747
(M) 407.947.1238 www.inframarkims.com

From: Montagna, Angel <Angel.Montagna@inframark.com>
Sent: Friday, September 15, 2023 4:02 PM
To: Simmons, Russell <russ.simmons@inframark.com>
Cc: Mark Vincutonis <MVincutonis@HansonWalter.com>
Subject: RE: do we put this on the agenda

Are these to be fixed by vendors? Have they not done it? Have they been notified?

From: Simmons, Russell <russ.simmons@inframark.com>
Sent: Friday, September 15, 2023 4:00 PM
To: Montagna, Angel <Angel.Montagna@inframark.com>
Cc: Mark Vincutonis <MVincutonis@HansonWalter.com>
Subject: do we put this on the agenda

1530 celebration blvd has only fixed 1/5th of the broken sidewalks.

Evan square has fixed none of the broken sidewalks.

Artisan condo's has fix none of the broken sidewalks.

Russ Simmons | Field Manager



313 Campus Street | Celebration FL 34747
(M) 407.947.1238 www.inframarkims.com

Subsection 7G

Celebration News Article

Celebration Community Development District From the Board of Supervisors

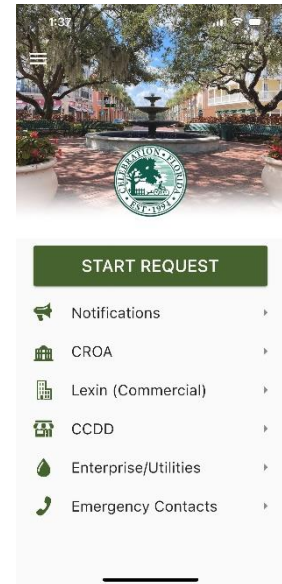
Celebration Launches New Citizen Engagement Mobile App

The Celebration CDD in partnership with CROA, ECDD, and CNOA is making customer service and engaging with our residents a priority moving forward. We are excited to announce that we are partnering with GOGov, a government software company, to launch a new free mobile application for our community called My Celebration FL.

Residents will be able to submit service requests anytime, anywhere from their smartphones or on the web and access important community information regarding events, alerts, and more. If a question arises, community workers will be able to have direct communication with residents to resolve issues together. The app will also be a great source of information with links to organizations' websites, news, and ongoing events.

My Celebration FL will feature access to the following resources:

- Submit Requests/Concerns with the easy access "Start Request" button.
- Provide multiple photos when submitting a request.
- Track requests and send messages to Townhall and CCDD Staff regarding the status of a request.
- Access Frequently Asked Questions through the fully searchable knowledge base
- Receive notifications of street closures, utility outages and much more



The app provides a one-stop solution for accessing vital information about Celebration. Users can explore a wide range of resources, including community news, upcoming events, local services, and contact information for various departments. From park closures to community announcements, residents will stay up to date with the latest news and developments within our community. My Celebration FL ensures that residents have all the necessary information at their fingertips, fostering a sense of connectivity and transparency between the local governmental groups and the community.

Community staff will leverage powerful dashboards and reporting tools to identify hot spots, increase productivity, streamline communications, and prioritize projects.

To download the free app, go to the Apple App Store or Google Play Store and search "My Celebration FL" to find the app.

No smart phone? No problem. You can access My Celebration FL by visiting celebrationcdd.org, clicking "Report an Issue" or if you're not displaying the full page, click on the hamburger icon ☰ and click on "Report an Issue."

Celebration CDD Board of Supervisors

Subsection 7H

Management RFQ

Celebration Community Development District
NOTICE OF PRELIMINARY
REQUEST FOR QUALIFICATIONS
District Manager Services

I. GENERAL INFORMATION

The Board of Supervisors ("Board") of the Celebration Community Development District ("District") is soliciting this Preliminary Request for Qualifications for the provision of district management services ("Proposals"). All Proposers should be experienced in the professional management of CDDs in the State of Florida, hold any applicable licenses or certifications, and be experienced in significant field management services.

II. SCOPE OF SERVICES

- A. Management Services (Administration and Contract Oversight) – includes staffing the District building at 313 Campus Street, Celebration (current admin. consists of approximately 5 staff members plus off site accounting personnel)
- B. Financial Services
- C. Recording Secretary
- D. Technology Services
- E. Management Services (Field Services and Contracted Work)

The District shall require the District Manager to contract with qualified organizations approved by the District to provide operational management services for District facilities, including but not limited to: landscaping, facility management (i.e. District building at 313 Campus Street, etc.), cleaning, stormwater system maintenance, mosquito control, street lights painting and maintenance, street sweeping, tree-trimming, and all other services necessary to effectively manage the assets and operations of these assets of the District.

Additionally, the District maintains a robust field services department. The District's field services department performs sidewalk grinding repairs and panel replacement, landscaping oversight, boardwalk maintenance and repairs, painting services, street-light maintenance and repairs, irrigation scheduling and repairs (maxi com system), regular surveys of all District assets, pressure washing, tree removals and replacements, repair and replacement of fencing and coordination with Osceola County Florida Fish and Game and vendors.

The current field staff consists of approximately 15-20 employees. A field service manager must be assigned to the District for a minimum of three days per week.

The proposer must have experience with hiring and maintaining significant field services personnel to other community development districts, and can provide references relating to such services.

III. SUBMITTAL REQUIREMENTS

Proposers who meet the qualifications listed in this Preliminary Request for Qualifications should submit a response listing their qualifications and experience for the above Scope of Services. Please include the following, as a minimum:

umber of CDDs managed by the Proposer and the size and scope of Proposer's company. List any potential conflicts of interest in contracting with the District.

1. Company background information:

- a. Name of company (including any "doing business as").
- b. Name of parent/holding company, if applicable.
- c. Primary and alternate points of contact including name, phone, and email address.
- d. Total number of employees in your company.
- e. How long has your company been in operation? If your company has been through mergers or other realignments, please list any predecessor company names and the year of the change.
- f. List affiliations with any other companies.
- g. Do you have any potential, perceived, or actual conflict of interests?

2. Organization:

- a. Diagram and explain your corporate organizational structure, starting from the District Manager up to and including your executive leadership team. Include reporting and structure for field management services.
- b. Disclose any shared services or subcontracting units which would be utilized in your management of this District.

3. Experience and qualifications

- a. How many CDDs does your company manage? How many are in excess of 1,000 residential units with additional commercial entities?
- b. In the next 3-5 years, Celebration is projected to add over 1,000 new residential units plus apartments, and some commercial units. Please summarize your company's experience working with developing districts.
- c. Please describe how your company provides financial management for a CDD of Celebration's size, including the qualifications of key financial personnel who provide daily support.
- b. Disclose any shared services or dedicated support units which would be utilized by our community.

3. Experience and qualifications:

- a. How many communities does your company manage which are in excess of 1,000 housing units with additional commercial entities? Please list all locations with approximate number of units for each location.
- b. In the next 3-5 years, Celebration is projected to add over 1,000 new housing units plus apartments, and some commercial units. Please summarize your company's experience working with active communities which have continued expansion.
- c. Please describe how your company provides financial management for a CDD of Celebration's size, including the qualifications of key financial personnel who provide daily support, and names of all financial software used.
- d. Provide your company's annual revenue for the past 5 years.

III. SUBMISSION DATES AND INFORMATION

It is anticipated a formal Request for Proposal will be sent later to a limited number of Proposers, based on responses to this RFP. Proposers may be asked to submit references and may be scheduled to meet with the Board of Supervisors at a public meeting or workshop to further discuss their experience and qualifications to service the District.

Please submit all responses no later than _____, 2023.

Send your response to:

Section 8

Regular Reports

Subsection 8B

Field Manager

Subsection 8B(i)

Monthly Report

**Celebration
Community
Development District
Field Management
Report**

PROJECT 9/11/23, 3:27 PM

Monday, September 11, 2023

Prepared For CDD Board

41 Items Identified

Russ Simmons -Field Manager Celebration
Inframark





Item 1

Assigned To CDD

Bad valve 6 feet deep



Item 2

Assigned To Mattamy

Road and alley paving



Item 3

Assigned To Enviro

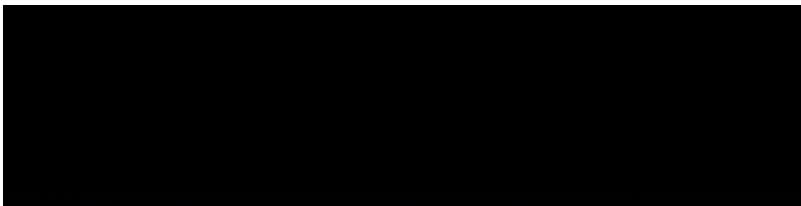
Palms getting trimmed



Item 4

Assigned To Enterprise

Force mai damaged next to lift station



Item 5

Assigned To Observation
Island village



Item 6

Assigned To Mattamy
Land clearing next phase



Item 7

Assigned To ?

Broken electrical conduit under middle of pavers



Item 8

Item 9

Assigned To Juniper
New annuals



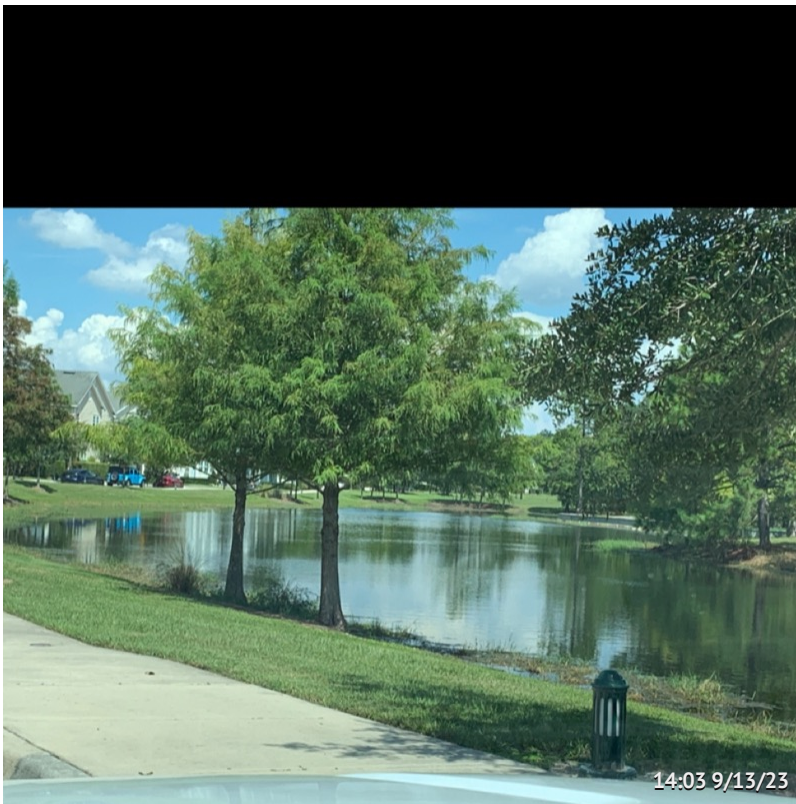
Item 10

Assigned To Juniper
Spring lake needs plants



Item 11

Assigned To Observation
Spring lake



Item 12

Assigned To Juniper
Spring lake weeds





Item 13

Assigned To Observation
Waterside



Item 14

Assigned To Solitude
Lots of floating grass mats spring
park loop



Item 15

Assigned To Solitude

Artisan condo little bit algae looks treated



Item 16

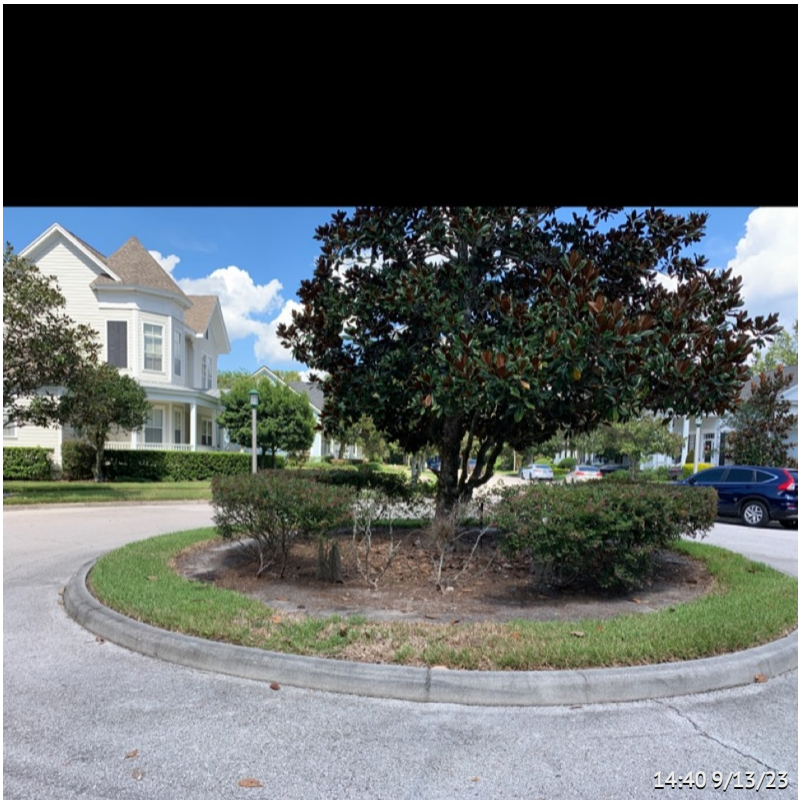
Assigned To Artisan Condo

About 25 areas where contractor broke sidewalk working on buildings



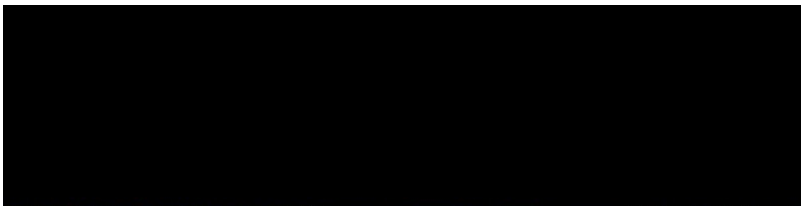
Item 17

Assigned To Solitude
Wilde drive



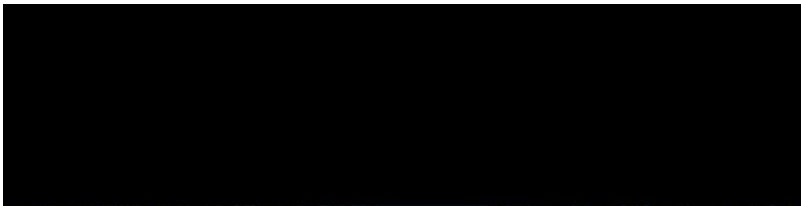
Item 18

Assigned To Juniper
Hubbard court need few plants



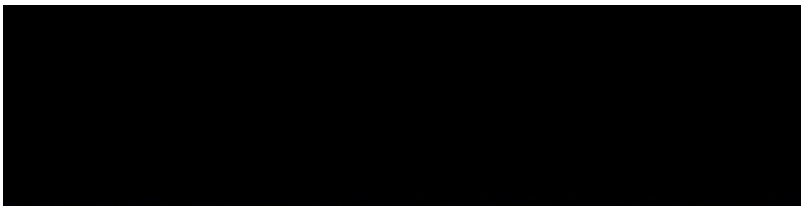
Item 19

Assigned To Solitude
Stickley Ave



Item 20

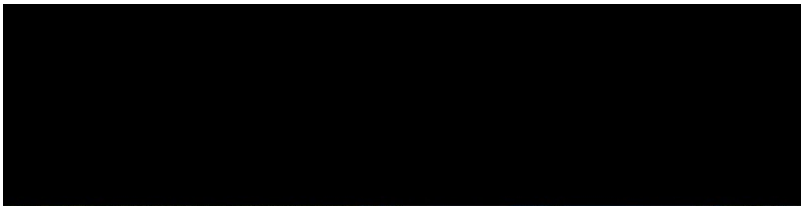
Assigned To Solitude
Roycroft green scum developing



Item 21

Assigned To Solitude

Old blush



Item 22

Assigned To Solitude

Oak shadows



Item 23

Assigned To Solitude
Aquila entrance



Item 24

Assigned To Solitude
Aquila middle pond



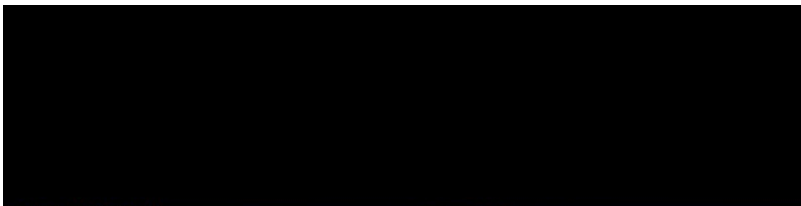
Item 25

Assigned To Observation
Aquila back pond



Item 26

Assigned To Solitude
Oak pond



Item 27

Assigned To Solitude
Eastlawn



Item 28

Assigned To Enviro
Palms trimmed Eastlawn



Item 29

Assigned To Observation
Eastlawn



Item 30

Assigned To Observation
West park



Item 31

Assigned To Observation
West park



Item 32

Assigned To Solitude
Jasmine west



Item 33

Assigned To Solitude

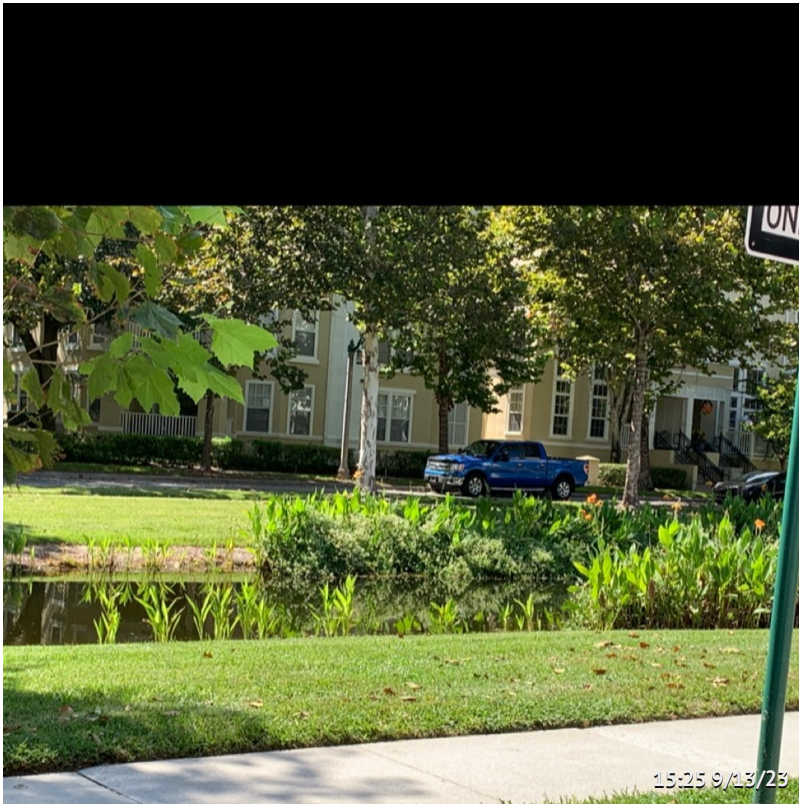
Jasmine east



Item 34

Assigned To Solitude

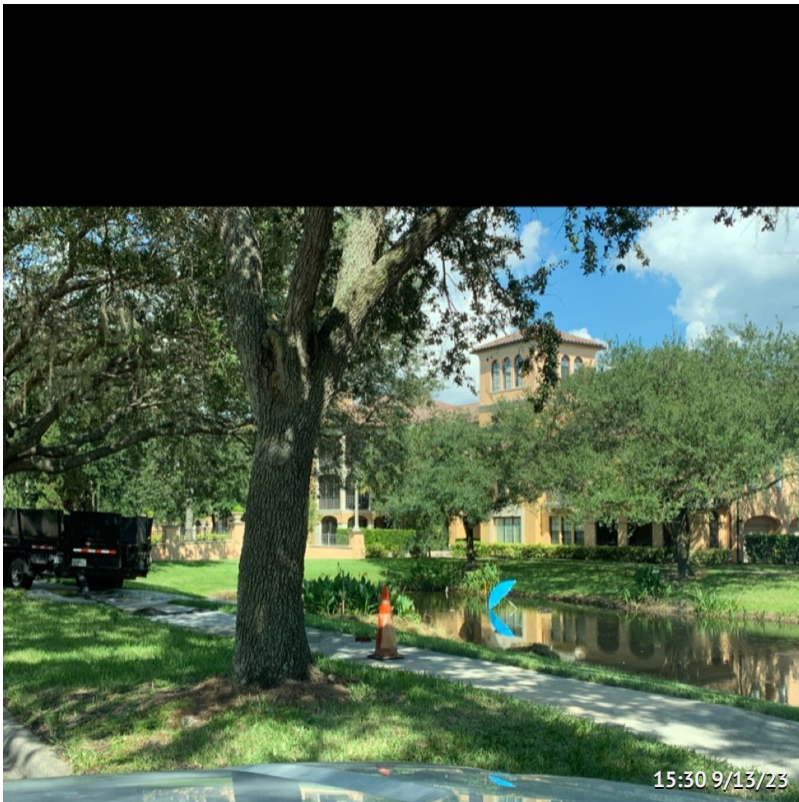
Lake Evelyn grass island removed



Item 35

Assigned To Solitude

Lots of weeds in cannas



Item 36

Assigned To Solitude

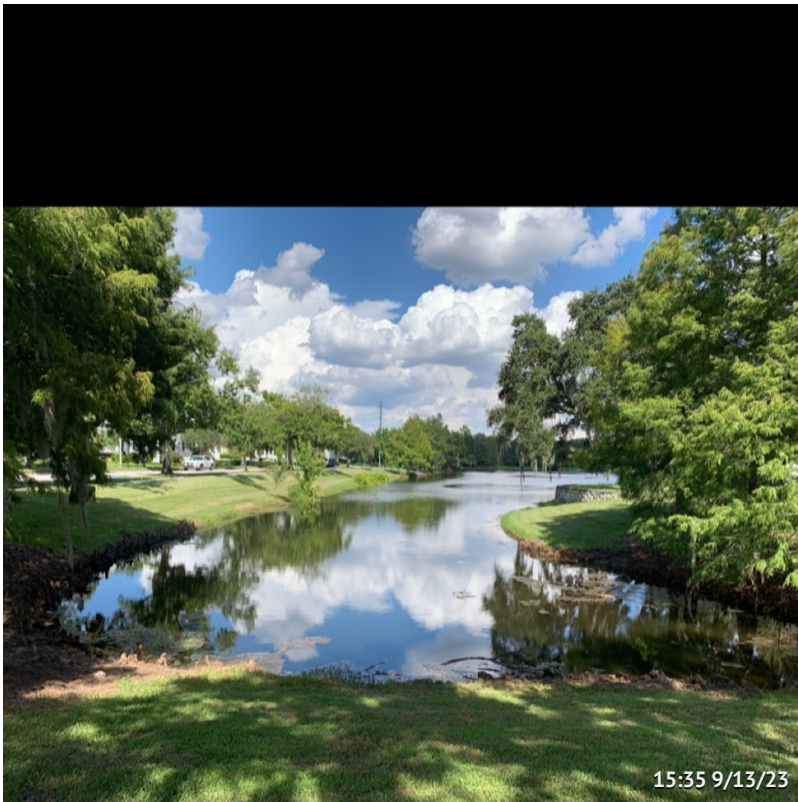
Dredging Mirasol



Item 37

Assigned To Solitude

Acadia south green scum/duck weed



Item 38

Assigned To Observation

Acadia north

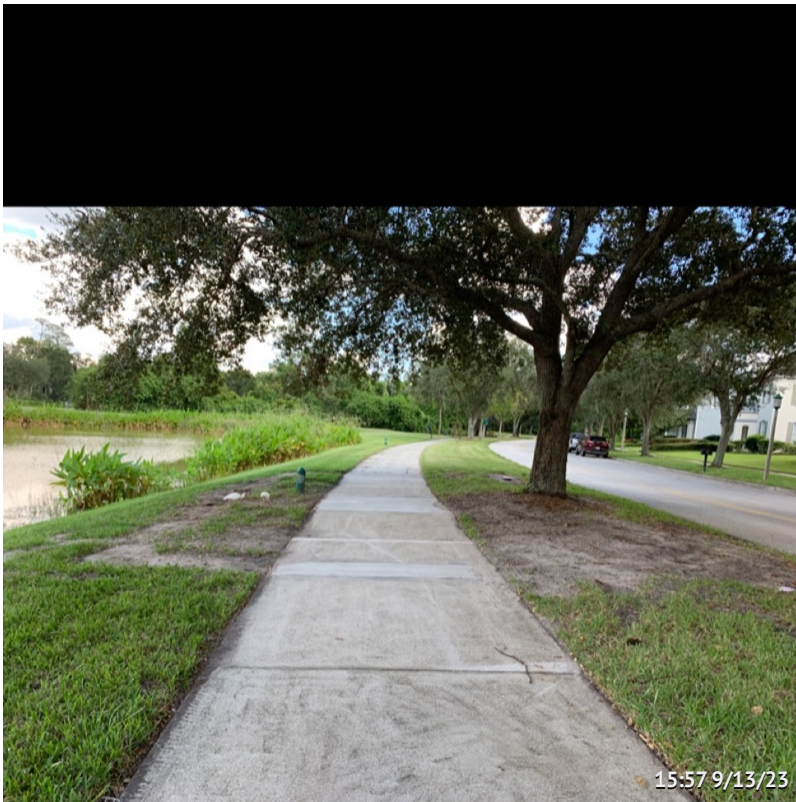
Item 39

Assigned To Solitude
North Village circle



Item 40

Assigned To CDD
Had to reroute 4" main valve wires
and phone cable back side of
sidewalk down and across sidewalk
again due to lightning





Item 41

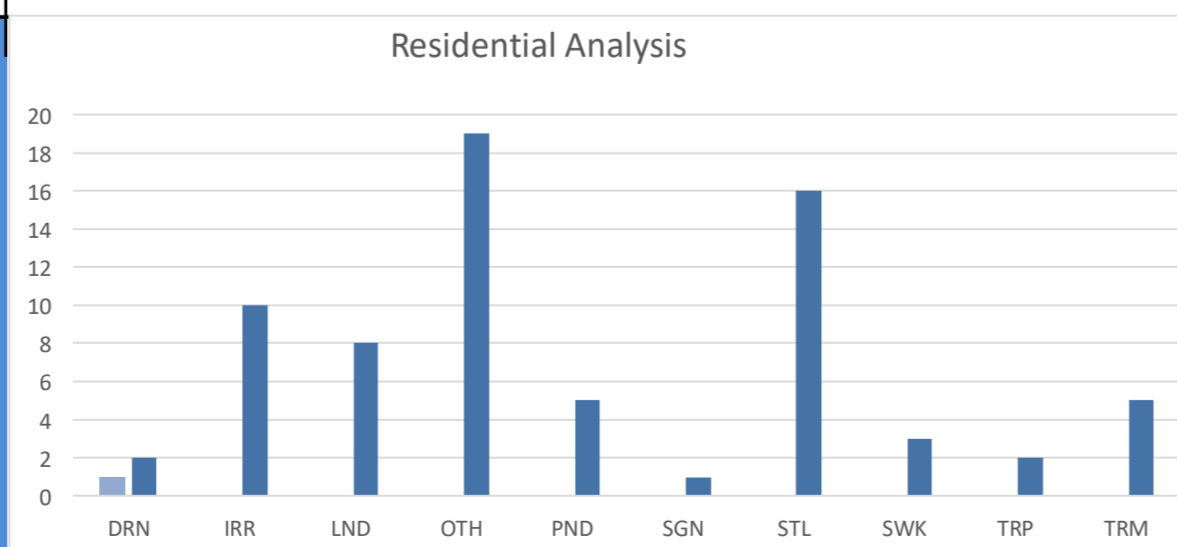
Assigned To CDD

Bad valve wires under tree will have to reroute

**Celebration
Community
Development District
Residential Service Log**

Date	Location	Category	Description of complaint	Action taken	Status	Field	Name	Phone/Email
8/31/2023	Artisan	BWK 1	Broken boardwalk	Create workorder	Completed	Staff		
8/18/2023	201-219 Acadia Ter	DRN	Clogged drains	Create workorder	Completed	Staff		
8/31/2023	730 Mulberry	DRN 2	Clogged drains	Create workorder	Completed	Staff		
8/8/2023	1863 Coastal Ct	IRR	Damaged Sprinkler	Create workorder	Completed	Staff		
8/10/2023	721 Eastlawn	IRR	Broken Sprinkler	Create workorder	Completed	Staff		
8/11/2023	1440 Stickley	IRR	Leak	Create workorder	Completed	Alan		
8/15/2023	852 Spring Park Loop	IRR	Broken Sprinkler	Create workorder	Completed	Staff		
8/15/2023	911 Begonia	IRR	Broken Sprinkler	Create workorder	Completed	Staff		
8/15/2023	1825 Coastal Ct	IRR	Sprinkler pressure low	Create workorder	Completed	Staff		
8/15/2023	1825 Coastal Ct	IRR	Sprinkler pressure low	Create workorder	Completed	Staff		
8/15/2023	602-608 Trumpet	IRR	New tree not getting enough water , needs bubblers	Create workorder	Completed	Staff		
8/31/2023	1210 Aquila Loop	IRR 10	Sprinkler ripped out	Create workorder	Completed	Staff		
8/3/2023	1511 Castile	LND	Grass clippings left behind	Create workorder	Completed	Juniper		
8/8/2023	Island Village	LND	Grass needs to be mowed	Create workorder	Completed	Staff		
8/10/2023	1007 Periwinkle	LND	Landscaping needed	Create workorder	Completed	Juniper		
8/11/2023	1395 Resolute	LND	Grass needs to be mowed	Create workorder	Completed	Staff		
8/15/2023	1006-1098 Periwinkle	LND	Landscaping needed	Create workorder	Completed	Juniper		
8/17/2023	671 Front St	LND	Need mulch around tree	Create workorder	Completed	Staff		
8/25/2023	Wright Circle	LND	Landscaping needed	Create workorder	Completed	Juniper		
8/31/2023	1299 Celebration Ave	LND 8	Landscaping needed	Create workorder	Completed	Juniper		
8/2/2023	714 Teal Ave	OTH	Cracked curb	Create workorder	Completed	County		
8/3/2023	1458 Stickley	OTH	Pothole	Create workorder	Completed	County		
8/8/2023	1170 Celebration Blvd	OTH	Roadkill	Create workorder	Completed	Staff		
8/8/2023	606 Front St	OTH	SOD needed	Create workorder	Completed	Staff		
8/8/2023	1025 -1073 Via Santae	OTH	Pothole	Create workorder	Completed	Staff		
8/8/2023	Acadia	OTH	Pothole	Create workorder	Completed	Staff		
8/10/2023	N Village	OTH	Pothole	Create workorder	Completed	Staff		
8/10/2023	309 Campus	OTH	Sign lights out	Create workorder	Completed	Staff		
8/15/2023	809 Lake Evalyn	OTH	Roots breaking through street	Create workorder	Completed	County		
8/15/2023	Downtown	OTH	Splashpad water pressure is off	Create workorder	Completed	Staff		
8/17/2023	1110 White Moss	OTH	pothole	Create workorder	Completed	County		
8/31/2023	Celebration Golf Club	OTH	Debris	Create workorder	Completed	Staff		
8/31/2023	784 Oak Shadows	OTH	Broken cover	Create workorder	Completed	Staff		
8/31/2023	1210 Aquila Loop	OTH	Sidewalk cleaning	Create workorder	Completed	Staff		
8/31/2023	1211 Aquila Loop	OTH	Covers open	Create workorder	Completed	Staff		
8/31/2023	139 Longview	OTH	Ridge post installed	Create workorder	Completed	Staff		
8/31/2023	935-959 Celebration Blvd	OTH	Debris	Create workorder	Completed	Staff		
8/31/2023	Tapestry	OTH	Sidewalk cleaning	Create workorder	Completed	Staff		
8/31/2023	222 Acadia	OTH 19	Debris	Create workorder	Completed	Staff		
8/8/2023	1005-1007 Oak Pond	PND	Filter has stopped working	Create workorder	Completed	Staff		
8/15/2023	1231 Wright Circle	PND	Pond has algae	Create workorder	Completed	Solitude		
8/15/2023	815 Lake Evalyn Dr	PND	Pond has algae	Create workorder	Completed	Solitude		
8/25/2023	717 Eastlawn Dr	PND	Pond aerator not working	Create workorder	Completed	Staff		
8/31/2023	Celebration Golf Club	PND 5	Pond has algae	Create workorder	Completed	Solitude		
8/3/2023	Greenbrier	SGN 1	Broken street sign	Create workorder	Completed	Staff		
8/1/2023	2112 Celebration Blvd	STL	Streetlight out	Create workorder	Completed	Alan		
8/1/2023	125 Longview	STL	Streetlight out	Create workorder	Completed	Alan		
8/2/2023	1243 Aquila Loop	STL	Streetlight out	Create workorder	Completed	Alan		
8/8/2023	1537-1545 Celebration Blvd	STL	Streetlight out	Create workorder	Completed	Alan		
8/8/2023	1704 Bragg	STL	Streetlight out	Create workorder	Completed	Alan		
8/8/2023	7468 Estuary	STL	Streetlight out	Create workorder	Completed	Alan		
8/8/2023	1010 Wild Elm	STL	Streetlight out	Create workorder	Completed	Staff		
8/8/2023	1622 Resolute	STL	Streetlight out	Create workorder	Completed	Staff		
8/8/2023	7476 Estuary	STL	Streetlight out	Create workorder	Completed	Staff		
8/10/2023	1019 Maiden	STL	Streetlight out	Create workorder	Completed	Alan		
8/11/2023	North Village	STL	Streetlight out	Create workorder	Completed	Alan		
8/11/2023	Celebration Ave	STL	Streetlight out	Create workorder	Completed	Alan		
8/15/2023	Downtown	STL	Streetlight out	Create workorder	Completed	Alan		
8/15/2023	Lake Evalyn	STL	Streetlight out	Create workorder	Completed	Alan		
8/15/2023	513 Longmeadow	STL	Streetlight out	Create workorder	Completed	Alan		
8/16/2023	202 Acadia	STL	Streetlight out	Create workorder	Completed	Alan		
8/31/2023	613 Trumpet Pl	STL	Streetlight out	Create workorder	Completed	Alan		
8/31/2023	1133 Tapestry	STL 16	Streetlight out	Create workorder	Completed	Alan		
8/8/2023	1511 Resolute	SWK	Sidewalk needs grinding	Create workorder	Completed	Staff		
8/24/2023	1333 Flagstone Ave	SWK	Leak	Create workorder	Completed	Staff		
8/31/2023	Spring Park St	SWK 3	Sidewalk needs to be replaced	Create workorder	Completed	Staff		
8/8/2023	804 Rosa St	TRM	Broken tree branch	Create workorder	Completed	Staff		
8/11/2023	Pondview	TRM	Tree needs trimming	Create workorder	Completed	Staff		
8/15/2023	605 Teal	TRM	Tree needs trimming	Create workorder	Completed	Staff		
8/25/2023	1210 Aquila Loop	TRM	Tree needs trimming	Create workorder	Completed	Staff		
8/31/2023	1104 Rosemary	TRM 5	Broken tree branch	Create workorder	Completed	Staff		
8/3/2023	1410 Resolute	TRP	Tree fell down	Create workorder	Completed	Staff		
8/10/2023	1641 Resolute	TRP 2	Leaning tree	Create workorder	Completed	Staff		

ALY	Alley	0
AMC	Animal Control	0
BWK	Boardwalk	1
DRN	Drains	2
IRR	Irrigation	10
LND	Landscaping	8
OTH	Miscellaneous	19
PND	Pond	5
SGN	Signs	1
STL	Streetlights	16
SWK	Sidewalks	3
TRP	Tree Replacement	2
TRM	Tree Trimming	5



**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!

Celebration

Community

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Clarke Mosquito



CELEBRATION

August 2023 Monthly Report

Submitted by:
Clarke Environmental Mosquito Management

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



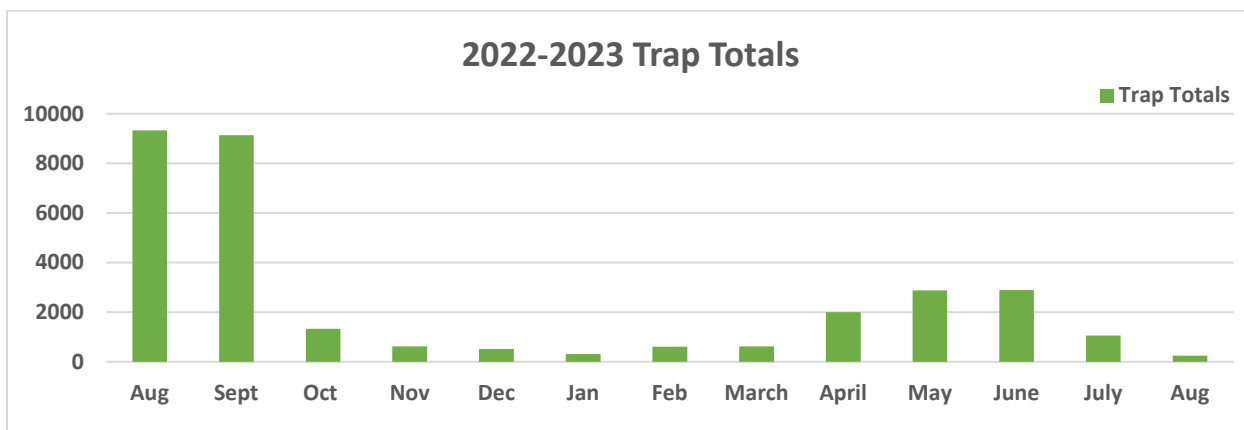
Surveillance

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

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

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

Number of Landing Rate Counts	Biogent Traps Set-Up & Collected
104	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
397.6 miles

Backpack Barrier Treatments

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

Number of Treatments	Dates
2	8/14/23, 8/28/23

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





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	08/03/2023	08/03/2023	12.70	mi	1.84	gal
Celebration CDD - 010053	1	08/10/2023	08/10/2023	12.50	mi	1.74	gal
Celebration CDD - 010053	1	08/15/2023	08/15/2023	12.50	mi	1.78	gal
Celebration CDD - 010053	1	08/22/2023	08/22/2023	12.20	mi	1.66	gal
Celebration CDD - 010053	1	08/31/2023	08/31/2023	12.50	mi	1.79	gal
Celebration CDD - 010053	10	08/03/2023	08/03/2023	1.50	mi	0.23	gal
Celebration CDD - 010053	10	08/08/2023	08/08/2023	1.50	mi	0.23	gal
Celebration CDD - 010053	10	08/11/2023	08/11/2023	1.50	mi	0.22	gal
Celebration CDD - 010053	10	08/17/2023	08/17/2023	1.50	mi	0.22	gal
Celebration CDD - 010053	10	08/18/2023	08/18/2023	1.40	mi	0.22	gal
Celebration CDD - 010053	10	08/25/2023	08/25/2023	1.50	mi	0.23	gal
Celebration CDD - 010053	11	08/01/2023	08/01/2023	9.20	mi	1.28	gal
Celebration CDD - 010053	11	08/10/2023	08/10/2023	9.10	mi	1.32	gal
Celebration CDD - 010053	11	08/17/2023	08/17/2023	9.10	mi	1.3	gal
Celebration CDD - 010053	11	08/24/2023	08/24/2023	9.20	mi	1.32	gal
Celebration CDD - 010053	11	08/31/2023	08/31/2023	9.20	mi	1.32	gal
Celebration CDD - 010053	12	08/01/2023	08/01/2023	8.30	mi	1.21	gal
Celebration CDD - 010053	12	08/04/2023	08/04/2023	8.50	mi	1.78	gal
Celebration CDD - 010053	12	08/10/2023	08/10/2023	8.50	mi	1.18	gal
Celebration CDD - 010053	12	08/15/2023	08/15/2023	8.50	mi	1.19	gal
Celebration CDD - 010053	12	08/18/2023	08/18/2023	8.40	mi	1.2	gal
Celebration CDD - 010053	12	08/24/2023	08/24/2023	8.40	mi	1.22	gal
Celebration CDD - 010053	12	08/31/2023	08/31/2023	8.50	mi	1.22	gal



CCDD Services By Customer/Route Summary

Celebration CDD - 010053	13	08/01/2023	08/01/2023	7.10	mi	1.05	gal
Celebration CDD - 010053	13	08/04/2023	08/04/2023	7.00	mi	1.11	gal
Celebration CDD - 010053	13	08/08/2023	08/08/2023	7.10	mi	1.06	gal
Celebration CDD - 010053	13	08/15/2023	08/15/2023	7.10	mi	1.07	gal
Celebration CDD - 010053	13	08/18/2023	08/18/2023	7.00	mi	1.06	gal
Celebration CDD - 010053	13	08/24/2023	08/24/2023	7.00	mi	1.08	gal
Celebration CDD - 010053	13	08/31/2023	08/31/2023	7.00	mi	1.01	gal
Celebration CDD - 010053	15	08/03/2023	08/03/2023	7.30	mi	1.07	gal
Celebration CDD - 010053	15	08/08/2023	08/08/2023	7.20	mi	1.03	gal
Celebration CDD - 010053	15	08/11/2023	08/11/2023	7.20	mi	1.05	gal
Celebration CDD - 010053	15	08/18/2023	08/18/2023	7.10	mi	1.05	gal
Celebration CDD - 010053	15	08/25/2023	08/25/2023	7.10	mi	1.06	gal
Celebration CDD - 010053	16	08/01/2023	08/01/2023	3.20	mi	0.48	gal
Celebration CDD - 010053	16	08/04/2023	08/04/2023	3.00	mi	0.47	gal
Celebration CDD - 010053	16	08/08/2023	08/08/2023	3.30	mi	0.44	gal
Celebration CDD - 010053	16	08/11/2023	08/11/2023	3.20	mi	0.45	gal
Celebration CDD - 010053	16	08/15/2023	08/15/2023	3.00	mi	0.46	gal
Celebration CDD - 010053	16	08/18/2023	08/18/2023	3.20	mi	0.48	gal
Celebration CDD - 010053	16	08/22/2023	08/22/2023	3.20	mi	0.46	gal
Celebration CDD - 010053	16	08/25/2023	08/25/2023	3.10	mi	0.45	gal
Celebration CDD - 010053	16	08/31/2023	08/31/2023	3.10	mi	0.46	gal
Celebration CDD - 010053	5A	08/03/2023	08/03/2023	2.30	mi	0.32	gal
Celebration CDD - 010053	5A	08/04/2023	08/04/2023	2.20	mi	0.35	gal
Celebration CDD - 010053	5A	08/08/2023	08/08/2023	2.20	mi	0.33	gal



CCDD Services By Customer/Route Summary

Celebration CDD - 010053	5A	08/11/2023	08/11/2023	2.50	mi	0.34	gal
Celebration CDD - 010053	5A	08/17/2023	08/17/2023	2.20	mi	0.33	gal
Celebration CDD - 010053	5A	08/22/2023	08/22/2023	2.20	mi	0.33	gal
Celebration CDD - 010053	5A	08/25/2023	08/25/2023	2.40	mi	0.34	gal
Celebration CDD - 010053	5B	08/03/2023	08/03/2023	0.70	mi	0.11	gal
Celebration CDD - 010053	5B	08/04/2023	08/04/2023	0.80	mi	0.13	gal
Celebration CDD - 010053	5B	08/08/2023	08/08/2023	0.80	mi	0.11	gal
Celebration CDD - 010053	5B	08/11/2023	08/11/2023	0.80	mi	0.12	gal
Celebration CDD - 010053	5B	08/17/2023	08/17/2023	0.80	mi	0.12	gal
Celebration CDD - 010053	5B	08/22/2023	08/22/2023	0.70	mi	0.11	gal
Celebration CDD - 010053	5B	08/25/2023	08/25/2023	0.80	mi	0.12	gal
Celebration CDD - 010053	7	08/03/2023	08/03/2023	9.30	mi	1.38	gal
Celebration CDD - 010053	7	08/08/2023	08/08/2023	9.30	mi	1.31	gal
Celebration CDD - 010053	7	08/11/2023	08/11/2023	9.20	mi	1.33	gal
Celebration CDD - 010053	7	08/17/2023	08/17/2023	9.20	mi	1.35	gal
Celebration CDD - 010053	7	08/22/2023	08/22/2023	9.20	mi	1.34	gal
Celebration CDD - 010053	7	08/25/2023	08/25/2023	9.10	mi	1.34	gal
Total For The Month of August:				366.40			



All Services By Customer Summary

Celebration CDD (010053)

Filter Date between 08/01/2023 and 08/31/2023

Customer	Work Type	Service Item	Start Date	End Date	Used Quantity	Unit Of Measure
010053 - Celebration CDD	CEMM Inspection	KIS1260 - Celebration Larval Inspection	08/01/2023	08/01/2023	30.00	ste
010053 - Celebration CDD	Comfort Pack	KIS2911 - Talstar BP Barrier	08/14/2023	08/14/2023	0.63	mi
010053 - Celebration CDD	Comfort Pack	KIS2911 - Talstar BP Barrier	08/28/2023	08/28/2023	0.63	mi
					1.25	
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	08/01/2023	08/01/2023	27.80	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	08/03/2023	08/03/2023	33.80	mi
010053 - Celebration CDD	Night Truck	KIS3404 - Truck ULV Merus low flow .56 o	08/04/2023	08/04/2023	31.80	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	08/08/2023	08/08/2023	31.40	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	08/10/2023	08/10/2023	30.10	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	08/11/2023	08/11/2023	24.40	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	08/15/2023	08/15/2023	41.20	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	08/17/2023	08/17/2023	22.80	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	08/18/2023	08/18/2023	27.10	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	08/22/2023	08/22/2023	27.50	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	08/24/2023	08/24/2023	35.40	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	08/25/2023	08/25/2023	24.00	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	08/31/2023	08/31/2023	40.30	mi
					397.60	



Trap Result Details By Species

Customer	Collection Date	Trap #	Species	# of Female
Celebration CDD	08/01/2023	CEL02	Misc genus / spp	4
		CEL05	Misc genus / spp	2
		CEL10	Misc genus / spp	4
		CEL12	Misc genus / spp	6
		CEL13	Misc genus / spp	1
		CEL15	Misc genus / spp	3
		CEL16	Misc genus / spp	8
	08/10/2023	CEL05	Aedes albopictus	1
		CEL05	Ochlerotatus infirmatus	1
		CEL05	Culex erraticus	6
		CEL11	Culex erraticus	1
	08/15/2023	CEL01	Misc genus / spp	71
		CEL05	Misc genus / spp	9
		CEL10	Misc genus / spp	4
		CEL11	Misc genus / spp	9
		CEL12	Misc genus / spp	7
		CEL13	Misc genus / spp	1
	08/22/2023	CEL01	Misc genus / spp	30
		CEL02	Misc genus / spp	6
		CEL05	Misc genus / spp	1
		CEL10	Misc genus / spp	6
		CEL12	Misc genus / spp	3
		CEL13	Misc genus / spp	3
		CEL13	Misc genus / spp	3
		CEL15	Misc genus / spp	3
		CEL16	Misc genus / spp	5
	08/29/2023	CEL01	Misc genus / spp	34
		CEL05	Misc genus / spp	1
		CEL10	Misc genus / spp	1
		CEL13	Misc genus / spp	1
		CEL16	Misc genus / spp	8

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CELEBRATION MONTHLY REPORT

Aug-23

<u>MONDAY</u>	<u>MOWS & PONDS</u>	<u>PINE STRAW</u>
Island Village Phase # 1 Celebration BLVD SPRING LAKE 417	7,14,21,28	2 times a year
<u>TUESDAY</u>	1,8,15,22,29	<u>IRRIGATION REPORT</u>
SOUTH VILLAGES WEST VILLAGES LAKE EVALYN ARTISAN PARK 417		10,24
<u>WENESDAY</u>	2,9,16,23,31	<u>PROPOSALS;</u>
Island Village Phase # 2 EAST VILLAGE,AQUILA LOOP Campus St. 417		Sod install on Warranty in the Celebration Blvd. #222593
<u>THURSDAY</u>	3,10,17,24,1sept.	<u>ANNUALS</u>
DOWNTOWN Celebration Villages Nt.Villages 417		MARCH,JULY,NOV.
COMMONS AREAS,COLLECT THE LEAVES		<u>FERTILIZATION</u>
Mow Crew Teams.		SANT. AUGUSTINE,BAHIA Feb. April,June &October

	<u>DETAIL CREW</u>	
Island Village,Celeb.BLVD, Spring Lake	Week 1&2	1,2,3,7,9,10 14,15
Waterside, Spring Park Loop, Artisan Park	Week 3	16,17,21,22 23,24
Old Blush, Aquila Loop, East Village	Week	28,29,30,31
NORTH VILLAGE CELEBRATION VILLAGE	Week	16
417	1 time a Month	Week
DOWNTOWN	Every Thursday	10,17,24,31

* Subject to change, depend the weather

**Celebration
Community
Development)
Project Tracker**

