

**CELEBRATION
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

Tuesday, December 19, 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, December 19, 2023 – 6:00 p.m.

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Approval of the Meeting Agenda**
4. **Public Comment Period**
5. **Third-Party Reports and Presentations**
 - A. CROA
 - B. Incorporation
 - C. Osceola County Sheriff's Department
 - D. Juniper Landscaping
 - E. SÖLitude Lake Management
 - i. Pond Assessment Report
 - ii. Proposal to Install Aerators
 - iii. Proposal for EutroSORB Treatments
6. **Consent Agenda**
 - A. Minutes of October 24, 2023, Regular Meeting
 - B. Invoices and Check Register (*October and November*)
 - C. Financial Statements (*October and November*)
7. **Business Matters**
 - A. Ratification of Resolution 2024-01, Amending the Fiscal Year 2023 Budget
 - B. Resolution 2024-02, Recognizing the Contributions of Mr. Franklin Hall
 - C. Resolution 2024-03, Designating Officers
 - D. Consideration of Landscape RFPs
 - E. *Celebration News* Article for February
 - F. Consideration to Rescind Previous Mosquito Control Agreement
8. **Regular Reports**
 - A. District Manager
 - i. GOGov Implementation
 - B. Field Manager
 - i. Monthly Report
 - ii. Proposals for Eastlawn Railing
 - C. Legal Counsel
 - D. Engineer: Monthly Report
 - E. Liaisons
9. **Discussion Items**
 - A. Conversations with Osceola County
 - B. Audit Committee Members
 - C. Street Sweeping Services with Osceola County
 - D. Community Center
 - E. Island Village Phase 1A Conveyance
10. **Other Business, Updates, and Supervisor Comments**
11. **Public Comment Period**
12. **Adjournment**

The next meeting is scheduled for Tuesday, January 23, 2024

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 5

Third-Party Reports

Subsection 5B

Incorporation Feasibility Study

Celebration Incorporation Feasibility Study

Prepared by



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President
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December 2023

INTRODUCTION

Early in the 1990's, the Disney Development Company started the Celebration Company to create and develop the new community of Celebration. The location was within about 6,548 acres of land in the southern portion of the Reedy Creek Improvement District.

Disney hired world renowned experts in many fields to help design this amazing community. Today the community is made up of beautiful residential single family and multifamily areas, attractive commercial and professional areas, and is complete with well-designed and maintained parks and recreation areas. One could describe the whole community as being Disneyesque.

The proposed City of Celebration, which would encompass the area of the Celebration CDD, is located along Florida's I-4 corridor in Osceola County. The 2023 population is estimated to be 11,264 according to Florida Demographics, with seasonal residents increasing that number. The seasonal/functional population grows to an excess of 13,000 people.

The driving economic force in the area is a mix of tourism, retail, construction, and the service industry.

The Celebration Community Development District (CCDD), pursuant to Section 190.047, Florida Statutes is exploring the viability of incorporation. The primary goals of this report are:

- 1) Compliance with Section 190.047, Florida Statutes
- 2) "Home Rule" which would allow CDD residents to control the future destiny of their community.

- 3) Preservation of the present unique quality of life.
- 4) Try to bring more of the area's governmental revenues back to invest within the community
- 5) In March of 2021 the Celebration CDD received notice from the Florida Department of Economic Opportunity stating they have met the population thresholds established in Section 165.061(1)(b) and (c), Florida Statutes. Therefore, Section 190.047(1) Florida Statutes, requires Celebration CDD to hold a referendum on the question of incorporation, If the district meets the other requirements for incorporation in section 165.061.

The residents of Celebration are required to consider the Home Rule powers afforded them by a municipal government. The community has established its own identity and wants to protect its unique way of life; incorporation would not be about changing the area but protecting the area. Celebration wants to retain its unique culture. The idea behind incorporation, is a new city can look after its own needs and work with the county to achieve the goals of all the citizens. The incorporation would give the community a chance to actively engage in self-governance and preservation of an established lifestyle and community environment.

A goal of incorporation would be to maintain a minimal level of city staffing initially. Wherever possible, municipal services would be contracted, based on cost effectiveness and the ability to provide a desired level of service. The initial intent would be to work with the Celebration CDD to merge both the new City and CCDD bringing many of the government service provisions into the city and allow the CDD to reduce their focus to taking care of its outstanding debt. Law enforcement would remain a function of the Osceola County Sheriff's Office through an interlocal agreement, with the levels of service established through the agreement. Other local government services such as EMS, Road maintenance would be provided through an interlocal agreement with the county. Planning, zoning and building inspections would initially remain a function of Osceola County Government but provided on a fee for service basis.

In January 2021 the Celebration CDD signed a letter of engagement with BJM Consulting, Inc. This agreement directed BJM Consulting, Inc. to review a series of tasks approved by the Board and to provide an impartial assessment of the tasks and present the findings to the Board and community leaders. The assigned tasks were:

- A review of the existing services presently being provided in Celebration.
- Development of proposed incorporation revenue timeline.
- Development of revenue analysis for proposed incorporated area.
- Development of expenditure analysis for proposed incorporated area.
- A pro forma presentation of revenue vs. expenditures, forecasted for a period of five years.

Financial projections by BJM Consulting, Inc. are based on information provided by Osceola County government budget officials and compared to projections provided by the State of Florida. In addition to developing these initial financial projections, BJM Consulting, Inc. conducted a series of interviews with parties involved in the Celebration community, and with entities that conceivably would provide services to the Celebration community on a contractual basis should the community become a city.

In preparation for this report BJM Consulting, Inc. reviewed many Osceola County government web sites, conducted a comprehensive guided tour of the area proposed for incorporation and spoke with CCDD, community and governmental leaders.

In addition to providing an independent assessment of the scope of services developed by the CCDD, BJM Consulting, Inc. has completed a SWOT (Strengths, Weaknesses, Opportunities and Threats) Analysis of incorporation for the Celebration Community. The intent is to provide a concise yet thorough analysis of factors that the Celebration residents would need to consider when formulating a decision on whether to pursue incorporation of their CCDD.

The Celebration Community Development District is submitting this proposal, their representatives are:

Greg Filak, Chairman, CCDD
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313 Campus Street
Celebration FL 34747

Angel Montagna, District Manager, CCDD
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EXECUTIVE SUMMARY

SWOT ANALYSIS

The basis of a SWOT (Strengths, Weaknesses, Opportunities, and Threats) Analysis is to identify the current conditions of an organization/area in four areas. Strengths and weaknesses are areas of concern that presently exist within the organization/area, while opportunities and threats are external and future factors. By identifying these conditions, citizens of the Celebration CDD can make informed decisions on whether incorporation is the best path to address the special needs and concerns of the community.

This SWOT Analysis is a combination of responses from CCDD Board Members, community leaders and citizens along with the observation of BJM Consulting, conducting a “boots on the ground tour” of the area proposed for incorporation. The SWOT Analysis incorporated all the input from the CCDD Board members, and community leaders as presented without editing them for correctness. This is to allow the community to hear what the perceptions are, either right or wrong, the community is feeling..

The SWOT Analysis will be broken up into three parts: overall issues that will affect the community; expenses and revenue issues; and contractual service agreements for key services such as law enforcement, fire protection and planning and zoning issues.

It should be noted that the analysis of expenditures and revenues are based on financial projections developed by BJM Consulting, Inc. to support a new and innovative type of city government. In today's changing world many local governments are looking to out-source many services, this new city prototype proposes to out-source all government service functions.

Overall Issues

Strengths:

- It's a well-planned community with a small-town feel
- Kind, friendly people and organizations
- Has an established downtown, which is also governed by a commercial POA
- Has its beginnings associated with Disney
- High school, K-8 school and elementary school
- Residents who presently serve as leaders in the multiple governing organizations
- The organizations who are presently providing services do a good job overall

- Local organizations are financially sound with reserves and physical assets both of which could allow for a smooth transition to a new local government
- Active sense of community enhanced by a mix of uses and slate of activities/programming.
- Safety – low amount of criminal activity
- Location
- Aesthetics

Weaknesses:

- Poor political representation with Osceola County
- Now 25 years old and maturing infrastructure
- Too many organizations are charged with partial responsibility to govern and provide services
- Lack of ability for any one group to govern
- Multiple groups providing local services can be dysfunctional
- Not so small anymore
- Disney finger still in things
- Lack of communication between Celebration Residents Owners' Association (CROA) and CCDD management companies
- The condition of the local bridges and them being regularly inspected raises concerns for future capital maintenance needs which could be substantial
- There seem to be little or no capital maintenance program for the County's responsibility to maintain their public rights of ways
- Disney is leaving the Celebration organizations
- As many as eight organizations involved in decision making
- The HOA is trying to function as the local government
- There is a lack of responsibility to do certain things
- Amenities and services were not built to the scale necessary to service the community
- Inability to get Celebration resident elected to the County Commission
- Multiple groups responsible for rights of ways maintenance causes some confusion
- There is a perceived lack of neighborhood patrol and traffic enforcement by the Sheriff
- School struggles. Overcrowding, staff shortages, deferred maintenance, comparatively poor fields and facilities, lack of cooperation between school district and Celebration community on shared use.
- Uneven, petty, and fractured administrative governance. Revolving door of volunteer CDD and CROA board members, many with narrow agendas divergent from a wholistic long-term approach.

- County services. Corollary to school, general lack of return of taxes paid.
- Traffic: Insufficient parking downtown and traffic jams during school pickup/drop off times.

While Strengths and Weaknesses looked at internal and present conditions, Opportunities and Threats look to external and future conditions.

Opportunities:

- Incorporation will allow residents of the Celebration CDD to have total control over land use and other local government services
- Local governmental agencies (Osceola County Sheriff's Office, Osceola County governmental staff) are willing to negotiate for the provision of services. This would allow Celebration to determine the levels of service desired for the community rather than rely on outside boards or elected officials
- County staff has proposed no additional charges for fire and EMS service at the present levels of services through a contract with the new city
- The Sheriff has provided a cost sheet for additional services based on the number of personnel and overhead required
- Incorporation would give Celebration "home rule" powers, as defined in the Florida Constitution, to protect the interests of the community and define how the community will evolve in the future
- The community could negotiate with Osceola for control of County fees collected within the newly incorporated area
- A local government located within the community could react to citizens' concerns much sooner than the existing situation
- The establishment of a local government within the community would eliminate the influences of out of area special interest groups
- The control of all community public rights-of-ways and easements would come under the purview of the new local government
- The community could start to build out amenities to enhance the present levels of services
- New development of 1000 homes
- New k-5 school
- Incorporation may be a path to take charge of the community
- Disney departure may mean they are ready to step away
- Incorporation may provide savings to the existing administrative overhead for the multiple groups providing services
- The Island Village development will provide additional tax base
- An amenity master plan encompassing Island Village with sufficient

facilities to support community-backed activities administered by the town with the cooperation of the County

- Pending feasibility, leverage the prospect of incorporation in discussions with the County on the County's level of overall services within Celebration
- Community-wide cutting edge technological advancements born from technology committee initiatives and partnerships with tech companies who value marketing a relationship with Celebration
- Merging all legally allowable functions of CCDD, CROA, CONOA and LEXIN into the new local government could save money, avoid confusion, and provide for an enhanced level of local services

Threats:

- Natural disasters
- Increased taxes and fees with incorporation
- Staff at the Florida House Committee for Federal and Local Government have raised many new issues regarding incorporation feasibility reports
- Members and Leadership in the Florida House of Representatives are reluctant to create new cities
- The area will have a newly elected member of the Florida House of Representatives who would have to sponsor the local bill for incorporation
- The present on-going situation between the Governor, Florida Legislature and Disney Corporation might lead to some issues in getting this local bill through the legislature.
- Lack of funds to deal with future transportation issues which will come with more growth
- Deterioration of aging infrastructure
- Unqualified people run for city council and get elected
- Redevelopment of the downtown
- Safety. Susceptible to criminals given open access and proximity to I-4.
- Stagnation and gradual facility deterioration.
- Inefficiencies and lack of coordinated long-term vision due to layers of disconnected administrations
- Consolidation with CROA

The next three sections examine conditions associated with the "Government Lite" form of government and the assumptions used in developing the fiscal forecast.

Expenses

Strengths

- The existence of conservative expenditure estimates and projections
- The existence of a financial plan that includes budget contingencies or reserves
- A service-delivery plan that limits allocation of new local government staff while emphasizing contractual services/private sector competition

Weaknesses

- Even though existing local elected policy boards may favor entering into contractual agreements to provide services, a change in political leadership could result in the local government of Celebration having to provide all services in-house or pay high costs to continue the services
- CCDD will remain in existence until its bond debt can (or will be) assumed by the city

Opportunities

- Celebration would have the ability to implement an innovative, lean and progressive municipal government organization focused on supplying specific levels of service
- The new government would have the ability to negotiate specific levels of service from other governmental or private organizations that already provide services to or near the community

Threats

- The potential inability to negotiate long-term agreements with contracting agencies for delivery of service could force the community to provide those services in-house
- Potential increase cost for residents for inhouse services, or for the

- demand for higher levels of services
- There are limited dollars identified in the budget to meet the Disaster Reserve needs

Revenue

Strengths

- The use of conservative revenue estimates and projections
- The availability of diverse revenue capacity in areas of ad valorem property taxes, public service tax, franchise fees, licensing and permits, user fees and fines available to Florida municipalities
- A history of growth in assessed property values

Weaknesses

- Overall reliance initially on property tax to balance the budget
- Due to the fact that a large percentage of the residential properties are Homesteads, the Save Our Home Amendment could have the effect of loading the burden of local government on the remaining property owners

Opportunities

- The ability to petition the state Legislature in order to receive state shared revenues one year earlier than allowed by Statutes
- The ability to alter revenue mix based on the desires of the community
- The ability to negotiate with other governmental bodies on behalf of Celebration's need for capital dollars through grants and partnerships

Threats

- The inability to initiate revenue-raising capability for State Share Revenues and Communication Services Tax if the timeline is not adhered to.
- The inability to develop the needed funds for the disaster, and maintenance reserves could bring about a need for increased taxes in the early years of the incorporation

Contractual Services (Law Enforcement, Fire/EMS, Code Enforcement, Planning, Zoning, and other services)

Strengths

- The ability to utilize the strengths and sizes of other agencies in terms of manpower, training and equipment
- The ability to avoid extensive capital costs necessary to begin departments such as police, fire and dispatch for fire and police and geo-processing capabilities for planning and zoning
- The ability to avoid the need to hire support personnel for law enforcement, fire and planning and zoning staff
- The ability to negotiate with both Osceola County and other local governments for services setting up a competitive environment

Weaknesses

- The inability to control policy decisions made by agencies with whom contracts are formed. The Sheriff and County Government staff all have outside interests that could conflict with the interests of the proposed city and its residents. While contractual provisions could be incorporated into the agreement for services, day-to-day policy is too cumbersome to be part of the agreement. Contractual agreements would guarantee that certain levels of service would be provided, immediate demands or changes in desired levels of service, or the focus of efforts would not be as easily changed when compared to in-house staff

Opportunities

- Contractual services with outside agencies in the early years of a town would allow policy makers and citizens to keep the initial costs of municipal government to a minimum by avoiding extensive capital costs
- Additional staffing to handle delivery of essential services could be added in the future
- The ability to increase or decrease personnel and levels of service based on provisions of the contracts

Threats

- A change in political or administrative leadership in outside agencies could eliminate the willingness to negotiate for services, or drive up the costs for those services in the future
- Delays in negotiating contractual services could leave the town without essential services such as law enforcement patrol or fire protection, or hamper the town's ability to meet comprehensive plan submission deadline

Task1

REVIEW OF EXISTING SERVICES

The Celebration development is currently receiving government services from Osceola County Government, Celebration CDD, Enterprise CDD and the Celebration CROA. These services include maintenance of right-of-ways, parks, all developmental services, code enforcement, library, cultural services, and other general governmental services. Water and sewer utility service is provided by Enterprise CDD. Fire protection is provided by the Osceola Fire Department. Law enforcement is the responsibility of the Osceola Sheriff's Department. Emergency Medical Services are being provided by Osceola EMS.

Other government services are being provided by the Osceola County Court, the Circuit Court of the Tenth Judicial Circuit, the Fifth District Court of Appeals, the Osceola County School District, South Florida Water Management District and the Reedy Creek Improvement District. There will be no initial impact on these districts due to incorporation. The area will still be serviced by the Osceola County School District without any change or impact on the system. Transportation planning services are provided by Osceola MPO and will continue to be provided after incorporation. The only difference is the new city may have a seat on the MPO providing local representation and oversight for these services. There may be some small Osceola County MSTU's for various services, capital and maintenance programs within the area proposed for incorporation. These will continue to operate as they are now but will need to be addressed through an interlocal agreement between the City and Osceola County during the initial years after incorporation.

The Osceola County Sheriff will continue to provide the present level of service to the new City. This is done under the direction of the Florida Constitution defining the Sheriff as the Chief Law Enforcement Officer in each of the Counties in the State. Osceola County presently funds the Sheriff's office through their general fund ad valorem millage. After incorporation all properties within the area proposed for incorporation will continue to pay the Osceola County general fund ad valorem millage to support the continuation of these services within the City at the present levels of service. the Sheriff has confirmed this in a letter April 3, 2023. Additionally the CCDD has historically contracted with the Sheriff for additional services. The annual cost for such services, assuming they will be continued at the current levels is included in the Budget for the initial 5 years

Other services are provided by private sector companies. Power is provided by Duke Energy and phone/cable service by Smart City and Comcast. Solid waste hauling and disposal is provided by Celebration Sanitation Services through a franchise agreement with Osceola County.

Present land use characteristics of Celebration include residential, commercial, conservation, public facilities, and institutional designations with some industrial

areas mixed in. Attached is a copy of the Celebration Land Use Map as (**See Map Appendix 1**). The listing of existing Osceola County land uses are included on Appendix 1. As of August, 2024, there are not any pending and/or received land use and zoning cases in the proposed area of incorporation.

The area considered for the proposed incorporation is approximately 6,548 acres (**See Map Appendix 2**). The estimated permanent population for this area at 11,264, this equates to a population density of 1.72 persons per acre which is greater than the minimum density requirement of 1.5 persons per acre required by the Statutes for incorporation.

The proposed area is compact, contiguous, and amenable to a separate municipal government (**See Map Appendix 2**). It has an estimated population of 11,264 which exceeds the 5000 required by the statutes.

The estimated population for celebration of 11,264 was based on Celebration CDD data, Florida Demographic data and 2023 Census data.

There is no existing local municipality within the 2 mile buffer required by State Statutes.

The area of Celebration proposed for incorporation meets the requirements of Section 165.061 (1) (a) – (d) State Statutes to be considered for incorporation.

It is projected after incorporation that most governmental services would continue to be provided by the current agencies. The method of paying for these services would be changed to utilize revenues collected by the new local government. In lieu of citizens of the City of Celebration contributing to the Celebration CDD Less bond debt assessments they would pay the same annual amount to the City. The City would establish interlocal agreements with Osceola County, other local governments or contracts with private sector companies to provide the present levels of service continue throughout the City of Celebration.

There would be no impact on any other of the taxing authorities having jurisdiction over the area proposed for incorporation. All taxing agencies would continue to collect ad valorem tax dollars as they do presently.

How would incorporation impact the existing services in the community, and what would be the duties of the new City government?

The proposed structure of operations would have the City unifying the area's land use, zoning, building, and code regulations. This would initially occur under the authority of the Osceola Comprehensive Plan and land use and zoning regulations, with the City having enforcement authority. The City would also be a new partner to all present services providers. The existing agreements with utility providers would continue to be in place until the City is legally able to

establish new agreements.

The City would not be the provider of services, rather it would establish levels of service, prioritize capital and maintenance projects, and be a resource for all community groups. **There should be no change in cost for all governmental and public utility services to the residents of Celebration until the 3rd year if it were to incorporate.**

The following is a comparison of the estimated cost of government services provided by Osceola County for FY 2024 within the Celebration CDD if they remained part of unincorporated Osceola County versus becoming a newly incorporated area.

<u>Unincorporated Osceola County</u>	<u>City of Celebration</u>
County General Fund	County General Fund
G/F Taxes \$14,811,646	\$14,811,646,
County MSTU Funds	City General Fund
\$2,464,441	\$2,464,441
County MSBU Funds	City Special Assessment
\$3,459,834	\$3,495,834
Local Gov't Cost	
\$0	\$1,135,452
Total Cost \$20,735,921	\$21,871,373

Under the above scenario the Celebration CDD citizens will continue to pay for those services that are funded with ad valorem taxes due to Osceola County through the County's General Fund ad valorem tax. These areas include general fund, EMS, library and environmental lands . The City will pay for County MSBU Services through collection of city assessments for Fire and Solid Waste.

The total cost of local government services within the proposed City of Celebration will be \$630 per capita which puts in line with other Florida cities who use the government lite model.

The increased cost to the Celebration CDD residents for the city administration of \$1,135,452. Based on per capita, the increase will be \$101 per capita. This cost will be absorbed by revenues transferred from Osceola County.

Unfunded Liabilities

Potential unfunded liabilities are mentioned throughout the SWOT Analysis. We list them here with our best cost estimates, based on staff estimates, review of other experts, research of local documents, and our own experience.

The condition of the local bridges and them being regularly inspected raises

concerns for future capital maintenance needs which could be substantial. Many of the bridges are reaching 50% of their life expectancy knowing this, an inspection program will be in the low six figures, repairs could be in the millions of dollars.

There seem to be little to no capital maintenance program for the County's responsibility to maintain their public rights of ways, if the city were to take this responsibility over using gas tax dollars, they would have to be some additional general fund dollars to help fund the improvements. This could easily be \$500,000 per year in addition to the estimated Local Option Gas Tax of \$374,254 to be used for major road maintenance.

Financial impact of a natural event (Hurricane) in the early years without disaster reserves. These events can cost up to \$500,000 per day for response and clean up. While a portion (80% - 95%) of these costs are refunded by the Federal and State governments the local City will have to front these costs until the refunds arrive.

Task 2
DEVELOPMENT OF A POSSIBLE
INCORPORATION/REVENUE TIMELINE
FOR THE CITY OF CELEBRATION

This study assumes the following incorporation/revenue timeline for the City of Celebration

<u>Date</u>	<u>Activity</u>
December 2023	Draft Incorporation study is completed
September 2024	Final Feasibility Study with Charter and instrument showing support for incorporation is presented to local delegation and the State of Florida
October 2024	Osceola County Local Delegation passes the local bill for incorporation
January 2025	Local bill goes to Florida Legislature, and is passed
Spring and Summer 2026	Community debates the pros and cons of incorporation
November 2026	Incorporation referendum passes.
December 2026	City becomes a legal entity.
March 2027	City local election held, and first City council meeting occurs
April 2027	City begins receiving state shared revenue (provided City charter is approved)
November 2027	City begins receiving ad valorem tax revenue
July 2027	City receives state shared revenue if strict timeline is held.

Local governments operate on an October 1 - September 30 fiscal year. The State of Florida, however, follows a July 1- June 30 fiscal year. In order for the newly incorporated City of Celebration to qualify for ad valorem taxes and various

types of state shared revenues, it must meet property appraiser deadlines and comply with state-mandated criteria for state shared revenues.

If Celebration does become a legal municipal entity by December 2026, it should begin receiving property tax revenues collected by the Osceola County Tax Collectors between November 2027 and January 2027. Unlike other attempted incorporations, Celebration is a clearly established independent district with clearly identified boundaries. This should make cooperation and coordination with the Osceola County Property Appraisers that much easier.

The important dates to remember for revenue purposes are:

Establishment of a tentative millage (following public hearings) on or before August 4, 2027

Adoption of a final millage rate (following two public hearings) on or before September 30, 2027

With regard to state shared revenues, The City of Celebration must meet specific criteria established in F.S. 218.23(1), which states:

"To be eligible to participate in revenue sharing beyond the minimum entitlement in any fiscal year, a unit of local government is required to have:

A) Reported its finances for its most recently completed fiscal year to the Department of Banking and Finance pursuant to s. 218.32.

B) Made provisions for annual post audits of its financial accounts in accordance with provisions of law.

C) Levied, as shown on its most recent financial report pursuant to s.218.32, ad valorem taxes, exclusive of taxes levied for debt service or other special millage authorized by voters, to produce the revenue equivalent to a millage rate of 3 mills on a dollar based on the 1973 taxable values as certified by the property appraiser pursuant to s. 193.122(2) or, in order to produce revenue equivalent to that which would otherwise be produced by such 3 mill ad valorem tax, to have received a remittance from the county pursuant to s. 125.01(6)(a), collected an occupational license tax or a utility tax, levied an ad valorem tax or received revenue from any combination of these four sources. If a new municipality is incorporated, the provisions of this paragraph shall apply to the taxable values for the year of incorporation as certified by the property appraiser. This paragraph requires only a minimum amount to be raised from the ad valorem tax, the occupational license tax and the utility tax. It does not require a minimum millage rate."

Remember that the State operates on a July 1-June 30 fiscal year. Celebration may not be eligible for state shared revenues until July 1, 2025, because of the time lag between the date of incorporation and the beginning of the State fiscal year.

Revenue Timeline Findings

The City of Celebration proposed revenue timeline projects state shared revenue as of March 2027, pending approval of the necessary language in the Proposed City Charter. If this does not occur, the July 2028 date is well into the proposed municipality's second fiscal year; the City should then be able to meet the criteria established F.S. 218.33(1). Thereafter, state shared revenue is distributed on a monthly basis. This revenue timeline appears accurate, provided incorporation and other steps toward becoming a legal entity are completed within the proposed incorporation calendar.

Task 3

DEVELOPMENT OF REVENUE ANALYSIS FOR CELEBRATION

For the purpose of this study the revenue analysis is based on a population of 11,264 and taxable value of \$1,896,029,974 for the proposed area of incorporation for the City of Celebration. The area follows the existing boundaries of Celebration CDD.

Municipal Revenues

Municipal governments utilize a wide variety of revenues to pay for services provided to their citizens. Responsible municipal governments attempt to balance their revenue sources to produce long-term solvency while utilizing a revenue mix that is compatible with local needs. Depending on these needs, municipal officials should conscientiously formulate a mix of revenues that will pay for municipal operations and services.

Florida's state constitution gives municipalities home rule authority in all areas except taxation. A municipality has the discretion to perform any public service, enact any ordinance unless specifically prohibited by the state. The constitution restricts municipalities to levying taxes that specifically have been authorized by general law enacted by the Florida Legislature. The lone exception is property tax. It is the only local revenue source authorized by the constitution and is capped at 10 mills for general operating purposes. A mill is equal to \$1 of tax for each \$1,000 of taxable value.

The following is an overview of general fees and revenues typically available to a municipality.

Ad Valorem Property Tax

Property taxes are based on the value of real and personal property. Each year the county property appraiser determines the total value of each parcel of property. The value of residential property is based solely on the value of the real estate, which includes the buildings and improvements, while commercial property includes these values in addition to all relevant personal property. This value is called "assessed value." After subtracting all lawful exemptions (i.e. Homestead, \$50,000; widow, \$500; widower, \$500; disability \$500 and others), the remaining value is called "taxable value."

Ad valorem taxes are based on taxable value. The property tax is calculated by multiplying taxable value of property by .001, and then multiplying that number by the rate of taxation, which is referred as "mills" or "millage rate." For example, for a home assessed at \$250,000 by the county property appraiser, the taxable value would be \$200,000 after deducting the \$50,000 Homestead exemption. If

the municipality's millage rate were 5.0 mills, the property taxes would be \$1,000 (\$200,000 x .001=\$200 x 5.0 mills = \$1,000.)

All property taxes are due and payable on November 1 each year or as soon as the assessment roll is certified by the Osceola County Property Appraiser. Osceola County will mail each property owner a notice of taxes due to the city and the discount rate for paying taxes (4 percent if paid in November, 3 percent if paid in December, 2 percent if paid in January and 1 percent if paid in February.) There is no discount if taxes are paid in the month of March, and taxes are considered delinquent after April 1.

The Celebration area for incorporation taxable value for the 2023 tax year was estimated to be \$1,896,029,974. Based on this estimate, the City of Celebration tax revenues for fiscal year 2023 per one mill levied can be projected as follows:

Taxable value	\$1,896,029,974
<u>x the percent 0.95</u>	
Revised Taxable Rate	\$1,801,228,475
<u>x millage rate .001</u>	
Estimated Property Tax	\$1,801,228
Revenues at 1 mill for FY 2022	

Ad Valorem Property Tax Findings

Historically, Celebration property owners have taken advantage of the various discounts offered by the Osceola County Tax Collector. The certificate of taxable value does not account for such discounts; therefore, a 95 percent projection represents a reasonable and prudent estimate technique used by numerous local Florida governments.

For the purposes of this study, we will use the County's Millage for EMS of 1.0682 and Library Millage of 0.3000 as the original City of Celebration Millage of 1.3682. The County presently charges a Residential Fire Assessment of \$232.70 and Residential Solid Waste Assessment of \$327.43 per Equivalent Residential Unit (ERU). The study contemplates the area residents would continue to pay for these services the same way after incorporation.

The new municipal area of Celebration will collect a millage of 1.3682 mills yielding a revenue of **\$2,464,441 for FY 2027.**

Public Service Tax

The Public Service Tax, also called the "Utility Tax", is another substantial revenue source. This tax is levied by the municipality on specific utility services collected by the utility provider, even if the provider is the municipality itself. The

tax is incorporated into the utility bill and is based on relative consumption. Section 166.231 of the Florida Statutes provides authority to assess a tax based on the purchase of electricity, telephone and telegraph, water and heating fuels (natural gas, propane, fuel oil and kerosene) at a rate not to exceed 10 percent.

Public Service Tax Findings

Because this tax has not been approved for use in unincorporated Osceola County the City of Celebration incorporation analysis does not include revenues associated with a Public Service Tax; therefore, implementation of the tax at a later date could produce two results--additional revenues to either support programs or reduce ad valorem property taxes.

Franchise Fees/Communication Service Tax

Franchise fees generate revenues in much the same way as the Public Service Tax. Franchise fees, however, typically are levied on a company or utility for the privilege of doing business within the municipality's jurisdiction and/or for utilizing a municipality's right-of-way to transact business.

Franchise Fees/Communication Service Tax Findings

Osceola County presently does not levy franchise fees on any utility services but does collect communication service tax (Telephone & Cable TV) from the State, but the county retains the revenues derived from the collection of these fees. If the area of Celebration is incorporated, it would share in the communication service tax revenues from the State and collect the revenues from the electric serve franchise fees paid by users within the proposed boundaries. A Communication Tax Ordinance would have to be enacted prior to September 1, 2023, to be effective January 1, 2024. Additional or increased fees adopted at a later date could produce one of two results -- additional revenues to either support municipal services or programs or reduce ad valorem property taxes.

Based on projections developed from using revenues projections for Osceola County's FY 2022 Budget; franchise fees/communication service tax revenue for the area of Celebration fiscal year 2027 are estimated at **\$242,816**.

User Fees

The Florida Comptroller defines user fees as "voluntary payments based on direct measurable consumption of publicly provided goods and services." User fees are derived from charges for water, wastewater, natural gas, electricity, mass transit, garbage collection, parks and recreation, building inspections, public transportation, special public safety services and a variety of other services.

User fees have substantially increased as a proportionate share of a municipal budget since the 1970's. For some services, fees are charged at rates below the actual cost and partially are offset by taxes. This is necessary for some services so that residents on fixed incomes are not excluded due to high prices. For other services, user fees cover the full cost of service delivery; these services are called enterprise operations. A golf course would be a typical example of an enterprise operation.

In recent years it has become common for municipalities to incorporate "administrative charges" to offset indirect administrative costs computed as a percentage of gross collections on various enterprise operations, such as electric, water, natural gas, golf course, airport parking and other fee-type services. These show up on the revenue side as "transfers to the general fund" and overhead.

User Fees Findings

The City of Celebration analysis does not include revenues associated with user fees as revenues or expenditures to the general fund. It is projected all existing user fees would be adopted by the City of Celebration and pay for the services they are presently supporting.

Intergovernmental Revenue

This category is referred to as "revenue sharing." These revenues are collected by one government and shared with other governmental units. The major sources are delineated below.

Municipal Revenue Sharing

The Revenue Act of 1972 (Florida law, chapter 72-360) describes state revenues that are shared between counties and municipalities.

"Eligibility Requirements

Pursuant to s. 218.23, F.S., a local government must meet the following requirements to be eligible to participate in revenue sharing beyond the minimum element in any fiscal year:

- 1) Report its finances for the most recently completed fiscal year to the Department of Banking and Finance, pursuant to s 218.32 F.S., (s. 218.23(1) (a), F.S.).
- 2) Make provisions for annual post audits of its financial accounts in accordance with law, pursuant to chapter 10.500 Rules of the Auditor General (s. 218.23 (1) (b), F.S.).
- 3) For local governments eligible in 1972, levy ad valorem taxes (excluding debt service and other special millage) that will produce the

equivalent of three mills per dollar of assessed valuation, based on 1973 taxable values as certified by the property appraiser, or collect an equivalent amount of revenue from occupational license tax, or a utility tax (or both) in combination with the ad valorem tax; or for municipalities eligible after 1972, the three mill equivalency requirements will be based upon the per dollar of assessed valuation in the year of incorporation (s.218.23(1)(c), F.S.).

4) Certify that its law enforcement officers, as defined in s. 943.10(1), F.S. meet the qualifications established by the Criminal Justice Standards and Training Commissions, its salary structure and salary plans meet the provisions of Chapter 943, Florida Statutes, and no law enforcement officer receives an annual salary less than \$6,000. However, the Department of Revenue may waive the minimum law enforcement salary requirements, if the municipality or county certifies that it is levying ad valorem taxes at 10 mills (s.218.23(1)(d), F.S.).

5) Certify that its firefighters, as defined in s. 633.30(1), F.S. meet the qualifications for employment established by the Division of State Fire Marshal pursuant to ss.633.34 and 633.35, F.S. and that provisions of s.633.382, F.S. have been met (s.218.23(1)(e), F.S.).

6) Certify that each dependent special district that is budgeted separately from the general budget of the local governing authority has met the provision for an annual post audit of its financial accounts in accordance with the provisions of law (s.218.23(1)(f), F.S.).

7) Certify to the Department of Revenue that the requirements of s.200.065,

F.S. ("TRIM") are met, if applicable. This certification is made annually within 30 days of adoption of an ordinance or resolution establishing the final property tax levy, or if no property tax is levied, not later than November 1 (s.218.23 (1)(f), F.S.).

8) Notwithstanding the requirement that municipalities produce revenues equivalent to a millage rate of three mills per dollar of assessed value (as described in paragraph three), no unit of local government that was eligible to participate in revenue sharing in the three years prior to participating in the Local Government Half-Cent Sales Tax shall be ineligible to participate in revenue sharing, solely due to a millage or a public service tax reduction afforded by the Local Government Half-Cent Sales Tax (s.218.23(3), F.S.)."

Pursuant to s. 218.21(3), F.S., all municipalities created pursuant to general or special law and metropolitan and consolidated governments as provided in Section 6(e) and (f) of Article VIII, Florida Constitution (i.e. Metro-Dade and Jacksonville-Duval,) are eligible to participate in Municipal Revenue Sharing Program if they fulfill the necessary eligibility requirements.

However, a number of other governmental entities are judged ineligible to receive municipal revenue sharing funds. For example, Attorney General Opinion 77-21

stated that municipal service taxing units (MSTUs) sometimes referred to as municipal service benefit units (MSBUs) are not eligible to receive funds from the Municipal Revenue Sharing Trust Fund. Two additional options determined that both regional authorities (AGO 74-367) and other authorities such as housing authorities, (AGO 73-246) also are ineligible to receive municipal revenue sharing dollars.

If a local government fails to comply with the eligibility requirements, s 218.23(1)(f), F.S. provides that the revenue sharing funds forfeited by the local government shall be deposited in the General Revenue Fund for the 12 months following a determination of noncompliance by the Department of Revenue. More typically, the revenues for an ineligible government are distributed among the remaining eligible governments until the causes for ineligibility are determined and rectified, at which time the city or county is refunded the dollars that were disbursed among all eligible municipalities or counties.

The amount and type of revenues shared with an eligible municipality is determined by the following procedure.

First, a municipality's entitlement shall be computed on the basis of the apportionment factor provided in s.218.245,F.S., and applied to the receipts in the Municipal Revenue Sharing Trust Fund that are available for distribution. The resulting amount is labeled entitlement money. This is the amount of revenue, which would be shared with a unit of local government if the distribution of the revenues appropriated were allocated on the basis of the formula computations alone.

Second, the revenue to be shared via the formula in any fiscal year is adjusted so no municipality receives less funds than the aggregate amount it received from the state in fiscal year 1971-72. The resulting amount is labeled guaranteed entitlement or hold harmless money. Those municipalities incorporated subsequent to 1972 receive no guaranteed hold harmless money.

Third, revenues shared with municipalities shall be adjusted so that no municipality receives less funds than its minimum entitlement, the amount of revenues necessary to meet its obligations as a result of pledges, assignments or trusts entered into which obligated funds received from revenue sharing sources.

Fourth, after making these adjustments and deducting the amount committed to all eligible municipalities, the remaining money in the trust fund is distributed to those municipalities that qualify to receive growth money. This final distribution to those eligible municipalities that qualify to receive additional money beyond the guaranteed entitlement is based on the ratio of additional money of each qualified municipality in proportion to the total additional money of all qualified municipalities.

Summary

In summary, the total annual distribution to a municipality, depending on the formula, will yield various combinations of guaranteed entitlement and/or growth money (associated with new construction):

- 1) Guaranteed entitlement money PLUS growth money,
- 2) Guaranteed entitlement money only, or
- 3) Growth money only.

However, the final distribution is dependent on actual collections.

Authorized Uses

According to the Department of Revenue, municipalities may assume that 35.2 percent of their total estimated Municipal Revenue Sharing distribution fiscal year 1996-97 is derived from the Municipal Gas Tax. Thus, at least 24.86 percent of each municipality's revenue sharing distribution must be expended on transportation-related purposes.

As a second restriction, municipalities are limited in the amount of revenue sharing dollars that may be bonded. Municipalities are allowed to bond only the guaranteed entitlement portion of the distribution. This hold harmless provision of the municipal revenue sharing program guarantees a minimum allotment and thereby ensures coverage of all bonding obligations to eligible governments that qualified for revenue sharing dollars before 1972. This provision does not apply to municipalities qualifying for the revenue sharing program after 1972.

Municipalities incorporated after 1973 that wish to qualify for revenue sharing funds must demonstrate local tax effort by using the taxable value of the municipality for the year of incorporation time's three mills. Obviously, a municipality incorporating after 1973 must demonstrate significantly higher actual ad valorem tax effort than municipalities that have been in the program since its inception.

Municipal Revenue Sharing Findings

Based on projections from the State of Florida Department of Revenue--Office of Tax Research, municipal revenue sharing money for the town of Celebration in fiscal year 2027 are estimated at **\$222,758**.

Local Government Half-Cent Sales Tax

Chapter 82-154, Laws of Florida, created the Local Government Half-Cent Sales Tax Program. This program generates a significant amount of revenues for local governments by distributing sales tax revenue and money from the state General Revenue Fund to counties and municipalities that meet strict eligibility

requirements. The primary purpose of the tax is to provide relief from ad valorem and public sewer taxes in addition to providing revenue for local programs.

Eligibility Requirements

A county or municipality must satisfy the following requirements (spelled out in s.218.63, F.S.) to be eligible to receive an ordinary distribution:

1) Qualify to receive revenue sharing funds by satisfying all requirements contained in s.218.23 F.S. However, a municipality incorporated subsequent to the effective date of Chapter 82.154, Laws of Florida (April 19, 1982), which does not meet the applicable criteria for incorporation pursuant to s. 165.061, F.S. shall not participate in Local Government Half Cent Sales Tax.

2) Meet the millage limitation requirements outlined in s.200.065, F.S.

Local Government Half-Cent Sales Tax Findings

Based on projections from the State of Florida Department of Revenue--Office of Tax Research, the half-cent local government sales tax distribution to the area of Celebration in fiscal year 2027 is estimated at **\$764,001**.

The state estimates half-cent sales tax at 100 percent of distribution. Variation between projections and actual results are due to the combined effect of reconciling state and local Fiscal years, as well as, the seasonal nature of sales tax collections. A more reasonable and prudent technique would be to project half-cent sales tax fund at 95 percent of the state estimate.

Licenses and Permits

Business tax Receipt

According to Section 205.042, Florida Statutes, "The governing body of an incorporated municipality may levy, by appropriate ordinance or resolution, an occupational license tax for the privilege of engaging or managing any business, profession or occupation within its jurisdiction."

The occupational license tax is designed specifically to raise revenue and should not be confused with the regulatory fees referred to in Section 166.221, Florida Statutes.

Occupational license tax revenues during the pre-1970s contributed a greater portion of the municipal revenue stream than at the present time. In 1972, the Legislature froze all license rates as they were in place on Oct. 1, 1971. In 1980, the Legislature allowed local governments to raise the rates of licenses with flat rates according to a three-tier schedule; 100 percent increase for rates \$100 or less, 50 percent increase for rates between \$101 and \$300, and a 25 percent

increase for rates of more than \$300. In 1982, the Legislature allowed graduated or per unit rates to increase up to 25 percent. In 2006 it was changed to the Business Tax Receipt by the legislature.

Insurance Agent Licenses

Florida Statutes (F.S. 624.507) authorize municipalities to require license fees not to exceed 50 percent of the State License tax specified by statutes, for agents operating within municipal boundaries.

Alcohol Beverage License

Thirty-eight percent of all alcoholic beverage license revenues collected by the state from within a municipality are returned to the municipality.

Permits

Municipalities charge permit fees for a variety of land use services, including building and related construction, planning, stormwater and zoning services. These are as delineated below:

- A) Building and Related Construction Permits Includes revenue for issuance of all building, plumbing, electrical, mechanical, heating/air conditioning and similar construction permits.
- B) Stormwater Fees charged for review and inspection of projects requiring stormwater Management permits.
- C) Zoning and Related Fees include all fees collected for rezoning requests, variances, special exceptions, etc.
- D) Planning Fees includes comprehensive plan compliance/concurrency reviews, planned unit development, etc.

Licenses, Business Tax and Permits Findings

This report does not include revenues associated with permits because these fees typically are revenue neutral. Revenues raised from this source would pay for inspections, processing and plan review functions that will initially be provided by Osceola County staff through interlocal agreement. The report does include Business Tax Receipt revenues for **FY 2027 of \$25,000**.

Fines and Forfeitures

This revenue category includes receipts from fines and penalties imposed from the commission of statutory offenses, violation of lawful administrative rules and regulations and for neglect of official duty. Fines include court fines, library fines, pollution control violations and violations of local ordinances. Forfeitures include revenues resulting from confiscation of deposits or bonds held as performance guarantees and proceeds from sale of contraband property seized by law

enforcement agencies.

Fines and Forfeitures Findings

This report does not include revenues associated with such fines. The question of a lack of a municipal police force raises doubt as to the City's ability to be eligible for such funds.

Motor Fuel Tax Refund

Florida Statutes provide for the first five cents of state gas tax paid by a municipality to be returned to the municipality for use in its vehicles.

Motor Fuel Tax Refund Findings

This revenue source will not be significant to the City of Celebration due to the proposed limitation on city vehicular equipment.

Investment Income

Revenues derived from investment of cash receipts and idle funds are an important, yet often overlooked source of revenue. Many local governments are recognizing the importance of establishing effective cash management/treasury programs and are restructuring their government operations to accelerate revenues, promote aggressive revenue collections and maximize cash flow.

Investment Income Findings

This study incorporates investment income of **\$25,000 for FY 2027**.

Contributions and Donations

This revenue category is comprised of various sources primarily gifts, pledges, bequests or grants from non-governmental entities. Due to the nature of this category, revenue derived from these sources can fluctuate greatly from one year to the next.

Contributions and Donations Findings

Contributions and donations generally are considered revenue neutral because those making the donation typically earmark them for specific programs or services.

Miscellaneous Revenue

The miscellaneous revenue category includes a variety of less important

sources, such as permit fees, non-occupational license fees, rents, royalties, special assessments, the sale of assets, insurance compensation, etc.

Miscellaneous Revenue Findings

There is no attempt by this report to project such revenue. This is a reasonable approach considering the difficulty in developing stable projections.

Local Option Gas Tax

Municipalities in Florida Counties share in the county's 6-cent local option tax on motor fuel and special fuel. The county uses its portion for maintenance of existing roads. The cities use their share for general transportation purposes. There is a statutory formula that establishes a minimum portion to be shared with each city.

An opinion from the Florida Attorney General States in part the following:

Section 336.025, F.S. (1992 Supp.), allows counties to impose a local option gas tax upon every gallon of motor fuel and special fuel sold in a county and taxed under the provisions of Part I or Part II, Ch. 206, F.S. (1992 Supp.).[2] Only those municipalities and counties eligible for participation in the distribution of moneys under Parts II and VI of Ch. 218, F.S., are eligible to receive moneys under this section.[3]

A county may levy the tax by ordinance adopted by a majority vote of the governing body or approval by referendum.[4] Under this procedure,

"[t]he county may, prior to June 1, establish by interlocal agreement with one or more of the municipalities located therein, representing a majority of the population of the incorporated area within the county, a distribution formula for dividing the *entire* proceeds of the local option gas tax among the county government and all eligible municipalities within the county."[5] (e.s.)

In the absence of an interlocal agreement, the county may, prior to June 10, adopt a resolution of intent to levy the tax.[6] If no interlocal agreement or resolution is adopted, municipalities representing more than 50 percent of the county population may, prior to June 20, adopt uniform resolutions approving the local option tax, establishing the duration of the levy and the rate authorized, and setting the date for a countywide referendum on whether to impose the tax.[7] In the event the tax is levied by county resolution or by uniform resolutions of the municipalities, the proceeds of the tax must be distributed "among the county government and eligible municipalities based on the transportation expenditures of each for the immediately preceding 5 fiscal years." [8] Any newly incorporated municipality which is eligible for participation in the distribution of moneys under Parts II and VI, Ch. 218, F.S., located in a county levying the local option gas tax

is also entitled to receive a share of the tax revenues.[9]

Local Option Gas Tax Findings

Based on the existing law and the interlocal agreements Florida Counties have established with the cities within the counties the ability to share this tax, it is not clear exactly what formula was used. It is clear the distribution of this revenue is developed through political negotiations and trying to estimate what the area of Celebration portion would be is at best more art than science.

With this understanding this study decided to project the Local Option Gas Tax revenues in our revenue projection for the City of Celebration. Local Option Gas Tax of **\$374,254 to be used for major road maintenance.**

Of course, this decision will ultimately be determined by the newly elected city council and the Osceola County Commissioners.

Infrastructure Sales Surtax

Osceola County presently charges an Infrastructure Surtax and shares the revenue collected with the cities within the County. This is done through an existing formula. The use of these funds are limited by law and would not be available to support general fund expenditures.

Infrastructure Sales Surtax Findings

Based on estimates from County staff this revenue would produce an annual revenue of **\$1,334,823 for the city to use on allowable capital expenses.**

Both the Local Option Gas Tax and the Infrastructure Sales Surtax are restricted to capital and capital maintenance purposes and as such are not included in our budget projections. It should be noted the new City would have the ability to **budget and expend these funds for appropriate purposes at an annual rate of \$1,709,077.**

Task 4

DEVELOPMENT OF EXPENDITURE ANALYSIS FOR CELEBRATION

Municipal Expenditures

Municipal government expenditures cover a wide variety of areas. Specific areas, however, are largely dependent upon the desires and needs of the citizenry and are formulated by the municipality's elected officials. General expenditure categories for the City of Celebration will be presented within specific expenditure groups and subgroups as reported in the Florida Local Government Financial Report, which is prepared annually by the Florida Comptrollers Bureau of Local Government Finance.

It is important to recognize the work and services presently performed to provide local government services by the Celebration CDD. For the purposes of this study we will assume the CDD will continue to collect all their present fees and will continue to provide all their services at least initially during the early years after incorporation.

General Government

The general government category includes the legislative, judicial and administrative functions of the municipal government for the benefit of the public and governmental entity as a whole. This includes total expenses for elected officials, city manager, city clerk, finance, administrative, legal counsel, comprehensive planning, elections and insurance.

Public Safety

This category also includes police and sheriff's department services, corrections, fire prevention, municipal fire services and/or contractual payments for firefighting services from other entities. Public safety is the largest single expense area for Florida's municipalities and has shown sizable increases during the past several years. With Florida's growing population and increased demands for improved law enforcement and fire protection, this area is expected to continue to grow.

Utilities

Municipal utilities in this context refer to basic user fee services associated with enterprise fund operations of water, sewer, electric and natural gas.

Solid Waste

Three components fall under the function of solid waste: collection, disposal and recycling.

The collection aspect can take several forms. Many years ago, back door collection was the primary method. As personnel costs steadily grew, municipalities were forced to find cheaper and more cost-efficient methods. Today, the majority of municipalities utilize curbside collection, or they contract with a private hauler to perform all or part of the operation. In larger multi-family complexes, dumpster service is now the industry standard.

Solid waste disposal has become increasingly complex and expensive in recent years, following the passage of state and federal environmental laws. Due to these actions, virtually all municipalities have moved away from landfill operations, and this has become a county function or service provided by independent districts that operate from larger tax or population bases.

While recycling of discarded goods has been performed for many years in Florida, the passage of the state's Solid Waste Management Act in 1988 has prompted the emergence of highly organized recycling programs. This act requires, among many other things that communities initiate and achieve specified levels of recycling to reduce the volume of solid waste taken to landfills.

Roads and Streets

The construction, maintenance and improvements of the road and street network are the most expensive area of the various transportation related expenditures (other transportation related expenses are addressed in Miscellaneous Expenses). Specific expense areas associated with the road and street network include roadway and right of way operations and maintenance, roadway and right of way drainage, street lighting, traffic signage and signalization, pavement markings, traffic engineering and bridge maintenance.

Municipal road responsibilities are assigned by the state of Florida through a system termed "functional classification." The functional classification system specifies that municipalities are responsible for the city street network. Basically, this includes all local residential streets, and short distance connecting roads. It does not include roads, which are part of the state highway system, even though they may fall within municipal boundaries.

Stormwater and Environment

This category includes only the master drainage system, flood control and environmental related expenses incurred by the municipal government. It does not include the costs associated with stormwater runoff attributable to roads, streets or roadside drainage.

In the past, stormwater-related functions were traditionally handled as a general government service funded through the municipality's general fund. Recently

some local governments have established a stormwater function as a full-fledged utility operation. The utility is placed in a separate enterprise fund with revenues generated from monthly billings on the municipality's traditional water and sewer bills or as a separate stormwater bill.

Economic Improvement

The economic improvement category is a collection of related services associated with developing and improving the economic condition of the municipality and its residents. It includes programs such as: employment training, job search, downtown and industrial development/improvement, housing and urban development, etc. These expenses are related only to those programs directly served by the municipality and exclude those performed by independent districts and authorities, which often are located within and named after the municipality.

Human Services

Human service expenditures pertain to those costs associated with the provision for the care, treatment and control of human illness, injury or handicap, and for the welfare of the municipality and its residents. This category includes all municipal costs to operate hospitals, health and rehabilitation, diagnosis and treatment of mental illness, and economic assistance to the indigent.

The function of human service assistance is primarily funded and administered by county agencies (as a function of state government) and by independent authorities and districts.

Culture and Recreation

Culture and recreation is a general category combining the expenditures of libraries, parks, recreation, cultural services, special events and special recreation facilities.

Debt Service

Debt Service is shown as a separate category due to the reporting requirements of the Florida Comptroller's Local Government Financial Report, which shows it separately rather than by functional category. This category reflects those funds spent toward principal, interest, and various handling fees associated with municipal bond issues.

The four basic forms of long-term debt are: general obligation (G.O.) bonds, revenue bonds, general revenue bonds and special tax bonds.

G.O. bonds also are known as "full faith and credit bonds" because their

repayment is unconditional and based on general credit and taxing powers of the borrowing government. Since the power to levy and collect property taxes provides the basic security to these bonds, they require voter approval. G.O. bonds generally carry the lowest interest rates, and typically are used to finance general-purpose public buildings, roads, and criminal justice complexes.

Another form is a revenue bond. These are obligations in which repayment of debt service is entirely from user fees of an enterprise operation. The most common municipal issues are for water, wastewater, electric, parking garages, civic centers, stadiums and airports.

A third type of long-term debt is a general revenue bond. This is a cross between a G.O. and a revenue bond. Like a revenue bond, it does not require a referendum; yet like a G.O. bond, it has the full faith and credit of a specific or a percentage of all general funds, non-ad valorem revenues.

A final type is the special tax bond. It, too, is similar to a G.O. bond in that it often is used for general government purposes and the repayment revenue is from a source unrelated to the project. Special tax bonds are payable from a specifically pledged tax, usually a local option sales tax or tourist tax.

Miscellaneous Expense

This category consists primarily of smaller budget functions or those, which are not widely utilized by a significant number of municipalities. These include airports, port facilities, commercial docks, mass transit systems, traffic flow enhancement services, parking facilities and miscellaneous general government services not itemized within that category.

Findings for Expenditure Analysis

This report includes administrative and finance expenditures, an additional contract cost for growth management, code enforcement, professional planning services, and general government support from Osceola County. These expenditures are for a combination of municipal employees and contractual services as shown below.

Municipal Employees

Since the incorporation effort is now considering merging and/or taking over the Celebration CDD, and the CCDD has existing staffing levels providing most of the local government services to be provided by the new city the study now just **adds \$100,000 to the annual staffing expenses** of the CCDD to cover the cost of the municipal employees. If it is found there are overlapping positions within the two organizations any salary savings would go to reserves of the new city.

Contractual Services

Contract Services	Proposed Cost
Legal Services	\$200,000
Growth Management	\$150,000
Professional Services	<u>\$150,000</u>
Total	\$500,000

The original projected salaries for administrative staff were within the average salary for Florida cities with population between 7,500 and 15,000 residents. The projected contract costs for growth management, planning and code compliance could employ one full-time planner and operating costs, rather than contracting for services.

The proposed administrative and finance expenditures can be delineated as follows:

Personnel w/benefits	\$100,000
Mayor and Council Salary (per Charter)	30,000
Contract Services	500,000
Insurance	75,000
Local elections	32,500
Audit	35,000
Capital (one time)	10,000
Contingency @ 0.083	<u>421,727</u>
Total	\$1,204,227

The above costs include all relevant expenditure categories, coupled with one month of expenses contingency factor, appear reasonable to assume the administrative and financial activities for the City of Celebration.

The final major expenditure category--parks and recreation--will continue to be provided through an interlocal agreement with Osceola County, CROA or a private sector vendor and be paid for with City of Celebration general revenues, for County and Private sector vendors with the exception of those parks continuing to be maintained by the CROA.

The following is the first year (FY/2027) projections for revenues and expenditures necessary for the area of Celebration for 6 months of operations.

Revenues

State Shared Revenue	\$ 493,379
Communication Service Tax	\$ 137,815
Interest Earnings & Business tax Receipts	\$ 25,000
Revenue from CDD	\$ 2,408,023
Bridge Loan @ 6%	\$ 1,000,000
Ad Valorem Property Taxes	
Total Revenues for Initial 6 Months	\$ 4,064,217

Expenses

Additional Salary and Benefits	\$ 50,000
Mayor and Council Salary	\$ 15,000
Contract Services	\$ 250,000
CDD Operational Expenses	\$ 2,195,523
CDD Capital Expenses	\$ 46,250
Local Elections	\$ 32,500
Insurance	\$ 37,500
Audit	\$ 35,000
Capital Equipment (One Time)	\$ 10,000
Contingency	\$ 213,976
Interlocal Agreement with County	
Loan Payment	\$ 115,998
Total Expenses for Initial 6 Months	\$ 2,964,246

Reserves \$ 1,099,971

This projection shows the cost of operating the new local government is covered by the redirection of existing State Shared Revenues and Communication Services Tax during the first 6 months and creates a Surplus of \$99,971. To increase the reserves during the initial years of the new local government the new municipality could choose to take out a \$1 million Bridge Loan @ 6% and pay it back during the first 5 years. The Bridge Loan may not be necessary if the CCDD can and does transfer their reserves to the new city.

Task 5

A PRO FORMA PRESENTATION OF REVENUE/EXPENSE FORECASTED FOR A FIVE YEAR PERIOD

The purpose of a multi-year forecast is to estimate City revenues and expenditures over a designated period--usually five to ten years. Most local governments preparing a fiscal forecast use it as a tool for preparing and executing an annual budget. This type of annual or short-term forecasting is necessary for a municipality to maintain a balanced budget.

Long-term fiscal forecasts are conducted for two main reasons.

1) Multi-year forecasts often show that fiscal adjustments might be needed to balance future budgets. When expenditures are projected to exceed revenues, measures must be taken to correct the imbalance. This process is called gap analysis.

2) Multi-year forecasts can help decision makers quantify and evaluate potential impacts of today's policy decision. This process is referred to as impact analysis. The multi-year fiscal forecast for the City of Celebration is designed to assist the community in accomplishing the following objectives:

- To indicate to the parties in the incorporation process the presence of systematic financial planning.
- To serve as an aid to all parties in the incorporation process in the anticipation of future fiscal issues, enabling corrective action to be taken where necessary
- To assist all parties in operations planning
- To strengthen estimates of revenues and expenditures in the annual budget process

Benefits and Limitations

Benefits of Forecasting

The major benefits of multi-year forecasting include:

- Identification of possible consequences of various economic policy scenarios
- Identification of future fiscal problems
- Development of sound financial management policies and practices
- Provision of information to all parties in the incorporation process (government agencies, the press, business, community, neighborhood organizations and the general public) that explains the relationship between program expansion and anticipated revenues

Limitations of Forecasting

Multi-year forecasts have the following inherent limitations.

1) Forecasts are not entirely accurate in predicting what actual revenues and expenditures will be in a particular year. Since a forecast is based on current trends, estimates may be imprecise if economic and/or financial assumptions change. Therefore, forecasts must be revised when key variable such as inflation, interest rates or business climates change unexpectedly.

2) The unlikely event that an actual budget deficit will occur is a second factor that undermines the accuracy of forecasts. State law mandates local governments to balance their budgets. But, forecasting methods do not anticipate municipal decisions that close budget gaps and prevent deficits.

This study has developed a Five-year financial projection for an incorporated City of Celebration based on fiscal years 2024 through 2028. BJM Consulting, Inc. developed the assumptions used in this financial forecast.

Population

The current permanent population is estimated at 11,264 and total population (with seasonal residents) is estimated to exceed 14,000. The growth in population is projected to increase at an annual rate of 2% to 12,193 in FY 2031, with a service population of 15,154. This projection is consistent with recent growth patterns in the area and recognizes approved project that are presently under construction.

Property Tax Base

The property tax base is projected to increase an average of 3% percent per year from FY 2028 through FY 2031. The taxable assessed value in the City of Celebration is projected at \$1,896,029,974 for fiscal year 2028 and is expected to increase to \$ 2,071,843,145 in fiscal year 2031. The initial FY 2028 projection uses the FY 2021 property taxable value with no initial increase for growth or new construction.

Expenditures

Expenditures for growth management, planning/code compliance are all proposed to be provided by the following agencies:

Service	Provider	Average Annual Increase
Other Contract Services	Others	3%

The annual increases for these services may fluctuate from year to year due to

timing of one-time capital purchases.

Internal administrative and finance services increase approximately 3 percent each year. In addition, an annual 8.3 percent contingency factor (equivalent to one month's expenses) has been included.

Revenues

The forecast assumes the following City of Celebration millage rate and property tax revenues:

Fiscal Year	Millage of 1.3682	Property Tax Revenues @ 95%
2028		\$ 2,464,441
2029		\$ 2,538,374
2030		\$ 2,614,525
2031		\$ 2,692,961

This is based on budgeting 95 percent of projected ad valorem tax revenue, which is generally accepted by Florida municipal finance officers as a prudent practice.

State shared revenues are a combination of Municipal Revenue Sharing and Local Government Half-Cent Sales Tax and are estimated as:

Fiscal Year	Projected Revenue (3% annual increase)
2027	\$ 493,379
2028	\$ 1,016,361
2029	\$ 1,046,852
2030	\$ 1,078,258
2031	\$ 1,110,605

The FY 2027 projection uses the FY 2024 SSR value with no initial increase value for growth in population.

Communication Services Tax are estimated as:

Fiscal Year	Projected Revenue (3% annual increase)
2027	\$ 137,815
2028	\$ 283,899
2029	\$ 292,416
2030	\$ 301,188
2031	\$ 310,224

The FY 2019 projection for Communication Services Tax uses the Osceola County FY 2021 number with no initial increase value for growth in population.

The forecast does not include any revenues from court fines or building permits, as they will continue to go to Osceola County or private sector vendor for services rendered.

Interest earnings, Business Taxes Receipts are anticipated to be \$25,000 in fiscal year 2024 and \$50,000 in FY 2024 through FY 2028.

Expenses

City of Celebration Cost of Local Government

Fiscal Year	Projected Cost (3% annual increase)
2027	\$ 606,476
2028	\$ 1,169,515
2029	\$ 1,204,601
2030	\$ 1,240,739
2031	\$ 1,277,961

The cost of all the County Interlocal Agreement for services are projected to increase annually by 3%.

City of Celebration 5 year Fiscal Forecast if Local Bill is passed with SSR reporting waiver and Interlocal with County for collection of Communication Services Tax (Best Case Scenario)

	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Revenues					
State Shared Revenue	\$493,379	\$1,016,361	\$1,046,852	\$1,078,258	\$1,110,605
Communication Services Tax	\$137,815	\$283,899	\$292,416	\$301,188	\$310,224
Interest Earnings and Business Tax Receipts	\$25,000	\$50,000	\$50,000	\$50,000	\$50,000
Revenue from CDD	\$2,408,023	\$103,000	\$106,090	\$109,273	\$112,551
Local Government Fees		\$4,713,045	\$4,854,436	\$5,000,069	\$5,150,072
Bridge loan	\$1,000,000				
Ad Valorem Property Taxes @ 1.3682 Mills		\$2,464,441	\$2,538,374	\$2,614,525	\$2,692,961
Total Revenues	\$4,064,217	\$8,630,746	\$8,888,168	\$9,153,313	\$9,426,413
Expenses					
Celebration Local Government	\$606,476	\$1,169,515	\$1,204,601	\$1,240,739	\$1,277,961
New Local Government Expenses from CCDD		\$4,419,776	\$4,552,370	\$4,688,941	\$4,829,609
Interlocal with County		\$2,464,441	\$2,538,374	\$2,614,525	\$2,692,961
CDD Operational Expense	\$ 2,195,523	\$ 100,300	\$ 103,309	\$ 106,408	\$ 109,601
CDD Capital Expense	\$ 46,250				
Bridge Loan Payment	\$115,998	\$231,995	\$231,995	\$231,995	\$347,993
Total Expenses	\$2,964,247	\$8,386,027	\$8,630,648	\$8,882,608	\$9,258,124
Reserve/(Deficit)	\$1,099,970	\$244,718	\$257,520	\$270,705	\$168,288
Total CDD Reserves	\$ 6,379,313				
Cumulative Reserves	\$7,479,283	\$7,724,001	\$7,981,521	\$8,252,226	\$8,420,515
Capital Funds Available	\$ 854,539	\$ 1,760,349	\$ 1,813,160	\$ 1,867,555	\$ 1,923,581

City of Celebration 5 year Fiscal Forecast if Local Bill is passed with SSR reporting waiver and no Interlocal with County for collection of Communication Services Tax is completed (Middle Case Scenario)

	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Revenues					
State Shared Revenue	\$493,379	\$1,016,361	\$1,046,852	\$1,078,258	\$1,110,605
Communication Services Tax	\$0	\$212,924	\$292,416	\$301,188	\$310,224
Interest Earnings and Business Tax Receipts	\$25,000	\$50,000	\$50,000	\$50,000	\$50,000
Revenue from CDD	\$2,408,023	\$103,000	\$106,090	\$109,273	\$112,551
Local Government Fees		\$4,713,045	\$4,854,436	\$5,000,069	\$5,150,072
Bridge loan	\$1,000,000				
Ad Valorem Property Taxes @ 1.3682 Mills		\$2,464,441	\$2,538,374	\$2,614,525	\$2,692,961
Total Revenues	\$3,926,402	\$8,559,771	\$8,888,168	\$9,153,313	\$9,426,413
Expenses					
Celebration Local Government	\$606,476	\$1,169,515	\$1,204,601	\$1,240,739	\$1,277,961
New Local Government Expenses from CCDD		\$4,419,776	\$4,552,370	\$4,688,941	\$4,829,609
Interlocal with County		\$2,464,441	\$2,538,374	\$2,614,525	\$2,692,961
CDD Operational Expense	\$ 2,195,523	\$ 100,300	\$ 103,309	\$ 106,408	\$ 109,601
CDD Capital Expense	\$ 46,250				
Bridge Loan Payment	\$115,998	\$231,995	\$231,995	\$231,995	\$347,993
Total Expenses	\$2,964,247	\$8,386,027	\$8,630,648	\$8,882,608	\$9,258,124
Reserve/(Deficit)	\$962,155	\$173,744	\$257,520	\$270,705	\$168,288
Total CDD Reserves	\$ 6,379,313				
Cumulative Reserves	\$7,341,468	\$7,515,212	\$7,772,731	\$8,043,437	\$8,211,725
Capital Funds Available	\$ 854,539	\$ 1,760,349	\$ 1,813,160	\$ 1,867,555	\$ 1,923,581

City of Celebration 5 year Fiscal Forecast if Local Bill is not passed with SSR reporting waiver and no Interlocal with County for collection of Communication Services Tax is completed (Worst Case Scenario)

	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Revenues					
State Shared Revenue	\$0	\$762,271	\$1,046,852	\$1,078,258	\$1,110,605
Communication Services Tax	\$0	\$212,924	\$292,416	\$301,188	\$310,224
Interest Earnings and Business Tax Receipts	\$25,000	\$50,000	\$50,000	\$50,000	\$50,000
Revenue from CDD	\$2,408,023	\$103,000	\$106,090	\$109,273	\$112,551
Local Government Fees		\$4,713,045	\$4,854,436	\$5,000,069	\$5,150,072
Bridge loan	\$1,000,000				
Ad Valorem Property Taxes @ 1.3682 Mills		\$2,464,441	\$2,538,374	\$2,614,525	\$2,692,961
Total Revenues	\$3,433,023	\$8,305,681	\$8,888,168	\$9,153,313	\$9,426,413
Expenses					
Celebration Local Government	\$606,476	\$1,169,515	\$1,204,601	\$1,240,739	\$1,277,961
New Local Government Expenses from CCDD		\$4,419,776	\$4,552,370	\$4,688,941	\$4,829,609
Interlocal with County		\$2,464,441	\$2,538,374	\$2,614,525	\$2,692,961
CDD Operational Expense	\$ 2,195,523	\$ 100,300	\$ 103,309	\$ 106,408	\$ 109,601
CDD Capital Expense	\$ 46,250				
Bridge Loan Payment	\$115,998	\$231,995	\$231,995	\$231,995	\$347,993
Total Expenses	\$2,964,247	\$8,386,027	\$8,630,648	\$8,882,608	\$9,258,124
Reserve/(Deficit)	\$468,776	(\$80,347)	\$257,520	\$270,705	\$168,288
Total CDD Reserves	\$ 6,379,313				
Cumulative Reserves	\$6,848,089	\$6,767,742	\$7,025,262	\$7,295,967	\$7,464,255
Capital Funds Available	\$ 854,539	\$ 1,760,349	\$ 1,813,160	\$ 1,867,555	\$ 1,923,581

Impact on the Property Owner

On Residents and Businesses of New Incorporated Area

The initial impacts on residents of Celebration would be very limited. There would be no new ad valorem taxes. Some businesses would be charged an additional annual Business Tax Receipt (BRT) or city license of \$35 to \$45 annually. These would be businesses who operate in both Celebration and Osceola County.

On Other Osceola County Government

Osceola County would lose \$2,464,441 of ad valorem taxes in FY 2028 and recover the entire amount through the interlocal agreement with the new city. In addition, Osceola County would lose \$895,631 in SSR Fees and \$250,100 in Communication Services Tax for an annual loss of \$1,145,731 the general fund. The County would have to find efficiencies in operations, reduce services or raise General Fund Revenues to deal with this loss.

The City of Kissimmee would lose \$186,662 in SSR and the City of St Cloud would lose \$125,879 in SSR to both their General Fund Revenues and would have to find efficiencies in operations, reduce services or raise General Fund Revenues to deal with this loss.

Subsection 5E

SŌLitude Lake Management

Subsection 5E(i)

Pond Assessment Report

Celebration CDD
Enhanced Waterbody Assessment

Sample Date: 11 Apr 2023
Report Date: 20 Apr 2023

Field Biologist: Will Beck
Lab Scientist: Haley Canady

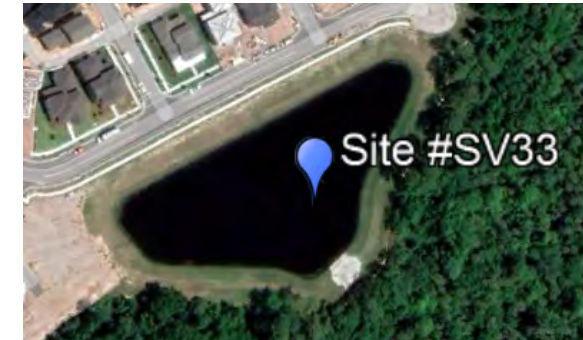


Site #SV33	2
Site #SV32	3
Site #SV6B-2	4
Site #SV3	5
Site #SV1	6
Site #SV11	7
Site #CV3	8
Site #SV25A	9
Site #SV21A	10
Site #SV28	11
Glossary	12

Enhanced Waterbody Assessment: Celebration CDD, Site #SV33

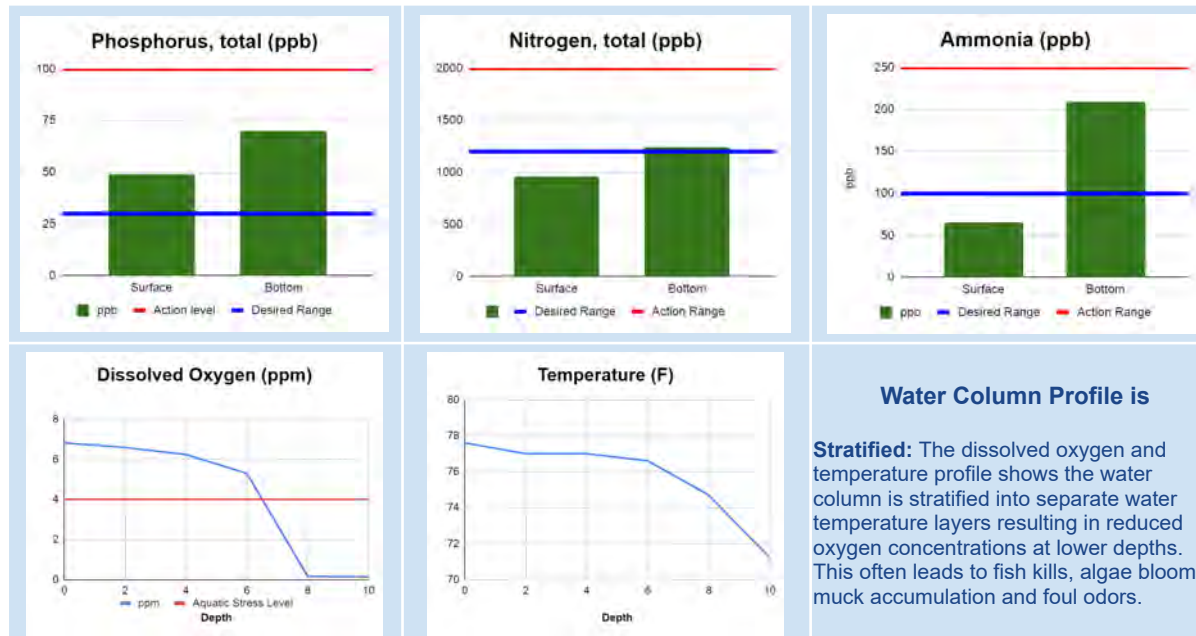
Sample Date: 11 Apr 2023

Test	Desired Range	Action Range	Surface	Bottom	This lake is
Phosphorus, Total	< 30 ppb	> 100	49	70	Healthy
Nitrogen, Total	<1,200 ppb	> 2,000	960	1240	Healthy
Ammonia	< 100 ppb	> 250	66	209	Healthy
Conductivity	< 1,500 uS/cm	NA	193	214	Healthy
Alkalinity, Total	> 80 ppm	<40	43	41	Low
Turbidity	< 5 NTU	>10	3.2	4.5	Healthy
pH reading	6.5 - 8.5	NA	7.3	6.8	Healthy
Secchi reading	> 4 feet	NA	4		Healthy



Acres: 1.69

Average Depth (feet): 8



Observations

Alkalinity at this site is low. Alkalinity is a measure of the buffering capacity of the waterbody. Lakes with low alkalinity are susceptible to stronger swings in pH. Some aquatic organisms are very susceptible to drastic pH swings. Higher alkalinity levels support stronger fisheries. It is worth noting that the nutrient levels are higher on the bottom of the water column. This is likely due to the oxygen stratification present at this site. When oxygen levels are low, phosphorus may leach out of the bottom sediments and ammonia may accumulate to toxic levels.

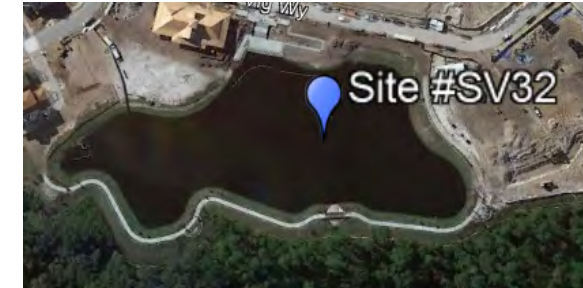
Recommendations

- Liming for increased alkalinity
- Aeration for destratification
- Watershed management
- Ongoing water quality monitoring

Enhanced Waterbody Assessment: Celebration CDD, Site #SV32

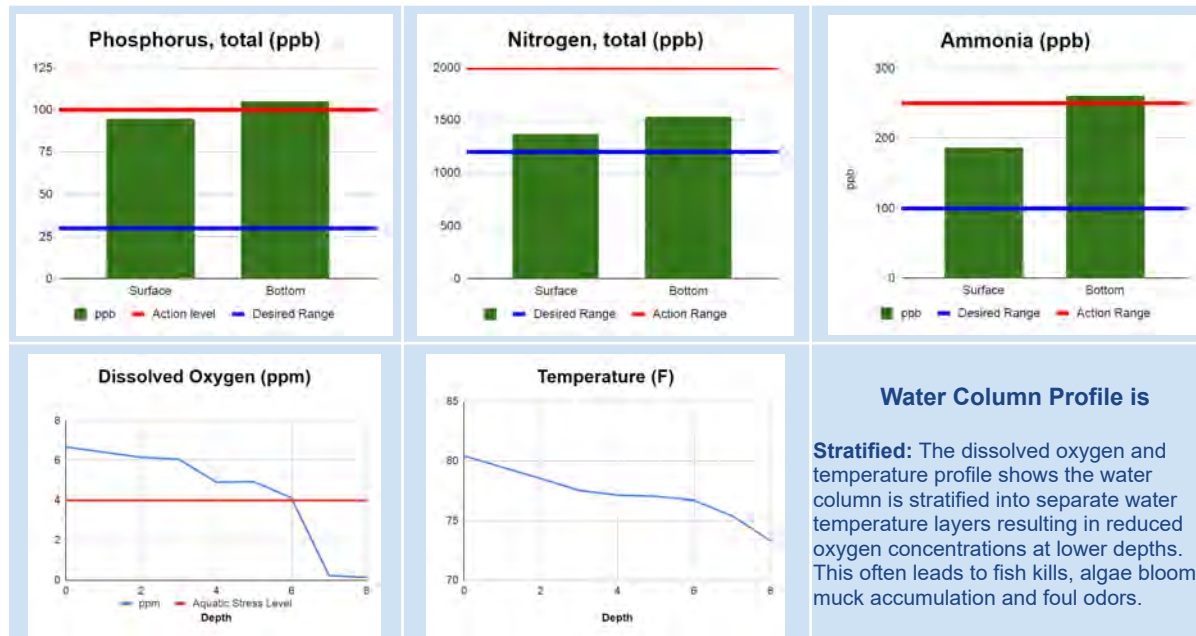
Sample Date: 11 Apr 2023

Test	Desired Range	Action Range	Surface	Bottom	This lake is
Phosphorus, Total	< 30 ppb	> 100	95	105	High
Nitrogen, Total	<1,200 ppb	> 2,000	1370	1530	Healthy
Ammonia	< 100 ppb	> 250	186	261	High
Conductivity	< 1,500 uS/cm	NA	284	306	Healthy
Alkalinity, Total	> 80 ppm	<40	110	118	Healthy
Turbidity	< 5 NTU	>10	4.7	4.6	Healthy
pH reading	6.5 - 8.5	NA	7.5	7.3	Healthy
Secchi reading	> 4 feet	NA	2		Low



Acres: 3.57

Average Depth (feet): 6



Observations

Water quality data suggests that this site is experiencing elevated phosphorus levels. Lakes with high nutrient concentrations are likely to become an unbalanced ecosystem. This can lead to a variety of negative effects including, but not limited to, foul odors, reduced clarity, etc. Ammonia is also high at this site. Ammonia is a byproduct of organic matter decomposition. It is common for ammonia to accumulate under low-oxygen conditions or from recent runoff events. Elevated ammonia may cause toxicity issues for aquatic life.

Recommendations

- Phosphorus reduction
- Ammonia reduction
- Aeration for destratification
- Watershed management
- Ongoing water quality monitoring

Enhanced Waterbody Assessment: Celebration CDD, Site #SV6B-2

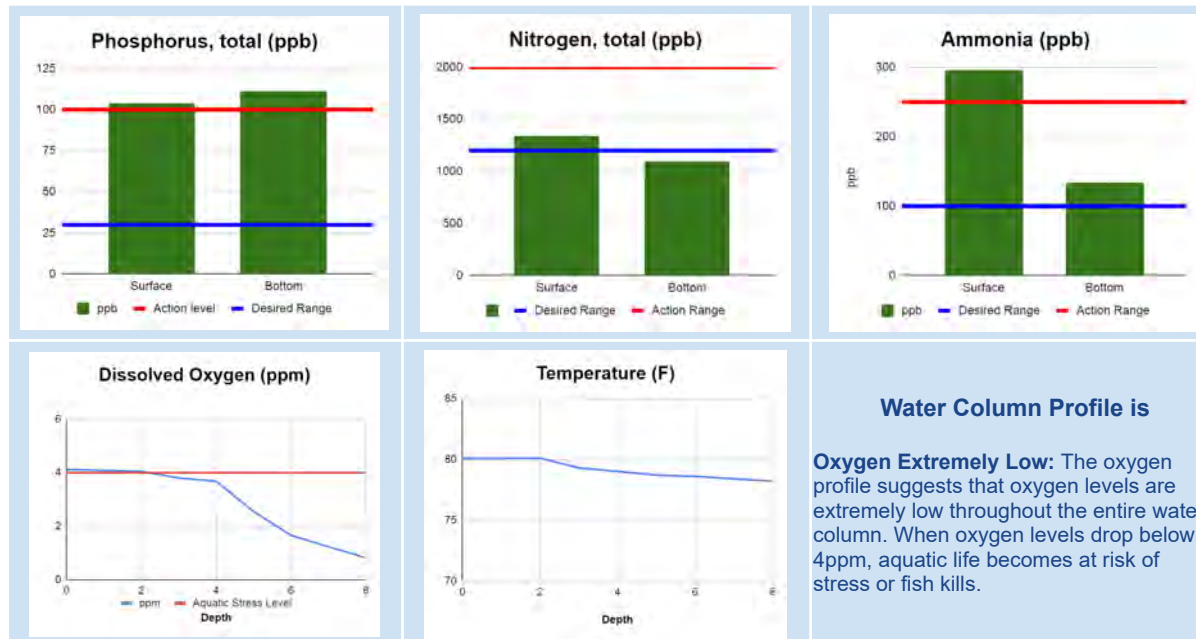
Sample Date: 11 Apr 2023

Test	Desired Range	Action Range	Surface	Bottom	This lake is
Phosphorus, Total	< 30 ppb	> 100	104	111	High
Nitrogen, Total	<1,200 ppb	> 2,000	1340	1100	Healthy
Ammonia	< 100 ppb	> 250	296	134	High
Conductivity	< 1,500 uS/cm	NA	351	351	Healthy
Alkalinity, Total	> 80 ppm	<40	125	126	Healthy
Turbidity	< 5 NTU	>10	3.7	3.7	Healthy
pH reading	6.5 - 8.5	NA	7.5	7.4	Healthy
Secchi reading	> 4 feet	NA	3		Low



Acres: 1.75

Average Depth (feet): 5



Observations

Water quality data suggests that this site is experiencing elevated phosphorus levels. Lakes with high nutrient concentrations are likely to become an unbalanced ecosystem. This can lead to a variety of negative effects including, but not limited to, foul odors, reduced clarity, etc. Ammonia is also high at this site. Ammonia is a byproduct of organic matter decomposition. It is common for ammonia to accumulate under low-oxygen conditions or from recent runoff events. Elevated ammonia may cause toxicity issues for aquatic life.

Recommendations

- Phosphorus reduction
- Ammonia reduction
- Aeration for increased dissolved oxygen
- Watershed management
- Ongoing water quality monitoring

Enhanced Waterbody Assessment: Celebration CDD, Site #SV3

Sample Date: 11 Apr 2023

Test	Desired Range	Action Range	Surface	Bottom	This lake is
Phosphorus, Total	< 30 ppb	> 100	60	87	Borderline
Nitrogen, Total	<1,200 ppb	> 2,000	800	970	Healthy
Ammonia	< 100 ppb	> 250	12	19	Healthy
Conductivity	< 1,500 uS/cm	NA	349	349	Healthy
Alkalinity, Total	> 80 ppm	<40	123	124	Healthy
Turbidity	< 5 NTU	>10	4.6	4.6	Healthy
pH reading	6.5 - 8.5	NA	8.1	7.7	Healthy
Secchi reading	> 4 feet	NA	3		Low



Acres: 4.28

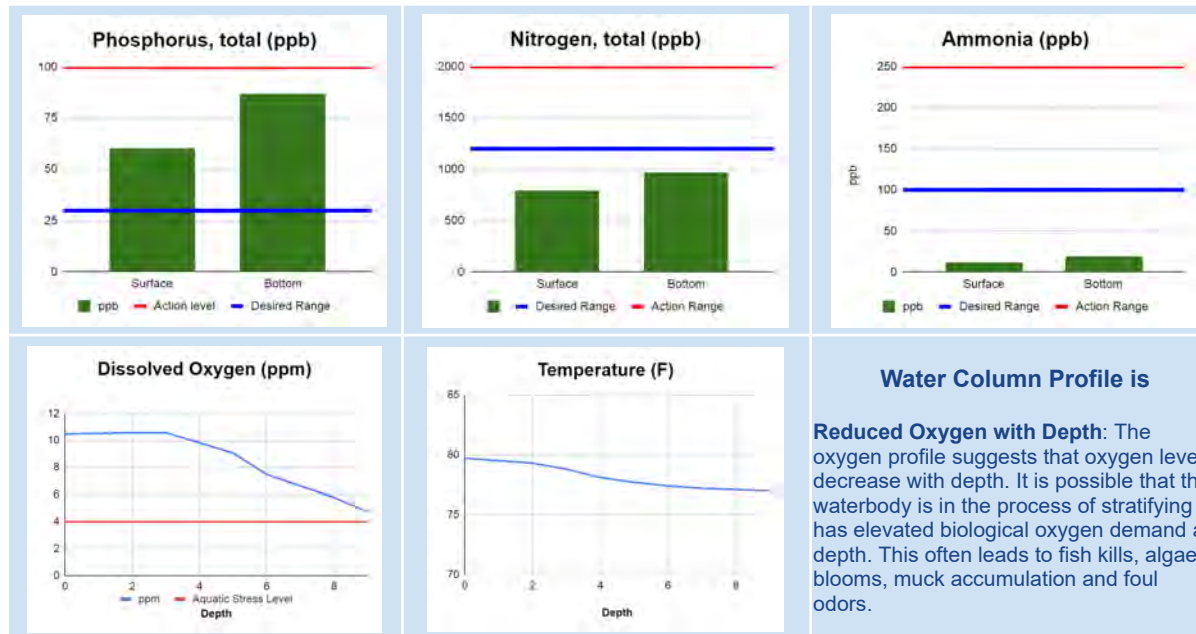
Average Depth (feet): 7

Observations

Water quality data suggests that this site is experiencing slightly elevated phosphorus levels. Lakes with high nutrient concentrations are likely to become an unbalanced ecosystem. This can lead to a variety of negative effects including, but not limited to, foul odors, reduced clarity, etc.

Recommendations

- Phosphorus reduction
- Aeration for increased dissolved oxygen
- Watershed management
- Ongoing water quality monitoring



Enhanced Waterbody Assessment: Celebration CDD, Site #SV1

Sample Date: 11 Apr 2023

Test	Desired Range	Action Range	Surface	Bottom	This lake is
Phosphorus, Total	< 30 ppb	> 100	186	207	High
Nitrogen, Total	<1,200 ppb	> 2,000	950	1090	Healthy
Ammonia	< 100 ppb	> 250	73	150	Healthy
Conductivity	< 1,500 uS/cm	NA	425	428	Healthy
Alkalinity, Total	> 80 ppm	<40	173	175	Healthy
Turbidity	< 5 NTU	>10	3.5	3.3	Healthy
pH reading	6.5 - 8.5	NA	8.1	7.9	Healthy
Secchi reading	> 4 feet	NA	5		Healthy



Acres: 1.99

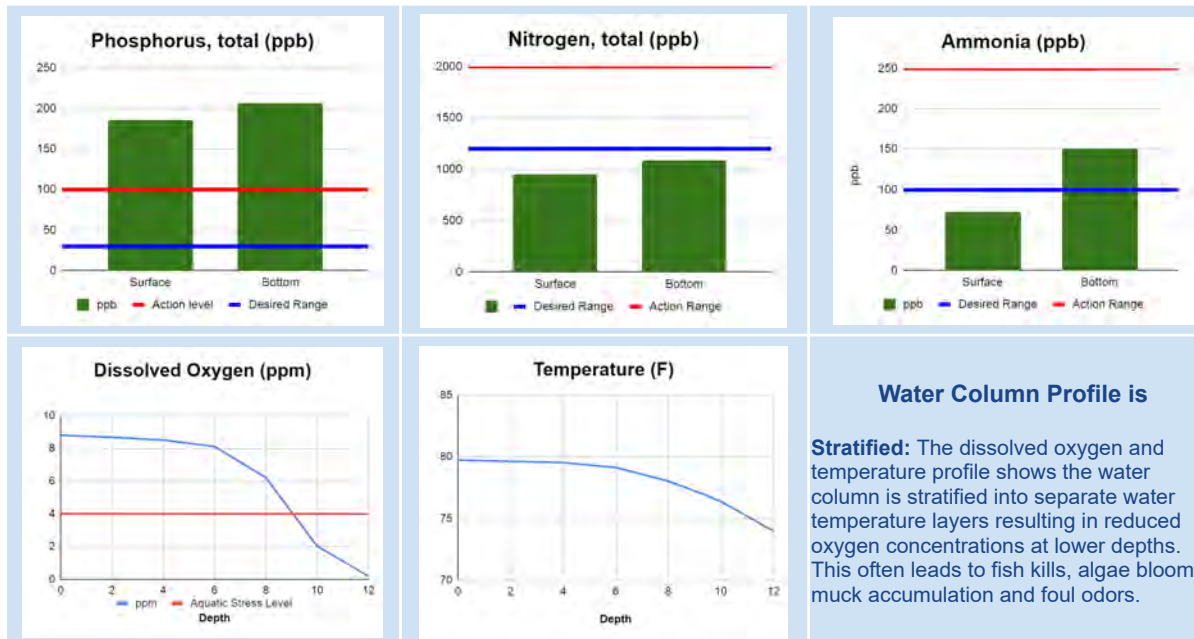
Average Depth (feet): 8

Observations

Phosphorus concentrations are above the action level. Lakes with high nutrient concentrations are likely to become an unbalanced ecosystem. This can lead to a variety of negative effects including, but not limited to, foul odors, reduced clarity, etc.

Recommendations

- Phosphorus reduction
- Aeration for destratification
- Watershed management
- Ongoing water quality monitoring



Enhanced Waterbody Assessment: Celebration CDD, Site #SV11

Sample Date: 11 Apr 2023

Test	Desired Range	Action Range	Surface	Bottom	This lake is
Phosphorus, Total	< 30 ppb	> 100	38	46	Healthy
Nitrogen, Total	<1,200 ppb	> 2,000	1140	1920	Borderline
Ammonia	< 100 ppb	> 250	132	161	Healthy
Conductivity	< 1,500 uS/cm	NA	311	313	Healthy
Alkalinity, Total	> 80 ppm	<40	119	117	Healthy
Turbidity	< 5 NTU	>10	3.0	3.2	Healthy
pH reading	6.5 - 8.5	NA	7.6	7.5	Healthy
Secchi reading	> 4 feet	NA	4		Healthy



Acres: 4.84

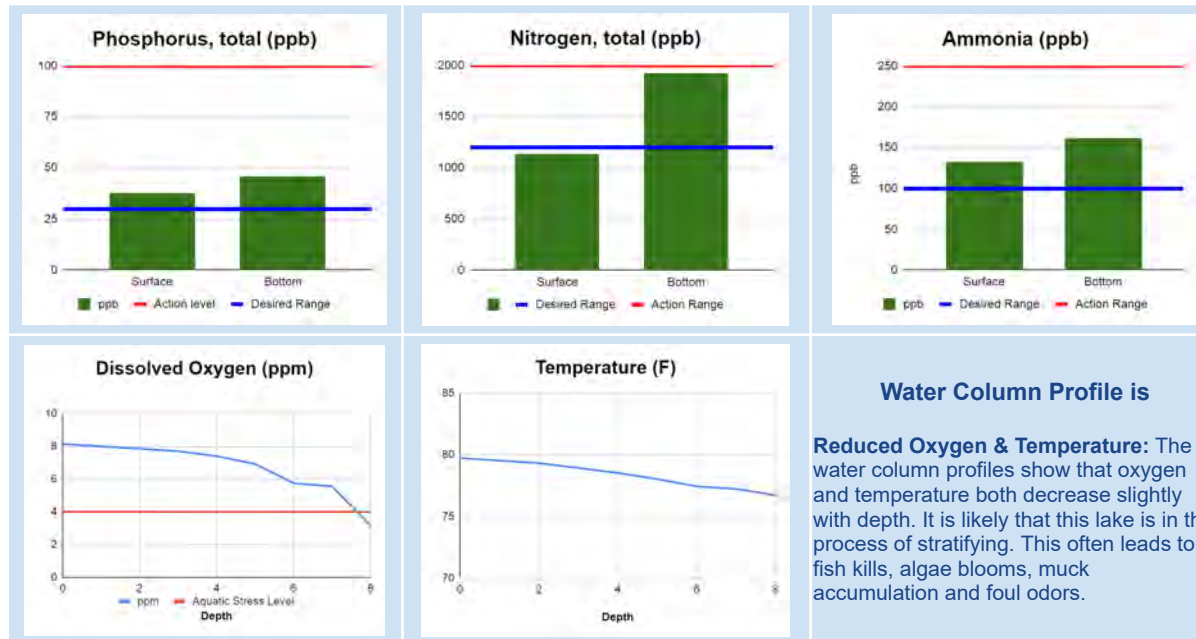
Average Depth (feet): 6

Observations

Water quality analysis suggests that this site is experiencing elevated nitrogen levels. Elevated nitrogen may be due to fertilizer runoff, decaying plant material, or low oxygen levels at the bottom of the water column.

Recommendations

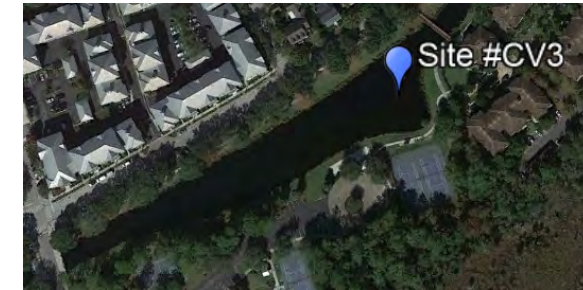
- Nitrogen reduction
- Aeration for increased dissolved oxygen
- Watershed management
- Ongoing water quality monitoring



Enhanced Waterbody Assessment: Celebration CDD, Site #CV3

Sample Date: 12 Apr 2023

Test	Desired Range	Action Range	Surface	Bottom	This lake is
Phosphorus, Total	< 30 ppb	> 100	236	287	High
Nitrogen, Total	<1,200 ppb	> 2,000	1410	1650	Healthy
Ammonia	< 100 ppb	> 250	522	731	High
Conductivity	< 1,500 uS/cm	NA	402	365	Healthy
Alkalinity, Total	> 80 ppm	<40	91	92	Healthy
Turbidity	< 5 NTU	>10	3.2	3.2	Healthy
pH reading	6.5 - 8.5	NA	7.1	6.9	Healthy
Secchi reading	> 4 feet	NA	3		Low



Acres: 1.91

Average Depth (feet): 6

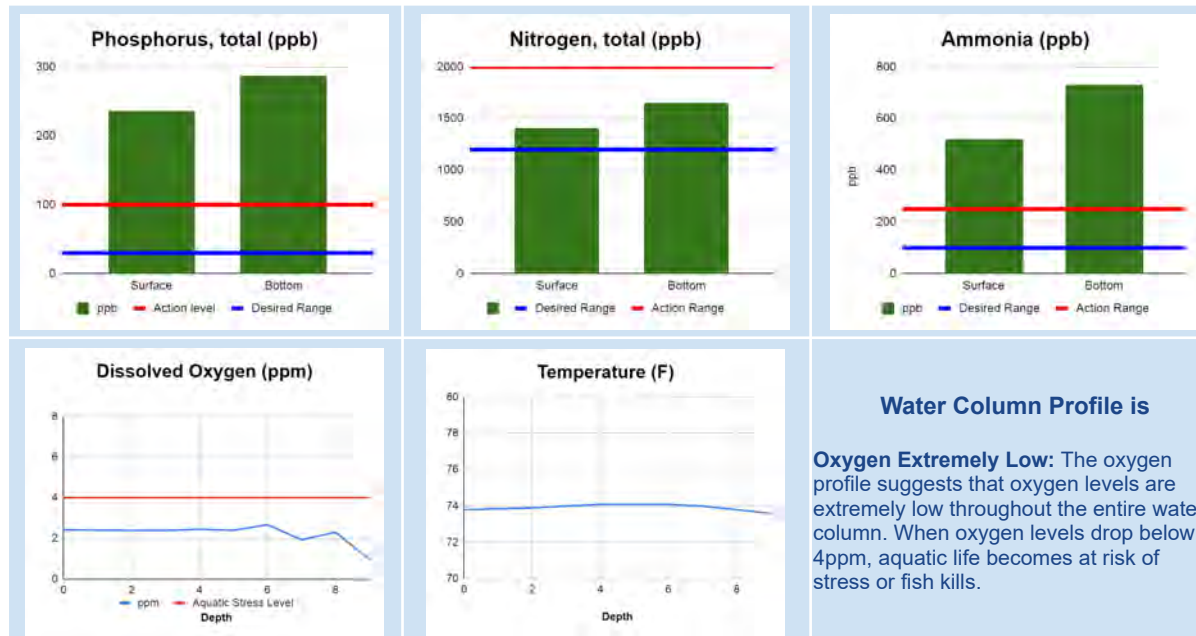
Observations

Phosphorus concentrations are above the action level.

Phosphorus pollution can lead to an unbalanced ecosystem causing a wide array of negative symptoms in a waterbody. Ammonia is very high at this site. Ammonia is a byproduct of organic matter decomposition. It is common for ammonia to accumulate under low-oxygen conditions or from recent runoff events. Elevated ammonia may cause toxicity issues for aquatic life.

Recommendations

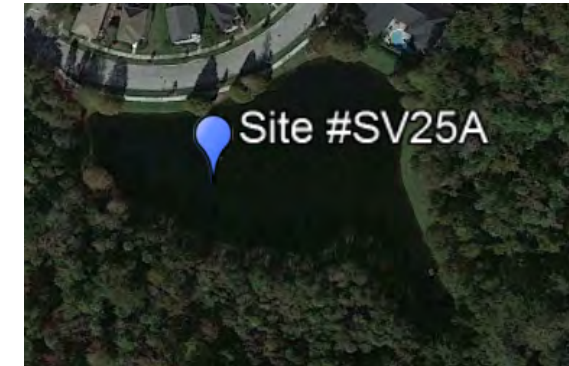
- Phosphorus reduction
- Ammonia reduction
- Aeration for increased dissolved oxygen
- Watershed management
- Ongoing water quality monitoring



Enhanced Waterbody Assessment: Celebration CDD, Site #SV25A

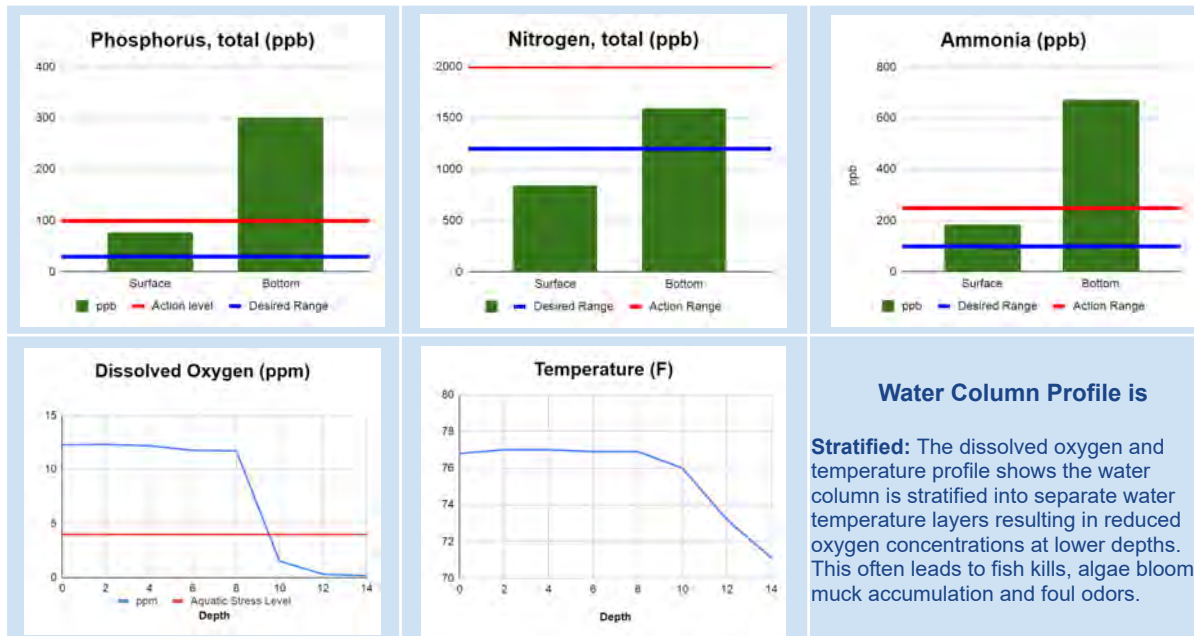
Sample Date: 12 Apr 2023

Test	Desired Range	Action Range	Surface	Bottom	This lake is
Phosphorus, Total	< 30 ppb	> 100	78	301	High
Nitrogen, Total	<1,200 ppb	> 2,000	840	1590	Healthy
Ammonia	< 100 ppb	> 250	187	672	High
Conductivity	< 1,500 uS/cm	NA	418	413	Healthy
Alkalinity, Total	> 80 ppm	<40	119	117	Healthy
Turbidity	< 5 NTU	>10	3.4	3.7	Healthy
pH reading	6.5 - 8.5	NA	8.6	7.5	Healthy
Secchi reading	> 4 feet	NA	6		Healthy



Acres: 1.37

Average Depth (feet): 11



Observations

Water quality analysis suggests that this site is experiencing elevated nutrient levels. Elevated nutrient levels often cause excessive plant and algae growth along with a cascading series of detrimental symptoms in a water body. It is worth noting that the nutrient levels are higher on the bottom of the water column. This is likely due to the oxygen stratification present at this site. When oxygen levels are low, phosphorus may leach out of the bottom sediments and ammonia may accumulate to toxic levels.

Recommendations

- Phosphorus reduction
- Ammonia reduction
- Aeration for destratification
- Watershed management
- Ongoing water quality monitoring

Enhanced Waterbody Assessment: Celebration CDD, Site #SV21A

Sample Date: 12 Apr 2023

Test	Desired Range	Action Range	Surface	Bottom	This lake is
Phosphorus, Total	< 30 ppb	> 100	175	477	High
Nitrogen, Total	<1,200 ppb	> 2,000	2090	1750	High
Ammonia	< 100 ppb	> 250	143	781	High
Conductivity	< 1,500 uS/cm	NA	342	323	Healthy
Alkalinity, Total	> 80 ppm	<40	117	112	Healthy
Turbidity	< 5 NTU	>10	4.1	4.3	Healthy
pH reading	6.5 - 8.5	NA	7.7	7.2	Healthy
Secchi reading	> 4 feet	NA	4		Healthy



Acres: 1.11

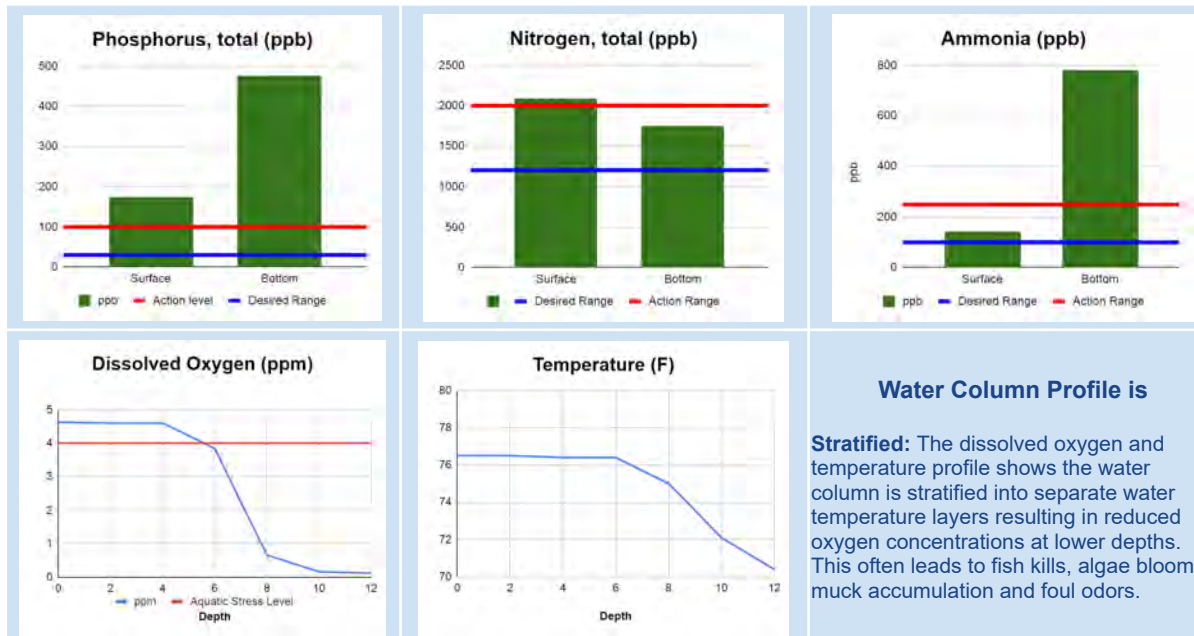
Average Depth (feet): 10

Observations

Water quality analysis suggests that this site is experiencing elevated nutrient levels. Elevated nutrient levels often cause excessive plant and algae growth along with a cascading series of detrimental symptoms in a water body.

Recommendations

- Phosphorus reduction
- Nitrogen/Ammonia reduction
- Aeration for destratification
- Watershed management
- Ongoing water quality monitoring



Enhanced Waterbody Assessment: Celebration CDD, Site #SV28

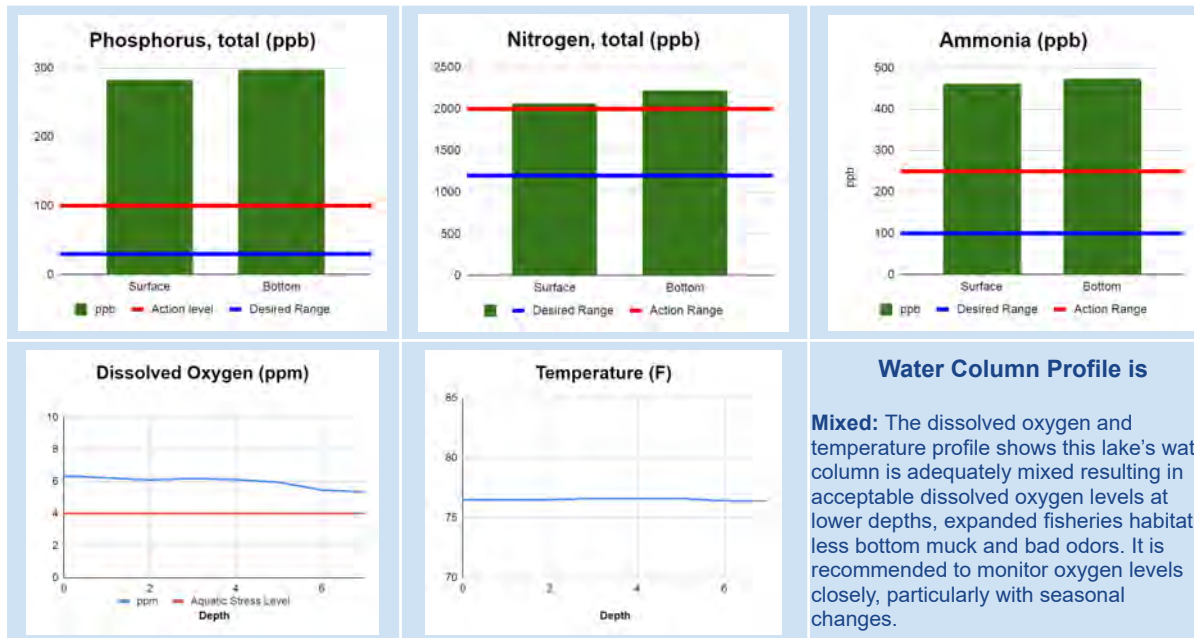
Sample Date: 12 Apr 2023

Test	Desired Range	Action Range	Surface	Bottom	This lake is
Phosphorus, Total	< 30 ppb	> 100	283	297	High
Nitrogen, Total	<1,200 ppb	> 2,000	2060	2220	High
Ammonia	< 100 ppb	> 250	461	474	High
Conductivity	< 1,500 uS/cm	NA	321	317	Healthy
Alkalinity, Total	> 80 ppm	<40	82	81	Healthy
Turbidity	< 5 NTU	>10	4.0	3.9	Healthy
pH reading	6.5 - 8.5	NA	7.8	7.7	Healthy
Secchi reading	> 4 feet	NA	3		Low



Acres: 4.7

Average Depth (feet): 5



Observations

Water quality analysis suggests that this site is experiencing elevated nutrient levels. Elevated nutrient levels often cause excessive plant and algae growth along with a cascading series of detrimental symptoms in a water body.

Recommendations

- Phosphorus reduction
- Nitrogen/Ammonia reduction
- Watershed management
- Ongoing water quality monitoring

Glossary

Water Quality Parameter	Desired Range	Action Level	Non-normal results may lead to	Common causes of non-normal levels
Phosphorus, total	< 30 ppb	> 100 ppb	Excessive algae growth, muck accumulation, nuisance midge fly population, unbalanced fishery, etc.	Reclaimed water discharge, landscape fertilizer runoff and agricultural drainage, phosphorus laden bottom sediments
Nitrogen, total	< 1,200 ppb	> 2,000 ppb	Excessive algae growth, muck accumulation, nuisance midge fly population, unbalanced fishery, etc.	Reclaimed water discharge, landscape fertilizer runoff and agricultural drainage, organic material input like grass clippings and leaf litter
Ammonia	< 100 ppb	> 250 ppb	May lead to fish and wildlife becoming unhealthy or passing, especially under high pH conditions	Organic decomposition, landscape/fertilizer runoff, and anoxic conditions (low oxygen), excessive waterfowl excrement
Dissolved Oxygen	> 4 ppm	N/A	Leads to nutrient recycling from the sediments (phosphorus), may cause fish kill events, foul odors, etc.	Stratification, higher than normal biological oxygen demand
Temperature	< 4 degree difference	N/A	Often leads to low dissolved oxygen, nutrient recycling, and unbalanced ecosystems	Natural processes
Alkalinity	> 80 ppm	N/A	Drastic pH swings and an unhealthy ecosystem to grow sportfish populations	Low background levels
Conductivity	< 1,200 uS/cm	N/A	Fish kills for salt intolerant species, damage to turf through irrigation, change in algae community (golden algae)	Salt water intrusion, road salt runoff, excessive additions of reclaimed / effluent water
Turbidity	< 5 NTU	N/A	Loss of clarity in water and in extreme conditions fish kills	Sediment run-off, bottom sediment in suspension, algae blooms, etc.
Secchi Disk	> 4 feet	N/A	Loss of clarity in water	Sediment run-off, bottom sediment in suspension, algae blooms, etc.
pH reading	6.5 - 8.5	N/A	Unbalanced ecosystems and potentially fish kill events	Watershed run-off, pool discharges, algae blooms, etc.

^The above thresholds are general goals that have been determined by decades of lake management experience from our lake management team and a variety of peer reviewed journal studies.

Subsection 5E(ii)

Proposal to Install Aerators



SERVICES CONTRACT

CUSTOMER NAME: Celebration CDD

SUBMITTED TO: Angel Montagna

CONTRACT DATE: October 25, 2023

SUBMITTED BY: Jason Jaszczak

SERVICES: Aeration 2023

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

1. The Services. SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:
2. PAYMENT TERMS. The total fee for services is **\$134,053.00**. The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services.

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

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

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

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

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

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

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

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

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Services Contract
Page 4 of 20

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Celebration CDD

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

Customer's Address for Notice Purposes:

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

Please Mail All Contracts to:

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

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SCHEDULE A - SERVICES

AERATION SYSTEM INSTALLATION

Aerator Installation: CV3

1. Contractor will install the following submersed air diffused aeration system:

1 Kasco RA5 Robust-Aire™ Diffused Aeration System (120V)

One (1) ¼ HP and **one (1)** ½ HP Compressor

Five (5) Diffuser Assemblies (self-weighted, stainless-steel base)

4,500 ft. of 3/8" SureSink™ self-weighted tubing

Base Mounted Cabinet

Cooling fan with guard

Air filter assembly

40 PSI pressure relief valve

Brass outlet air elbow

6 ft. power cord

All labor and parts necessary for proper installation

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

Aerator Installation: SV1

1. Contractor will install the following submersed air diffused aeration system:

1 Kasco RA5-RM Robust-Aire™ Diffused Aeration System (120V)

One (1) ¼ HP and **One (1)** ½ HP Compressor

Eight (8) Diffuser Assemblies (self-weighted, stainless-steel base)

1,400 ft. of 5/8" and **400 ft.** of 3/8" SureSink™ self-weighted tubing

Base Mounted Cabinet

Cooling fan with guard

Air filter assembly

40 PSI pressure relief valve

Brass outlet air elbow

6 ft. power cord

All labor and parts necessary for proper installation

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Aerator Installation:

1. Contractor will install the following submersed air diffused aeration system:

1 Kasco RA8- Robust-Aire™ Diffused Aeration System (120V)

Three (3) ½ HP Compressor

Eight (8) Diffuser Assemblies (self-weighted, stainless-steel base)

400 ft. of 3/8" and 2,900 or 5/8" SureSink™ self-weighted tubing

Base Mounted Cabinet

Cooling fan with guard

Air filter assembly

40 PSI pressure relief valve

Brass outlet air elbow

6 ft. power cord

All labor and parts necessary for proper installation

Aerator Installation:SV21A

1. Contractor will install the following submersed air diffused aeration system:

1 Kasco RA2 Robust-Aire™ Diffused Aeration System (120V)

One (1) ¼ HP Compressor

Two (2) Diffuser Assemblies (self-weighted, stainless-steel base)

100 ft. of 3/8" SureSink™ self-weighted tubing

Base Mounted Cabinet

Cooling fan with guard

Air filter assembly

40 PSI pressure relief valve

Brass outlet air elbow

6 ft. power cord

All labor and parts necessary for proper installation

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Aerator Installation:SV25A

1. Contractor will install the following submersed air diffused aeration system:

1 Kasco RA3 Robust-Aire™ Diffused Aeration System (120V)

One (1) 1/2 HP Compressor

Three (3) Diffuser Assemblies (self-weighted, stainless-steel base)

300 ft. of 3/8" SureSink™ self-weighted tubing

Base Mounted Cabinet

Cooling fan with guard

Air filter assembly

40 PSI pressure relief valve

Brass outlet air elbow

6 ft. power cord

All labor and parts necessary for proper installation

Aerator Installation:SV28

1. Contractor will install the following submersed air diffused aeration system:

1 Kasco RA9 Robust-Aire™ Diffused Aeration System (120V)

One (3) 1/2 HP Compressor

Ten (10) Diffuser Assemblies (self-weighted, stainless-steel base)

1,100 ft. of 3/8" and 1,700 of 5/8:"SureSink™ self-weighted tubing

Base Mounted Cabinet

Cooling fan with guard

Air filter assembly

40 PSI pressure relief valve

Brass outlet air elbow

6 ft. power cord

All labor and parts necessary for proper installation

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Aerator Installation: SV11

1. Contractor will install the following submersed air diffused aeration system:

1 Kasco RA10-RM Robust-Aire™ Diffused Aeration System (120V)

Four (4) 1/2 HP Compressor

Ten (10) Diffuser Assemblies (self-weighted, stainless-steel base)

700 ft. of 3/8" and 3,400 of 5/8" SureSink™ self-weighted tubing

Base Mounted Cabinet

Cooling fan with guard

Air filter assembly

40 PSI pressure relief valve

Brass outlet air elbow

6 ft. power cord

All labor and parts necessary for proper installation

Aerator Installation:SV6B-2

1. Contractor will install the following submersed air diffused aeration system:

1 Kasco RA3 Robust-Aire™ Diffused Aeration System (120V)

One (1) 1/2 HP Compressor

Three (3) Diffuser Assemblies (self-weighted, stainless-steel base)

400 ft. of 3/8" and 400 of 5/8" SureSink™ self-weighted tubing

Base Mounted Cabinet

Cooling fan with guard

Air filter assembly

40 PSI pressure relief valve

Brass outlet air elbow

6 ft. power cord

All labor and parts necessary for proper installation

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Aerator Installation:SV32

1. Contractor will install the following submersed air diffused aeration system:

1 Kasco RA6 Robust-Aire™ Diffused Aeration System (120V)

One (2) 1/2 HP Compressor

Six (6) Diffuser Assemblies (self-weighted, stainless-steel base)

600 ft. of 3/8" and 1,300 ft of 5/8 SureSink™ self-weighted tubing

Base Mounted Cabinet

Cooling fan with guard

Air filter assembly

40 PSI pressure relief valve

Brass outlet air elbow

6 ft. power cord

All labor and parts necessary for proper installation

Aerator Installation:SV33

1. Contractor will install the following submersed air diffused aeration system:

1 Kasco RA3 Robust-Aire™ Diffused Aeration System (120V)

One (1) 1/2 HP Compressor

Three (3) Diffuser Assemblies (self-weighted, stainless-steel base)

800 ft. of 3/8" SureSink™ self-weighted tubing

Base Mounted Cabinet

Cooling fan with guard

Air filter assembly

40 PSI pressure relief valve

Brass outlet air elbow

6 ft. power cord

All labor and parts necessary for proper installation

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

***For all single-phase units, customers** must provide suitable 120V or 208/240V power source with appropriate breaker or disconnect for electrical connection by the edge of the pond, next to the site where the compressor cabinet is to be placed. SOLitude Lake Management® can arrange for any additional electrical work necessary to meet these electrical requirements for an additional fee. SOLitude Lake Management® is not responsible for electrical permits or inspections that might be required if new electrical service is ordered. Permits and inspections are the sole responsibility of the customer and the customer's electrician who is responsible for providing the necessary

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electrical service as described above. The cost for installation is based on the assumption that power is available within 30 feet of the pond, and that no obstacles exist between the power source and the pond (i.e., concrete/asphalt walkways, retaining walls, utilities, landscaped areas, trees).

Warranty:

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

Customer Responsibilities (when applicable):

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

General Qualifications:

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

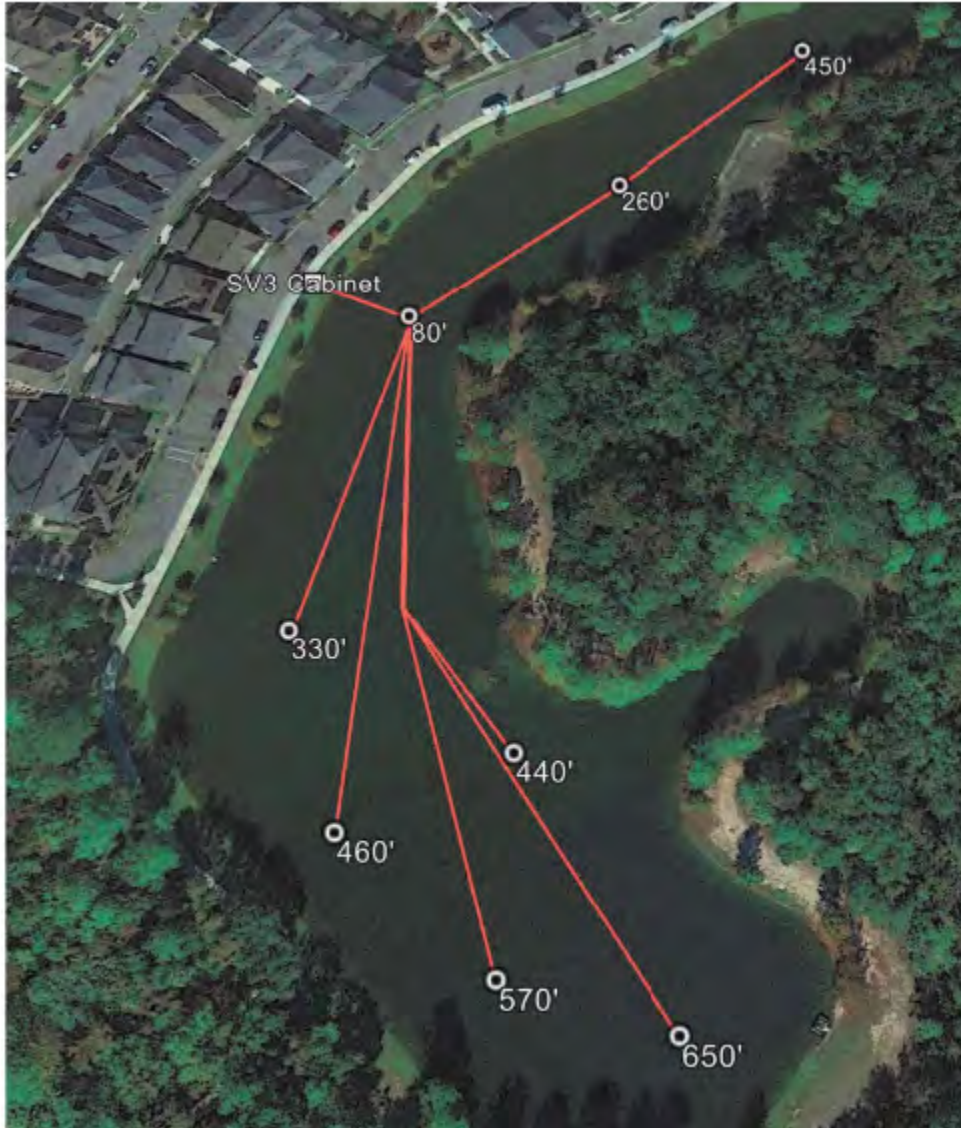
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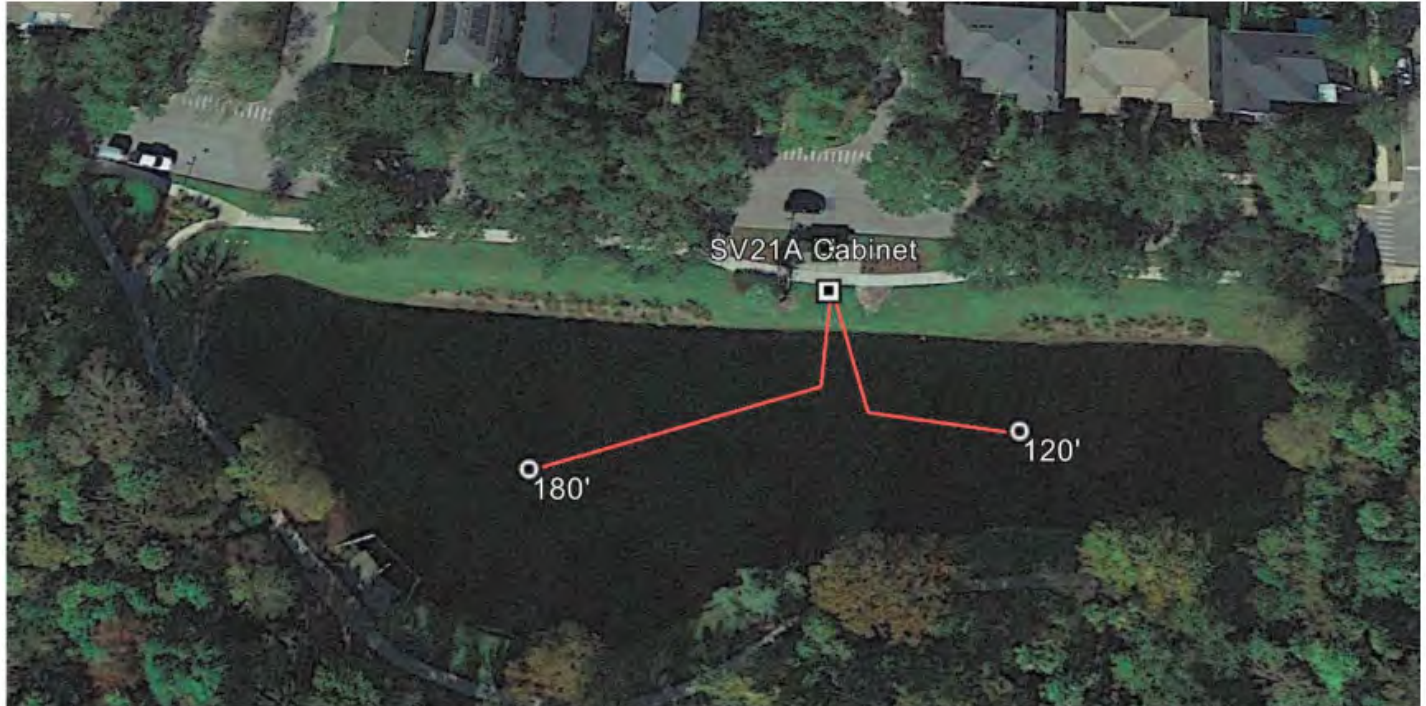
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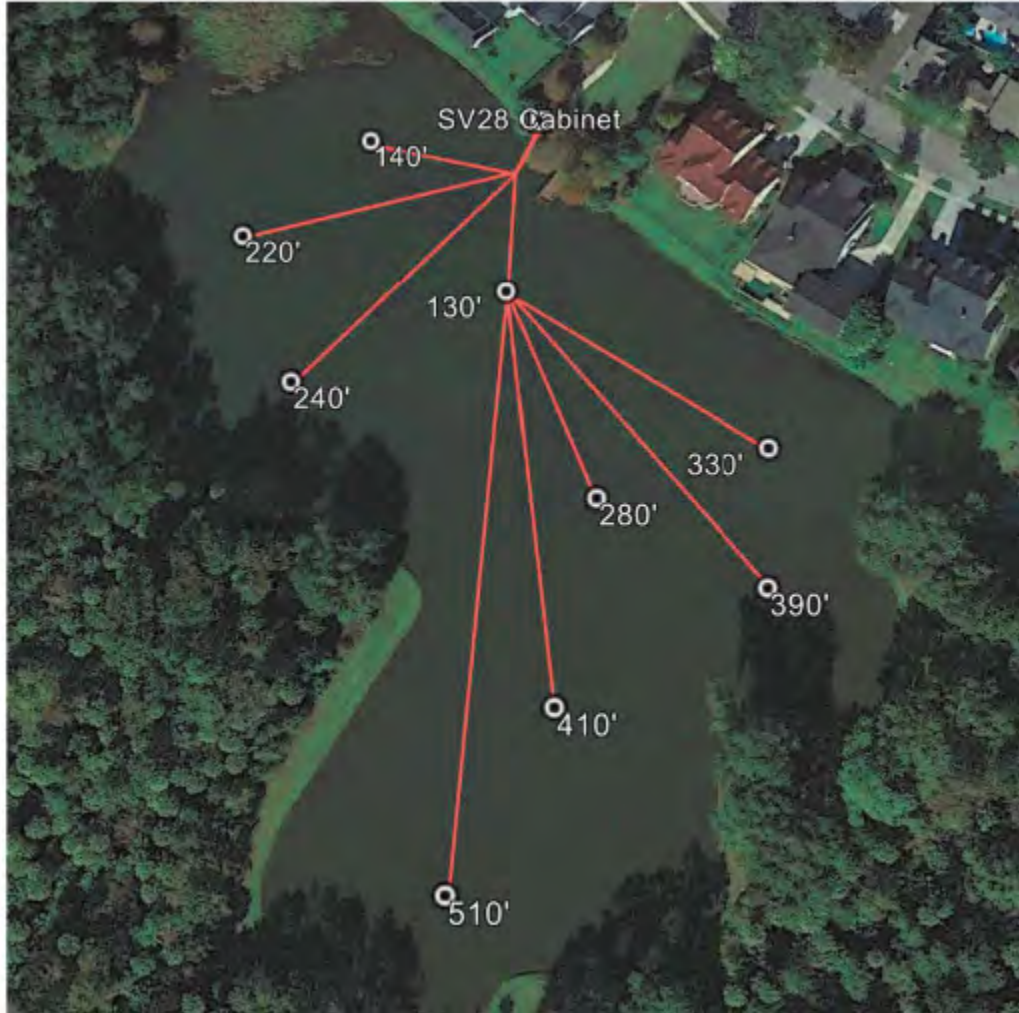
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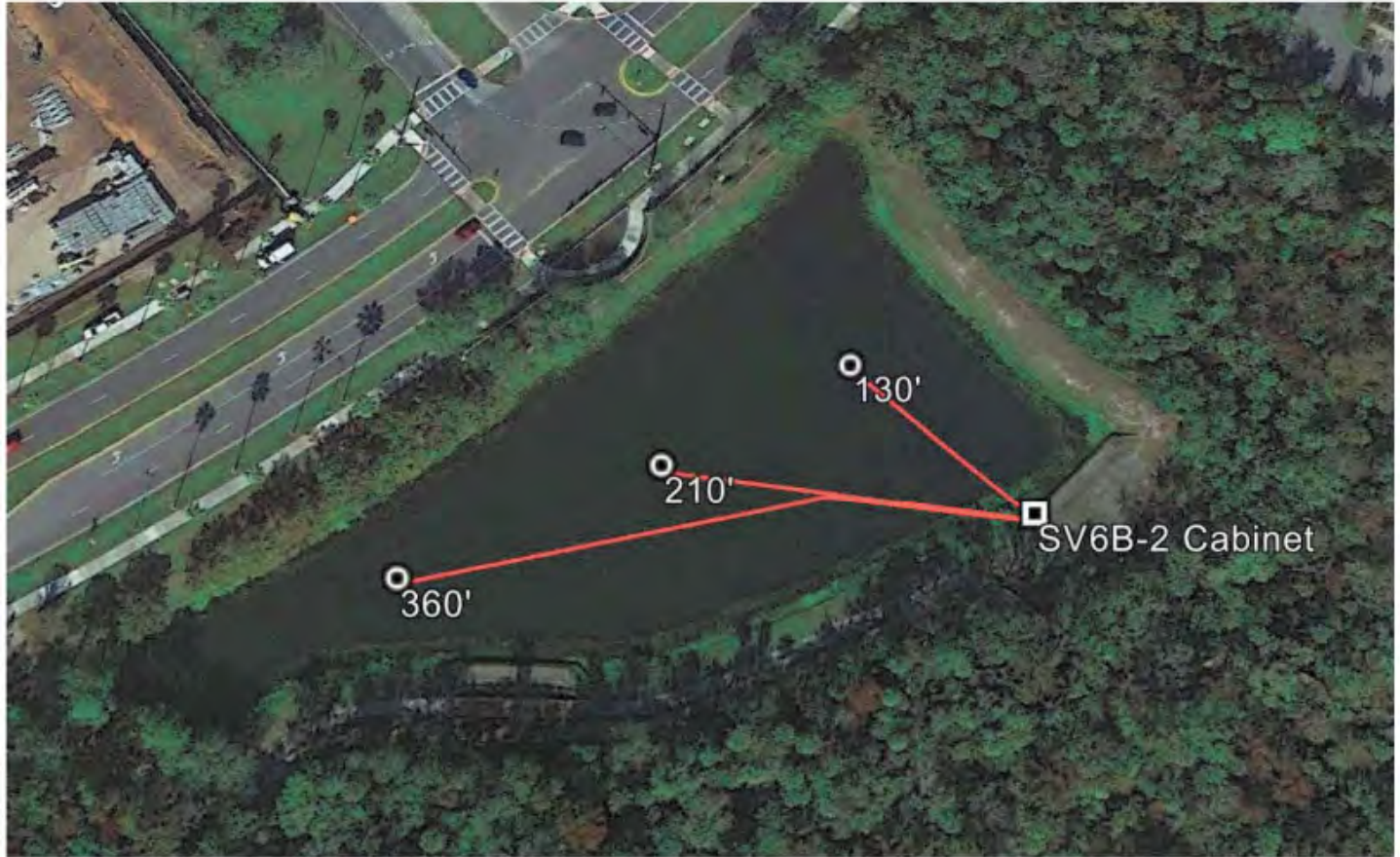
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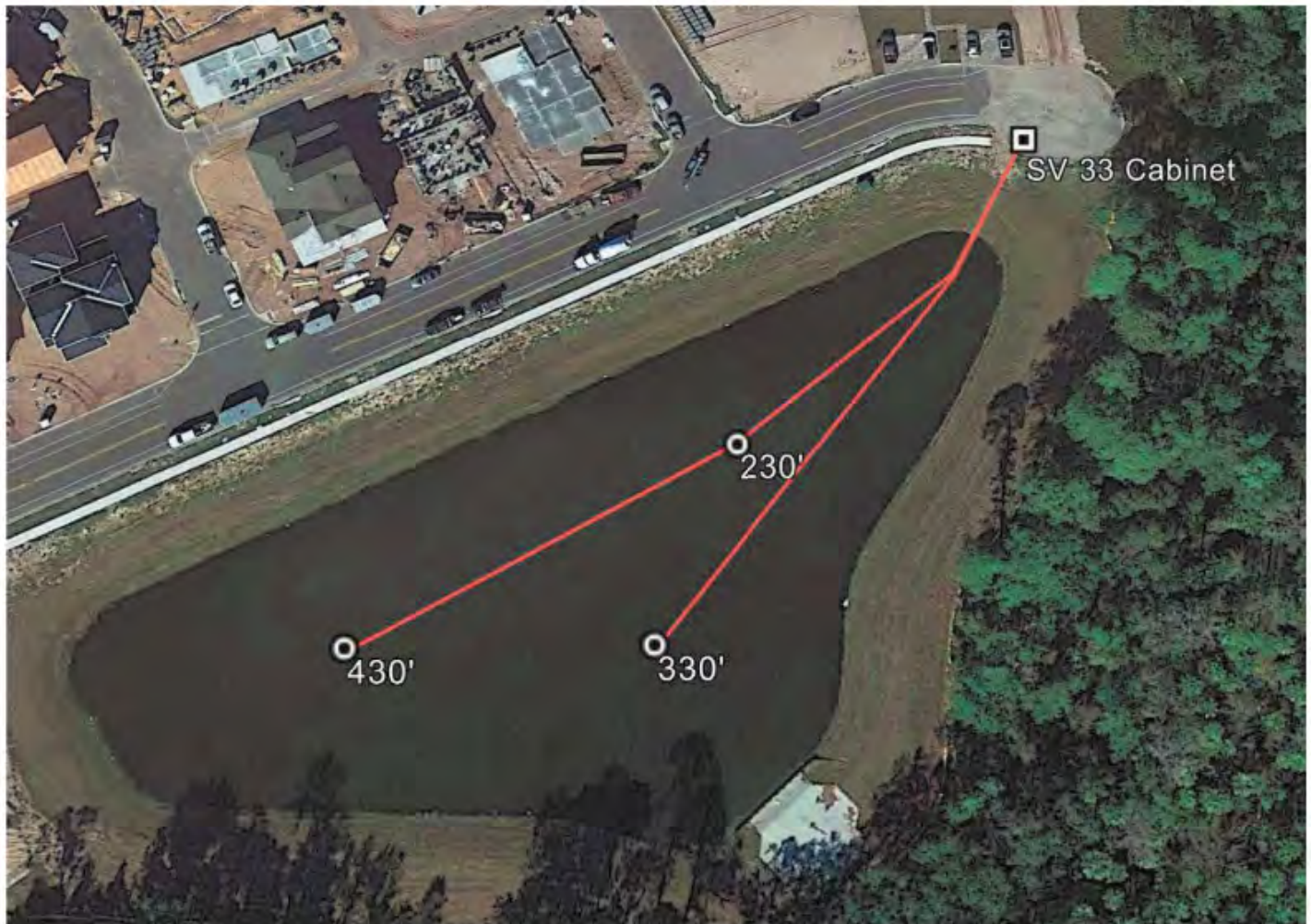
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Subsection 5E(iii)

Proposal for EutroSORB Treatments

SERVICES CONTRACT

CUSTOMER NAME: Celebration CDD

SUBMITTED TO: Angel Montagna

CONTRACT DATE: October 25, 2023

SUBMITTED BY: Jason Jaszak

SERVICES: EutroSORB Treatments

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

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

2. PAYMENT TERMS. The total fee for services is **\$36,393.00. Price is valid for 60 days from the contract date.** The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services.

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

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

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



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

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

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

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

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

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

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Services Contract
Page 4 of 5

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Celebration CDD

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

Customer's Address for Notice Purposes:

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

Please Mail All Contracts to:

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

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SCHEDULE A - SERVICES

Ponds SV6B-2, SV1, CV3, SV25A, SV21A and SV28 will be treated one time with EutroSORB to bind up the phosphorus within the water column.

General Qualifications:

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

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Section 6

Consent Agenda

Subsection 6A

Minutes

MINUTES OF MEETING CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Celebration Community Development District was held Thursday, October 24, 2023, at 6:00 p.m. at the District Office, 313 Campus Street, Celebration, Florida 34747.

Present and constituting a quorum were:

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

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

Angel Montagna	Manager: Inframark, Management Services
Jan Carpenter	Attorney: Latham, Luna, Eden & Beaudine
Mark Vincutonis	Engineer: Hanson, Walter & Associates
Danny Bumpus	Bumpus and Associates
Brenda Burgess	Inframark, Management Services
Kerry Satterwhite	Inframark. Field Services
Russ Simmons	Inframark, Field Services
Residents and Members of the Public	

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

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

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

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance

Mr. Filak led the *Pledge of Allegiance*.

THIRD ORDER OF BUSINESS

Approval of the Meeting Agenda

Ms. Montagna introduced Mr. Satterwhite as the Area Field Manager.

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

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

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

Celebration CDD
October 24, 2023, meeting

FOURTH ORDER OF BUSINESS Public Comment Period

Mr. Dave Anderson thanked Mr. Simmons and the field staff for repairing the street lights in Island Village, and requested an update on the District taking ownership for easement trees and other infrastructure in Island Village. Discussion ensued regarding the District has not accepted yet, timeline of getting trees trimmed, and some trimming has been done for safety reasons to uncover street signage.

Ms. Cherrief Jackson from Clarke Mosquito Control provide a brief update on mosquito control activities. Discussion ensued regarding minimal or zero complaints except for one in Island Village, timeline for continued development.

FIFTH ORDER OF BUSINESS Third-Party Reports and Presentations

A. Celebration Residential Owners Association (CROA)

There being nothing to report, the next item followed.

B. Incorporation

Discussion ensued regarding the update from the consultant, who will attend the November meeting, at which point outside counsel will continue in the process, whether or not a workshop might be necessary to discuss further, including information in the December newsletter, and the suggestion to wait for the update at the November meeting to include the recommendation from outside counsel before sharing with the public.

C. Osceola County Sheriff's Department

Discussion ensued regarding recent events in the community and quick communication to the Chairman and community regarding updates on those events, draft lease with the sheriff's office for possible use of the second floor, desire for recommendations from the sheriff's office for the finished space, responsible party for providing the improvements to the space, number of parking spaces, update on motorized scooters which has been requested again, and update on police blotter.

D. Juniper Landscaping

Discussion ensued regarding lack of performance of scope of services, safety concerns, action plan to have been provided but not yet received, Mr. Touzin meeting with Juniper regularly, examples of lack of performance in various areas within the community, staff's recommendation to solicit RFPs due to non-performance, ability to solicit separate proposal for Celebration Boulevard, suggested revisions to the RFP generally safety related, and process if going out to bid.

Juniper provided a response to the safety issue, current practices and protocols, commitment to safety without exception, desire for better communication and responsiveness. Further discussion ensued regarding deficiencies, areas of sod to be replaced, steps for resolution, previous

Celebration CDD
October 24, 2023, meeting

meetings with Juniper staff, lack of responses, complements about Jose and his responsiveness but the issues are above him tying his hands and not providing the support he needs.

E. SŌLitude Lake Management: Pond Maintenance

Discussion ensued regarding concerns with ponds on Jasmine, issues of duckweed, treated ten days ago and looks better today, previous conversations regarding staff approving mechanical removal in certain instances and parameters, potential pricing for hand removal, certain times of the year when the ponds will look bad,

Mr. McLaughlin made a MOTION to approve the proposal from SŌLitude Lake Management for pond maintenance, in an amount not to exceed \$10,000.

Mr. Touzin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the proposal from SŌLitude Lake Management for pond maintenance, in an amount not to exceed \$10,000.

Discussion ensued regarding remaining aerators, ability to phase the work in 2024 and lock in pricing in 2023, history of installing aerators in fiscal year 2023, perform audit of the ponds for aeration or nutrient abatement, and proposals to be provided for the next meeting.

SIXTH ORDER OF BUSINESS

Consent Agenda

A. Minutes of September 19, 2023, Joint Meeting and September 26, 2023, Regular Meeting

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

B. Check Register and Invoices

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

C. Financial Statements

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

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

Mr. Touzin seconded the motion.

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

Celebration CDD
October 24, 2023, meeting

SEVENTH ORDER OF BUSINESS Business Matters

A. *Celebration News* Article for December

Discussion ensued regarding the article provided for the *Celebration News*.

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

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

B. Bypass Pump Purchase

Discussion ensued regarding intent of use of the bypass pump to pump down ponds, Enterprise CDD is purchasing one instead of renting for hurricane or storm event, staff ordering more aluminum grates, possibility to split a pump with Enterprise CDD, pros and cons of splitting a pump, comes with a trailer, and locations to be used.

Mr. McLaughlin made a MOTION to approve proposal #862833 from Synergy Equipment for the purchase of a bypass pump, in the amount of \$34,570.
Ms. Starks seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to proposal #862833 from Synergy Equipment for the purchase of a bypass pump, in the amount of \$34,570.

Discussion ensued regarding paid from reserves, and available space to store the pump.

C. Radar Traffic Device

Discussion ensued regarding existing signs being refurbished, available money to purchase a new one, speeding issues, and the need for more patrolling.

Mr. McLaughlin made a MOTION to approve the purchase of a radar traffic device to be located on Celebration Avenue entering Artisan Park.
Mr. Touzin seconded the motion.

Upon VOICE VOTE, with all in favor except Ms. Starks, approval was given (by a margin of 4-1) to the purchase of a radar traffic device to be located on Celebration Avenue entering Artisan Park.

D. Purchase of Trailer

Discussion ensued regarding purchasing a Conex trailer and returning the existing trailer.

Celebration CDD
October 24, 2023, meeting

Mr. McLaughlin made a MOTION to approve the purchase of a Conex trailer, in an amount of \$3,850.
Mr. Touzin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the purchase of a Conex trailer, in an amount of \$3,850.

E. Discussion of Landscape Request For Proposals

Discussion ensued regarding changes needed, hours Monday through Friday with weekends as needed, hours 7:00 a.m. to 5:00 p.m., 60-day termination provision, language addressing current safety issues, fee to use the District office for storage for \$870 per month, potential to increase that rental amount possibly to \$1,500 per month, area has to maintained, warranty for materials not maintained done by withholding money in payment of an invoice, District has not withheld money yet but has let Juniper know that is the next step and it is coming, no money withheld if they cure the deficiency, and timeframe and process for soliciting bids.

Mr. Touzin made a MOTION to approve soliciting request for proposals for landscape maintenance, directing staff to start the process with a revised scope.
Ms. Starks seconded the motion.

Discussion ensued regarding Juniper not excluded from bidding, Juniper seems to have internal issues, staff's recommendation to go out for RFP, options to keep the original contract, and pros and cons of going out to bid.

Upon VOICE VOTE, with all in favor, unanimous approval was given to soliciting request for proposals for landscape maintenance, directing staff to start the process with a revised scope.

Proposals should be provided at the December meeting.

A. District Manager

i. Engagement Letter with McDirmit Davis to Provide Auditing Services for Fiscal Year 2023

Discussion ensued regarding extending the three-year engagement for another year and soliciting RFPs for fiscal year 2024.

Mr. McLaughlin made a MOTION to approve the engagement letter with McDirmit Davis to provide auditing services for fiscal year 2023, in the amount of \$5,000.
Mr. Filak seconded the motion.

Celebration CDD
October 24, 2023, meeting

Upon VOICE VOTE, with all in favor, unanimous approval was given to the engagement letter with McDirmit Davis to provide auditing services for fiscal year 2023, in the amount of \$5,000.

ii. Motion to Assign Fund Balance

Discussion ensued regarding assigning fund balance.

Mr. Filak made a MOTION to approve assigning fund balance as presented.
Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to assigning fund balance as presented.

iii. Miscellaneous

Discussion ensued regarding mid-November for repairs to the roof, FEMA reimbursement still in process but all information has been provided, digitization about 85% complete in Coral Springs and then will start on the records in the District Office, request for a search option available on the website, licensing maintenance vehicles, and the process and requirements for vehicles to be street legal.

Mr. McLaughlin made a MOTION to approve staff licensing one maintenance vehicle, to determine cost and process.
Mr. Filak seconded the motion.

Discussion ensued regarding staff to license one vehicle to determine cost and process to make street legal.

Upon VOICE VOTE, with all in favor, unanimous approval was given to direct staff to license one maintenance vehicle, to determine cost and process.

Discussion ensued regarding Mr. Franklin Hall and his great service to the community, request to recognize Mr. Hall for his service through a \$500 gift card that Inframark will match, certificate or resolution of appreciation, precedent of resolutions for other staff, and honorariums.

Mr. McLaughlin made a MOTION to approve \$500 honorariums for Mr. Hall, Mr. Simmons, and Ms. Burgess, to be matched by Inframark, and a resolution presented in November to Mr. Hall.
Mr. Filak seconded the motion.

Celebration CDD
October 24, 2023, meeting

Upon VOICE VOTE, with all in favor, unanimous approval was given to \$500 honorariums for Mr. Hall, Mr. Simmons, and Ms. Burgess, to be matched by Inframark, and a resolution presented in November to Mr. Hall.

Further discussion ensued regarding GOGov marketing materials and documents that can be edited and provided to the community, the green on the app is not Celebration green, CROA and other entities have been removed, list for emergency contacts, history of CROA deciding to participate or not, process of requests going to other entities, communication to the community when it goes live, a few instances of no automatic responses to requests submitted, request for standards of various repair items and timeframes for completion, and ability to report issues on the website.

B. Field Operations: Monthly Report

i. 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 painting lights, bench sample, esplanade furniture,

The meeting recessed at 8:08 p.m. to review the sample bench in the office.

The meeting reconvened at 8:10 p.m.

Further discussion ensued regarding bench options, replacements, budget of \$100,000, purchase options, potential locations, and a memorial bench requested by Ms. Debie McDonald.

ii. Street Lighting in Island Village

Discussion ensued regarding issues with lights not working, a short video was played showing an issue with the wires being in concrete instead of an open hole, installation not pursuant to specifications, District still has a maintenance bond that has not been released and improvements not accepted, and the video to be sent to Mattamy Homes.

iii. Miscellaneous

Discussion ensued regarding trash pickup, and a meeting with Mattamy on Thursday with Mr. Hulme and Mr. Vincutonis when these items can be discussed.

C. Legal Counsel

Discussion ensued regarding insurance claim that was filed for dismissal, routine legal matters, eminent domain still waiting for offers on the smaller parcels, and Siena HOA's request for the District to take over their private parking lot.

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.

Celebration CDD
October 24, 2023, meeting

Discussion ensued regarding touching up Artisan Park repaving, west side to be complete next week, change order from USA Seal & Stripe for \$32,500 for the east side for a full mill on some of the alleys, further review of driveways tying to the alley that do not need a full mill but can be milled and overlaid, potential trip hazard, change order not received by staff, current cost at \$225,096, and suggestion to negotiate the cost of the change order.

Mr. Filak made a MOTION to approve the change order from USA Seal & Stripe for a full mill on certain alleys on the east side of Artisan Park, in an amount to be negotiated but not to exceed \$32,500.
Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the change order from USA Seal & Stripe for a full mill on certain alleys on the east side of Artisan Park, in an amount to be negotiated but not to exceed \$32,500.

Further discussion ensued regarding the baseball fields on Tract E, location of the pond, parking spaces, conservation areas, potential to property swaps with RCID, Mr. Hulme and Mr. Vincutonis will continue to look at other parcels, buffer zones and aesthetics, and K-8 lot to be declared by Osceola County as excess property as a potential location.

E. Liaisons

Mr. Hulme is meeting Thursday with Mattamy Homes.

Mr. Filak discussed security cameras included in the budget, placement to be discussed, meeting set for November 6 with Osceola County regarding responsiveness, share in road cleaning, received \$2.5 million grant for trees and if the District can receive part of it, and FEMA cost for debris removal on County-owned roadways.

NINTH ORDER OF BUSINESS

Discussion Items

There being none, the next order of business followed.

TENTH ORDER OF BUSINESS

Other Business, Updates, and Supervisor Comments

There being none, the next order of business followed.

ELEVENTH ORDER OF BUSINESS

Public Comment Period

Mr. Gary Hudspeth commented on landscape RFP and examples of curing deficiencies, and asked about the dollar amount for the audit engagement letter, which remained the same as the previous year.

Celebration CDD
October 24, 2023, meeting

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Starks, seconded by Mr. McLaughlin, with all in favor, the meeting was adjourned at 8:54 p.m.
--

Secretary/Assistant Secretary

Chairman/Vice Chairman

Subsection 6B

Invoices and Check Register

CELEBRATION
Community Development District

Check Register

October 31, 2023



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

Page: 1 of 1

4204

5288683

INVOICE

CELEBRATION COMMUNITY DEVELOPMENT DIST. 313 CAMPUS STREET CELEBRATION, FL 34747	CLIENT ID: 6209 INVOICE #: 5288683 INVOICE DATE: 10/16/2023 DUE DATE: 10/26/2023 BILLED THROUGH: 9/30/2023
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CELEBRATION CDD CONSULTATIONS

PO:

JOB ID: 4204

PERIOD: September 2023

For Services Rendered Through September 30, 2023

Prepare for and attend CROA/CDD joint meeting; CDD meeting; Artisan Park re-pave contract, scope and maps; baseball overlay exhibits for various sizes at civic corridor and by Island Village K5; overall recreation areas correspondence with Chairman and possible Planner (RJWA); Hurricane Lee preparation; pump down correspondence and pictures; Eastlawn berm repair information for insurance claim; research CDD Bldg parking calcs for attic renovation; review I-4 taking update and docs; Island Village site visits and meetings for root barriers; phase 1A turnover resolution review and tract verification and post closing agreement; Phase 1A site visits of East Steps drain hole repair; Phase 1B alley final lift asphalt site inspection and prepare punch list; correspondence on electrical and irrigation as-builts; site visit for Mr. Anderson's bird bath 2805 Celebration Blvd.

TIME & MATERIALS	Total Billed To Date	Amount Previously Billed	Amount This Billing
PROFESSIONAL CIVIL ENGINEERING SERVICES	353,512.85	348,451.60	5,061.25
ISLAND VILLAGE- MATTAMY HOMES	45,596.25	42,958.75	2,637.50
CELEBRATION POINTE	2,047.50	2,047.50	0.00
EXTRA: I-4 TAKING- PARCEL 07-25-28-2783-0001-3561	0.00	0.00	0.00
PROFESSIONAL LAND SURVEYING SERVICES	21,522.70	21,522.70	0.00
STORMWATER NEEDS ANALYSIS 2021	0.00	0.00	0.00
EXTRA: 717 EASTLAWN TREE SURVEY	831.95	831.95	0.00
REIMBURSABLES	837.57	837.57	0.00
	424,348.82	416,650.07	7,698.75

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

Total Invoice \$7,698.75

Check Total	\$2,192.65
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CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 10/1/23 to 10/31/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 216							
10/30/23	Vendor	SUNSHINE COMMUNICATION SERVICES, INC.	231001302	NOV 2023 TELEPHONE ANSWERING SVCS	ProfServ-Answering Services	001-531064-51301	\$952.70
Check Total							\$952.70
CHECK # 217							
10/30/23	Vendor	USA SEAL & STRIPE, LLC	325	SWEEPING SVC	R&M-Road Cleaning	001-546080-54101	\$2,750.00
Check Total							\$2,750.00
CHECK # 218							
10/30/23	Vendor	WURTH CONSTRUCTION SERVICES INC	41049808	SCREWS	R&M-Common Area	001-546016-53901	\$97.99
10/30/23	Vendor	WURTH CONSTRUCTION SERVICES INC	41049808	SCREWS	SHIPPING-HANDLING	001-546016-53901	\$21.56
Check Total							\$119.55
ACH #DD681							
10/11/23	Employee	JOHN A. MCLAUGHLIN	PAYROLL	October 11, 2023 Payroll Posting			\$104.70
ACH Total							\$104.70
ACH #DD682							
10/11/23	Employee	CASSANDRA HARRIS-STARKS	PAYROLL	October 11, 2023 Payroll Posting			\$184.70
ACH Total							\$184.70
Account Total							\$41,701.54

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

CHECK # 10449

10/03/23	Vendor	LATHAM, LUNA, EDEN & BEAUDINE, LLP	120437	AUG 2023 SVCS - ISLAND VILLAGE PROJ	ISLAND VILLAGE	001-115000-51401	\$1,378.50
10/03/23	Vendor	LATHAM, LUNA, EDEN & BEAUDINE, LLP	120438	AUG 2023 INCORPORATION SVCS	ProfServ-Legal Services	001-531023-51401	\$126.00
10/03/23	Vendor	LATHAM, LUNA, EDEN & BEAUDINE, LLP	120436	AUG 2023 GENERAL SVCS	ProfServ-Legal Services	001-531023-51401	\$8,868.16
Check Total							\$10,372.66

CHECK # 10450

10/06/23	Vendor	CELEBRATION HARDWARE	370291	BIT SPADE WOOD BORING/DRILL XLONG	R&M-Common Area	001-546016-53901	\$25.97
10/06/23	Vendor	CELEBRATION HARDWARE	370368	DIABLO WOOD PRUNING 5PK	R&M-Common Area	001-546016-53901	\$252.89
Check Total							\$278.86

CHECK # 10451

10/06/23	Vendor	SOLITUDE LAKE MANAGEMENT	PSI013352	DREDGING LAKE-ALL	pond dredging	001-549900-53001	\$13,250.00
Check Total							\$13,250.00

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 10/1/23 to 10/31/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 10452							
10/06/23	Vendor	SUNSHINE COMMUNICATION SERVICES, INC.	230902037	TELEPHONE ANSWERING SVCS 9/22-10/20/23	ProfServ-Answering Services	001-531064-51301	\$1,136.30
Check Total							\$1,136.30
CHECK # 10453							
10/09/23	Vendor	CELEBRATION HARDWARE	370970	DIABLO DEMON	R&M-Common Area	001-546016-53901	\$22.99
10/09/23	Vendor	CELEBRATION HARDWARE	371377	LINER DRUM 1.2 MIL	R&M-Common Area	001-546016-53901	\$75.98
10/09/23	Vendor	CELEBRATION HARDWARE	371747	LINER DRUM/BIT INSERT	R&M-Common Area	001-546016-53901	\$51.97
Check Total							\$150.94
CHECK # 10454							
10/09/23	Vendor	CHURCHILLSGROUP HOLDINGS INC	31951	OCT 2023 POOL/SPA SVCS	Contracts-Fountain	001-534023-53901	\$661.50
Check Total							\$661.50
CHECK # 10455							
10/09/23	Vendor	ENVIRO TREE SERVICE, LLC	8977	PRUNE WASHINGTON PALMS	Contracts-Trees & Trimming	001-534085-53901	\$30,000.00
Check Total							\$30,000.00
CHECK # 10456							
10/09/23	Vendor	INFRAMARK, LLC	101875	SEPT 2023 VARIABLE CHGS	POSTAGE	001-541006-51301	\$823.41
10/09/23	Vendor	INFRAMARK, LLC	101875	SEPT 2023 VARIABLE CHGS	KAWASAKI REPAIRS	001-546022-53901	\$28.95
10/09/23	Vendor	INFRAMARK, LLC	101875	SEPT 2023 VARIABLE CHGS	CAMERA FOR IPHONE 3 VIEW	001-549900-53901	\$63.23
10/09/23	Vendor	INFRAMARK, LLC	101875	SEPT 2023 VARIABLE CHGS	SPRAY GUN SET	001-549900-53901	\$160.99
10/09/23	Vendor	INFRAMARK, LLC	101875	SEPT 2023 VARIABLE CHGS	FENCE DIRECT	001-546016-53901	\$52.90
10/09/23	Vendor	INFRAMARK, LLC	101875	SEPT 2023 VARIABLE CHGS	OIL FOR EQUIPMENT	001-546022-53901	\$80.24
10/09/23	Vendor	INFRAMARK, LLC	101875	SEPT 2023 VARIABLE CHGS	BOTTLE JACK	001-546022-53901	\$90.59
10/09/23	Vendor	INFRAMARK, LLC	101875	SEPT 2023 VARIABLE CHGS	WALMART SUPPLIES	001-546016-53901	\$20.56
10/09/23	Vendor	INFRAMARK, LLC	101875	SEPT 2023 VARIABLE CHGS	MAIL NOTICES	001-541006-51301	\$7,360.30
Check Total							\$8,681.17
CHECK # 10457							
10/09/23	Vendor	INNERSYNC STUDIO, LTD	21748	WEBSITE SVCS	WEBSITE SVCS-HOSTING, SUPP, TRAINING	001-531047-51301	\$615.00
10/09/23	Vendor	INNERSYNC STUDIO, LTD	21748	WEBSITE SVCS	ONGOING PDF ACCESSIBILITY COMPL SVC	001-531047-51301	\$937.50
Check Total							\$1,552.50
CHECK # 10458							
10/09/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	231702	PLANTS INSTALL 09/028/23	INSTALL PLANTS	001-546036-53901	\$165.09
Check Total							\$165.09
CHECK # 10459							
10/09/23	Vendor	LYNCH OIL COMPANY, INC	15398462	DYED DIESEL/FEROSTENE FUEL	Fuel, Gasoline and Oil	001-540004-53901	\$118.98
Check Total							\$118.98

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 10/1/23 to 10/31/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 10460							
10/09/23	Vendor	OSCEOLA NEWS GAZETTE	3CE4799F-0006	NOTICE OF MEETING FY 2024 MTG SCHEDULE	Legal Advertising	001-548002-51301	\$66.77
Check Total							\$66.77
CHECK # 10461							
10/09/23	Vendor	OSCEOLA SHERIFF'S OFFICE	54907	SEC SVCS 9/10-9/23/23	Security Service-Sheriff	001-534365-52001	\$10,409.99
Check Total							\$10,409.99
CHECK # 10462							
10/09/23	Vendor	REXEL USA	S137663333.001	BULBS	R&M-Streetlights	001-546095-54101	\$1,457.64
10/09/23	Vendor	REXEL USA	S137663333.002	BULBS	R&M-Streetlights	001-546095-54101	\$41.64
10/09/23	Vendor	REXEL USA	S137677970.001	BULBS	R&M-Streetlights	001-546095-54101	\$475.46
10/09/23	Vendor	REXEL USA	S137590707.002	BULBS	R&M-Streetlights	001-546095-54101	\$1,627.38
Check Total							\$3,602.12
CHECK # 10463							
10/09/23	Vendor	SCIENS ORLANDO, LLC	MON-4160	QTRLY FIRE ALARM OCT-DEC 2023	Building Op Costs	001-563034-53901	\$105.00
Check Total							\$105.00
CHECK # 10464							
10/09/23	Vendor	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	134530912-003	IRR REPAIRS	R&M-Irrigation	001-546041-53901	\$100.48
Check Total							\$100.48
CHECK # 10465							
10/09/23	Vendor	SOLITUDE LAKE MANAGEMENT	PSI017092	OCT 2023 AERATION MAINT	R&M-Aeration	001-546003-53901	\$962.50
Check Total							\$962.50
CHECK # 10466							
10/09/23	Vendor	SUNBELT METALS & MANUFACTURING, INC.	18324	RAILS REPAIR	R&M-Common Area	001-546016-53901	\$11,990.48
10/09/23	Vendor	SUNBELT METALS & MANUFACTURING, INC.	18325	PROJECT GRATE	R&M-Common Area	001-546016-53901	\$1,641.90
Check Total							\$13,632.38
CHECK # 10467							
10/11/23	Vendor	CELEBRATION HARDWARE	371875	CHLORINATOR LIQUID 105 1 GAL	R&M-Common Area	001-546016-53901	\$47.94
Check Total							\$47.94
CHECK # 10468							
10/11/23	Vendor	INFRAMARK, LLC	99874	AUG 2023 MGMT SVCS	ADMINS SVCS	001-531027-51201	\$8,049.25
10/11/23	Vendor	INFRAMARK, LLC	99874	AUG 2023 MGMT SVCS	FIELD OPS	001-531016-53901	\$93,372.75
10/11/23	Vendor	INFRAMARK, LLC	99874	AUG 2023 MGMT SVCS	POSTAGE	001-541006-51301	\$35.01
10/11/23	Vendor	INFRAMARK, LLC	99874	AUG 2023 MGMT SVCS	RECORD STORAGE	115000	\$1,050.00
10/11/23	Vendor	INFRAMARK, LLC	99874	AUG 2023 MGMT SVCS	LEAF BAG FOR BLOWER	001-546016-53901	\$36.05
10/11/23	Vendor	INFRAMARK, LLC	99874	AUG 2023 MGMT SVCS	RESPERATOR - SIDEWALKS	001-546084-53901	\$31.60

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 10/1/23 to 10/31/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
10/11/23	Vendor	INFRAMARK, LLC	99874	AUG 2023 MGMT SVCS	RESPERATOR - SIDEWALKS	001-546084-53901	\$45.93
10/11/23	Vendor	INFRAMARK, LLC	99874	AUG 2023 MGMT SVCS	TIRE	001-546022-53901	\$252.98
10/11/23	Vendor	INFRAMARK, LLC	99874	AUG 2023 MGMT SVCS	SIDEWALKS	001-546084-53901	\$27.58
10/11/23	Vendor	INFRAMARK, LLC	99874	AUG 2023 MGMT SVCS	PAINT MIXING CUPS	001-546313-53901	\$71.29
10/11/23	Vendor	INFRAMARK, LLC	99874	AUG 2023 MGMT SVCS	GRINDING WHEEL FOR CONCRETE	001-546084-53901	\$525.12
10/11/23	Vendor	INFRAMARK, LLC	99874	AUG 2023 MGMT SVCS	RAINBIRD	001-546041-53901	\$195.50
10/11/23	Vendor	INFRAMARK, LLC	99874	AUG 2023 MGMT SVCS	KAWASAKI MULE REPAIRS	001-546022-53901	\$544.66
10/11/23	Vendor	INFRAMARK, LLC	99874	AUG 2023 MGMT SVCS	VOLTAGE REGULATOR FOR MULE	001-546022-53901	\$146.10
10/11/23	Vendor	INFRAMARK, LLC	99874	AUG 2023 MGMT SVCS	BATTER/CLUTCH/FILTER /CONVERTER DRIVE	001-546022-53901	\$2,354.18
10/11/23	Vendor	INFRAMARK, LLC	99874	AUG 2023 MGMT SVCS	WATER FOR BOARD MEETING	001-549900-51301	\$4.58
10/11/23	Vendor	INFRAMARK, LLC	99874	AUG 2023 MGMT SVCS	FENCE REPAIRS	001-546016-53901	\$1,568.60
10/11/23	Vendor	INFRAMARK, LLC	99874	AUG 2023 MGMT SVCS	OVERAGE	001-549900-51301	\$8.07
10/11/23	Vendor	INFRAMARK, LLC	101164	SEPT 2023 MGMT FEES	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$8,049.25
10/11/23	Vendor	INFRAMARK, LLC	101164	SEPT 2023 MGMT FEES	ProfServ-Field Management	001-531016-53901	\$93,372.75
10/11/23	Vendor	INFRAMARK, LLC	101164	SEPT 2023 MGMT FEES	RECORDS STORAGE FEES	115000	\$1,050.00
CHECK # 10469							
10/13/23	Vendor	CELEBRATION HARDWARE	372179	RPLNT REPELS ALL ANIMAL RTU	R&M-Common Area	001-546016-53901	\$16.99
CHECK # 10470							
10/13/23	Vendor	CELEBRATION HARDWARE	372197	THINER LACQUER GAL	R&M-Common Area	001-546016-53901	\$45.98
CHECK # 10471							
10/13/23	Vendor	CELEBRATION HARDWARE	372743	LINER DRUM & BRUSH PAINT	R&M-Painting	001-546313-53901	\$125.96
CHECK # 10472							
10/13/23	Vendor	EGIS INSURANCE ADVISORS LLC	20279	POLICY #100123829 10/1/23-10/1/24	Insurance - General Liability	001-545002-51301	\$95,948.00
CHECK # 10473							
10/13/23	Vendor	ENVIRO TREE SERVICE, LLC	9227	PALMS REMOVAL/ SHAVE PALM BOOTS	R&M - Tree Removal/Replacement	001-546213-53901	\$3,000.00
CHECK # 10474							
10/13/23	Vendor	LYNCH OIL COMPANY, INC	15411747	GASOLINE UNL	Fuel, Gasoline and Oil	001-540004-53901	\$225.84

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 10475							
10/13/23	Vendor	REXEL USA	S137375531.001	BULB LENS	R&M-Streetlights	001-546095-54101	\$1,325.80
Check Total							\$1,325.80
CHECK # 10476							
10/13/23	Vendor	REXEL USA	S137791595.001	BULB & ELEC PHOTOCONTROL	R&M-Streetlights	001-546095-54101	\$695.84
Check Total							\$695.84
CHECK # 10477							
10/13/23	Vendor	SOUTHERN PINE LUMBER CO. OF ORLANDO, INC.	40073850	LUMBER - BOARDWALKS PLUS DELIVERY CHG	R&M-Boardwalks	001-546009-53901	\$1,297.79
Check Total							\$1,297.79
CHECK # 10478							
10/13/23	Vendor	SOUTHERN PINE LUMBER CO. OF ORLANDO, INC.	40073932	LUMBER - BOARDWALKS	R&M-Boardwalks	001-546009-53901	\$554.60
Check Total							\$554.60
CHECK # 10479							
10/13/23	Vendor	VANGUARD CLEANING SYSTEMS	36699	OCT 2023 CLEANING SVCS	Building Op Costs	001-563034-53901	\$438.00
Check Total							\$438.00
CHECK # 10480							
10/17/23	Vendor	ALL FLORIDA SEPTIC	5999414	STORM SYSTEM REPAIRS	R&M-Stormwater System	001-546090-53801	\$5,575.00
10/17/23	Vendor	ALL FLORIDA SEPTIC	5993909	STORM WATER SYSTEM	R&M-Stormwater System	001-546090-53801	\$5,675.00
Check Total							\$11,250.00
CHECK # 10481							
10/17/23	Vendor	CHURCHILLSGROUP HOLDINGS INC	31975	CHEMICALS	R&M-Fountain	001-546032-53901	\$77.60
Check Total							\$77.60
CHECK # 10482							
10/17/23	Vendor	EGIS INSURANCE ADVISORS LLC	20335	WORKERS COMP 10/1/23-10/1/24	Insurance-Workmans Comp	001-545026-51301	\$850.00
Check Total							\$850.00
CHECK # 10483							
10/17/23	Vendor	HOME DEPOT	092823-6774	SEPT 2023 PURCHASES	FIELD SUPPLIES	001-546009-53901	\$16.12
10/17/23	Vendor	HOME DEPOT	092823-6774	SEPT 2023 PURCHASES	FIELD SUPPLIES	001-546084-53901	\$11.48
Check Total							\$27.60
CHECK # 10484							
10/17/23	Vendor	LYNCH OIL COMPANY, INC	15398461	DYED DIESEL/KEROSENE FUEL	Fuel, Gasoline and Oil	001-540004-53901	\$333.62
Check Total							\$333.62

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 10485							
10/17/23	Vendor	ORLANDO SENTINEL	080164850000	NOTICE OF MEETINGS 9/12/23	Legal Advertising	001-548002-51301	\$211.93
Check Total							\$211.93
CHECK # 10486							
10/17/23	Vendor	US BANK	7068675	SERIES 2021 9/1/23-8/31/24 TRUSTEE FEES	OCT 2023 - AUG 2024	001-531045-51301	\$3,703.91
10/17/23	Vendor	US BANK	7068675	SERIES 2021 9/1/23-8/31/24 TRUSTEE FEES	SEPT 2023	001-531045-51301	\$336.72
Check Total							\$4,040.63
CHECK # 10487							
10/20/23	Vendor	CELEBRATION HARDWARE	373500	200pc OF O-RING ASSORTED	R&M-Common Area	001-546016-53901	\$25.98
10/20/23	Vendor	CELEBRATION HARDWARE	373554	IRR SPRINKLER POP UP	R&M-Irrigation	001-546041-53901	\$15.98
10/20/23	Vendor	CELEBRATION HARDWARE	373634	CONCRETE MIX / MASONRY NAILS	R&M-Sidewalks	001-546084-53901	\$21.98
Check Total							\$63.94
CHECK # 10488							
10/20/23	Vendor	CYCLONE TECHNOLOGY, LLC	8209	REPAIR ON CYCLONE - STREET CLEANER	R&M-Equipment	001-546022-53901	\$19.13
10/20/23	Vendor	CYCLONE TECHNOLOGY, LLC	8209	REPAIR ON CYCLONE - STREET CLEANER	FREIGHT	001-546022-53901	\$14.23
Check Total							\$33.36
CHECK # 10489							
10/20/23	Vendor	ENTERPRISE CDD	092523 CHK	BILL PRD 8/10-9/12/23	R&M-Irrigation	001-546041-53901	\$4,308.63
Check Total							\$4,308.63
CHECK # 10490							
10/20/23	Vendor	OSCEOLA SHERIFF'S OFFICE	54954	SEC SVCS 9/24-10/7/23	9/24-9/30/23	001-534365-52001	\$2,831.84
10/20/23	Vendor	OSCEOLA SHERIFF'S OFFICE	54954	SEC SVCS 9/24-10/7/23	10/1-10/7/23	001-534365-52001	\$4,945.74
Check Total							\$7,777.58
CHECK # 10491							
10/20/23	Vendor	PPG ARCHITECTURAL FINISHES	919920001506	STREET LIGHT PAINTING - CAPITAL PROJECT	Capital Projects	001-564104-53918	\$180.39
Check Total							\$180.39
CHECK # 10492							
10/20/23	Vendor	REXEL USA	S137791595.002	BULBS	R&M-Streetlights	001-546095-54101	\$2,274.75
Check Total							\$2,274.75
CHECK # 10493							
10/20/23	Vendor	USA SEAL & STRIPE, LLC	324	STREET SWEEPING 10/15/23	R&M-Road Cleaning	001-546080-54101	\$2,750.00
10/20/23	Vendor	USA SEAL & STRIPE, LLC	267	ASPHALT REPAIR @ ARTISAN PARK	R&M-Roads & Alleyways	001-546081-53901	\$750.00
Check Total							\$3,500.00

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 10/1/23 to 10/31/23

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Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 10494							
10/20/23	Vendor	WURTH CONSTRUCTION SERVICES INC	41048991	FLAT WASHER (TAX EXEMPT)	R&M-Pressure Washing	001-546171-53901	\$37.87
Check Total							\$37.87
CHECK # 10495							
10/25/23	Vendor	HANSON, WALTER & ASSOCIATES, I	5288742	SEPT 2023 SVCS	ISLAND VILLAGE	001-115000-51501	\$4,888.75
10/25/23	Vendor	HANSON, WALTER & ASSOCIATES, I	5288742	SEPT 2023 SVCS	ProfServ-Engineering	001-531013-51501	\$5,251.25
Check Total							\$10,140.00
CHECK # 10496							
10/25/23	Vendor	LATHAM, LUNA, EDEN & BEAUDINE, LLP	121454	SEPT 2023 GEN SVCS	ProfServ-Legal Services	001-531023-51401	\$5,967.15
10/25/23	Vendor	LATHAM, LUNA, EDEN & BEAUDINE, LLP	121457	AUG-SEPT 2023 EMINENT DOMAIN SVCS	ProfServ-Legal Services	001-531023-51401	\$378.00
10/25/23	Vendor	LATHAM, LUNA, EDEN & BEAUDINE, LLP	121455	SEPT 2023 ISLAND VILLAGE PROJECT SVCS	Accounts Receivable	001-115000-51401	\$1,537.00
Check Total							\$7,882.15
ACH #DD669							
10/05/23	Vendor	REPUBLIC SERVICES - ACH	0690-000703414 ACH	REFUSE REMOVAL	Utility - Refuse Removal	001-543020-53901	\$425.95
ACH Total							\$425.95
ACH #DD672							
10/05/23	Vendor	DUKE ENERGY-ACH	091423 CHK	BILL PRD 8/4-9/6/23	Electricity - Streetlighting	001-543013-54101	\$2,057.19
10/05/23	Vendor	DUKE ENERGY-ACH	091423 CHK	BILL PRD 8/4-9/6/23	Electricity - General	001-543006-53901	\$4,936.14
10/05/23	Vendor	DUKE ENERGY-ACH	091423 CHK	BILL PRD 8/4-9/6/23	Building Op Costs	001-563034-53901	\$579.46
10/05/23	Vendor	DUKE ENERGY-ACH	091423 CHK	BILL PRD 8/4-9/6/23	R&M-Irrigation	001-546041-53901	\$289.08
ACH Total							\$7,861.87
ACH #DD673							
10/15/23	Vendor	SMART CITY TELECOM - AUTOPAY	100123-0231 ACH	BILL PRD OCT 2023	R&M-Irrigation	001-546041-53901	\$126.21
ACH Total							\$126.21
ACH #DD674							
10/15/23	Vendor	SMART CITY TELECOM - AUTOPAY	100123-1187 ACH		Communication - Telephone	001-541003-51301	\$137.41
ACH Total							\$137.41
ACH #DD675							
10/15/23	Vendor	SMART CITY TELECOM - AUTOPAY	100123-0025 ACH		Communication - Telephone	001-541003-51301	\$180.36
ACH Total							\$180.36
ACH #DD676							
10/20/23	Vendor	REPUBLIC SERVICES - ACH	0690-000705051 ACH	REFUSE REMOVAL	Utility - Refuse Removal	001-543020-53901	\$1,385.30
ACH Total							\$1,385.30

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 10/1/23 to 10/31/23

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Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH #DD677							
10/09/23	Vendor	WILLIAMS SCOTSMAN INC. - ACH	9019079565	25x10 TAILER RENTAL	Rentals - General	001-544001-53901	\$298.93
ACH Total							\$298.93
ACH #DD678							
10/24/23	Vendor	DAVID HULME - EFT	092623-BP	BOARD MEETING 9/26/23	P/R-Board of Supervisors	001-511001-51101	\$200.00
ACH Total							\$200.00
Account Total							\$473,367.31

Total Amount Paid	\$515,068.85
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CELEBRATION
Community Development District

Check Register

November 30, 2023

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
VALLEY NATIONAL - HIGH YIELD DDA - (ACCT#XXXXX3965)							
CHECK # 219							
11/07/23	Vendor	CELEBRATION HARDWARE	374563	PAINTING SUPPLIES	CAULK GUN	001-546313-53901	\$15.99
11/07/23	Vendor	CELEBRATION HARDWARE	374563	PAINTING SUPPLIES	ADHESIVE HEAVY DUTY	001-546313-53901	\$43.48
11/07/23	Vendor	CELEBRATION HARDWARE	374563	PAINTING SUPPLIES	THINNER LACQUER GAL	001-546313-53901	\$22.99
11/07/23	Vendor	CELEBRATION HARDWARE	374563	PAINTING SUPPLIES	BRUSH CHIP WHT BRISTLE	001-546313-53901	\$9.98
11/07/23	Vendor	CELEBRATION HARDWARE	374719	ADHESIVE STRCTRL SUBFLOOR	R&M-Common Area	001-546016-53901	\$59.88
11/07/23	Vendor	CELEBRATION HARDWARE	374892	PAINTING SUPPLIES	8 X 1 ZC PH	001-546313-53901	\$6.79
11/07/23	Vendor	CELEBRATION HARDWARE	374892	PAINTING SUPPLIES	SEALANT INSUAL GAP/CRACKS	001-546313-53901	\$11.98
11/07/23	Vendor	CELEBRATION HARDWARE	374892	PAINTING SUPPLIES	PAINT SPRAY SATIN	001-546313-53901	\$6.99
11/07/23	Vendor	CELEBRATION HARDWARE	375378	DECK SCREWS	PAINT SUPPLIES	001-546009-53901	\$237.94
11/07/23	Vendor	CELEBRATION HARDWARE	375567	THINNER LACQUER GAL	PAINT SUPPLIES	001-546313-53901	\$45.98
11/07/23	Vendor	CELEBRATION HARDWARE	375722	KEY BLANK SCHLAGE - KEYS	R&M-Common Area	001-546016-53901	\$2.49
Check Total							\$464.49
CHECK # 220							
11/07/23	Vendor	INFRAMARK, LLC	103621	OCT 2023 MGMT FEES	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$8,374.50
11/07/23	Vendor	INFRAMARK, LLC	103621	OCT 2023 MGMT FEES	ProfServ-Field Management	001-531016-53901	\$95,240.25
Check Total							\$103,614.75
CHECK # 221							
11/07/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	236633	SOD AND PLANTS INSTALLATION	SOD AND PLANTS INSTALLATION ON ARTISAN CONDOS	001-546036-53901	\$1,843.81
11/07/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	236634	SOD AND PLANTS INSTALLATION	SOD AND PLANTS INSTALLATION IN THE TWO CORRIDOS CA	001-546036-53901	\$1,792.02
Check Total							\$3,635.83
CHECK # 222							
11/07/23	Vendor	OSCEOLA SHERIFF'S OFFICE	54994	SHERIFF PATROL 10/8-10/21/23	10/1-10/7/23	001-534365-52001	\$5,503.72
11/07/23	Vendor	OSCEOLA SHERIFF'S OFFICE	54994	SHERIFF PATROL 10/8-10/21/23	9/24-9/30/23	001-534365-52001	\$3,151.33
Check Total							\$8,655.05
CHECK # 223							
11/07/23	Vendor	REXEL USA	S137911310.001	ELEC PHOTO CONTROLS	R&M-Streetlights	001-546095-54101	\$522.91
11/07/23	Vendor	REXEL USA	S137929965.001	BULBS	R&M-Streetlights	001-546095-54101	\$911.86
Check Total							\$1,434.77
CHECK # 224							
11/07/23	Vendor	SCIENS ORLANDO, LLC	WO-7947	OCT-DEC 2023 QTRLY FIRE SPRINKLER NSPECT	Building Op Costs	001-563034-53901	\$156.00
11/07/23	Vendor	SCIENS ORLANDO, LLC	WO-5795	QTRLY FIRE SPRINKLER INSPECTION 4/18/23	Building Op Costs	001-563034-53901	\$156.00
Check Total							\$312.00
CHECK # 225							
11/07/23	Vendor	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	135846051-001	IRR SUPPLIES	R&M-Irrigation	001-546041-53901	\$4.71
11/07/23	Vendor	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	135654245-002	IRR REPAIRS	R&M-Irrigation	001-546041-53901	\$143.01
Check Total							\$147.72
CHECK # 226							
11/07/23	Vendor	SOLITUDE LAKE MANAGEMENT	PSI022153	OCT 2023 LAKE MAINT	Contracts-Aquatic Control	001-534067-53001	\$11,488.50
Check Total							\$11,488.50

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 11/1/23 to 11/30/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 227							
11/07/23	Vendor	TERMINIX INTERNATIONAL CO.	439336886	PEST CONTROL 10/19/23	Building Op Costs	001-563034-53901	\$108.00
Check Total							\$108.00
CHECK # 228							
11/07/23	Vendor	US BANK	7099220	TRUSTEE FEES 10/1/23-9/30/24	ProfServ-Trustee Fees	001-531045-51301	\$4,040.63
Check Total							\$4,040.63
CHECK # 229							
11/07/23	Vendor	USA SEAL & STRIPE, LLC	2102	ASPHALT PAVING WORK - ALLEY WAYS WEST	Reserves-Annual Contribution	001-568024-58001	\$48,816.00
11/07/23	Vendor	USA SEAL & STRIPE, LLC	326	SWEEPING SVC 10/27/23	R&M-Road Cleaning	001-546080-54101	\$2,750.00
Check Total							\$51,566.00
CHECK # 230							
11/07/23	Vendor	VANGUARD CLEANING SYSTEMS	36886	NOV 2023 CLEANING SVC CHG	Building Op Costs	001-563034-53901	\$438.00
Check Total							\$438.00
CHECK # 231							
11/08/23	Vendor	VOID	053123-VOIDED CHECK	FOR AUTO PAY	Misc-Contingency	001-549900-53901	\$0.01
Check Total							\$0.01
CHECK # 232							
11/14/23	Vendor	ENTERPRISE CDD	102323-5611	BILL PRD 9/12-10/11/23	R&M-Irrigation	001-546041-53901	\$24.32
Check Total							\$24.32
CHECK # 233							
11/14/23	Vendor	ENTERPRISE CDD	102323-6022	BILL PRD 9/12-10/11/23	R&M-Irrigation	001-546041-53901	\$388.90
Check Total							\$388.90
CHECK # 234							
11/14/23	Vendor	ENTERPRISE CDD	102323-2722	BILL PRD 9/12-10/11/23	R&M-Irrigation	001-546041-53901	\$371.80
Check Total							\$371.80
CHECK # 235							
11/14/23	Vendor	ENTERPRISE CDD	102323-3021	BILL PRD 9/12-10/11/23	R&M-Irrigation	001-546041-53901	\$964.29
Check Total							\$964.29
CHECK # 236							
11/14/23	Vendor	ENTERPRISE CDD	102323-0013	BILL PRD 9/11-10/10/23	R&M-Irrigation	001-546041-53901	\$407.71
Check Total							\$407.71
CHECK # 237							
11/14/23	Vendor	ENTERPRISE CDD	102323-1022	BILL PRD 9/12-10/11/23	R&M-Irrigation	001-546041-53901	\$1,390.22
Check Total							\$1,390.22
CHECK # 238							
11/14/23	Vendor	ENTERPRISE CDD	102323-4022		R&M-Irrigation	001-546041-53901	\$464.90
Check Total							\$464.90
CHECK # 239							
11/14/23	Vendor	ENTERPRISE CDD	111023-5021	BILL PRD 9/10-10/10/23	R&M-Irrigation	001-546041-53901	\$379.40
Check Total							\$379.40

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 11/1/23 to 11/30/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 240							
11/14/23	Vendor	LYNCH OIL COMPANY, INC	15466872	FUEL	Fuel, Gasoline and Oil	001-540004-53901	\$50.10
11/14/23	Vendor	LYNCH OIL COMPANY, INC	15466871	FUEL	Fuel, Gasoline and Oil	001-540004-53901	\$345.19
Check Total							\$395.29
CHECK # 241							
11/14/23	Vendor	RENTAL WORLD OF OSCEOLA	381310	6 CHAINSAW CHAINS/ MAGNESIUM HAND/POOL TROWEL	R&M-Sidewalks	001-546084-53901	\$258.60
Check Total							\$258.60
CHECK # 242							
11/16/23	Vendor	ENTERPRISE CDD	102323-2021	BILL PRD 9/10-10/11/23	R&M-Irrigation	001-546041-53901	\$1,077.66
Check Total							\$1,077.66
CHECK # 243							
11/28/23	Vendor	FEDEX	8-274-07771	FEDEX TO ECDD UTILITY	Postage and Freight	001-541006-51301	\$14.67
Check Total							\$14.67
CHECK # 244							
11/30/23	Vendor	BRUCE VICKERS, TAX COLLECTOR	100C0-112823	NON-AD VALOREM ASSESSMENTS	ProfServ-Property Appraiser	001-531035-51301	\$1.72
Check Total							\$1.72
CHECK # 245							
11/30/23	Vendor	CELEBRATION HARDWARE	375846	TRASH BAGS	R&M-Common Area	001-546016-53901	\$63.98
11/30/23	Vendor	CELEBRATION HARDWARE	375944	DIABLO WOOD PRUNING	R&M-Common Area	001-546016-53901	\$229.90
11/30/23	Vendor	CELEBRATION HARDWARE	376045	BATTERY LANTERN	R&M-Common Area	001-546016-53901	\$11.38
11/30/23	Vendor	CELEBRATION HARDWARE	377545	SHOWERHEAD CHROME	R&M-Common Area	001-546016-53901	\$6.49
11/30/23	Vendor	CELEBRATION HARDWARE	377725	BLEACH LIQ REGULAR	R&M-Pressure Washing	001-546171-53901	\$31.96
11/30/23	Vendor	CELEBRATION HARDWARE	377730	TRASH BAGS & BIT INSERTS	R&M-Common Area	001-546016-53901	\$84.95
11/30/23	Vendor	CELEBRATION HARDWARE	378417	GFCI ST OUTLET 20A IV	R&M-Streetlights	001-546095-53901	\$53.98
Check Total							\$482.64
CHECK # 246							
11/30/23	Vendor	CHURCHILLSGROUP HOLDINGS INC	32007	NOV 23 SPLASH PAD SVC	Contracts-Fountain	001-534023-53901	\$661.50
11/30/23	Vendor	CHURCHILLSGROUP HOLDINGS INC	32032	FOUNTAIN CHEMICALS	R&M-Fountain	001-546032-53901	\$345.75
Check Total							\$1,007.25
CHECK # 247							
11/30/23	Vendor	CLARKE ENVIRONMENTAL MOSQUITO	001031658	NOV 23 MOSQUITO MGMT	Contracts-Pest Control	001-534125-53901	\$20,752.42
Check Total							\$20,752.42
CHECK # 248							
11/30/23	Vendor	DEPT OF ECONOMIC OPPORTUNITY	87793	ANNUAL DISTRICT FILING FEE	Annual District Filing Fee	001-554007-51301	\$175.00
Check Total							\$175.00
CHECK # 249							
11/30/23	Vendor	HANSON, WALTER & ASSOCIATES, I	5289029	OCT 2023 SVCS	ProfServ-Engineering	001-531013-51501	\$9,673.30
Check Total							\$9,673.30
CHECK # 250							
11/30/23	Vendor	INFRAMARK, LLC	104804	NOV 2023 MGMT SVCS	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$8,374.50
11/30/23	Vendor	INFRAMARK, LLC	104804	NOV 2023 MGMT SVCS	ProfServ-Field Management	001-531016-53901	\$95,240.25

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 11/1/23 to 11/30/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
11/30/23	Vendor	INFRAMARK, LLC	104804	NOV 2023 MGMT SVCS	Accounts Receivable	115000	(\$2,100.00)
11/30/23	Vendor	INFRAMARK, LLC	104954	OCT 2023 VARIABLE CHGS	Postage and Freight	001-541006-51301	\$20.79
11/30/23	Vendor	INFRAMARK, LLC	104954	OCT 2023 VARIABLE CHGS	ZOOM MEETING	001-549900-51301	\$172.39
11/30/23	Vendor	INFRAMARK, LLC	104954	OCT 2023 VARIABLE CHGS	DISSEMINATION	001-531012-51301	\$2,000.00
11/30/23	Vendor	INFRAMARK, LLC	104954	OCT 2023 VARIABLE CHGS	AMAZON PURCHASE	001-546084-53901	\$1,009.28
						Check Total	\$104,717.21
CHECK # 251							
11/30/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	236667	10/23/23 SOD INSTALLATION	R&M-Other Landscape	001-546036-53901	\$1,341.59
11/30/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	239220	NOV 2023 PINE STRAW INSTALL	R&M-Other Landscape	001-546036-53901	\$71,798.40
11/30/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	239219	TREES / PALM INSTALLATION	R&M - Tree Removal/Replacement	001-546213-53901	\$12,647.96
						Check Total	\$85,787.95
CHECK # 252							
11/30/23	Vendor	LATHAM, LUNA, EDEN & BEAUDINE, LLP	121978	OCT 2023 SVCS	ProfServ-Legal Services	001-531023-51401	\$5,524.50
11/30/23	Vendor	LATHAM, LUNA, EDEN & BEAUDINE, LLP	121980	OCT 2023 INCORPORATION	ProfServ-Incorporation Study Legal	001-531117-51301	\$63.00
11/30/23	Vendor	LATHAM, LUNA, EDEN & BEAUDINE, LLP	121979	ISLAND VILLAGE THRU OCT 2023	Accounts Receivable	001-115000-51401	\$190.49
						Check Total	\$5,777.99
CHECK # 253							
11/30/23	Vendor	LEXIN CELEBRATION COMMERCIAL, LLC	2023-03	POWER POLES MAINT	R&M-Common Area	001-546016-53901	\$1,845.00
						Check Total	\$1,845.00
CHECK # 254							
11/30/23	Vendor	LYNCH OIL COMPANY, INC	15494049	FUEL	Fuel, Gasoline and Oil	001-540004-53901	\$295.84
						Check Total	\$295.84
CHECK # 255							
11/30/23	Vendor	OSCEOLA SHERIFF'S OFFICE	55055	PATROL SVCS 10/22-11/5/23	Security Service-Sheriff	001-534365-52001	\$12,669.12
						Check Total	\$12,669.12
CHECK # 256							
11/30/23	Vendor	REXEL USA	S137791595.004	PHOTOCONTROL ELECMETAL	R&M-Streetlights	001-546095-54101	\$166.79
11/30/23	Vendor	REXEL USA	S137929965.002	3 BUSS MIDGET FUSE	R&M-Streetlights	001-546095-54101	\$542.35
						Check Total	\$709.14
CHECK # 257							
11/30/23	Vendor	RSP PAINTING LLC	10646	LIGHT POLES PAINTING 10/10/23	Capital Projects	001-564104-53918	\$14,734.00
						Check Total	\$14,734.00
CHECK # 258							
11/30/23	Vendor	SAFETY CONCEPTS OF KISSIMMEE	4801	ANNUAL FIRE EXT MAINT 10/10/23	R&M-Fire Equipment	001-546230-53901	\$140.00
						Check Total	\$140.00
CHECK # 259							
11/30/23	Vendor	SOLITUDE LAKE MANAGEMENT	PSI023973	NOV 2023 2023 LAKE MAINT	Contracts-Aquatic Control	001-534067-53901	\$11,488.50
						Check Total	\$11,488.50
CHECK # 260							
11/30/23	Vendor	SOUTHERN PINE LUMBER CO. OF ORLANDO, INC.	40074564	LUMBER - BOARDWALK	R&M-Boardwalks	001-546009-53901	\$1,328.60
						Check Total	\$1,328.60

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 11/1/23 to 11/30/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 261							
11/30/23	Vendor	SUNBELT METALS & MANUFACTURING, INC.	18371	ALUMINIUM GRATES	R&M-Stormwater System	001-546090-53801	\$9,660.00
Check Total							\$9,660.00
CHECK # 262							
11/30/23	Vendor	SUNSHINE COMMUNICATION SERVICES, INC.	231110470	NOV 2023 TELEPHONE ANSWERING SVCS	ProfServ-Answering Services	001-531064-51301	\$612.60
Check Total							\$612.60
CHECK # 263							
11/30/23	Vendor	SYNERGY RENTS, LLC	862833	BYPASS PUMP	Reserves-Annual Contribution	001-568024-58001	\$34,570.00
Check Total							\$34,570.00
CHECK # 264							
11/30/23	Vendor	USA SEAL & STRIPE, LLC	327	SWEEPING SERVICE ON 11/3/2023	R&M-Road Cleaning	001-546080-54101	\$2,750.00
11/30/23	Vendor	USA SEAL & STRIPE, LLC	328	SWEEPING SVC 11/10/23	R&M-Road Cleaning	001-546080-54101	\$2,750.00
11/30/23	Vendor	USA SEAL & STRIPE, LLC	692	ARTISAN PARK ALLEYS EAST/WEST	Reserves-Annual Contribution	001-568024-58001	\$32,500.00
11/30/23	Vendor	USA SEAL & STRIPE, LLC	329	SWEEPING SVC ON 11/19/23	R&M-Road Cleaning	001-546080-54101	\$2,750.00
Check Total							\$40,750.00
ACH #DD686							
11/15/23	Vendor	DUKE ENERGY-ACH	101323 CHK	BILL PRD 9/6-10/5/23	Electricity - Streetlighting	001-543013-54101	\$1,933.36
11/15/23	Vendor	DUKE ENERGY-ACH	101323 CHK	BILL PRD 9/6-10/5/23	Electricity - General	001-543006-53901	\$4,540.15
11/15/23	Vendor	DUKE ENERGY-ACH	101323 CHK	BILL PRD 9/6-10/5/23	Building Op Costs	001-563034-53901	\$500.98
11/15/23	Vendor	DUKE ENERGY-ACH	101323 CHK	BILL PRD 9/6-10/5/23	R&M-Irrigation	001-546041-53901	\$286.93
ACH Total							\$7,261.42
ACH #DD687							
11/15/23	Vendor	SMART CITY TELECOM - AUTOPAY	110123-0025 ACH	BILL PRD 11/1-11/30/23	Communication - Telephone	001-541003-51301	\$180.24
ACH Total							\$180.24
ACH #DD688							
11/15/23	Vendor	SMART CITY TELECOM - AUTOPAY	110123-1187 ACH	BILL PRD 11/1-11/30/23	Communication - Telephone	001-541003-51301	\$137.38
ACH Total							\$137.38
ACH #DD689							
11/15/23	Vendor	SMART CITY TELECOM - AUTOPAY	110123-0231 ACH	BILL PRD 11/1-11/30/23	R&M-Irrigation	001-546041-53901	\$126.18
ACH Total							\$126.18
ACH #DD691							
11/30/23	Vendor	REPUBLIC SERVICES - ACH	0690-000708402 ACH	REFUSE REMOVAL	Utility - Refuse Removal	001-543020-53901	\$211.81
ACH Total							\$211.81
ACH #DD692							
11/16/23	Vendor	WILLIAMS SCOTSMAN INC. - ACH	9019411388 ACH	25X10 RENTAL	Rentals - General	001-544001-53901	\$111.27
ACH Total							\$111.27
Account Total							\$557,250.09

Subsection 6C

Financial Statements

CELEBRATION
Community Development District

Financial Report

October 31, 2023



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CELEBRATION
Community Development District

Financial Statements

(Unaudited)

October 31, 2023

CELEBRATION
Community Development District

Governmental Funds

Balance Sheet
October 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	\$ 1,662,038	\$ -	\$ -	\$ -	\$ -	\$ 1,662,038
Accounts Receivable	133,874	-	-	-	-	133,874
Due From Other Funds	-	3,263	3,385	12	-	6,660
Investments:						
Certificates of Deposit - 12 Months	750,000	-	-	-	-	750,000
Certificates of Deposit - 6 Months	750,000	-	-	-	-	750,000
Certificates of Deposit - 3 Months	500,000	-	-	-	-	500,000
Money Market Account	121,143	-	-	116,126	-	237,269
Treasury Bills (6 months)	2,666,413	-	-	-	-	2,666,413
Construction Fund	-	-	-	-	43,910	43,910
Prepayment Account	-	252	81	-	-	333
Reserve Fund	-	196,688	207,000	-	-	403,689
Revenue Fund	-	404,283	134,117	-	-	538,400
FMV Adjustment	(24,871)	-	-	-	-	(24,871)
Prepaid Items	3,450	-	-	-	-	3,450
Deposits	3,804	-	-	-	-	3,804
TOTAL ASSETS	\$ 6,565,851	\$ 604,486	\$ 344,583	\$ 116,138	\$ 43,910	\$ 7,674,970
LIABILITIES						
Accounts Payable	\$ 197,700	\$ -	\$ -	\$ -	\$ -	\$ 197,700
Accrued Expenses	95,613	-	-	-	-	95,613
Unearned Revenue	556,789	-	-	-	-	556,789
Due To Other Districts	96,635	-	-	-	-	96,635
Sales Tax Payable	41	-	-	-	-	41
Deposits	500	-	-	-	-	500
Other Current Liabilities	206,677	-	-	-	-	206,677
Due To Other Funds	6,660	-	-	-	-	6,660
TOTAL LIABILITIES	1,160,615	-	-	-	-	1,160,615

CELEBRATION
Community Development District

Governmental Funds

Balance Sheet
October 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
FUND BALANCES						
Nonspendable:						
Prepaid Items	3,450	-	-	-	-	3,450
Deposits	3,804	-	-	-	-	3,804
Restricted for:						
Debt Service	-	604,486	344,583	-	-	949,071
Capital Projects	-	-	-	116,138	43,910	160,048
Assigned to:						
Operating Reserves	1,157,075	-	-	-	-	1,157,075
Reserves - Annual Contribution	100,000	-	-	-	-	100,000
Reserves - Assessment Stabilization	400,000	-	-	-	-	400,000
Reserves - Boardwalk & Trail R&R	375,000	-	-	-	-	375,000
Reserves - Capital Projects	1,016,278	-	-	-	-	1,016,278
Reserves - Disaster Relief	755,974	-	-	-	-	755,974
Reserves - Roads & Alleyways	112,452	-	-	-	-	112,452
Reserves - Self Insurance	79,300	-	-	-	-	79,300
Unassigned:	1,401,903	-	-	-	-	1,401,903
TOTAL FUND BALANCES	\$ 5,405,236	\$ 604,486	\$ 344,583	\$ 116,138	\$ 43,910	\$ 6,514,355
TOTAL LIABILITIES & FUND BALANCES	\$ 6,565,851	\$ 604,486	\$ 344,583	\$ 116,138	\$ 43,910	\$ 7,674,970

CELEBRATION

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	OCT-23 ACTUAL
REVENUES						
Interest - Investments	\$ 300,000	\$ 25,000	\$ 4,576	\$ (20,424)	1.53%	\$ 4,574
Right-of-Way Fees Electricity	955,000	79,583	80,000	417	8.38%	80,000
Right-of-Way Fees Gas	5,000	417	230	(187)	4.60%	230
Interlocal Agreement - Enterprise (Security)	20,000	-	-	-	0.00%	-
Interlocal Agreement - Enterprise (Field)	20,000	-	-	-	0.00%	-
Interest - Tax Collector	2,500	-	-	-	0.00%	-
Building Rental Income	19,619	541	541	-	2.76%	541
Building Operating Cost Income	14,448	1,204	1,204	-	8.33%	1,204
Special Assmnts- Tax Collector	3,910,243	-	-	-	0.00%	-
Special Assmnts- CDD Collected	6,218	-	-	-	0.00%	-
Special Assmnts- Discounts	(156,410)	-	-	-	0.00%	-
Other Miscellaneous Revenues	400,000	33,333	5,080	(28,253)	1.27%	5,080
TOTAL REVENUES	5,496,618	140,078	91,631	(48,447)	1.67%	91,629
EXPENDITURES						
Administration						
P/R-Board of Supervisors	10,200	800	400	400	3.92%	400
FICA Taxes	780	61	31	30	3.97%	31
ProfServ-Arbitrage Rebate	1,200	-	-	-	0.00%	-
ProfServ-Dissemination Agent	2,000	-	-	-	0.00%	-
ProfServ-Engineering	24,000	2,000	-	2,000	0.00%	-
ProfServ-Legal Services	40,000	3,333	-	3,333	0.00%	-
ProfServ-Mgmt Consulting	100,494	8,375	8,375	-	8.33%	8,375
ProfServ-Property Appraiser	3,000	-	-	-	0.00%	-
ProfServ-Special Assessment	24,612	-	-	-	0.00%	-
ProfServ-Trustee Fees	8,081	8,081	7,745	336	95.84%	7,745
ProfServ-Web Site Development	2,000	1,553	1,553	-	77.65%	1,553
ProfServ- Answering Service	3,500	292	953	(661)	27.23%	953
ProfServ-Incorporation Study Legal	20,000	-	-	-	0.00%	-
Auditing Services	5,000	-	-	-	0.00%	-
Communication - Telephone	10,000	833	318	515	3.18%	318
Postage and Freight	700	58	-	58	0.00%	-
Insurance - General Liability	68,149	68,149	95,948	(27,799)	140.79%	95,948
Insurance-Workmans Comp	850	850	-	850	0.00%	-
Printing and Binding	3,800	317	-	317	0.00%	-
Legal Advertising	1,800	150	-	150	0.00%	-
Misc-Assessment Collection Cost	78,205	-	-	-	0.00%	-
Office Supplies	3,000	250	-	250	0.00%	-
Software	17,000	-	-	-	0.00%	-
Annual District Filing Fee	175	175	-	175	0.00%	-
Total Administration	428,546	95,277	115,323	(20,046)	26.91%	115,323
Public Safety						
Security Service - Sheriff	200,000	16,667	13,601	3,066	6.80%	13,601
Total Public Safety	200,000	16,667	13,601	3,066	6.80%	13,601

CELEBRATION

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	OCT-23 ACTUAL
<u>Physical Environment</u>						
Contracts-Water Quality	22,000	1,833	-	1,833	0.00%	-
Contracts-Aquatic Control	146,832	12,236	11,489	747	7.82%	11,489
Contracts-Pest Control	249,029	20,752	20,752	-	8.33%	20,752
R&M-Wetland	1,000	83	-	83	0.00%	-
Total Physical Environment	418,861	34,904	32,241	2,663	7.70%	32,241
<u>Flood Control/Stormwater Mgmt</u>						
R&M-Canal Bank Restoration	100,000	8,333	-	8,333	0.00%	-
R&M-Stormwater System	30,000	2,500	5,675	(3,175)	18.92%	5,675
Total Flood Control/Stormwater Mgmt	130,000	10,833	5,675	5,158	4.37%	5,675
<u>Field</u>						
ProfServ-Field Management	1,142,883	95,240	95,240	-	8.33%	95,240
Contracts-Fountain	7,938	662	662	-	8.34%	662
Contracts-Mulch	117,638	9,803	-	9,803	0.00%	-
Contracts-Irrigation	96,696	8,058	8,058	-	8.33%	8,058
Contracts-Trees & Trimming	170,500	14,208	-	14,208	0.00%	-
Contracts-Shrub Maintenance	262,930	21,911	21,911	-	8.33%	21,911
Contracts-Annals	16,380	1,365	-	1,365	0.00%	-
Contracts-General Site/ Trash and Debris	51,000	4,250	4,250	-	8.33%	4,250
Contracts-Ground/Turf/Tree/Maintenance	648,646	54,054	54,054	-	8.33%	54,054
Fuel, Gasoline and Oil	15,000	1,250	1,055	195	7.03%	1,055
Electricity - General	45,000	3,750	4,600	(850)	10.22%	4,600
Utility - Refuse Removal	18,000	1,500	566	934	3.14%	566
Rentals - General	3,000	250	299	(49)	9.97%	299
R&M-Aeration	25,000	2,083	963	1,120	3.85%	963
R&M-Boardwalks	25,000	2,083	2,119	(36)	8.48%	2,119
R&M-Common Area	60,000	5,000	2,030	2,970	3.38%	2,030
R&M-Equipment	20,000	1,667	3,858	(2,191)	19.29%	3,858
R&M-Fountain	10,000	833	575	258	5.75%	575
R&M-Other Landscape	200,000	16,667	3,636	13,031	1.82%	3,636
R&M-Irrigation	65,000	5,417	6,985	(1,568)	10.75%	6,985
R&M-Roads & Alleyways	18,000	1,500	750	750	4.17%	750
R&M-Sidewalks	200,000	16,667	22	16,645	0.01%	22
R&M-Pressure Washing	10,000	833	110	723	1.10%	110
R&M- Tree Removal/Replacement	90,000	7,500	3,000	4,500	3.33%	3,000
R&M-Fire Equipment	1,100	92	-	92	0.00%	-
R&M-Painting	10,000	833	290	543	2.90%	290
Misc-Contingency	15,000	1,250	-	1,250	0.00%	-
Building Op Costs	15,000	1,250	1,463	(213)	9.75%	1,463
Total Field	3,359,711	279,976	216,496	63,480	6.44%	216,496
<u>Capital Expenditures & Projects</u>						
Capital Projects	191,500	1,105	1,105	-	0.58%	1,105
Total Capital Expenditures & Projects	191,500	1,105	1,105	-	0.58%	1,105

CELEBRATION

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	OCT-23 ACTUAL
<u>Road and Street Facilities</u>						
Electricity - Streetlights	175,000	14,583	15,799	(1,216)	9.03%	15,799
R&M-Road Cleaning	108,000	9,000	8,250	750	7.64%	8,250
R&M-Streetlights	120,000	10,000	5,731	4,269	4.78%	5,731
R&M-Signage/Radar Sign Maintenance	15,000	1,250	-	1,250	0.00%	-
Total Road and Street Facilities	418,000	34,833	29,780	5,053	7.12%	29,780
<u>Reserves</u>						
Reserves-Annual Contribution	350,000	48,816	48,816	-	13.95%	48,816
Total Reserves	350,000	48,816	48,816	-	13.95%	48,816
TOTAL EXPENDITURES & RESERVES	5,496,618	522,411	463,037	59,374	8.42%	463,037
Excess (deficiency) of revenues						
Over (under) expenditures	-	(382,333)	(371,406)	10,927	0.00%	(371,408)
Net change in fund balance	\$ -	\$ (382,333)	\$ (371,406)	\$ 10,927	0.00%	\$ (371,408)
FUND BALANCE, BEGINNING (OCT 1, 2023)	5,776,642	5,776,642	5,776,642			
FUND BALANCE, ENDING	\$ 5,776,642	\$ 5,394,309	\$ 5,405,236			

CELEBRATION
Community Development District

Series 2013A Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	OCT-23 ACTUAL
REVENUES						
Interest - Investments	\$ 4,000	\$ 333	\$ 2,430	\$ 2,097	60.75%	\$ 2,429
Special Assmnts- Tax Collector	424,665	-	-	-	0.00%	-
Special Assmnts- Discounts	(16,987)	-	-	-	0.00%	-
TOTAL REVENUES	411,678	333	2,430	2,097	0.59%	2,429
EXPENDITURES						
Administration						
Misc-Assessment Collection Cost	8,493	-	-	-	0.00%	-
Total Administration	8,493	-	-	-	0.00%	-
Debt Service						
Debt Retirement Series A	235,000	-	-	-	0.00%	-
Interest Expense Series A	161,431	-	-	-	0.00%	-
Total Debt Service	396,431	-	-	-	0.00%	-
TOTAL EXPENDITURES	404,924	-	-	-	0.00%	-
Excess (deficiency) of revenues						
Over (under) expenditures	6,754	333	2,430	2,097	n/a	2,429
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	6,754	-	-	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	6,754	-	-	-	0.00%	-
Net change in fund balance	\$ 6,754	\$ 333	\$ 2,430	\$ 2,097	n/a	\$ 2,429
FUND BALANCE, BEGINNING (OCT 1, 2023)	602,056	602,056	602,056			
FUND BALANCE, ENDING	\$ 608,810	\$ 602,389	\$ 604,486			

CELEBRATION
Community Development District

Series 2021 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	OCT-23 ACTUAL
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 1,497	\$ 1,497	0.00%	\$ 1,497
Special Assmnts- Tax Collector	440,598	-	-	-	0.00%	-
Special Assmnts- Discounts	(17,624)	-	-	-	0.00%	-
TOTAL REVENUES	422,974	-	1,497	1,497	0.35%	1,497
EXPENDITURES						
Administration						
Misc-Assessment Collection Cost	8,812	-	-	-	0.00%	-
Total Administration	8,812	-	-	-	0.00%	-
Debt Service						
Debt Retirement Series A	165,000	-	-	-	0.00%	-
Interest Expense Series A	247,306	-	-	-	0.00%	-
Total Debt Service	412,306	-	-	-	0.00%	-
TOTAL EXPENDITURES	421,118	-	-	-	0.00%	-
Excess (deficiency) of revenues						
Over (under) expenditures	1,856	-	1,497	1,497	n/a	1,497
OTHER FINANCING SOURCES (USES)						
Operating Transfers-Out	-	-	(910)	(910)	0.00%	(910)
Contribution to (Use of) Fund Balance	1,856	-	-	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	1,856	-	(910)	(910)	n/a	(910)
Net change in fund balance	\$ 1,856	\$ -	\$ 587	\$ 587	n/a	\$ 587
FUND BALANCE, BEGINNING (OCT 1, 2023)	343,996	-	343,996			
FUND BALANCE, ENDING	\$ 345,852	\$ -	\$ 344,583			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	OCT-23 ACTUAL
<u>REVENUES</u>						
Interest - Investments	\$ -	\$ -	\$ 51	\$ 51	0.00%	\$ 51
TOTAL REVENUES	-	-	51	51	0.00%	51
<u>EXPENDITURES</u>						
TOTAL EXPENDITURES	-	-	-	-	0.00%	-
<u>Reserves</u>						
	-	-	-	-	0.00%	-
Total Reserves	-	-	-	-	0.00%	-
TOTAL EXPENDITURES	-	-	-	-	0.00%	-
Excess (deficiency) of revenues						
Over (under) expenditures	-	-	51	51	0.00%	51
Net change in fund balance	\$ -	\$ -	\$ 51	\$ 51	0.00%	\$ 51
FUND BALANCE, BEGINNING (OCT 1, 2023)	-	-	116,087			
FUND BALANCE, ENDING	\$ -	\$ -	\$ 116,138			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	OCT-23 ACTUAL
<u>REVENUES</u>						
Interest - Investments	\$ -	\$ -	\$ 188	\$ 188	0.00%	\$ 188
TOTAL REVENUES	-	-	188	188	0.00%	188
<u>EXPENDITURES</u>						
TOTAL EXPENDITURES	-	-	-	-	0.00%	-
<u>Reserves</u>						
	-	-	-	-	0.00%	-
Total Reserves	-	-	-	-	0.00%	-
TOTAL EXPENDITURES	-	-	-	-	0.00%	-
Excess (deficiency) of revenues						
Over (under) expenditures	-	-	188	188	0.00%	188
<u>OTHER FINANCING SOURCES (USES)</u>						
Interfund Transfer - In	-	-	910	910	0.00%	910
TOTAL FINANCING SOURCES (USES)	-	-	910	910	0.00%	910
Net change in fund balance	\$ -	\$ -	\$ 1,098	\$ 1,098	0.00%	\$ 1,098
FUND BALANCE, BEGINNING (OCT 1, 2023)	-	-	42,812			
FUND BALANCE, ENDING	\$ -	\$ -	\$ 43,910			

**Notes to the Financial Statements
October 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
- **Prepaid Items** - Red Dot Chocolates
- **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
- **Sales Tax Payable** - Taxes paid to the State of Florida for rent revenue collected from IMS (maintenance building).
- **Other Current Liabilities** - AT&T easement agreement
- **Due to Other Funds** - Due to Debt Service from General Fund

► **Assigned to**

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

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

Financial Overview / Highlights

- Total general fund expenditures budget target is 8.33% and is approximately 8.42% compared to the adopted budget.

Variance Analysis

Revenues (General Fund)

Account Name	Adopted Budget	YTD Actual	% of Budget	Explanation
Other Miscellaneous Revenues	(\$400,000)	(\$5,080)	1%	M Family Foundation \$3,000; 5K Pink on Parade 2023 \$1,000; Prior year void check \$1,079; sales tax allowance credits \$1

Expenditures (General Fund)

Account Name	YTD Budget	YTD Actual	% of Budget	Explanation
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Administration

Proserv-Trustee Fees	\$8,081	\$7,745	96%	U.S. Bank fees, Series 2013A & 2021 paid in full
Proserv-Website Development	\$2,000	\$1,553	78%	Innersync Studio fees to-date
Proserv-Answering Service	\$3,500	\$953	27%	Sunshine Communication to-date
Insurance - General Liability	\$68,149	\$95,948	141%	EGIS Insurance Advisors LLC

Physical Environment

Contracts-Water Quality	\$22,000	\$0	0%	Contractual account use as needed
Contracts-Aquatic Control	\$146,832	\$11,489	8%	Budget \$11,736 per month, actual \$11,488.50 per month

Flood Control/Stormwater Mgmt

R&M-Stormwater System	\$30,000	\$5,675	19%	All Florida Septic storm water system \$5,675
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Field

Contracts-Mulch	\$106,260	\$0	0%	Contractual account use as needed
Contracts-Trees & Trimming	\$147,760	\$0	0%	Contractual account use as needed
Contracts-Annuaals	\$16,380	\$0	0%	Contractual account use as needed
Electricity - General	\$45,000	\$4,600	10%	Duke Energy charges have been on the increase
R&M-Equipment	\$20,000	\$3,858	19%	Cargo container \$3,825; street cleaner repair \$33
R&M-Irrigation	\$65,000	\$6,985	11%	Irrigation repairs/supplies to-date
Building Op Costs	\$15,000	\$1,463	10%	District operating costs to-date

Reserves

Reserves-Annual Contribution	\$350,000	\$48,816	14%	Alley Ways West asphalt paving work
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CELEBRATION
Community Development District

Supporting Schedules

October 31, 2023

Cash and Investment Report
October 31, 2023

<u>Investment Type</u>	<u>Bank Name</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
<u>General Fund</u>				
Demand Deposit Account	SouthState Bank	n/a	0.00%	\$1,030,909
Government Interest	Valley National Bank	n/a	5.04%	631,129
			Subtotal	1,662,038
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	2,000,000
Public Funds MMA Variance Account	BankUnited	n/a	5.45%	121,143
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	2,666,413
GF Subtotal				\$6,449,594

Debt Service and Capital Projects Funds
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<u>Investment Type</u>	<u>Bank Name</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
<u>Debt Service and Capital Project Funds</u>				
Series 2013A				
First American Government Obligation Fund	US Bank, Prepayment Fund	n/a	4.97%	252
First American Government Obligation Fund	US Bank, Reserve Fund	n/a	4.97%	196,688
First American Government Obligation Fund	US Bank, Revenue Fund	n/a	4.97%	404,283
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%	134,117
			Subtotal	942,420
Business Money Market Checking	SouthState Bank	n/a	0.50%	116,126
			Subtotal	116,126
Series 2021				
US Bank Nat'l Association Commercial Paper	US Bank, Construction Fund	n/a	5.35%	43,910
Total				\$7,552,049

CELEBRATION

Community Development District

General Fund**Capital Projects**

October 31, 2023

<u>Description</u>	<u>Budget</u>	<u>Actual</u>	<u>Balance</u>
Bollard Repair	\$ 24,500	\$ -	\$ 24,500
Fountain Repairs	15,000	-	15,000
Furniture Replacement	100,000	-	100,000
Streetlight Painting (1)	40,000	1,105	38,895
Utility Vehicle	12,000	-	12,000
Total Capital Projects	\$ 191,500	\$ 1,105	\$ 178,395

(1) PPG Architectural Finishes

CELEBRATION

Community Development District

General Fund**Right-of-Way Fees Electricity**

October 31, 2023

Posting Date	Payment Month	Amount \$
10/31/2023	October	\$ 80,000.00
11/30/2023	November	-
12/31/2023	December	-
1/31/2024	January	-
2/29/2024	February	-
3/31/2024	March	-
4/30/2024	April	-
5/31/2024	May	-
6/30/2024	June	-
7/31/2024	July	-
8/31/2024	August	-
9/30/2024	September	-
Total		\$ 80,000.00

Note: Oct will be received in mid Nov

For the Period from 10/1/23 to 9/30/24

[illegible]

CELEBRATION
Community Development District

Financial Report

November 30, 2023



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CELEBRATION
Community Development District

Financial Statements

(Unaudited)

November 30, 2023

CELEBRATION
Community Development District

Governmental Funds

Balance Sheet
November 30, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2013A DEBT SERVICE FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2002 CAPITAL PROJECTS FUND	SERIES 2021 CAPITAL PROJECTS FUND	TOTAL
ASSETS						
Cash - Checking Account	\$ 1,945,193	\$ -	\$ -	\$ -	\$ -	\$ 1,945,193
Accounts Receivable	132,044	-	-	-	-	132,044
Due From Other Gov'tl Units	80	-	-	-	-	80
Due From Other Funds	-	68,286	66,057	12	-	134,355
Investments:						
Certificates of Deposit - 12 Months	750,000	-	-	-	-	750,000
Certificates of Deposit - 6 Months	750,000	-	-	-	-	750,000
Certificates of Deposit - 3 Months	506,682	-	-	-	-	506,682
Money Market Account	121,672	-	-	116,174	-	237,846
Treasury Bills (6 months)	2,691,536	-	-	-	-	2,691,536
Construction Fund	-	-	-	-	45,049	45,049
Prepayment Account	-	253	81	-	-	334
Reserve Fund	-	196,688	207,000	-	-	403,689
Revenue Fund	-	326,221	11,074	-	-	337,295
FMV Adjustment	2,362	-	-	-	-	2,362
Prepaid Items	2,875	-	-	-	-	2,875
Deposits	3,804	-	-	-	-	3,804
TOTAL ASSETS	\$ 6,906,248	\$ 591,448	\$ 284,212	\$ 116,186	\$ 45,049	\$ 7,943,145
LIABILITIES						
Accounts Payable	\$ 222,029	\$ -	\$ -	\$ -	\$ -	\$ 222,029
Accrued Expenses	191,225	-	-	-	-	191,225
Unearned Revenue	556,789	-	-	-	-	556,789
Due To Other Districts	110,581	-	-	-	-	110,581
Sales Tax Payable	41	-	-	-	-	41
Deposits	500	-	-	-	-	500
Other Current Liabilities	206,677	-	-	-	-	206,677
Due To Other Funds	134,355	-	-	-	-	134,355
TOTAL LIABILITIES	1,422,197	-	-	-	-	1,422,197

CELEBRATION
Community Development District

Governmental Funds

Balance Sheet
November 30, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2013A DEBT SERVICE FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2002 CAPITAL PROJECTS FUND	SERIES 2021 CAPITAL PROJECTS FUND	TOTAL
FUND BALANCES						
Nonspendable:						
Prepaid Items	2,875	-	-	-	-	2,875
Deposits	3,804	-	-	-	-	3,804
Restricted for:						
Debt Service	-	591,448	284,212	-	-	875,662
Capital Projects	-	-	-	116,186	45,049	161,235
Assigned to:						
Operating Reserves	1,157,075	-	-	-	-	1,157,075
Reserves - Annual Contribution	100,000	-	-	-	-	100,000
Reserves - Assessment Stabilization	400,000	-	-	-	-	400,000
Reserves - Boardwalk & Trail R&R	375,000	-	-	-	-	375,000
Reserves - Capital Projects	1,016,278	-	-	-	-	1,016,278
Reserves - Disaster Relief	755,974	-	-	-	-	755,974
Reserves - Roads & Alleyways	112,452	-	-	-	-	112,452
Reserves - Self Insurance	79,300	-	-	-	-	79,300
Unassigned:	1,481,293	-	-	-	-	1,481,293
TOTAL FUND BALANCES	\$ 5,484,051	\$ 591,448	\$ 284,212	\$ 116,186	\$ 45,049	\$ 6,520,948
TOTAL LIABILITIES & FUND BALANCES	\$ 6,906,248	\$ 591,448	\$ 284,212	\$ 116,186	\$ 45,049	\$ 7,943,145

CELEBRATION
Community Development District

General Fund

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-23 ACTUAL
REVENUES						
Interest - Investments	\$ 300,000	\$ 50,000	\$ 59,764	\$ 9,764	19.92%	\$ 55,189
Right-of-Way Fees Electricity	955,000	159,166	171,960	12,794	18.01%	91,960
Right-of-Way Fees Gas	5,000	834	438	(396)	8.76%	208
Interlocal Agreement - Enterprise (Security)	20,000	-	-	-	0.00%	-
Interlocal Agreement - Enterprise (Field)	20,000	-	-	-	0.00%	-
Interest - Tax Collector	2,500	-	-	-	0.00%	-
Building Rental Income	19,619	1,082	1,082	-	5.52%	541
Building Operating Cost Income	14,448	2,408	2,408	-	16.67%	1,204
Special Assmnts- Tax Collector	3,910,243	651,707	613,677	(38,030)	15.69%	613,677
Special Assmnts- CDD Collected	6,218	-	-	-	0.00%	-
Special Assmnts- Discounts	(156,410)	(26,068)	(11,777)	14,291	7.53%	(11,777)
Other Miscellaneous Revenues	400,000	33,333	10,071	(23,262)	2.52%	4,990
TOTAL REVENUES	5,496,618	872,462	847,623	(24,839)	15.42%	755,992

EXPENDITURES

Administration

P/R-Board of Supervisors	10,200	1,600	1,200	400	11.76%	800
FICA Taxes	780	122	77	45	9.87%	46
ProfServ-Arbitrage Rebate	1,200	-	-	-	0.00%	-
ProfServ-Dissemination Agent	2,000	-	2,000	(2,000)	100.00%	2,000
ProfServ-Engineering	24,000	4,000	9,673	(5,673)	40.30%	9,673
ProfServ-Legal Services	40,000	6,666	5,525	1,141	13.81%	5,525
ProfServ-Mgmt Consulting	100,494	16,749	16,749	-	16.67%	8,375
ProfServ-Property Appraiser	3,000	3,000	2	2,998	0.07%	2
ProfServ-Special Assessment	24,612	-	-	-	0.00%	-
ProfServ-Trustee Fees	8,081	8,081	7,745	336	95.84%	-
ProfServ-Web Site Development	2,000	1,553	1,553	-	77.65%	-
ProfServ- Answering Service	3,500	584	1,565	(981)	44.71%	613
ProfServ-Incorporation Study Legal	20,000	-	63	(63)	0.32%	63
Auditing Services	5,000	-	-	-	0.00%	-
Communication - Telephone	10,000	1,666	635	1,031	6.35%	318
Postage and Freight	700	116	50	66	7.14%	50
Insurance - General Liability	68,149	68,149	95,948	(27,799)	140.79%	-
Insurance-Workmans Comp	850	850	850	-	100.00%	-
Printing and Binding	3,800	634	-	634	0.00%	-
Legal Advertising	1,800	300	-	300	0.00%	-
Misc-Assessment Collection Cost	78,205	13,034	24,829	(11,795)	31.75%	24,829
Office Supplies	3,000	500	172	328	5.73%	172
Software	17,000	-	-	-	0.00%	-
Annual District Filing Fee	175	175	175	-	100.00%	175
Total Administration	428,546	127,779	168,811	(41,032)	39.39%	52,641

Public Safety

Security Service - Sheriff	200,000	33,334	35,905	(2,571)	17.95%	22,304
Total Public Safety	200,000	33,334	35,905	(2,571)	17.95%	22,304

CELEBRATION
Community Development District

General Fund

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-23 ACTUAL
<u>Physical Environment</u>						
Contracts-Water Quality	22,000	3,666	-	3,666	0.00%	-
Contracts-Aquatic Control	146,832	24,472	22,977	1,495	15.65%	11,489
Contracts-Pest Control	249,029	41,504	41,505	(1)	16.67%	20,752
R&M-Wetland	1,000	166	-	166	0.00%	-
Total Physical Environment	418,861	69,808	64,482	5,326	15.39%	32,241
<u>Flood Control/Stormwater Mgmt</u>						
R&M-Canal Bank Restoration	100,000	16,666	-	16,666	0.00%	-
R&M-Stormwater System	30,000	5,000	15,335	(10,335)	51.12%	9,660
Total Flood Control/Stormwater Mgmt	130,000	21,666	15,335	6,331	11.80%	9,660
<u>Field</u>						
ProfServ-Field Management	1,142,883	190,481	190,481	-	16.67%	95,240
Contracts-Fountain	7,938	1,324	1,323	1	16.67%	662
Contracts-Mulch	117,638	19,606	71,798	(52,192)	61.03%	71,798
Contracts-Irrigation	96,696	16,116	16,116	-	16.67%	8,058
Contracts-Trees & Trimming	170,500	28,416	-	28,416	0.00%	-
Contracts-Shrub Maintenance	262,930	43,822	43,822	-	16.67%	21,911
Contracts-Annuaals	16,380	2,730	-	2,730	0.00%	-
Contracts-General Site/ Trash and Debris	51,000	8,500	8,500	-	16.67%	4,250
Contracts-Ground/Turf/Tree/Maintenance	648,646	108,108	108,108	-	16.67%	54,054
Fuel, Gasoline and Oil	15,000	2,500	1,481	1,019	9.87%	426
Electricity - General	45,000	7,500	9,200	(1,700)	20.44%	4,600
Utility - Refuse Removal	18,000	3,000	3,256	(256)	18.09%	2,690
Rentals - General	3,000	500	410	90	13.67%	111
R&M-Aeration	25,000	4,166	963	3,203	3.85%	-
R&M-Boardwalks	25,000	4,166	3,959	207	15.84%	1,840
R&M-Common Area	60,000	10,000	4,864	5,136	8.11%	2,835
R&M-Equipment	20,000	3,334	3,947	(613)	19.74%	89
R&M-Fountain	10,000	1,666	1,496	170	14.96%	921
R&M-Other Landscape	200,000	33,334	4,977	28,357	2.49%	1,342
R&M-Irrigation	65,000	10,834	16,979	(6,145)	26.12%	9,993
R&M-Roads & Alleyways	18,000	3,000	750	2,250	4.17%	-
R&M-Sidewalks	200,000	33,334	31,410	1,924	15.71%	31,388
R&M-Pressure Washing	10,000	1,666	681	985	6.81%	571
R&M- Tree Removal/Replacement	90,000	15,000	15,648	(648)	17.39%	12,648
R&M-Fire Equipment	1,100	184	140	44	12.73%	140
R&M-Painting	10,000	1,666	290	1,376	2.90%	-
Misc-Contingency	15,000	2,500	47	2,453	0.31%	47
Building Op Costs	15,000	2,500	2,401	99	16.01%	938
Total Field	3,359,711	559,953	543,047	16,906	16.16%	326,552
<u>Capital Expenditures & Projects</u>						
Capital Projects	191,500	1,105	110,300	(109,195)	57.60%	109,195
Total Capital Expenditures & Projects	191,500	1,105	110,300	(109,195)	57.60%	109,195

CELEBRATION
Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-23 ACTUAL
<u>Road and Street Facilities</u>						
Electricity - Streetlights	175,000	29,166	31,595	(2,429)	18.05%	15,796
R&M-Road Cleaning	108,000	18,000	19,250	(1,250)	17.82%	11,000
R&M-Streetlights	120,000	20,000	76,452	(56,452)	63.71%	70,721
R&M-Signage/Radar Sign Maintenance	15,000	2,500	-	2,500	0.00%	-
Total Road and Street Facilities	418,000	69,666	127,297	(57,631)	30.45%	97,517
<u>Reserves</u>						
Reserves-Annual Contribution	350,000	48,816	115,886	(67,070)	33.11%	67,070
Total Reserves	350,000	48,816	115,886	(67,070)	33.11%	67,070
TOTAL EXPENDITURES & RESERVES	5,496,618	932,127	1,181,063	(248,936)	21.49%	717,180
Excess (deficiency) of revenues						
Over (under) expenditures	-	(59,665)	(333,440)	(273,775)	0.00%	38,812
Net change in fund balance	\$ -	\$ (59,665)	\$ (333,440)	\$ (273,775)	0.00%	\$ 38,812
FUND BALANCE, BEGINNING (OCT 1, 2023)	5,817,491	5,817,491	5,817,491			
FUND BALANCE, ENDING	\$ 5,817,491	\$ 5,757,826	\$ 5,484,051			

CELEBRATION
Community Development District

Series 2013A Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-23 ACTUAL
REVENUES						
Interest - Investments	\$ 4,000	\$ 666	\$ 4,960	\$ 4,294	124.00%	\$ 2,530
Special Assmnts- Tax Collector	424,665	70,778	69,148	(1,630)	16.28%	69,148
Special Assmnts- Discounts	(16,987)	(2,831)	(1,327)	1,504	7.81%	(1,327)
TOTAL REVENUES	411,678	68,613	72,781	4,168	17.68%	70,351
EXPENDITURES						
Administration						
Misc-Assessment Collection Cost	8,493	1,416	2,798	(1,382)	32.94%	2,798
Total Administration	8,493	1,416	2,798	(1,382)	32.94%	2,798
Debt Service						
Debt Retirement Series A	235,000	-	-	-	0.00%	-
Interest Expense Series A	161,431	80,716	80,591	125	49.92%	80,591
Total Debt Service	396,431	80,716	80,591	125	20.33%	80,591
TOTAL EXPENDITURES	404,924	82,132	83,389	(1,257)	20.59%	83,389
Excess (deficiency) of revenues						
Over (under) expenditures	6,754	(13,519)	(10,608)	2,911	n/a	(13,038)
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	6,754	-	-	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	6,754	-	-	-	0.00%	-
Net change in fund balance	\$ 6,754	\$ (13,519)	\$ (10,608)	\$ 2,911	n/a	\$ (13,038)
FUND BALANCE, BEGINNING (OCT 1, 2023)	602,056	602,056	602,056			
FUND BALANCE, ENDING	\$ 608,810	\$ 588,537	\$ 591,448			

CELEBRATION
Community Development District

Series 2021 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-23 ACTUAL
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 3,048	\$ 3,048	0.00%	\$ 1,550
Special Assmnts- Tax Collector	440,598	73,433	66,647	(6,786)	15.13%	66,647
Special Assmnts- Discounts	(17,624)	(2,937)	(1,279)	1,658	7.26%	(1,279)
TOTAL REVENUES	422,974	70,496	68,416	(2,080)	16.17%	66,918
EXPENDITURES						
Administration						
Misc-Assessment Collection Cost	8,812	1,469	2,696	(1,227)	30.59%	2,696
Total Administration	8,812	1,469	2,696	(1,227)	30.59%	2,696
Debt Service						
Debt Retirement Series A	165,000	-	-	-	0.00%	-
Interest Expense Series A	247,306	123,653	123,653	-	50.00%	123,653
Total Debt Service	412,306	123,653	123,653	-	29.99%	123,653
TOTAL EXPENDITURES	421,118	125,122	126,349	(1,227)	30.00%	126,349
Excess (deficiency) of revenues						
Over (under) expenditures	1,856	(54,626)	(57,933)	(3,307)	n/a	(59,431)
OTHER FINANCING SOURCES (USES)						
Operating Transfers-Out	-	-	(1,851)	(1,851)	0.00%	(941)
Contribution to (Use of) Fund Balance	1,856	-	-	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	1,856	-	(1,851)	(1,851)	n/a	(941)
Net change in fund balance	\$ 1,856	\$ (54,626)	\$ (59,784)	\$ (5,158)	n/a	\$ (60,372)
FUND BALANCE, BEGINNING (OCT 1, 2023)	343,996	343,996	343,996			
FUND BALANCE, ENDING	\$ 345,852	\$ 289,370	\$ 284,212			

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-23 ACTUAL
<u>REVENUES</u>						
Interest - Investments	\$ -	\$ -	\$ 99	\$ 99	0.00%	\$ 48
TOTAL REVENUES	-	-	99	99	0.00%	48
<u>EXPENDITURES</u>						
TOTAL EXPENDITURES	-	-	-	-	0.00%	-
Excess (deficiency) of revenues						
Over (under) expenditures	-	-	99	99	0.00%	48
Net change in fund balance	\$ -	\$ -	\$ 99	\$ 99	0.00%	\$ 48
FUND BALANCE, BEGINNING (OCT 1, 2023)	-	-	116,087			
FUND BALANCE, ENDING	\$ -	\$ -	\$ 116,186			

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-23 ACTUAL
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 386	\$ 386	0.00%	\$ 199
TOTAL REVENUES	-	-	386	386	0.00%	199
EXPENDITURES						
TOTAL EXPENDITURES	-	-	-	-	0.00%	-
Excess (deficiency) of revenues						
Over (under) expenditures	-	-	386	386	0.00%	199
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	-	-	1,851	1,851	0.00%	941
TOTAL FINANCING SOURCES (USES)	-	-	1,851	1,851	0.00%	941
Net change in fund balance	\$ -	\$ -	\$ 2,237	\$ 2,237	0.00%	\$ 1,140
FUND BALANCE, BEGINNING (OCT 1, 2023)	-	-	42,812			
FUND BALANCE, ENDING	\$ -	\$ -	\$ 45,049			

**Notes to the Financial Statements
November 30, 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
- **Prepaid Items** - Red Dot Chocolates
- **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
- **Sales Tax Payable** - Taxes paid to the State of Florida for rent revenue collected from IMS (maintenance building).
- **Other Current Liabilities** - AT&T easement agreement
- **Due to Other Funds** - Due to Debt Service from General Fund

► **Assigned to**

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

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

Financial Overview / Highlights

- Total general fund expenditures budget target is 16.67% and is approximately 19% compared to the adopted budget.

Variance Analysis

Revenues (General Fund)

Account Name	Adopted Budget	YTD Actual	% of Budget	Explanation
Other Miscellaneous Revenues	(\$400,000)	(\$10,071)	3%	M Family Foundation \$3,000; 5K Pink on Parade 2023 \$1,000; Prior year void check \$1,079; Teak Benches \$4,990; sales tax allowance credits \$2

Expenditures (General Fund)

Account Name	YTD Budget	YTD Actual	% of Budget	Explanation
<u>Administration</u>				
Proserv-Engineering	\$24,000	\$9,673	40%	Hanson, Walter fees thru October 2023
Proserv-Trustee Fees	\$8,081	\$7,745	96%	U.S. Bank fees, Series 2013A & 2021 paid in full
Proserv-Website Development	\$2,000	\$1,553	78%	Innersync Studio fees to-date
Proserv-Answering Service	\$3,500	\$1,565	45%	Sunshine Communication to-date
Insurance - General Liability	\$68,149	\$95,948	141%	EGIS Insurance Advisors LLC
<u>Public Safety</u>				
Security Service - Sheriff	\$200,000	\$35,905	18%	Osceola Sheriff thru mid Nov 2023
<u>Physical Environment</u>				
Contracts-Water Quality	\$22,000	\$0	0%	Contractual account use as needed
Contracts-Aquatic Control	\$146,832	\$22,977	16%	Budget \$12,236 per month, actual \$11,488.50 per month
<u>Flood Control/Stormwater Mgmt</u>				
R&M-Stormwater System	\$30,000	\$15,335	51%	All Florida Septic storm water system \$5,675; Sunbelt Metal aluminum grates \$9,660
<u>Field</u>				
Contracts-Mulch	\$106,260	\$71,798	68%	Contractual account use as needed
Contracts-Trees & Trimming	\$147,760	\$0	0%	Contractual account use as needed
Contracts-Annals	\$16,380	\$0	0%	Contractual account use as needed
Electricity - General	\$45,000	\$9,200	20%	Duke Energy charges have been on the increase
Utility - Refuse Removal	\$18,000	\$3,256	18%	Republic Services removals higher than anticipated

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

Account Name	Adopted Budget	YTD Actual	% of Budget	Explanation
R&M-Equipment	\$20,000	\$3,947	20%	Cargo container \$3,825; other supplies \$122
R&M-Irrigation	\$65,000	\$16,613	26%	Irrigation repairs/supplies to-date
R&M-Tree Removal/Replacement	\$90,000	\$15,648	17%	Tree removals to-date
<u>Capital Expenditures & Projects</u>				
Capital Outlay	\$191,500	\$18,145	0%	See schedule of financials
<u>Road and Street Facilities</u>				
Electricity - Streetlights	\$175,000	\$31,595	18%	Duke Energy to-date
R&M-Road Cleaning	\$108,000	\$19,250	18%	USA Seal & Swipe to-date
R&M-Streetlights	\$120,000	\$76,452	64%	Sternberg \$67,575 and other supplies
<u>Reserves</u>				
Reserves-Annual Contribution	\$350,000	\$115,886	33%	Alley Ways West asphalt paving work \$48,816; Artisan Park \$32,500; bypass pump \$34,570

CELEBRATION
Community Development District

Supporting Schedules

November 30, 2023

CELEBRATION

ALL FUNDS

Community Development District

**Non-Ad Valorem Special Assessments
Osceola County Tax Collector - Monthly Collection Report
For the Fiscal Year Ending September 30, 2024**

					Allocated by Fund		
Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	General Fund	Series 2013A Debt Service Fund	Series 2021 Debt Service Fund
ASSESSMENTS LEVIED				\$ 4,775,506	\$ 3,910,243	\$ 440,598	\$ 424,665
Allocation %				100%	82%	9.23%	9%
Real Estate Installment							
11/10/23	\$ 32,870	\$ 671	\$ 1,757	\$ 35,297	\$ 28,902	\$ 3,257	\$ 3,139
Real Estate Current							
11/24/23	671,897	13,712	28,566	714,175	584,775	65,891	63,508
TOTAL	\$ 704,766	\$ 14,383	\$ 30,323	\$ 749,472	\$ 613,677	\$ 69,148	\$ 66,647
% COLLECTED				16%	16%	16%	16%
TOTAL OUTSTANDING				\$ 4,026,034	\$ 3,296,566	\$ 371,450	\$ 358,017

Cash and Investment Report
November 30, 2023

<u>Investment Type</u>	<u>Bank Name</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
<u>General Fund</u>				
Demand Deposit Account	SouthState Bank	n/a	0.00%	\$1,875,576
Government Interest	Valley National Bank	n/a	5.38%	76,300
			Subtotal	1,951,875
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	Pending	Pending	506,682
			Subtotal	2,006,682
Public Funds MMA Variance Account	BankUnited	n/a	5.45%	121,672
U.S. Treasury Bill (6 months)	Valley National Bank	2/24/2024	5.25%	665,536
U.S. Treasury Bill (6 months)	Valley National Bank	5/23/2024	5.22%	2,026,000
			Subtotal	2,691,536
GF Subtotal				\$6,771,765

Debt Service and Capital Projects Funds
--

<u>Investment Type</u>	<u>Bank Name</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
<u>Debt Service and Capital Project Funds</u>				
Series 2013A				
First American Government Obligation Fund	US Bank, Prepayment Fund	n/a	4.98%	253
First American Government Obligation Fund	US Bank, Reserve Fund	n/a	4.98%	196,688
First American Government Obligation Fund	US Bank, Revenue Fund	n/a	4.98%	326,221
Series 2021				
US Bank Nat'l Association Commercial Paper	US Bank, Prepayment Account	n/a	5.30%	81
US Bank Nat'l Association Commercial Paper	US Bank, Reserve Fund	n/a	5.30%	207,000
US Bank Nat'l Association Commercial Paper	US Bank, Revenue Fund	n/a	5.30%	11,074
			Subtotal	741,316
Business Money Market Checking	SouthState Bank	n/a	0.50%	116,174
			Subtotal	116,174
Series 2021				
US Bank Nat'l Association Commercial Paper	US Bank, Construction Fund	n/a	5.30%	45,049
Total				\$7,674,304

CELEBRATION

Community Development District

General Fund

Capital Projects
November 30, 2023

<u>Description</u>	<u>Budget</u>	<u>Actual</u>	<u>Balance</u>
Bollard Repair	\$ 24,500	\$ -	\$ 24,500
Fountain Repairs	15,000	-	15,000
Furniture Replacement (1)	100,000	2,306	97,694
Streetlight Painting (2)	40,000	15,839	24,161
Utility Vehicle	12,000	-	12,000
Total Capital Projects	\$ 191,500	\$ 18,145	\$ 161,355

(1) Westminster Teak, teak bench

(2) PPG Architectural Finishes & RSP Painting LLC

CELEBRATION

Community Development District

General Fund**Right-of-Way Fees Electricity**

November 30, 2023

Posting Date	Payment Month	Amount \$
10/31/2023	October	\$ 91,960.28
11/30/2023	November	80,000.00
12/31/2023	December	-
1/31/2024	January	-
2/29/2024	February	-
3/31/2024	March	-
4/30/2024	April	-
5/31/2024	May	-
6/30/2024	June	-
7/31/2024	July	-
8/31/2024	August	-
9/30/2024	September	-
Total		\$ 171,960.28

Note: Nov will be received in mid Dec

For the Period from 10/1/23 to 9/30/24

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
		10/01/23		BEGINNING BALANCE		BALANCE FORWARD FROM FY 2023			(\$27,460.19)
ACH	ACH	10/19/23	Vendor	DUKE ENERGY-ACH	092823 ACH	BILL PRD 8/29-9/26/23	Due To Other Districts	206500	(\$13,949.02)
ACH	ACH	11/29/23	Vendor	DUKE ENERGY-ACH	103023 ACH	BILL PRD 9/27-10/26/23	Due To Other Districts	206500	(\$13,945.80)
DEP		11/30/23	Vendor	CELEBRATION	DEPOSIT	DUE FR ENTERPRISE FIELD STAFF SALARIES	Due To Other Districts	206500	(\$20,000.00)
DEP		11/30/23	Vendor	CELEBRATION	DEPOSIT	DUE FR ENTERPRISE ANNUAL SECURITY	Due To Other Districts	206500	(\$22,225.60)
JE	ACCRUAL	11/30/23	Vendor	DUKE ENERGY-ACH	ACCRUAL	BILL PRD NOV 2023	Due To Other Districts	206500	(\$13,000.00)
DUE TO OTHER DISTRICTS A/C #206500									(\$110,580.61)

Section 7

Business Matters

Subsection 7A

Ratification of Resolution 2024-01

RESOLUTION 2024-01

**A RESOLUTION AMENDING THE CELEBRATION
COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND
BUDGET FOR FISCAL YEAR 2023.**

WHEREAS, the Board of Supervisors (“Board”) of the Celebration Community Development District (“District”) adopted a general fund budget for fiscal year 2023, which fiscal year began October 1, 2022, and concluded September 30, 2023 (“Fiscal Year 2023”); and

WHEREAS, the Board desires to reallocate funds budgeted to reappropriate revenues and expenses approved during Fiscal Year 2023.

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

1. The general fund budget is hereby amended in accordance with Exhibit A, attached.
2. This Resolution shall become effective this 29th day of November, 2023, and be reflected in the monthly and Fiscal Year 2023 end September 30, 2023, financial statements and audited financial statements of the District.

APPROVED AND EXECUTED THIS, 29TH DAY OF NOVEMBER, 2023.

Secretary/Assistant Secretary

Chair/Vice Chair

CELEBRATION

Community Development District

General Fund

Proposed Budget Amendment
For the Period Ending September 30, 2023

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES					
Interest - Investments	\$ 162,000	\$ -	\$ 162,000	\$ 325,484	\$ 163,484
Right-of-Way Fees Electricity	950,000	-	950,000	1,019,168	69,168
Right-of-Way Fees Telecom.	31,759	-	31,759	18,415	(13,344)
Right-of-Way Fees Gas	1,282	-	1,282	4,035	2,753
Interlocal Agreement - Enterprise (Security)	20,000	-	20,000	22,226	2,226
Interlocal Agreement - Enterprise (Field)	20,000	-	20,000	20,000	-
Interest - Tax Collector	10	-	10	3,021	3,011
Building Rental Income	19,619	-	19,619	19,619	-
Building Operating Cost Income	14,448	-	14,448	14,448	-
Special Assmnts- Tax Collector	3,311,044	-	3,311,044	3,311,968	924
Special Assmnts- CDD Collected	5,581	-	5,581	5,581	-
Special Assmnts- Discounts	(132,442)	-	(132,442)	(120,627)	11,815
Other Miscellaneous Revenues	350,000	-	350,000	17,346	(332,654)
TOTAL REVENUES	4,753,301	-	4,753,301	4,660,684	(92,617)
EXPENDITURES					
Administration					
P/R-Board of Supervisors	10,200	-	10,200	8,200	2,000
FICA Taxes	780	-	780	566	214
ProfServ-Arbitrage Rebate	1,200	-	1,200	-	1,200
ProfServ-Dissemination Agent	2,000	-	2,000	-	2,000
ProfServ-Engineering	24,000	-	24,000	53,625	(29,625)
ProfServ-Legal Services	40,000	-	40,000	63,811	(23,811)
ProfServ-Mgmt Consulting	96,591	-	96,591	96,591	-
ProfServ-Property Appraiser	1,400	-	1,400	2,886	(1,486)
ProfServ-Special Assessment	24,612	-	24,612	24,612	-
ProfServ-Trustee Fees	10,000	-	10,000	8,418	1,582
ProfServ-Web Site Development	2,000	-	2,000	2,018	(18)
ProfServ- Answering Service	2,700	-	2,700	4,830	(2,130)
ProfServ-Incorporation Study Legal	30,000	-	30,000	1,303	28,697
Auditing Services	5,000	-	5,000	5,000	-
Communication - Telephone	11,000	-	11,000	6,622	4,378
Postage and Freight	700	-	700	8,847	(8,147)
Insurance - General Liability	55,000	-	55,000	74,980	(19,980)
Insurance-Workmans Comp	300	-	300	1,700	(1,400)
Printing and Binding	3,800	-	3,800	728	3,072
Legal Advertising	1,800	-	1,800	2,157	(357)
Misc-Non Ad Valorem Taxes	750	-	750	-	750
Misc-Assessment Collection Cost	66,221	-	66,221	38,389	27,832
Misc-Contingency	3,000	-	3,000	19,971	(16,971)
Office Supplies	500	-	500	119	381

CELEBRATION

Community Development District

General Fund

Proposed Budget Amendment
For the Period Ending September 30, 2023

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Computer Supplies/Equipment	-	-	-	2,857	(2,857)
Annual District Filing Fee	175	-	175	175	-
Total Administration	393,729	-	393,729	428,405	(34,676)
<u>Public Safety</u>					
Contracts-Security Camera	-	-	-	24,800	(24,800)
Security Service - Sheriff	170,000	-	170,000	147,324	-
Total Public Safety	170,000	-	170,000	172,124	(24,800)
<u>Physical Environment</u>					
Contracts-Water Quality	22,000	-	22,000	20,875	1,125
Contracts-Aquatic Control	130,000	-	130,000	134,708	(4,708)
Contracts-Pest Control	249,029	-	249,029	249,029	-
R&M-Ponds	-	-	-	56,440	(56,440)
R&M-Wetland	1,000	-	1,000	-	1,000
Misc-Contingency	-	-	-	26,500	(26,500)
Total Physical Environment	402,029	-	402,029	487,552	(85,523)
<u>Flood Control/Stormwater Mgmt</u>					
R&M-Canal Bank Restoration	10,000	-	10,000	-	10,000
R&M-Stormwater System	33,768	-	33,768	12,743	21,025
Total Flood Control/Stormwater Mgmt	43,768	-	43,768	12,743	31,025
<u>Field</u>					
ProfServ-Field Management	1,120,473	-	1,120,473	1,120,473	-
Contracts-Fountain	8,500	-	8,500	7,844	656
Contracts-Mulch	105,638	-	105,638	71,760	33,878
Contracts-Irrigation	96,696	-	96,696	96,696	-
Contracts-Trees & Trimming	147,760	-	147,760	144,080	3,680
Contracts-Shrub Maintenance	262,930	-	262,930	262,930	-
Contracts-Annuaals	16,380	-	16,380	17,440	(1,060)
Contracts-General Site/ Trash and Debris	51,000	-	51,000	51,000	-
Contracts-Ground/Turf/Tree/Maintenance	648,646	-	648,646	648,646	-
Fuel, Gasoline and Oil	19,000	-	19,000	9,583	9,417
Electricity - General	35,000	-	35,000	51,673	(16,673)
Utility - Refuse Removal	17,000	-	17,000	18,426	(1,426)
Rentals - General	2,652	-	2,652	3,364	(712)
R&M-Aeration	25,000	-	25,000	10,004	14,996
R&M-Boardwalks	25,000	-	25,000	27,647	(2,647)
R&M-Common Area	60,000	-	60,000	51,407	8,593
R&M-Equipment	20,000	-	20,000	20,010	(10)
R&M-Fountain	10,000	-	10,000	15,528	(5,528)
R&M-Other Landscape	115,000	-	115,000	87,840	27,160
R&M-Irrigation	65,000	-	65,000	88,535	(23,535)

CELEBRATION

Community Development District

General Fund

Proposed Budget Amendment
For the Period Ending September 30, 2023

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
R&M-Roads & Alleyways	18,000	-	18,000	3,000	15,000
R&M-Sidewalks	200,000	-	200,000	193,934	6,066
R&M- Tree Removal/Replacement	60,000	-	60,000	78,681	(18,681)
R&M-Fire Equipment	1,100	-	1,100	1,022	78
R&M-Painting	10,000	-	10,000	3,359	6,641
Misc-Contingency	15,000	-	15,000	19,240	(4,240)
Building Op Costs	15,000	-	15,000	41,946	(26,946)
Capital Outlay	-	-	-	9,000	(9,000)
Total Field	3,170,775	-	3,170,775	3,155,068	15,707
<u>Capital Expenditures & Projects</u>					
Capital Projects	125,000	-	125,000	146,994	(21,994)
Total Capital Expenditures & Projects	125,000	-	125,000	146,994	(21,994)
<u>Road and Street Facilities</u>					
Electricity - Streetlights	140,000	50,000	190,000	180,365	9,635
R&M-Road Cleaning	78,000	15,000	93,000	85,000	8,000
R&M-Streetlights	120,000	10,000	130,000	117,477	12,523
R&M-Signage/Radar Sign Maintenance	10,000	1,000	11,000	10,245	755
Total Road and Street Facilities	348,000	76,000	424,000	393,087	30,913
<u>Reserves</u>					
Insurance - General Liability	-	5,000	5,000	5,000	-
R&M-Other Landscape	-	10,000	10,000	3,720	6,280
R&M-Irrigation	-	75,000	75,000	60,521	14,479
R&M-Roads & Alleyways	-	125,000	125,000	112,548	12,452
R&M-Sidewalks	-	50,000	50,000	33,897	16,103
R&M-Stormwater System	-	100,000	100,000	97,055	2,945
R&M-Emergency & Disaster Relief	-	55,000	55,000	52,002	2,998
R&M- Tree Removal/Replacement	-	1,000	1,000	651	349
Reserves-Annual Contribution	100,000	-	100,000	-	100,000
Total Reserves	100,000	421,000	521,000	365,394	155,606
TOTAL EXPENDITURES & RESERVES	4,753,301	497,000	5,250,301	5,161,367	88,934
Excess (deficiency) of revenues					
Over (under) expenditures	-	(497,000)	(497,000)	(500,683)	(3,683)
Net change in fund balance	-	(497,000)	(497,000)	(500,683)	(3,683)

CELEBRATION

Community Development District

General Fund

Proposed Budget Amendment
For the Period Ending September 30, 2023

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
FUND BALANCE, BEGINNING (OCT 1, 2022)	6,319,551	-	6,319,551	6,319,551	-
FUND BALANCE, ENDING	<u>\$ 6,319,551</u>	<u>\$ (497,000)</u>	<u>\$ 5,822,551</u>	<u>\$ 5,818,868</u>	<u>\$ (3,683)</u>

Subsection 7B

Resolution 2024-02

Resolution 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS RECOGNIZING THE CONTRIBUTIONS OF FRANKLIN HALL.

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

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

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

WHEREAS, Franklin Hall demonstrates a dedication and devotion to preserving and protecting the interests and infrastructure of the District, assuring the District’s infrastructure is maintained to the highest standards in a timely and economical way; and

WHEREAS, Mr. Hall performs tasks and special projects without complaint and on time, with a positive attitude toward colleagues and residents; and

WHEREAS, Mr. Hall continues to provide superior job performance and customer service, having been on staff for 13 years; and

WHEREAS, Mr. Hall’s experience, integrity, professionalism, and performance constitute a significant contribution to the continued outstanding success of the Celebration community; and

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

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

UNANIMOUSLY APPROVED and EXECUTED this 19th day of December, 2023.

Cassandra Starks, Seat 1, Assistant Secretary

David Hulme, Seat 2, Assistant Secretary

Greg Filak, Seat 3, Chairman

Tom Touzin, Seat 4, Vice Chairman

John McLaughlin, Seat 5, Assistant Secretary

Angel Montagna, Manager

Subsection 7C

Resolution 2024-03

RESOLUTION 2024-03

A RESOLUTION ELECTING OFFICERS OF THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Celebration Community Development District at a regular business meeting held on December 19, 2023, desires to appoint the below recited persons to the offices specified.

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

1. The following persons were appointed to the offices shown, to wit:

_____	Chairman
_____	Vice Chairman
<u>Angel Montagna</u>	Secretary
<u>Stephen Bloom</u>	Treasurer
<u>Angel Montagna</u>	Assistant Treasurer
<u>Kerry Satterwhite</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

PASSED AND ADOPTED THIS 19TH DAY OF DECEMBER, 2023.

Chairman/Vice Chairman

Secretary/Assistant Secretary

Subsection 7D

Landscape RFP (summary)

2023 Celebration CDD Landscape RFP Proposal Board Summary - General Maintenance

Vendor	Turf Maintenance	Shrub Maintenance	Tree Maintenance	General Site : Trash and Debris	Irrigation System Maintenance
ASI	\$ 727,188.00	\$ 293,792.00	\$ 59,000.00	\$ 44,000.00	\$ 374,400.00
BRIGHTVIEW	\$ 732,374.22	\$ 352,279.67	\$ 51,576.21	\$ 15,735.80	\$ 192,384.72
ROTOLO	\$ 582,073.04	\$ 212,686.16	\$ 51,505.08	\$ 81,548.18	\$ 134,828.11
UNITED LAND	\$ 634,230.00	\$ 241,763.00	\$ 26,544.00	\$ 31,460.00	\$ 129,989.00
YELLOWSTONE	\$ 894,444.00	\$ 468,900.00	\$ 94,860.00	\$ 54,996.00	\$ 216,720.00

2023 Celebration CDD Landscape RFP Proposal Board Summary - Annual Pricing by Vendor

Vendor	Year 1 Pricing	Year 2 Pricing	Year 3 Pricing	3-Year Grand Total
ASI	\$ 1,498,380.00	\$ 1,535,844.00	\$ 1,574,244.00	\$ 4,608,468.00
BRIGHTVIEW	\$ 1,344,350.62	\$ 1,344,350.62	\$ 1,411,568.15	\$ 4,100,269.39
ROTOLO	\$ 1,062,640.56	\$ 1,094,519.77	\$ 1,127,355.37	\$ 3,284,515.70
UNITED LAND	\$ 1,063,986.00	\$ 1,095,905.00	\$ 1,128,783.00	\$ 3,288,674.00
YELLOWSTONE	\$ 1,729,920.00	\$ 1,781,820.00	\$ 1,835,280.00	\$ 5,347,020.00

2023 Celebration CDD Landscape RFP Proposal Board Summary - Extra Services

Vendor	Pine Straw - Per	Pine Straw Bales/Total	Irrigation Tech	Annuals	Top Choice				
ASI	\$ 10.50	4,500/\$47,250.00	\$ 65.00	\$ 3,300.00	\$650.00 per acre				
BRIGHTVIEW	\$ 8.00	18,600/\$297,600.00	\$ 40.00	\$ 2,640.00	\$914.76 per acre				
ROTOLO	\$ 8.17	5,968/\$48,767.09	\$ 85.00	\$ 3,792.00	\$461.98 per acre				
UNITED LAND	\$ 9.00	4,285/\$38,585	\$ 75.00	\$ 2,400.00	\$450.00 per acre				
YELLOWSTONE	\$ 7.70	8,245/\$63,486.50	\$ 75.00	\$ 2,520.00	\$310.00 per acre				

Vendor	Year 4 optional	Year 5 optional pricing
ASI	\$ 1,613,604.00	\$ 1,653,948.00
BRIGHTVIEW	\$ 1,411,568.15	\$ 1,482,146.56
ROTOLO	\$ 1,161,176.03	\$ 1,196,011.31
UNITED LAND	\$ 1,128,783.00	\$ 1,128,783.00
YELLOWSTONE	\$ 1,890,336.00	\$ 1,947,048.00

ELECTRIC PRICING	Vendor	Electric Pricing/Turf Maintenance	Electrical/Shrub Maintenance
	ASI	NA	NA
	BRIGHTVIEW	NOTED SEE BELOW/\$352,279.67	NOTED SEE BELOW/\$51,576.21
	ROTOLO	\$ 727,591.30	\$ 265,857.70
	UNITED LAND	\$761,067.00	\$ 290,116.00
	YELLOWSTONE	\$ 1,196,760.00	\$ 531,240.00

Subsection 7E

Celebration News Article

Celebration Community Development District From the Board of Supervisors

Projects

As the new fiscal year began in October, the Celebration CDD (“District”) has been hard at work to improve multiple areas for the residents of Celebration. It is important to note that many of these projects may impact access to areas so please be cautious and follow all road signs.

Celebration Boulevard continues to have grass replacement done with no cost to the District as we enforce our contract with the vendor. Celebration Avenue near North Village is also getting a refresh with grass being replaced and small plants added in heavily shaded areas from S.R. 417 all the way to Golfpark. Smaller areas along Celebration Avenue will also be addressed in the form of grass replacement, landscaping enhancements, and tree trimming.

Water Street has had calla lilies added to fill in areas that were bare. We should be seeing the blooms appear beginning in the spring. Additional calla lilies will be added in the areas near Mirasol to fresh areas that have been in decline along the water edges.

In addition to landscaping, new benches and rocking chairs should be appearing around Lake Rianhard to replace the original benches. All other benches will be inspected, and either be targeted for replacement or refinished. Painting of street signs, poles, and street lights has begun in North Village and will slowly make its way through out Celebration. This is a very manual process, but the team is actively moving forward with this project.

Sidewalks in the areas of around Lake Rianhard will be addressed as well as parts of East Village. We continue to assess areas for next phases to address resident concerns. Alley repaving is near completion in Artisan Park, and we will be targeting the next village later in the year. Finally, in the coming months, smaller areas will be inspected in alleyways and smaller park areas to address concerns.

The District is committed to improving the community on a regular basis. Everything cannot be done at once, but feedback is essential. If you see any issues near your house or just walking along the sidewalk or trails, please let the District know. The easiest way to do this is through the My Celebration FL app which allows you use your geo location to route your request to the appropriate entity.

Celebration CDD Board of Supervisors

Subsection 7F

Mosquito Control

Celebration

Community Development District

610 Sycamore Street, Suite 140, Celebration, FL 34747
407-566-1935; FAX 407-566-4128

July 22, 2009

RECEIVED
Osceola County

JUL 29 2009

Environ. Lands
Conserv. Prgm.

Sherry Burroughs
Natural Resources Manager
Osceola County
One Courthouse Square, Suite 1400
Kissimmee, FL 34741

RE: Mosquito Control in Celebration

Dear Sherry:

I am writing on behalf of the Board of Supervisors ("Board") of the Celebration CDD regarding the County's mosquito control program within the Celebration community. At its meeting on July 21, 2009, the Board approved requesting that the County no longer include Celebration on your mosquito spraying schedule. The District has a contract with Clarke Mosquito Control to provide these services with a very extensive scope of services, and the Board feels there is not a need for the County to duplicate these services.

We know that a portion of the County taxes our property owners pay are earmarked for mosquito control within the community. Rather than requesting a credit or other compensation back to the owners for the County not providing this service, the Board would formally like to request that you serve as the District's expert advisor with regard to our mosquito control program, if that is acceptable to the Board of County Commissioners. Essentially that means that we will ask for your advice and direction on the effectiveness of our program and any other guidance you can offer with respect to surveillance and abatement of mosquitoes within Celebration.

We are hopeful for a favorable response from the Board of County Commissioners, and we look forward to working with you to provide a more effective mosquito program for our community.

Sincerely,



Gary L. Moyer
District Manager

EIGHTH ORDER OF BUSINESS

Action Items for Board Approval

A. Recommendations for Mosquito Control Program

Mr. Moyer stated we started a process at least a year ago, close to 18 months, based upon concerns that were voiced by some of the residents about the type of mosquito control program that we have in Celebration and in particular the type of insecticide we use as part of that program. One of the unique challenges that we face is Celebration is built in the Reedy Creek swamp. Being within Reedy Creek and this swamp, we are prohibited from doing a lot of things that other people might be able to do, in order to prevent mosquitoes. We cannot touch that swamp. We cannot put chemicals in it. We cannot do anything in that swamp. So we are faced with the challenge of how you treat mosquitoes that, in large part, are coming from the swamp. When we first started this community, a group of professionals and entomologists familiar with proper mosquito control programs got together and formulated a program that we have been operating under for the last 12 years. That resulted in a scope of work that Clarke Mosquito Control is performing on our behalf. As part of the process that we went through with the Go Green group, we used a lot of professionals and I am pleased to say that the District has not spent any money at this point. It has all been volunteer work and it has been done through universities and the State of Florida. Several reports have been published that are on the website that analyze mosquito control programs and the insecticides. Generally where we are today, the threshold issue is that what we are trying to do is to have within Celebration an environment where people can sit on their porches in the evenings or kids can play in the parks in the evenings and enjoy the lifestyle that we call Celebration. Based on the workshop that this Board had a month ago, one thing that came out to me very loud and clear is that we want that lifestyle. An alternative is that we do not spray as much or we spray in targeted areas which will reduce the amount of insecticide that we use and the cost of the program. The other side of that issue is that the residential neighborhoods will be adversely affected because we would not be treating mosquitoes in those areas or we would scale back the program. I heard everyone say that we want to keep our lifestyle. That brings us to where we are this evening.

Mr. Sunnarborg stated there was a second part to that. It was not just lifestyle but it was also the risk of disease, which is serious and should not be discounted. We all took that very seriously.

Celebration CDD
July 21, 2009

Mr. Moyer stated you are absolutely correct. Michael Page provided a very thorough analysis of the system, and he is paid to do that through the State. He had a couple recommendations for us. One is that we pay closer attention to coordination with Osceola County who also has a mosquito control program, although it is certainly not at the level or intensity of our program. There was a recommendation that we get an expert who has knowledge in this field. Mr. Akey and I met and discussed it, and we came up with the idea that made a lot of sense to us, and that is to use the resources that we have at the County. Sherry Burroughs is the County mosquito coordinator, and she is considered an expert. My thought is, instead of us going out and getting an expert, the County needs to provide us with a service because they are not spraying in Celebration and when they do, it is redundant and unnecessary, so perhaps we can use the services of Ms. Burroughs as our coordinator and our expert. We will pass our program by her and ask her to participate with us in formulating a program for mosquito control going forward. In the intervening period, the Go Green group sent an email that suggested that we retain the services of Dr. Ray Parsons. He has been on the list of qualified entomologists and he will do that work for \$2,500 to come in and look at the program, develop a scope of work, and come back to the Board. This is the first time that I came to you with an alternative that will cost the District some money, although it is not a substantial amount of money. For those who watch this meeting by video, some of the comments that we received from these entomologists were to do the type of program that we were being asked to do would be very expensive to do that type of review. One expert estimated \$100,000. Where we are today is (1) do we approach the County and ask for Ms. Burroughs to help and be our expert coordinator and (2) do you want to proceed with hiring Dr. Parsons to do a review of the scope.

Mr. Akey stated we had a meeting with Clarke and Ms. Burroughs also attended, and we discussed this with Ms. Burroughs. I will follow up after August 1 to see if they are agreeable to Ms. Burroughs serving as a facilitator and our expert for mosquito control. We will also have Osceola County suspend the minimal amount of spraying that they are doing here. It really does not make sense to have them doing that. We talked with Clarke about having another open meeting in September or October to get the information out to the residents, and ask Ms. Burroughs to also attend.

Commissioner Harford stated Clarke is a recent contracting outservice that the previous Board of County Commissioners did prior to November 2008. From what I

Celebration CDD
July 21, 2009

understand since my time on the Board, there was not a lot of staff support for it, but it was a Commission decision. We have had our own set of issues with Clarke answering the hotline to make sure those areas that are being called into them about mosquito issues are getting resolved. We have our own set of issues to deal with. We are talking with the attorney to see how we can assist you in some sort of manner. Hopefully we can come to some agreement where we can accommodate you.

Mr. Akey stated with the amount of spraying that Osceola County is doing in Celebration, regardless of the other issue, I still want to suspend the County spraying in our community. I do not see the value of having the County spray.

Commissioner Harford asked did we end up following your contractor and spray on the same days? Would coordination assist with that to spray more often?

Mr. Moyer stated last year, the County sprayed eight times within Celebration. Our program is much more intensive than eight times per year. Unfortunately, one of those times was right on top of Clarke spraying the community. By virtue of the fact that Clarke now has a contract with Osceola County as well as Celebration, that will not happen again. We are looking for a trade off where Ms. Burroughs can assist us and eliminate the need for the County to spray in Celebration eight times a year.

Mr. Akey stated regarding Dr. Parsons, it is a much lower price proposal than we received previously and the scope is pretty limited. I think he could bring some value with his insight. I would support hiring him for the scope he indicated in his proposal.

Mr. Moore stated I think we need to be striving every time we look at this issue. If his services could help, it is a very small dollar amount. We have spent a lot of time on this issue and have not spent any money yet. If we can get an expert to help us to move forward, I think it is money well spent.

On MOTION by Mr. Moore, seconded by Mr. Sunnarborg, with all in favor, approval was given to hire Dr. Ray Parsons to evaluate and comment on the mosquito control scope of services in the amount of \$2,500, as discussed.

B. Consideration of Continued Mosquito Spraying by Osceola County

Mr. Sunnarborg stated I would like the County to discontinue their spraying in return for Ms. Burroughs being our expert coordinator.

Mr. Akey stated my first thought is not to make it contingent. If they come back and say she is not able to be our coordinator, I think we still want them to stop spraying.

On MOTION by Mr. Sunnarborg, seconded by Mr. Moore, with all in favor, approval was given to request Osceola County discontinue spraying for mosquitoes within Celebration.

C. Consideration of Ownership of Stetson Parking Lot from Issa Homes

Mr. Moyer stated the Board discussed this item at your workshop. The consensus was that there are advantages to the District owning that particular site, especially in light of any possibility of going vertical for any parking facilities in the future.

Mr. Carlson stated it is only the one parking lot opposite Stetson.

Mr. Moyer stated it is 99 parking spaces.

Mr. Collins stated the cost would simply be for maintaining the parking lot.

Mr. Moyer stated there is always liability to address.

On MOTION by Mr. Carlson, seconded by Mr. Moore, with all in favor, approval was given to accept the parking lot opposite Stetson from Issa Homes, to be owned and maintained by the Celebration CDD.

D. Osceola County Stormwater Assessment

Mr. Sunnarborg stated I would like to give a summary of the meeting we had with the County the other day. Commissioner Harford was in attendance at that meeting, as well. Last week, after a couple days' notice, CROA was advised by the County of this meeting.

Mr. Akey stated CROA contacted me regarding the signs, so I talked with the County and told them to put as many signs up as needed since the meeting was already planned, so that we could try to get as many residents to attend as possible.

Mr. Sunnarborg stated this was about the Osceola County stormwater assessment ordinance. The County came out and gave a power point presentation on the reasons for this ordinance and a little background about it. Kimberly Lawrence, Heather O'Brien and Beth Knight of the County's stormwater program gave the presentation. There were four other staff members and Commissioner Harford in attendance but they were not part of the presentation. Mr. Moyer, Mr. Smith and I were there from the Celebration CDD, along with about 10 or so members of the community. CROA did videotape the meeting at my request on short notice for the benefit of the community. That videotape is available on the Front Porch Theater and it should be playing on Channel 5. If you have not seen it, please do because I think it is very informative. A copy of the stormwater

Section 8

Regular Reports

Subsection 8B

Field Manager

Subsection 8B(i)

Monthly Report

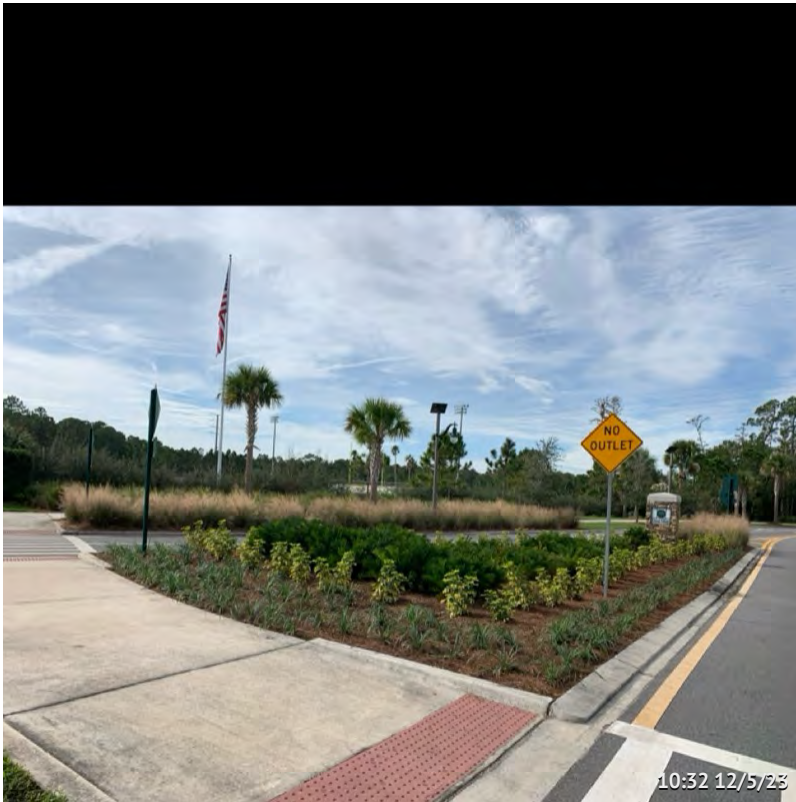
PROJECT 12/5/23, 10:30 AM

Tuesday, December 5, 2023

63 Items Identified

Russ Simmons -Field Manager Celebration
Inframark





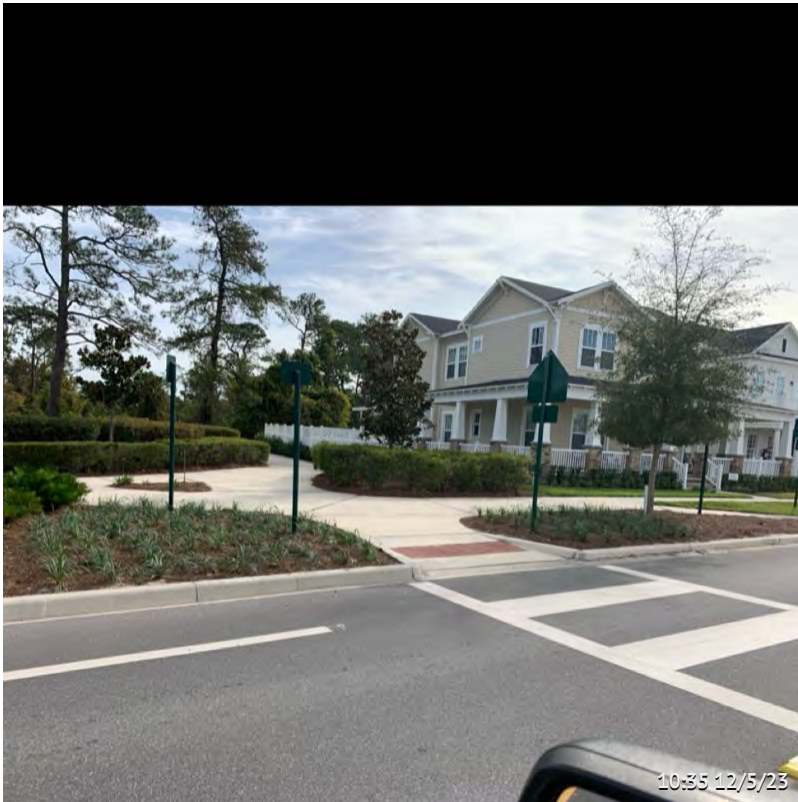
Item 1

Assigned To Juniper
Entrance Island Village



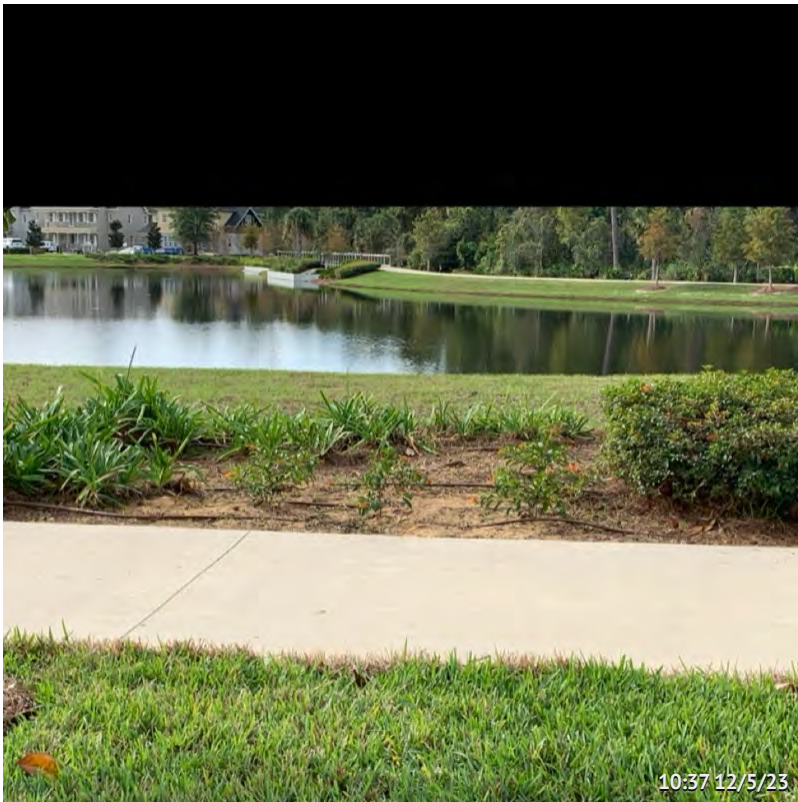
Item 2

Assigned To Juniper
Missing plants added



Item 3

Assigned To Juniper
Missing plants added



Item 4

Assigned To Juniper
Missing plants added



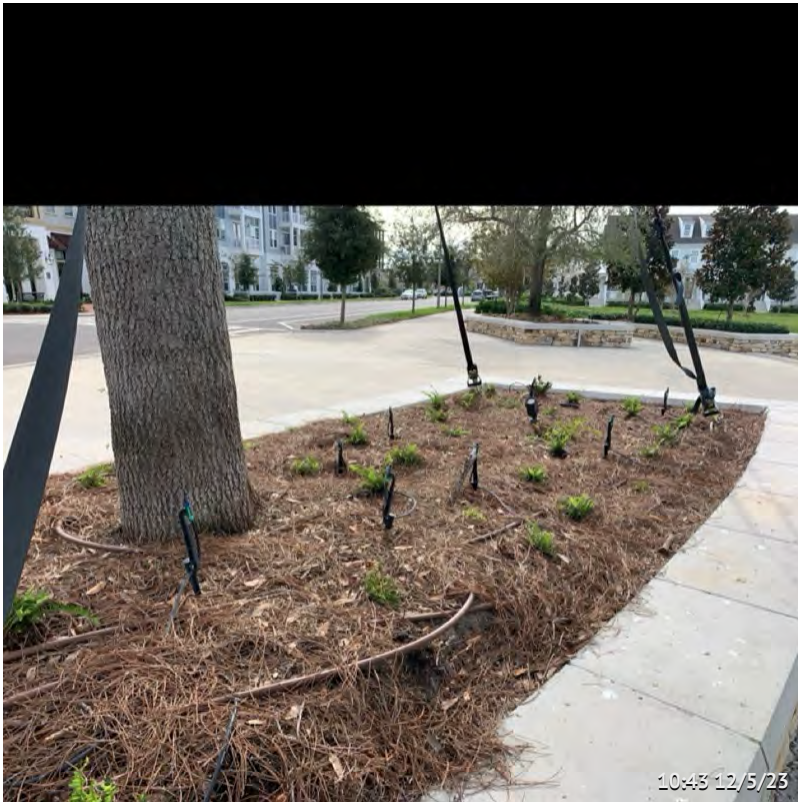
Item 5

Assigned To Juniper
Bare spot



Item 6

Assigned To Juniper
Added jasmine Esplanade

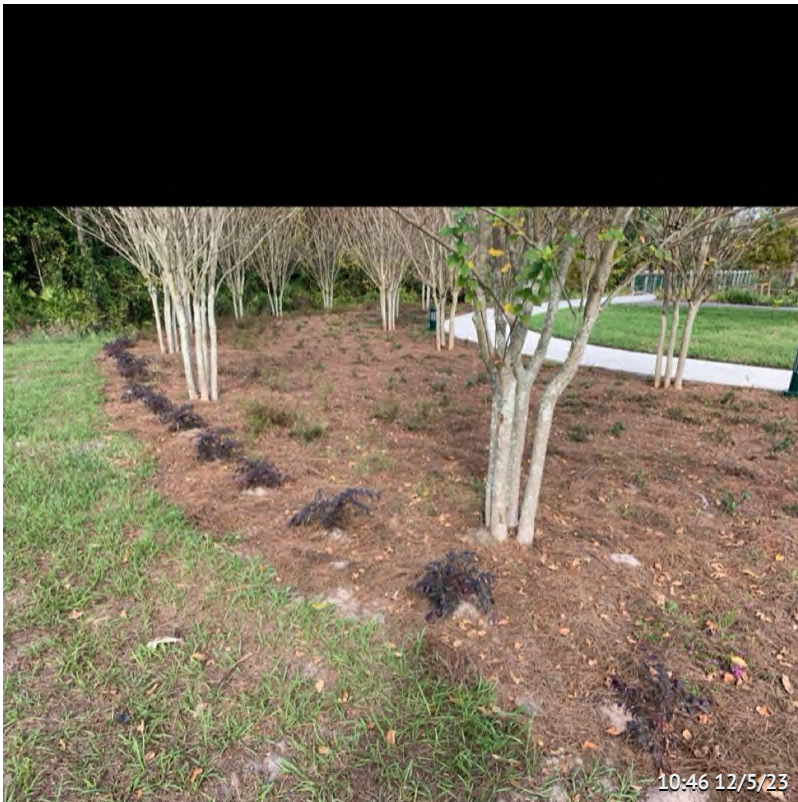


Item 7

Assigned To Juniper

Added fern both tree planters

Esplanade



Item 8

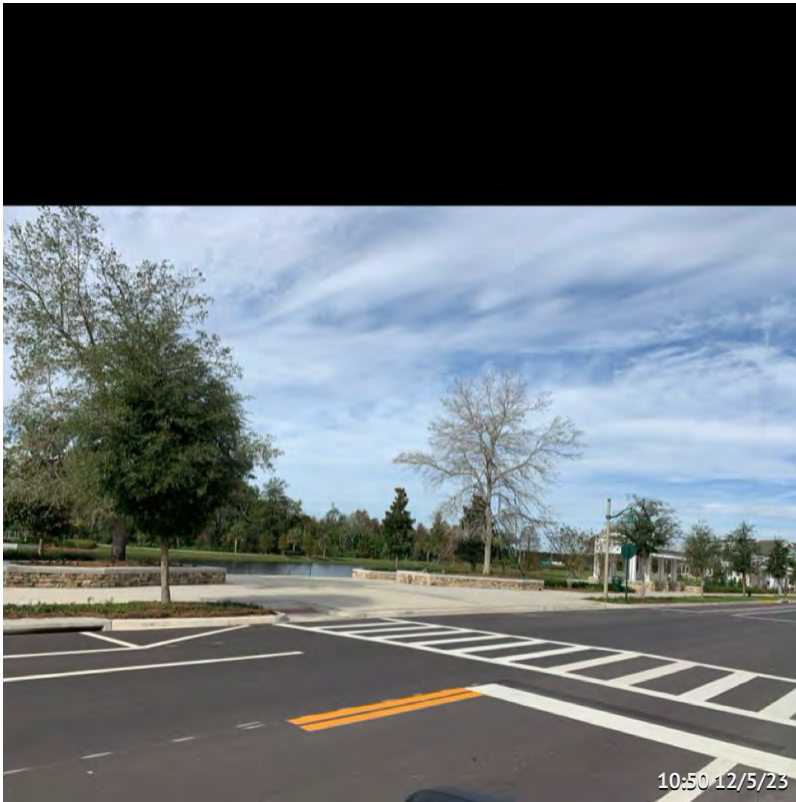
Assigned To Juniper

Plants added

Item 9

Assigned To Mattamy

Tree not looking good Esplanade



Item 10

Assigned To Island Village Next
Phase





Item 11

Assigned To Juniper

Bare area 1849 Beach Ridge



Item 12

Assigned To Mattamy

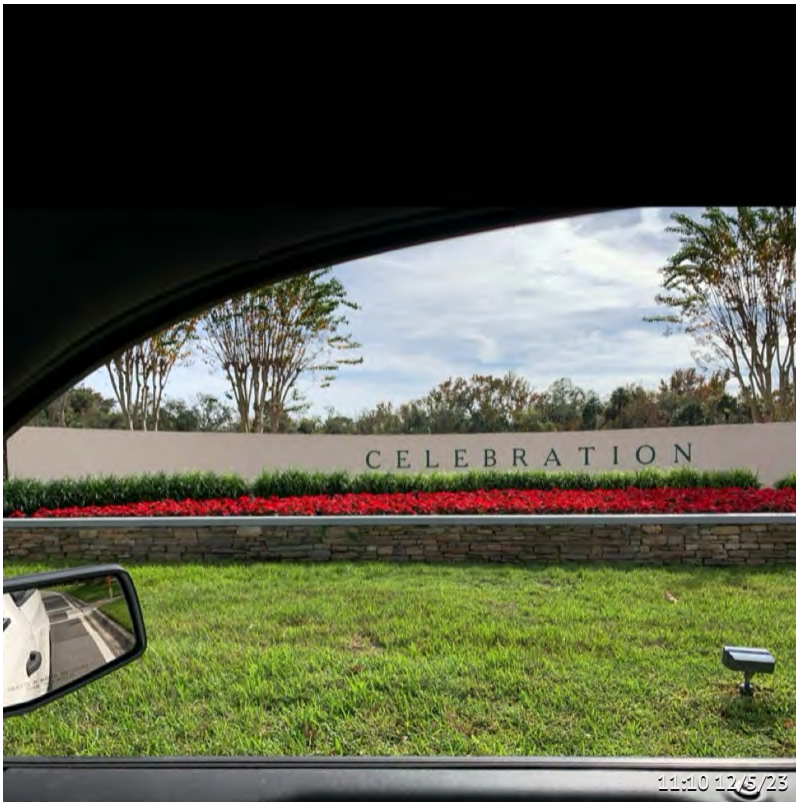
Root barrier on all hardwood trees

Island Village



Item 13

Assigned To Mattamy
Root barrier



Item 14

Assigned To Benchmark
Poinsettias installed



Item 15

Assigned To Benchmark

New sod and plants waterside @
celebration Blvd



Item 16

Assigned To Brightview

Tree trimming still going on south
village



Item 17

Assigned To Juniper

Palm died under warranty



Item 18

Assigned To Getting Quotes

1 of 11 trees to be removed



Item 19

Assigned To Juniper
New palm installed



Item 20

Assigned To Brightview
North village median



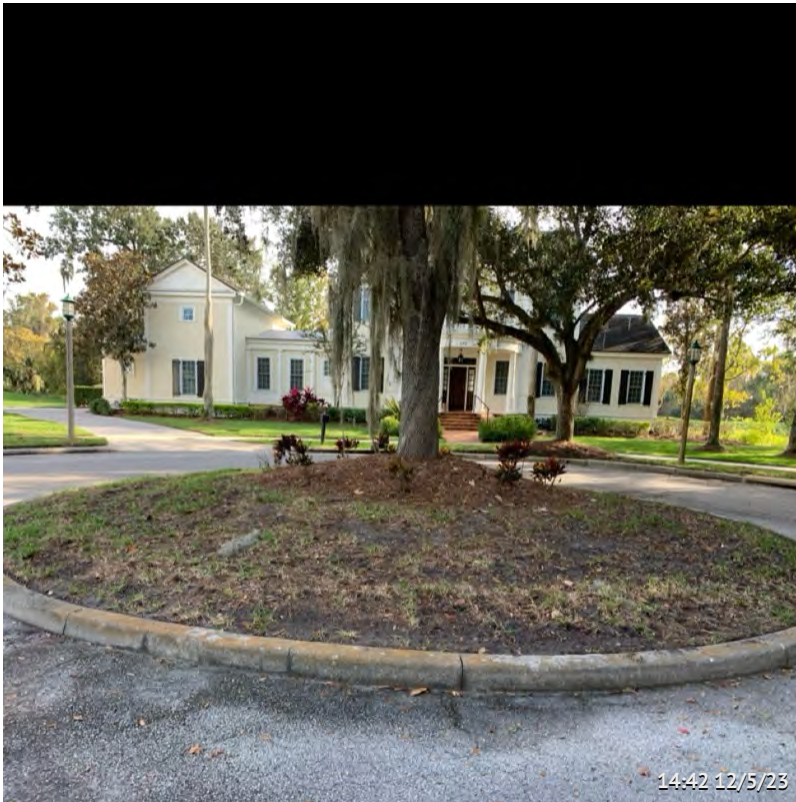
Item 21

Assigned To Solitude
Acadia east



Item 22

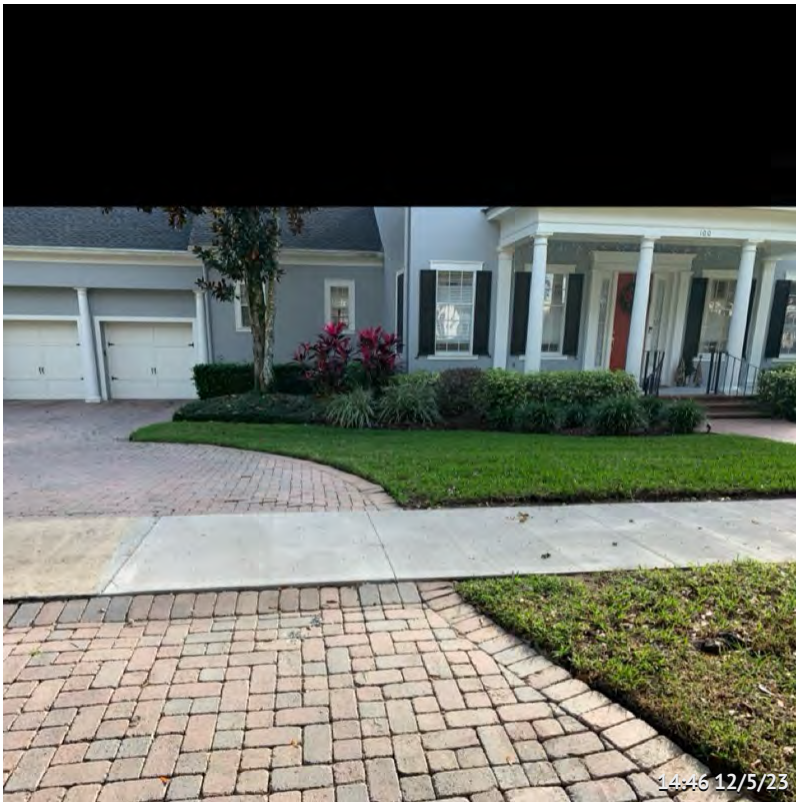
Assigned To Solitude
Acadia west



Item 23

Assigned To Juniper

Acadia Terrace east looks bad



Item 24

Assigned To CDD

Sidewalk replaced at driveway 100

Acadia



Item 25

Assigned To Brightview
Replace 147 Eastpark



Item 26

Assigned To Solitude
Circle pond north village



Item 27

Assigned To CDD

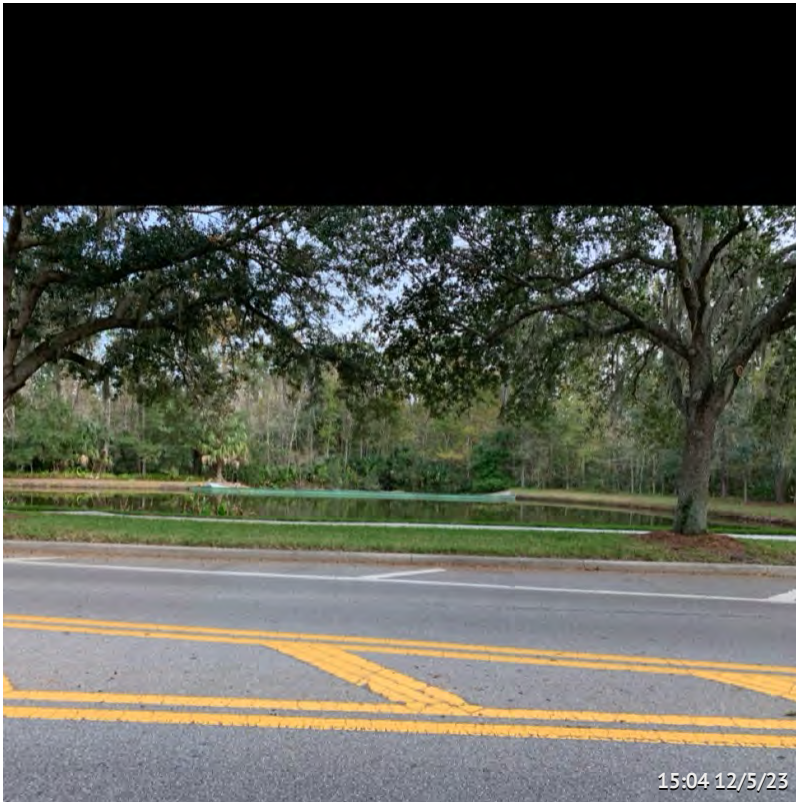
Replacing 10 panels grace Ave



Item 28

Assigned To Brightview

50+ trees need trimmed for asphalt
resurfacing Longview Ave and all
roads connected to Longview



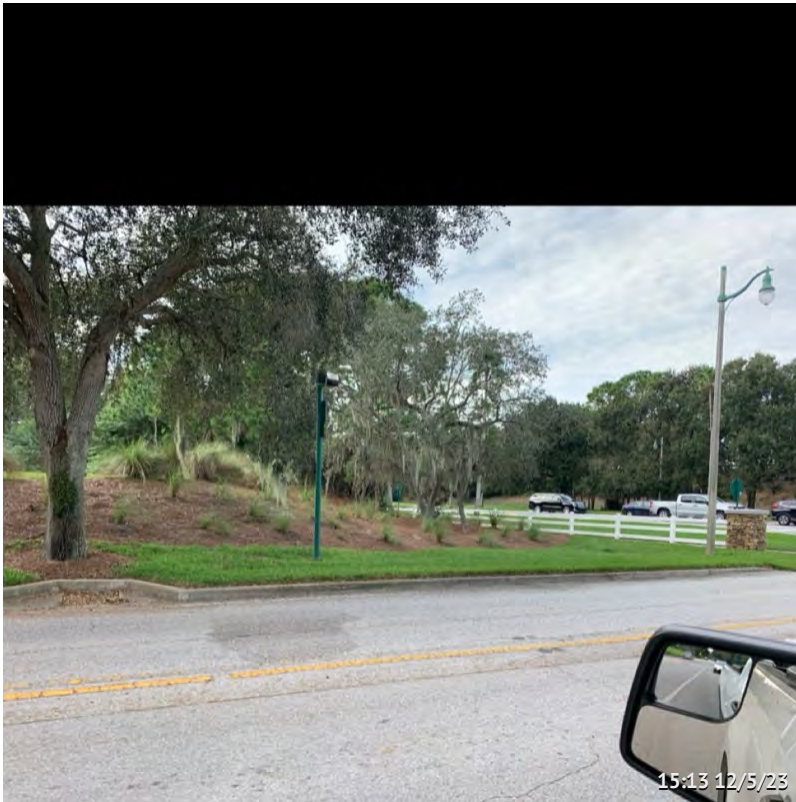
Item 29

Assigned To Solitude
Cel ave @ golf park



Item 30

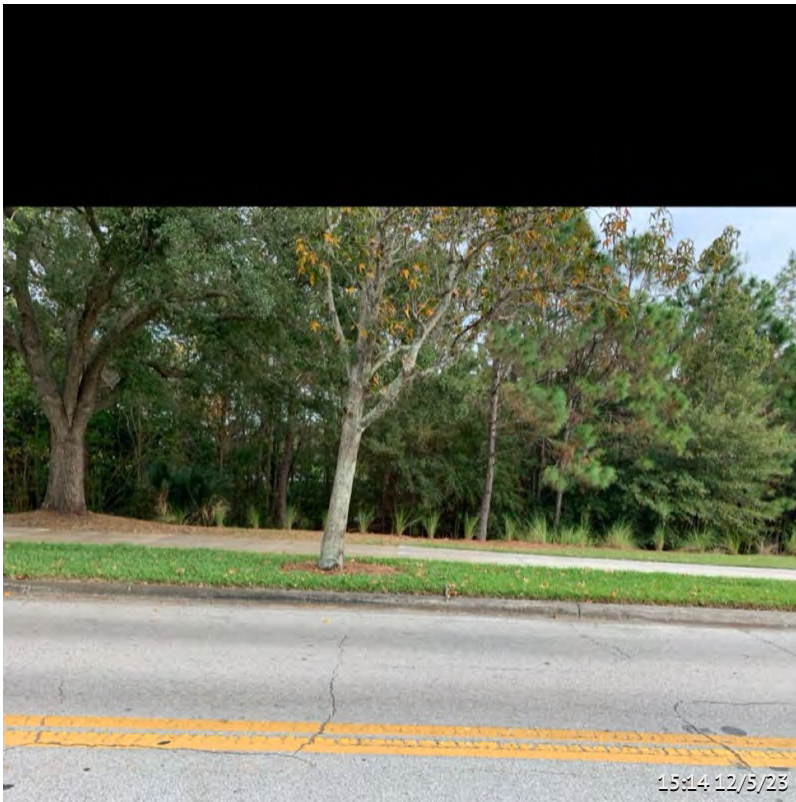
Assigned To Benchmark
Market Square



Item 31

Assigned To Juniper

Grasses replaced campus street



Item 32

Assigned To Juniper

Grasses replaced campus street



Item 33

Assigned To Solitude
911 jasmine



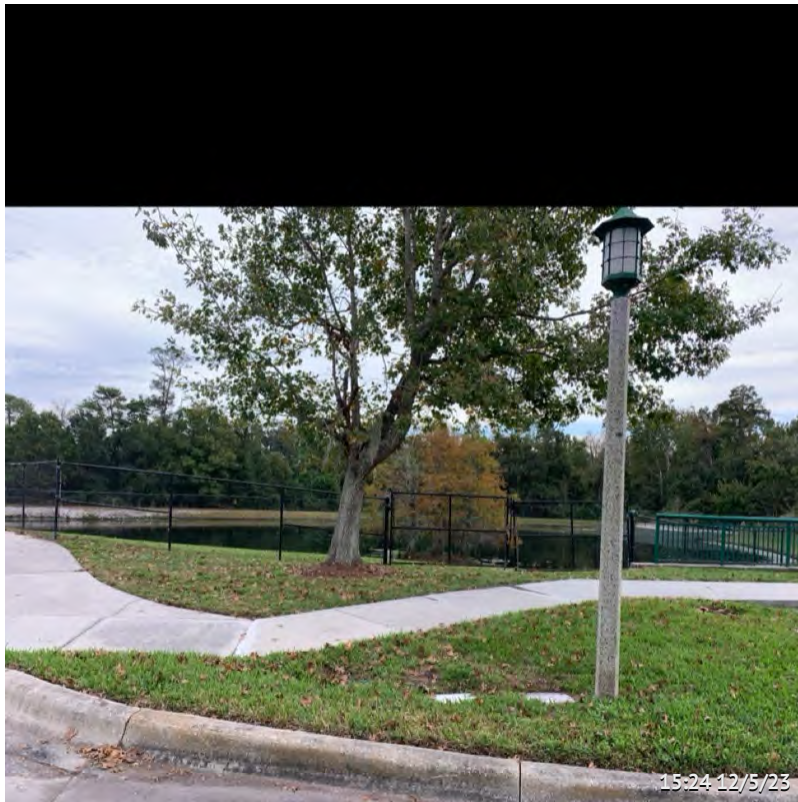
Item 34

Assigned To Solitude
909 jasmine



Item 35

Assigned To Brightview
508 greenbrier replace



Item 36

Assigned To Solitude
Greenbrier pond



Item 37

Assigned To Solitude
Westpark



Item 38

Assigned To Solitude
Westpark



Item 39

Assigned To Brightview
608 canne place remove



Item 40

Assigned To K & D
2600+ s/f replaced around Lake
Evelyn



Item 41

Assigned To Solitude
Eastlawn pond



Item 42

Assigned To Solitude
Eastlawn north



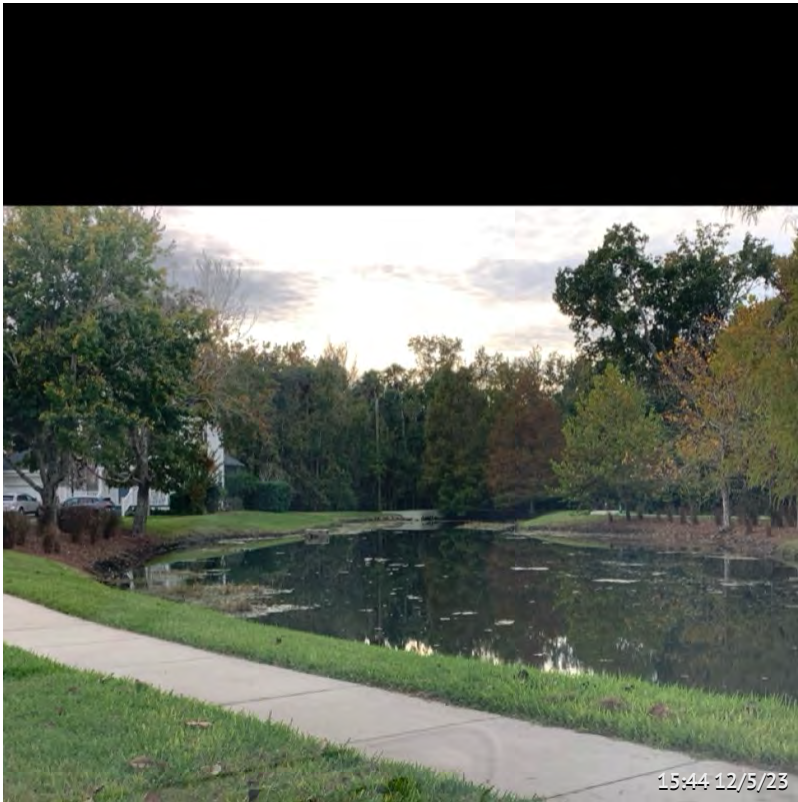
Item 43

Assigned To Solitude
Eastlawn South



Item 44

Assigned To Nash Construction
Waiting for Nash to start on bridge



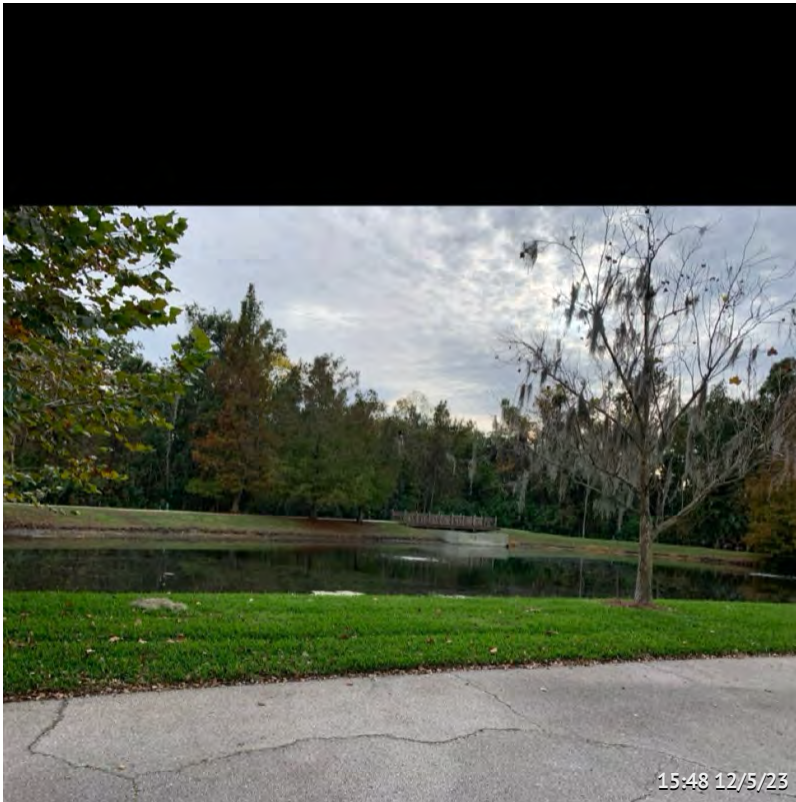
Item 45

Assigned To Solitude
Pondview



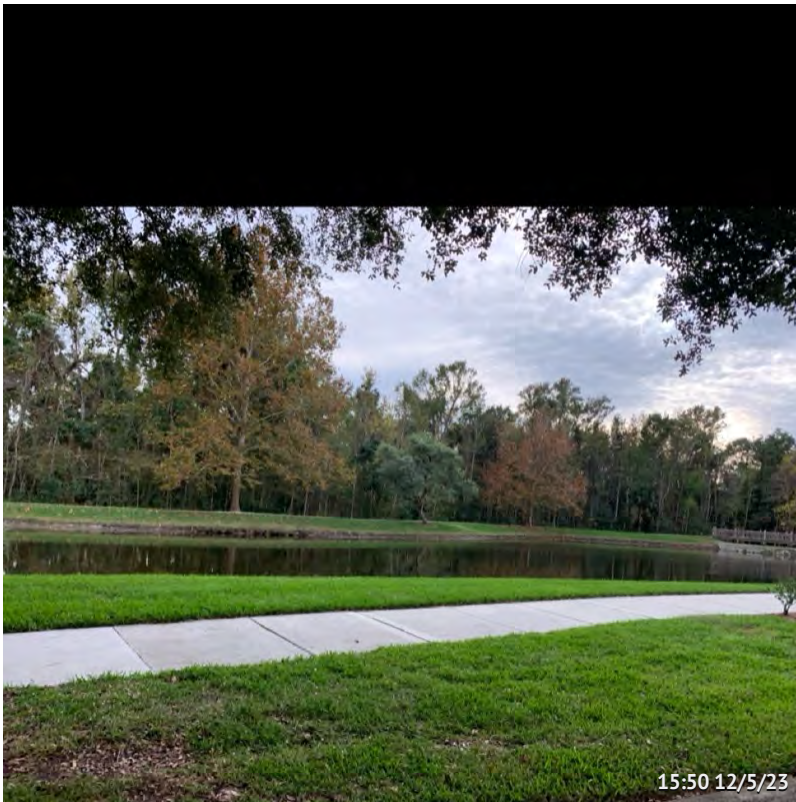
Item 46

Assigned To Juniper
Eastlawn alley



Item 47

Assigned To Solitude
Oak pond

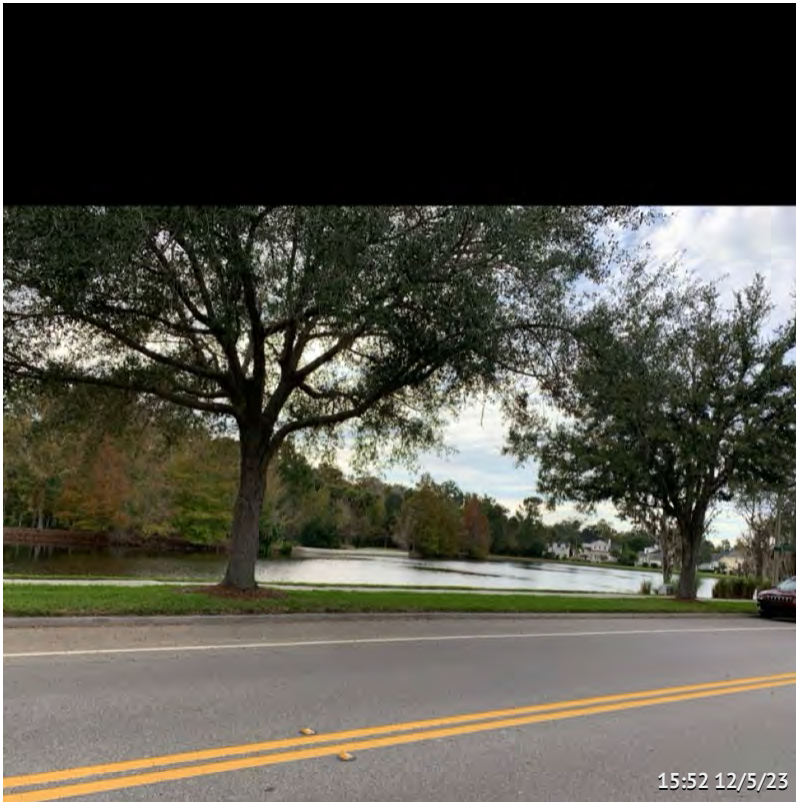


Item 48

Assigned To Solitude
Old blush

Item 49

Assigned To Solitude
Celebration Ave



Item 50

Assigned To Solitude
Spring lake south





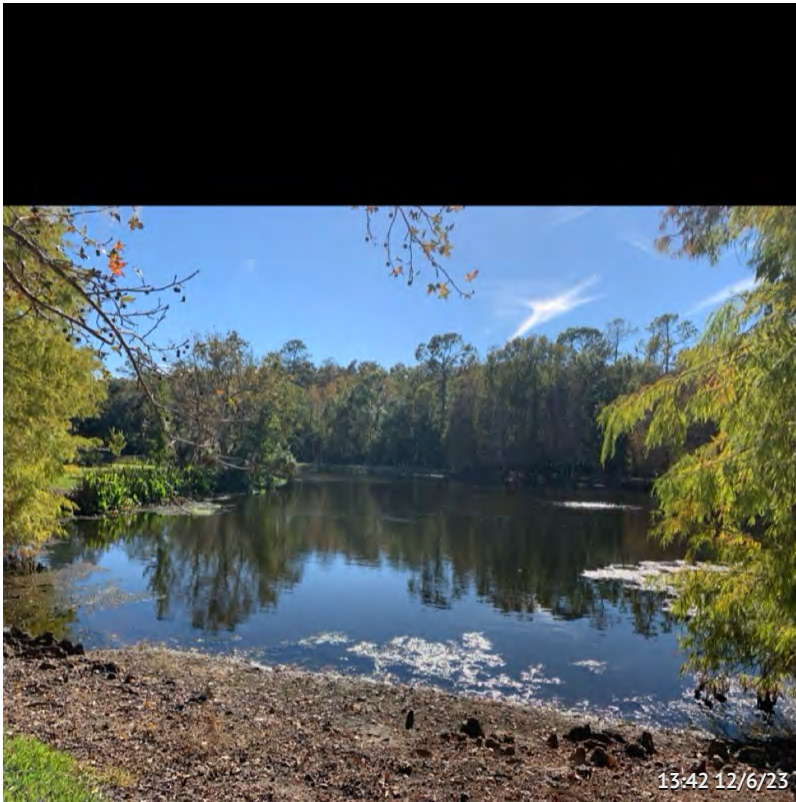
Item 51

Assigned To Solitude
Spring lake north



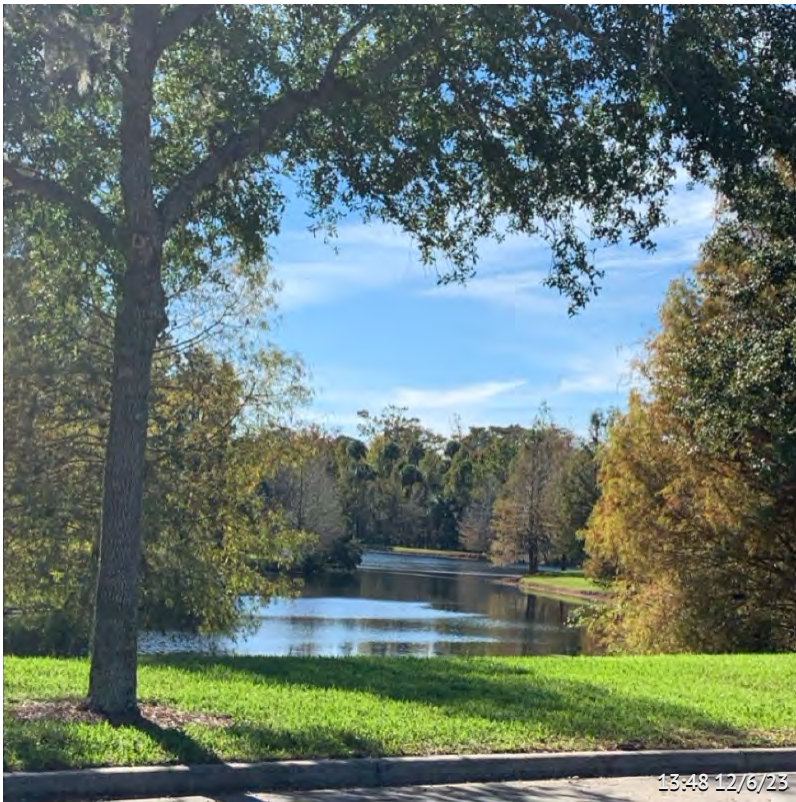
Item 52

Assigned To Solitude
Celebration Blvd



Item 53

Assigned To Solitude
Spring park loop



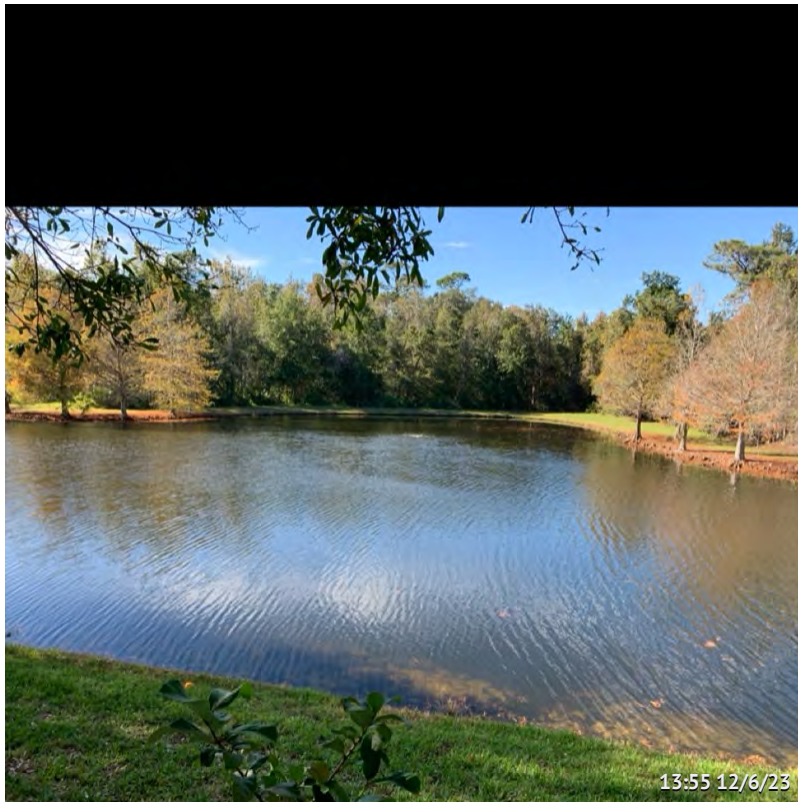
Item 54

Assigned To Solitude
Artisan South



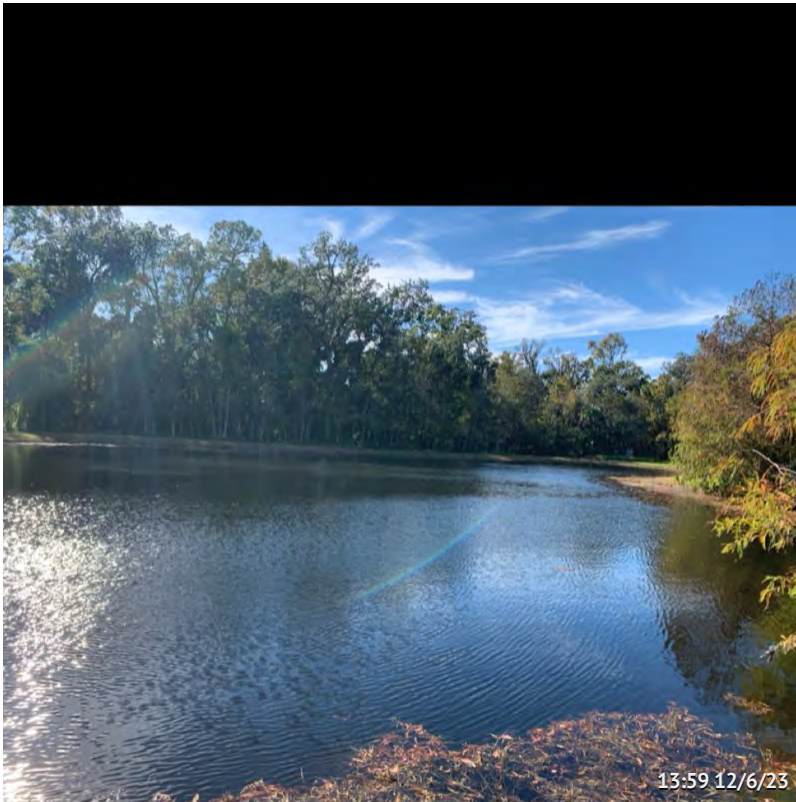
Item 55

Assigned To Solitude
Artisan north



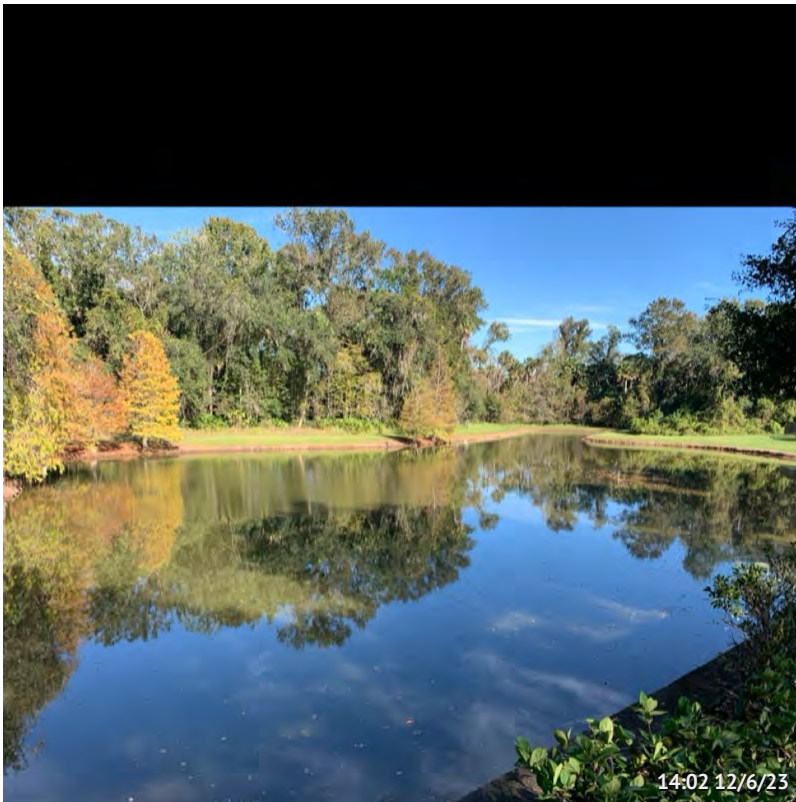
Item 56

Assigned To Solitude
Wilde drive



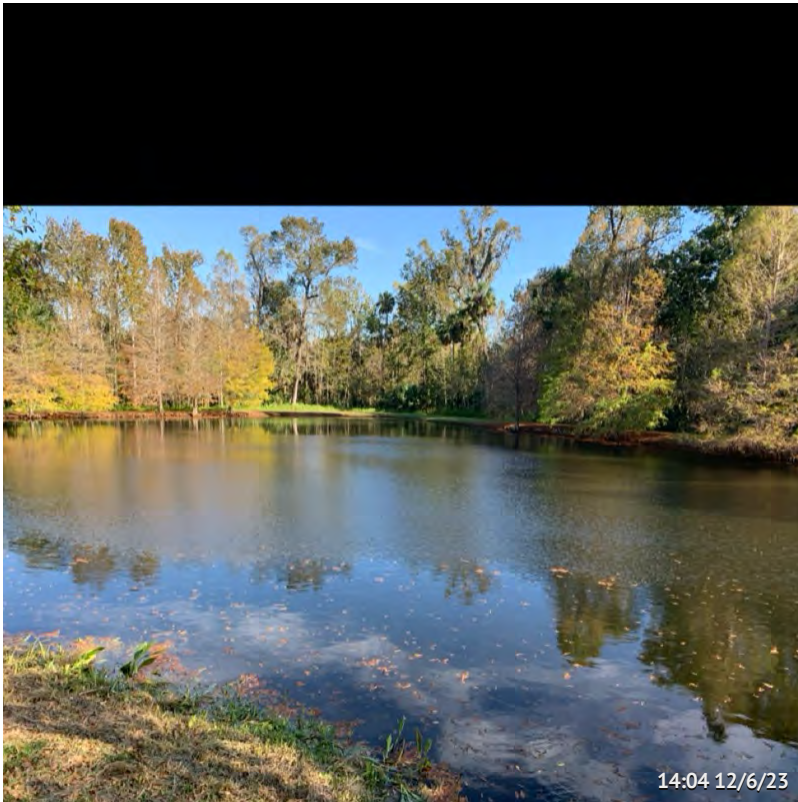
Item 57

Assigned To Solitude
Hubbard court



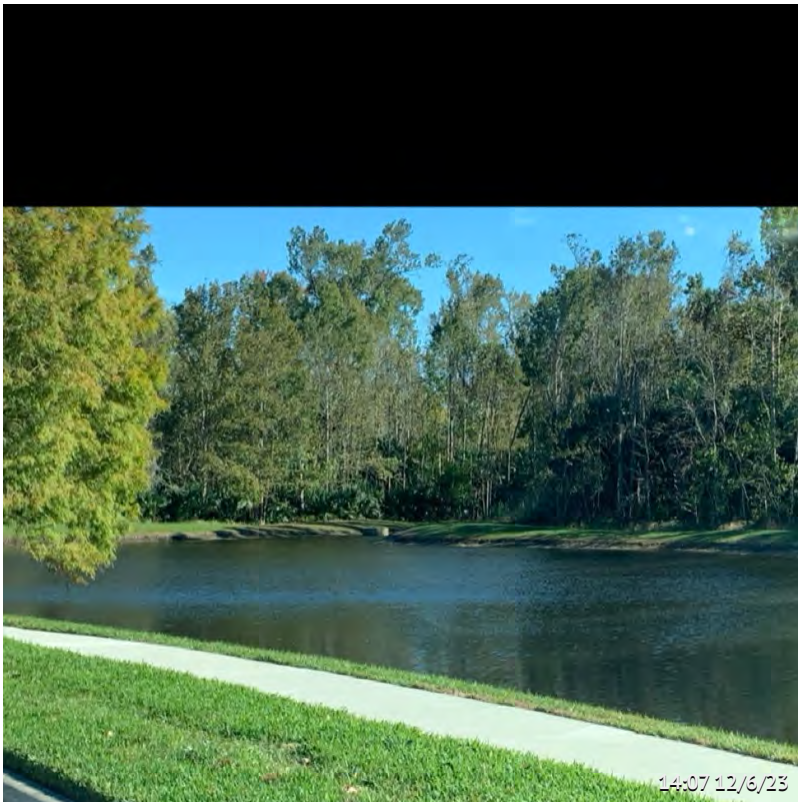
Item 58

Assigned To Solitude
Stickley Ave



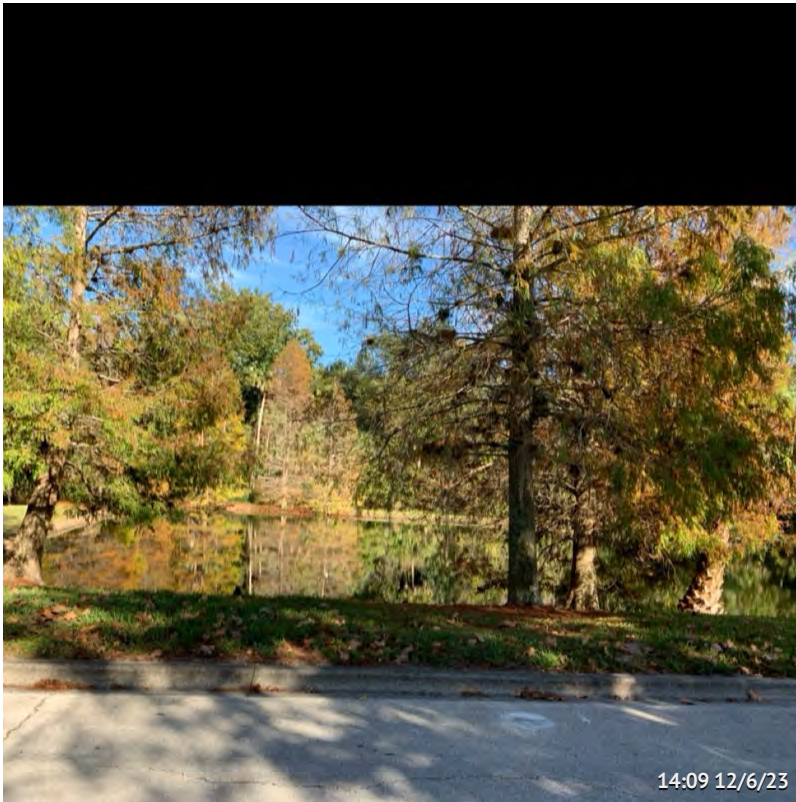
Item 59

Assigned To Solitude
Roycroft



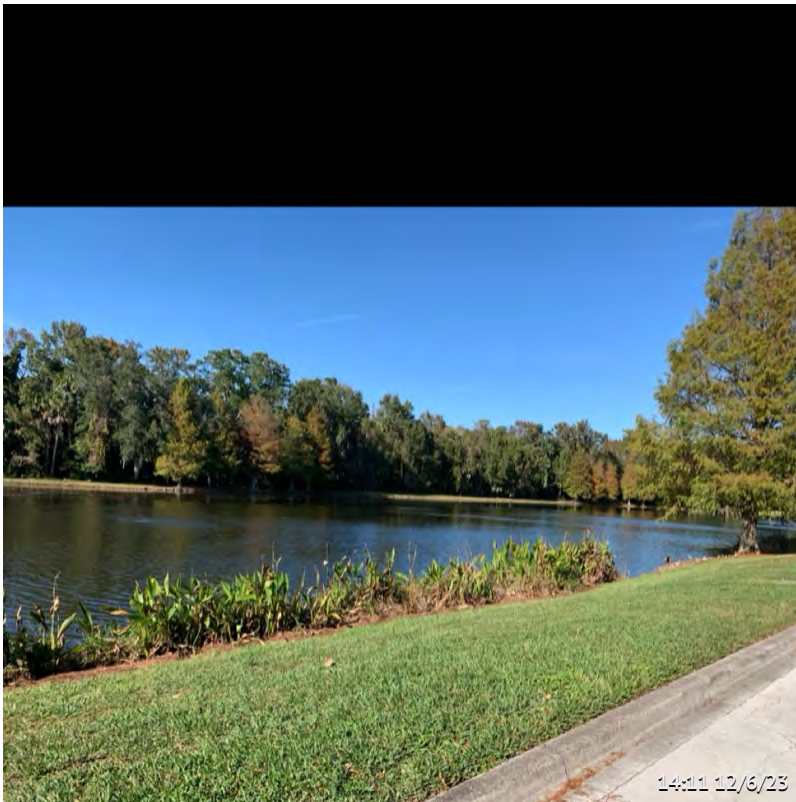
Item 60

Assigned To Solitude
Oakshadows



Item 61

Assigned To Solitude
Aquila entrance



Item 62

Assigned To Solitude
Aquila main pond



Item 63

Assigned To Solitude

Aquila back pond

Celebration Community Sheriff Details

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09/09/23	0900	Celebration	On Duty	
	0905-0920	Celebration blvd	Patrol/traffic enforcement	
	0925-0935	Waterside Drive	Traffic stop verbal warning	
	0940-1000	Downtown Celebration CELEBRATION, FL 3474	Stop sign enforcement	
	1005-1015	Celebration place	Home alarm	
	1015-1035	Celebration blvd	Patrol	
	1042	1680 Celebration blvd	Traffic stop/written warning	
	1045-1110	Celebration ave areas	Traffic enforcement	
	1115-1145	Celebration place	Traffic enforcement	
	1151	Celebration pl/fd station	Traffic stop/written warning	
	1155-1225	East Lawn	Patrol/Traffic enforcement	
	12230-1250	Heritage hall area	Stop sign enforcement	
	1250-1305	Celebration blv residential areas	Patrol	
Calls Taken		Misdemeanor		
Back-up		Felony		
Self Initiated		Traffic		
Reports		Ordinance		
		Traffic Citations		
		Written Warning		
		Verbal Warning		
		Parking Citations		
		Written Warning		
		Verbal Warning		
		Parks		6
		Schools/Library		6
		Businesses		
		Construction		2

Name: E. Fournier

ID #: 2165

Date: 09/09/2023

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09-22-23	1500	CELEBRATION	ON DUTY	
	1500	CELEBRATION BLVD	RADAR	
	1630	WATERSIDE	RADAR	
	1745	EASTLAWN & CELEBRATION AVE	STOP SIGNS	
	1830	DOWNTOWN	PARKING STOP SIGNS	
	1855	CELEBRATION AV & TEAL	RADAR	
	1940	ROVING	RADAR STOP SIGNS PARKING	
	2010	1110 CELEBRATION BLVD.	ALARM	
	2114	DOWNTOWN	PARKING	
	2300	CELEBRATION	OFF DUTY	
	DURING SHIFT	POOLS, PARKS AND PARKING LOTS	ROUTINE CHECKS	
		MARKED UNIT & RADAR		

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	9	Citations		Parks	through
Back-up	1	Felony		Written Warning	8	Written Warning		Schools/Library	out
Self Initiated		Traffic		Verbal Warning	4	Verbal Warning	1	Businesses	shift
Reports		Ordinance						Construction	INDIAN VIL

Name: E. Cabot ID #: 369 Date: 09/22/23

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09/26/23	2000	313 Campus Street Celebration	Patrol, North Village Commons Park	
	2045	Celebration Ave.	Patrol	
	2145	Westpark Dr. and Starling Dr.	Patrol	
	2200	Water Steet	Patrol	
	2230	Celebration Blvd	Patrol	
	2300	East Lawn Drive	Patrol	
	2330	Waterside Drive	Patrol	

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

Name: DS Velazquez ID #: 2575 Date: 9/26/23

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[illegible]

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

[illegible]

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

Name: Bryan McMahon ID #: 1247 Date: 09-29-2023

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
9/30/2023	0700-0730	WATERSIDE DR/CELEBRATION BLVD	PATROL	
9/30/2023	0730-0830	CELEBRATION BLVD/COASTAL CT	STOP SIGN ENFORCEMENT	
9/30/2023	0845	ESTUARY LOOP CONSTRUCTION	ROUTINE CHECKS	
9/30/2023	0900-0930	PUBLIX PLAZA CELEBRATION BLVD	BUSINESS CHECKS	
9/30/2023	0930-1000	PUBLIX PLAZA	STOP SIGN ENFORCEMENT	
9/30/2023	1015-1030	CELEBRATION BLVD	BUSINESS CHECKS	
9/30/2023	1045-1115	DOWNTOWN	PATROL	
9/30/2023	1115-1130	CELEBRATION PLACE	BUSINESS CHECKS	
9/30/2023	1130-1230	CELEBRATION PLACE	RADAR	
9/30/2023	1245-1300	LIBRARY	ROUTINE CHECKS	
9/30/2023	1300-1400	WATERSIDE DR	RADAR	
9/30/2023	1330	CELEBRATION HOSPITAL	DISTURBANCE	231108566
9/30/2023	1415-1515	CELEBRATION BLVD	RADAR	
9/30/2023	1520	MCDONALDS	ROUTINE CHECK	
9/30/2023	1540	7/11	ROUTINE CHECK	
9/30/2023	1540	PONCE DR	MISC SERVICE	231108611

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	2	Misdemeanor		Citations		Citations		Parks	3
Back-up		Felony		Written Warning		Written Warning		Schools/Library	3
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	15
Reports		Ordinance						Construction	4

Name: D/S T. Barnett ID #: 2364 Date: 9/30/2023

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
10/01/23	0700	Celebration CDD	On Duty	
10/01/23	0710	Celebration Market Street	Patrolling	
10/01/23	0730-0800	Celebration Ave & Campus St (1 Violations)	4 Way Stop Sign	
10/01/23	0825	Celebration Ave & Waterside Dr	2 Parking violations	
10/01/23	0900	Celebration Lakeside Park	Patrolling Market Festival	
10/01/23	0920-0945	Celebration Blvd & World Drive (0 Violation)	Radar	
10/01/23	1020	Celebration Ave/Artisan Park (0 Violation)	Stop Sign	
10/01/23	1040	Celebration Market Street	Patrolling	
10/01/23	1105	Celebration Lakeside Park	Patrolling	
10/01/23	1125	Celebration Ave & Campus St (0 Violations)	4 Way Stop Sign	
10/01/23	1200	Celebration CDD	Off Duty	

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

Name: Gerardo Pabon ID #: 2060 Date: 10/01/23

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
10/01/2023	1405	CELEBRATION AVE / 192	TRAFFIC STOP – EXP TAG	VERBAL
	1500- 1530	CELEBRATION BLVD / WATERSIDE	LASER – SPEED ENFORCEMENT	1 TRAFFIC STOP – 1 CITATION
	1625-1700	CELEBRATION AVE	LASER – SPEED ENFORCEMENT	2 TRAFFIC STOPS – 2 WRITTEN WARNINGS
	1745	BLVD / WORLD DRIVE	ACCIDENT	23I109045 STOOD BY FOR FHP DUE TO PROPERTY DAMAGE AND VEHICLE PLACEMENT, PATROL UNAVAILABLE

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

Name: DS Michael Heller ID #: 2948 Date: 10/1/23

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[illegible]

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

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
10/04/23	0700	10-3(Start of Shift)		
		Radar enforcement Waterside Drive/Centervale Drive	No violation observed	None
		Patrolled North Village	No violation observed	None
		Monitored stop sign Celebration Ave/Spring Park Street.	1 written warning	None
		Radar enforcement Celebration Blvd/Ponce Drive	1 citations/ 2 written warnings	None
		Radar enforcement Celebration Place/Fire Station	1 citations/2 written warnings	None
		Radar enforcement Celebration Blvd/ Waterside Drive	NO violation observed	None
		Patrolled Artisan Village	No violation observed	None
		Radar enforcement Golfpark Drive	No violation observed	None
10/04/23	1200	10-2(End of Shift)		

/S

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

Name: O. D Gayle ID #: 1423 Date: 10/4/2023

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
10-05-23	1600	CELEBRATION	ON DUTY	
	1600	313 CAMPUS ST.	OFFICE	
	1711	EASTLAWN & CELEBRATION AV	STOP SIGNS	
	1750	WATERSIDE & CENTERVILLE	RADAR	
	1825	CELEBRATION AVE & NASH DR	RADAR	
	1900	DOWNTOWN CHECK	PARKING & STOP SIGNS	
	1935	CELEBRATION AVE & TEAL ST	RADAR	
	2025	ROVING	RADAR, STOP SIGN PARKING	
	2300	CELEBRATION	OFF DUTY	
	DURING SHIFT	POOLS, PARKS AND PARKING LOTS	ROUTINE CHECKS	
		MARKED UNIT & RADAR		

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	4	Citations		Parks	through
Back-up		Felony		Written Warning	9	Written Warning		Schools/Library	out
Self Initiated		Traffic		Verbal Warning	2	Verbal Warning		Businesses	shift
Reports		Ordinance						Construction	INDIAN VIL

Name: E. Cabot ID #: 369 Date: 10-05-23

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
10/06/2023	0900	CELEBRATION CDD	ON DUTY	
10/06/2023	0900	CELEBRATION AVE & GOLFPARK DRIVE	RADAR/SPEED ENFORCEMENT	
10/06/2023	1010	CELEBRATION AVE	PATROL	
10/06/2023	1025	OLD BUSH RD AREA	PATROL	
10/06/2023	1100	LAKE EVALYN DR	PARKING VIOLATION	
10/06/2023	1115	CELEBRATION BLVD & LATTA DR	RADAR/SPEED ENFORCEMENT	
10/06/2023	1225	WATERSIDE DRIVE	RADAR/SPEED ENFORCEMENT	
10/06/2023	1300	CELEBRATION AVE & PERSIMMON STREET	STOP SIGN/TRAFFIC ENFORCE	
10/06/2023	1400	CELEBRATION AVE	PATROL	
10/06/2023	1440	LAKE EVALYN DR & CELEBRATION AVE.	PARKING COMPLAINT	231110997
10/06/2023	1500		OFF DUTY	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	1	Misdemeanor		Citations	2	Citations		Parks	
Back-up		Felony		Written Warning	7	Written Warning	1	Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning	1	Businesses	
Reports		Ordinance						Construction	

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
10/6/2023	1515	Celebration	Begin detail	23C210320
10/6/2023	1529	Bank of America	Parking violation / no parking	Citation issued.
10/6/2023	1541	140 Market Street	Parking violation / left wheels to	Curb. Citation issued.
10/6/2023	1649	705 Celebration Avenue	Disabled vehicle / battery. I	Assisted the motorist and
We were able	To get the	Vehicle started.		
10/6/2023	1737	709 Campus Street	Parking violation / left wheels to	Curb. Citation issued.
10/6/2023	1804	Celebration Boulevard / Fire Station	Traffic stop / expired license	Plate and the driver of the
Vehicle had a	Suspended	Driver license. Two citations issued.		
10/6/2023	1838	108 Eastpark Drive	Dispatched to a criminal mischief	Call in reference to a
Mailbox being	Damaged. I	Made contact with the reporting person and took a	Report in reference to the	Damage to the mailbox.
23I111058.				
10/6/2023	2015	Celebration	End detail	23C210320

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

Name: Brad Butler #1209 Date: 10/6/2023

[illegible]

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

Name: D/S S. WHOBREY ID #: 2657 Date: 10/7/23

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[illegible]

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

Name: Lt. Joel Nicholson ID #: 1478 Date: 10/07/2023

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
10/11/2023	0900		On Duty	
	0900-1000	Celebration Blvd	Traffic enforcement; 1 stop	
	1015-1100	Celebration Pl/Celebration Blvd	Stop sign; 2 stops	
	1110-1150	Celebration Ave	Traffic enforcement; no violation	
	1200-1300	Celebration Pl	Speed enforcement; 4 stops	
	1305-1330	Celebration K-8	Parking lot ; no violations	
	1330-1430	Celebration	Patrol	
	1430-1440	Waterside Dr	Speed enforcement	
	1445	29 Blake Blvd	Shooting	23I112965
	1510		Off duty	

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

Name: Sgt. M. Hernandez ID #:1365 Date: 10/11/2023

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
10-12-23	1600	CELEBRATION	ON DUTY	
	1600	CDD MAIN OFFICE		
	1650	CELEBRATION BLVD	RADAR	
	1725	600 DUMONT ST	TRESSPASS/GOA	ROAD BUSY
	1735	CELEBRATION AVE & EASTLAWN	STOP SIGNS	
	1810	CELEBRATION AVE & JEATER BEND	RADAR	
	1840	CELEBRATION AVE & ARBOR CIR	RADAR	
	1930	DOWNTOWN	PARKING & STOP SIGNS	
	1945	ROVING		
	2110	DOWNTOWN	PARKING & STOP SIGNS	
	2300	CELEBRATION	OFF DUTY	
	DURING SHIFT	POOLS, PARKS AND PARKING LOTS	ROUTINE CHECKS	
		MARKED UNIT & RADAR		

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	1	Misdemeanor		Citations	4	Citations		Parks	through
Back-up		Felony		Written Warning	8	Written Warning		Schools/Library	out
Self Initiated		Traffic		Verbal Warning	4	Verbal Warning	2	Businesses	shift
Reports		Ordinance						Construction	INDIAN VIL

Name: E. Cabot ID #: 369 Date: 10-12-23

[illegible]

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	3	Citations		Parks	
Back-up		Felony		Written Warning	7	Written Warning		Schools/Library	
Self Initiated	1	Traffic		Verbal Warning	2	Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: R. Hansell ID #: 2597 Date: 10/14/23

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DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
10/09/2023	1828	CELEBRATION BLVD/CELEBRATION PL	TRAFFIC STOP	
10/09/2023	1845	CELEBRATION BLVD/CELEBRATION PL	TRAFFIC STOP	
10/09/2023	1919	CELEBRATION BLVD/CELEBRATION PL	TRAFFIC STOP	
10/09/2023	1930	CELEBRATION BLVD/CELEBRATION PL	TRAFFIC STOP	
10/09/2023	1950	CELEBRATION BLVD/CELEBRATION PL	TRAFFIC STOP	
10/09/2023	2008	CELEBRATION BLVD/CELEBRATION PL	TRAFFIC STOP	
10/09/2023	2012	CELEBRATION BLVD/CELEBRATION PL	TRAFFIC STOP	
10/09/2023	2045	CELEBRATION AVE/TEAL AVE	TRAFFIC STOP	
10/09/2023	2050	CELEBRATION AVE/TEAL AVE	TRAFFIC STOP	
10/09/2023	2105	CELEBRATION AVE/TEAL AVE	TRAFFIC STOP	
10/09/2023	2110	CELEBRATION AVE/TEAL AVE	TRAFFIC STOP	
10/09/2023	2117	CELEBRATION AVE/TEAL AVE	TRAFFIC STOP	
10/09/2023	2124	CELEBRATION AVE/TEAL AVE	TRAFFIC STOP	
10/09/2023	2135	CELEBRATION AVE/TEAL AVE	TRAFFIC STOP	
10/09/2023	2144	CELEBRATION AVE/TEAL AVE	TRAFFIC STOP	
10/09/2023	2155	CELEBRATION AVE/TEAL AVE	TRAFFIC STOP	
10/09/2023	2200	CELEBRATION AVE/TEAL AVE	TRAFFIC STOP	
10/09/2023	2210	CELEBRATION BLVD/CELEBRATION AVE	TRAFFIC STOP	
10/09/2023	2220	CELEBRATION BLVD/CELEBRATION AVE	TRAFFIC STOP	
10/09/2023	2225	CELEBRATION BLVD/CELEBRATION AVE	ARREST-NARCOTICS/FIREARM	23I112336

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	25	Citations		Parks	
Back-up		Felony	1	Written Warning	11	Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: T. BLACKMON ID #: _3071 Date: 10/09/2023

[illegible]

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

Name: D/S S. Whobrey ID #:2657 Date: 10/15/2023

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DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
10/15/2023	1400	CELEBRATION AVE & ARBOR CIR	JUV COMP – BLOCKING TRAFFIC	23I114483
	1415	SYCAMORE / FRONT	PARKING ISSUES	CITATION X2
	1430	CELEBRATION AVE / SYCAMORE	TRAFFIC STOP – EQUIPMENT	
	1510	1110 CELEBRATION BLVD	ALARM	23I114504
	1520-1540	1132 BLVD	SPEED ENFORCEMENT - LASER	1 STOP / WRITTEN WARNING
	1550	BLVD / WORLD DRIVE	TRAFFIC STOP – SEATBELT	WRITTEN WARNING
	1620	SYCAMORE / FRONT	PARKING VIOLATION	CITATION
	1635	CELEBRATION PLACE	TRAFFIC STOP – REGISTRATION	CITATION
	1800	1420 CELEBRATION BLVD	TRAFFIC STOP – SPEED	CITATION
	1845	1001 B WILD ELM ST	DV AGGRAVATED BATTERY REPORT / ARREST HANDLED BY PATROL	23I114558

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

Name: DS Michael Heller ID #: 2948 Date: 10/15/23

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DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
10-16-23	1600	CELEBRATION	ON DUTY	
	1600	GOLFPARK & SYCAMORE	RADAR	
	1705	CELEBRATION AV & JEATER BEND	RADAR	
	1800	DOWNTOWN	STOP SIGNS & PARKING	
	1820	CELEBRATION AVE & ARBOR CR	RADAR	
	1810	ROVING	STOP SIGNS, RADAR	
	1940	WATERSIDE DR	RADAR	
	2030	ROVING	RADAR STOP SIGNS PARKING	
	2200	CELEBRATION	OFF DUTY	
	**	DOWNTOWN QUIET TONIGHT		
	DURING SHIFT	POOLS, PARKS AND PARKING LOTS	ROUTINE CHECKS	
		MARKED UNIT & RADAR		

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	5	Citations		Parks	through
Back-up		Felony		Written Warning	11	Written Warning		Schools/Library	out
Self Initiated		Traffic		Verbal Warning	5	Verbal Warning		Businesses	shift
Reports		Ordinance						Construction	INDIAN VIL

Name: E. Cabot ID #: 369 Date: 10-16-23

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
10-17-23	1600	CELEBRATION	ON DUTY	
	1605	GOLFPARK & WATER ST	RADAR	
	1715	EASTLAWN & CELEBRATION AV	STOP SIGNS	
	1750	WATERSIDE DR	RADAR	
	1900	DOWNTOWN	PARKING STOP SIGNS	
	1925	CELEBRATION & WATERSIDE	STOP SIGN & RADAR	
	2010	ROVONG	RADAR STOP SIGNS	
	2012	517 LONGMEADOWS	ABANDON VEH.- VEHICLE OK	LEGALLY PARKED
	2111	DOWNTWN PRETTY MUCH EMPTY		
	2200	CELEBRATION	OFF DUTY	
	DURING SHIFT	POOLS, PARKS AND PARKING LOTS	ROUTINE CHECKS	
		MARKED UNIT & RADAR		

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	6	Citations		Parks	through
Back-up	2	Felony		Written Warning	11	Written Warning		Schools/Library	out
Self Initiated		Traffic		Verbal Warning	2	Verbal Warning		Businesses	shift
Reports		Ordinance						Construction	INDIAN VIL

Name: E. Cabot ID #: 369 Date: 10-17-23

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
10-19-23	1600	CELEBRATION	ON DUTY	
	1600	CELEBRATION BLVD	RADAR	
	1710	CELEBRATION AVE & GOLFPARK	RADAR	
	1800	DOWNTOWN	PARKING STOP SIGNS	
	1820	SYACOMORE – CAMPUS	STOP SIGNS	
	1855	CELEBRATION & NASH	RADAR	
	1935	WATERSIDE	RADAR & STOP SIGNS	
	2005	ROVING	RADAR STOP SIGNS PARKING	
	2024	1530 CELEBRATION BLVD	MIS. CALL- LADY CHECKING 4	A LEAK SCARED
	2200	CELEBRATION	OFF DUTY	
	DURING SHIFT	POOLS, PARKS AND PARKING LOTS	ROUTINE CHECKS	
		MARKED UNIT & RADAR		

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	1	Misdemeanor		Citations	6	Citations		Parks	through
Back-up	1	Felony		Written Warning	4	Written Warning		Schools/Library	out
Self Initiated		Traffic		Verbal Warning	6	Verbal Warning	4	Businesses	shift
Reports		Ordinance						Construction	INDIAN VIL

Name: E. Cabot ID #: 369 Date: 10-19-23

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
10/20/2023	0700		On Duty	
	0700-0730	Celebration Blvd (Celebration HS)	Traffic enforcement	
	0740-0830	Celebration Ave & Sycamore St	Stop sign; 1 stop	
	0845-0930	Campus K-8	Traffic enforcement	
	0945-1100	Celebration Pl	Speed enforcement; 2 stops	
	1100-1130	Celebration Blvd	Traffic enforcement	
	1130-1155	Waterside Dr	Speed enforcement; 1 stop	
	1200	Castile St & Ponce Dr	Traffic compl	23I116389
	1205-1230	Celebration Blvd & Celebration Pl	Stop sign; no violations	
	1230-1300	Celebration	Patrol	
	1300		Off duty	

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

Name: Sgt. M. Hernandez ID #:1365 Date: 10/20/2023

[illegible]

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

Name: Lt. Joel Nicholson ID #: 1478 Date: 10/21/2023

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
10/22/23	0850	CELEBRATION AVE/CAMPUS ST	TRAFFIC STOP	
10/22/23	0910	417 OFF RAMP/CELEBRATION AVE	HIT/RUN W PROPERTY DAMAGE	23I117150
10/22/23	0930	CELEBRATION AVE/WATER ST	TRAFFIC STOP	
10/22/23	0950	CELEBRATION AVE/SYCAMORE ST	TRAFFIC STOP	
10/22/23	1030	FRONT ST/SYCAMORE ST	TRAFFIC STOP	
10/22/23	1040	CELEBRATION AVE/ SYCAMORE ST	TRAFFIC STOP	
10/22/23	1340	CELEBRATION BLVD/CAMPUS ST	TRAFFIC STOP	
10/22/23	1420	CAMPUS ST/MULBERRY AVE	TRAFFIC STOP	
10/22/23	1525	CELEBRATION BLVD/CAMPUS ST	TRAFFIC STOP	
10/22/23	1600	265 GOLDENRAIN DR	ATTEMPT TO CONTACT	23I117248
10/22/23	1700	CAMPUS ST/JASMINE ST	TRAFFIC STOP	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	1	Misdemeanor		Citations	2	Citations		Parks	2
Back-up		Felony		Written Warning	5	Written Warning		Schools/Library	1
Self Initiated		Traffic		Verbal Warning	3	Verbal Warning		Businesses	2
Reports		Ordinance						Construction	

Name: P. Theophile ID #: 2999 Date: 10/22/23

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
10-23-23	1600	CELEBRATION	ON DUTY	
	1605	CELEBRATION BLVD	RADAR	
	1635	GOLFPARK & ARBOR CIR	RADAR	
	1710	CELEBRATION AV & ARBOR CIR	RADAR	
	1736	CELEBRATION AV & BALL FIELDS	RADAR	
	1850	DOWNTOWN	PARKING STOP SIGNS	
	1910	WATERSIDE DR	STOP SIGN & RADAR	
	2000	ROVING	RADAR STOP SIGNS PARKING	
	2300	CELEBRATION	OFF DUTY	
	DURING SHIFT	POOLS, PARKS AND PARKING LOTS	ROUTINE CHECKS	
		MARKED UNIT & RADAR		

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	5	Citations		Parks	through
Back-up		Felony		Written Warning	10	Written Warning		Schools/Library	out
Self Initiated		Traffic		Verbal Warning	3	Verbal Warning		Businesses	shift
Reports		Ordinance						Construction	INDIAN VIL

Name: E. Cabot ID #: 369 Date: 10-23-23

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
10/24/2023	0600	CELEBRATION AVE / SR 419	TRAFFIC STOP – EXP TAG	CITATION X3
	0640	1170 CELEBRATION BLVD	TRAFFIC STOP – SPEED	CITATION
	0700	1720 CELEBRATION BLVD	TRAFFIC STOP – TAG ISSUES	TURNED OVER TO PATROL FOR TRAINING 23I117811 DRIVER ARRESTED AND CITED
	0840	CELEBRATION BLVD /WORLD DRIVE	RECKLESS DRIVING	23I117837
	0925	CELEBRATION BLVD /PONCE DR	TRAFFIC STOP – SPEED	CITATION / WRITTEN WARNING
	1000	WATERSIDE DR	TRAFFIC STOP – SPEED	VERBAL WARNING
	1010	FRONT ST / SYCAMORE	TRAFFIC STOP – EXP TAG /STOP SIGN	CITATION X2
	1040	WORLD DR	SUSP PERSON	23I117876

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

Name: DS Michael Heller ID #: 2948 Date: 10/24/2023

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DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
10-26-23	1600	CELEBRATION	ON DUTY	
	1603	CELEBRATION BLVD BUSINESS SIDE	RADAR	
	1705	WATERSIDE DR & CELEBRATION AV	STOP SIGN	
	1720	DOWNTOWN	STOP SIGNS & PARKING	
	1800	CELEBRATION AV & JEATER BEND	RADAR	
	1830	CELEBRATION AV & ARBOR CR	RADAR	
	1910	DOWNTOWN	STOP SIGNS PARKING	
	1930	ROVING	RADAR STOP SIGNS PARKING	
	2107	DOWNTOWN - EMPTY		
	2300	CELEBRATION	OFF DUTY	
	DURING SHIFT	POOLS, PARKS AND PARKING LOTS	ROUTINE CHECKS	
		MARKED UNIT & RADAR		

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	9	Citations		Parks	through
Back-up		Felony		Written Warning	12	Written Warning		Schools/Library	out
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	shift
Reports		Ordinance						Construction	INDIAN VIL

Name: E. Cabot ID #: 369 Date: 10-26-23

[illegible]

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	2	Citations		Parks	3
Back-up		Felony		Written Warning	1	Written Warning		Schools/Library	4
Self Initiated		Traffic		Verbal Warning	0	Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: L. MORALES ID #: 2784 Date: 10/27/2023

[illegible]

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

Name: P. Theophile ID #: 2999 Date: 10/28/23

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[illegible]

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations		Parks	
Back-up		Felony		Written Warning	5	Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning	6	Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: R. Hansell ID #: 2597 Date: 10/29/23

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DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
10-31-2023	1400-1430	WATERSIDE DR	SPEED TRAP ENFORCEMENT NO VIOLATIONS OBSERVED	
	1430-1500	GRAND BAY LANE, EASTPARK DR, LONGVIEW AVE, ACADIA TER/ LANE, CELEBRATION BLVD	ROUTINE PATROLS, NO VIOLATIONS OBSERVED	
	1500-1530	CELEBRATION AVE	SPEED TRAP ENFORCEMENT NO VIOLATIONS OBSERVED	
	1530-1600	BLOOM ST, FRONT ST, IRIS ST, TEAL AVE, ARBOR CIR RESOLUTE ST	ROUTINE PATROLS, NO VIOLATIONS OBSERVED	
	1600-1630	CELEBRATION BLVD	SPEED TRAP ENFORCEMENT NO VIOLATIONS OBSERVED	
	1630-1700	WATERSIDE DR	SPEED TRAP ENFORCEMENT NO VIOLATIONS OBSERVED	
	1700-1730	CELEBRATION BLVD	SPEED TRAP ENFORCEMENT NO VIOLATIONS OBSERVED	
	1730-1800	CELEBRATION AVE, GOLFPARK DR, WATERSIDE DR, DUMONT ST,	ROUTINE PATROLS, NO VIOLATIONS OBSERVED	
	1800-1830	WATERSIDE DR	SPEED TRAP ENFORCEMENT NO VIOLATIONS OBSERVED	
	1830-1900	CAMPUS ST	ROUTINE PATROLS, NO VIOLATIONS OBSERVED	
	1900-1930	CELEBRATION AVE	SPEED TRAP ENFORCEMENT NO VIOLATIONS OBSERVED	
	1930-2000	WATERSIDE DR	ROUTINE PATROLS, NO VIOLATIONS OBSERVED	

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

Name: _____ ID #: _____ Date: _____

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
10/31/23	1400	Celebration CDD	On Duty	
10/31/23	1415	Celebration Ave & Waterside Dr	3 Way Stop Sign	3 violation
10/31/23	1500	Celebration Ave & Market Place	4 Way Stop Sign	2 violation
10/31/23	1520	Market Street	Foot Patrolling	
10/31/23	1550	Celebration Lakeside Park	Patrolling	
10/31/23	1630	Celebration Ave & Campus St (1 Violations)	2 Way Stop Sign	1 violation
10/31/23	1730	Celebration Plaza	Patrolling	
10/31/23	1800	Celebration Ave/Artisan Park (0 Violation)	3 Way Stop Sign	0 violation
10/31/23	1820	Celebration Blvd & World Drive (0 Violation)	Radar Enforcement	
10/31/23	1850	Celebration K-8 School	Responded to a Disturbance	verbal
10/31/23	1925	Market Street	Foot Patrolling	
10/31/23	2000	Celebration CDD	Off Duty	

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

Name: Gerardo Pabon ID #: 2060 Date: 10/31/23

[illegible]

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

Name: W. MELENDEZ ID #: 2859 Date: 10/31/2023

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DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
11-01-23	1500	CELEBRATION	ON DUTY	
	1500	CELEBRATION BLVD		
	1600	ROVING		
	1735	DOWNTOWN CHECK		
	1750	ROVING		
	2000	DOWNTOWN		
	2200	CELEBRATION	OFF DUTY	
	DURING SHIFT	POOLS, PARKS AND PARKING LOTS	ROUTINE CHECKS	
		MARKED UNIT & RADAR		

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	3	Citations		Parks	through
Back-up		Felony		Written Warning	6	Written Warning		Schools/Library	out
Self Initiated		Traffic		Verbal Warning	4	Verbal Warning	2	Businesses	shift
Reports		Ordinance						Construction	INDIAN VIL

Name: E. Cabot ID #: 369 Date: 11-01-23

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
11-02-23	1600	CELEBRATION	ON DUTY	
	1600	ROVING		
	1630	CELEBRATION BLVD		
	1720	DOWNTOWN		
	1740	CELEBRATION AV & SPRING PARK ST		
	1830	NORTHVILLAGE		
	1945	DOWNTOWN		
	2005	ROVING		
	2200	CELEBRATION	OFF DUTY	
	DURING SHIFT	POOLS, PARKS AND PARKING LOTS	ROUTINE CHECKS	
		MARKED UNIT & RADAR		

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	1	Citations		Parks	through
Back-up		Felony		Written Warning	7	Written Warning		Schools/Library	out
Self Initiated		Traffic		Verbal Warning	5	Verbal Warning	3	Businesses	shift
Reports		Ordinance						Construction	INDIAN VIL

Name: E. Cabot ID #: 369 Date: 11-02-23

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
11/3/2023	0650	Celebration	Begin detail	23C227643
11/3/2023	0656	Celebration Avenue / Golf Park Drive	Traffic stop 49/25, One citation	And one written warning
				Issued.
11/3/2023	0728	Waterside Drive	Traffic stop 37/25, three written	Warnings issued.
11/3/2034	0804	280 Celebration Boulevard, apartment 27-212	Responded to the location in	Reference to suicidal
Statements	Being made. The	Subject who made the statements was Baker Act and	Transported to Celebration	Health. 23I112661
11/3/2023	0845	1550 Celebration Boulevard, Foreign Language School	Dispatched to the location in	Reference to a traffic
Complaint over	The driveway	Access being restricted due to a pavement sealing	Project. I spoke to both sides of	The dispute and advised
The reporting	Person that the	Portion of the driveway that was blocked would have to	Stay blocked off for 24 hours so	The sealant has time to
Cure.				23I121670
11/3/2023	0922	Celebration Avenue / Lake Evalyn Drive	Traffic stop 34/20 school zone.	Citation issued.
11/3/2023	1020	Town Hall	Checked the area. All appears to	Be in order.
11/3/2023	1108	721 Front Street	Parking violation / left wheels to	Curb. Citation issued.
11/3/2023	1140	650 Campus Street	Parking violation / left wheels to	Curb. Citation issued.
11/3/2023	1201	Celebration	End detail	23C227643


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

Name: Brad Butler #1209 Date: 11/3/2023

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
11-05-23	1300	CELEBRATION	ON DUTY	
	1300	WATERSIDE DR	RADAR	
	1420	DOWNTOWN		
	1435	CELEBRATION BLVD	RADAR	
	1515	NORTHVILLAGE	RADAR/STOPS	
	1555-2000	ROVING		
	1735	DOWNTOWN		
	2000	CELEBRATION	OFF DUTY	
	DURING SHIFT	POOLS, PARKS AND PARKING LOTS	ROUTINE CHECKS	
		MARKED UNIT & RADAR		

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	6	Citations		Parks	through
Back-up		Felony		Written Warning	8	Written Warning		Schools/Library	out
Self Initiated		Traffic		Verbal Warning	2	Verbal Warning	4	Businesses	shift
Reports		Ordinance						Construction	INDIAN VIL

Name: E. Cabot ID #: 369 Date: 11-05-23

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
11/06/23	1700-2100	Celebration Community	Patrol	
	1700-2100	Waterside Dr.	Traffic	
	1700-2100	Celebration Blvd.	Traffic	
	1700-2100	Celebration Ave.	Traffic	
	1731	Celebration Blvd & Celebration Ave.	Unknown Problem	231123037
	1853	1768 Malvern Hill	Vin Verify	231123044

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

Name: KRISTIN MINERVINO ID #: 1412 Date: 11/06/23

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
11-08-23	1500	CELEBRATION	ON DUTY	
	1500	CELEBRATION BLVD	RADAR	
	1530	AREA OF CAMPUS AND CELEBRATION AV	RECKLESS DRIVER/NOT SEEN	
	1620	GOLFPARK AND SYCAMORE	RADAR	
	1730	CELEBRATION AV & JEATER BEND	RADAR	
	1845	DOWNTOWN	STOPS	
	1925	WATERSIDE	STOPS & RADAR	
	2015	ROVING	RADAR & STOPS	
	2200	CELEBRATION	OFF DUTY	
	DURING SHIFT	POOLS, PARKS AND PARKING LOTS	ROUTINE CHECKS	
		MARKED UNIT & RADAR		

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	1	Misdemeanor		Citations	8	Citations		Parks	through
Back-up		Felony		Written Warning	6	Written Warning		Schools/Library	out
Self Initiated		Traffic		Verbal Warning	1	Verbal Warning	1	Businesses	shift
Reports		Ordinance						Construction	INDIAN VIL

Name: E. Cabot ID #: 369 Date: 11-08-23

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
11/9/2023	0559	Celebration	Begin detail	23C231385
11/9/2023	0620	Celebration Avenue / Golfpark Drive	Traffic stop 42/25, one citation	And one written warning.
11/9/2023	0645	Celebration Avenue / Golfpark Drive	Traffic stop 43/25, one citation	And one written warning.
11/9/2023	0758	Bank of America	Parking violation / employee	Opening the bank. Written
Warning issued				
11/9/2023	0812	Celebration Avenue / Lake Evalyn Drive	Traffic stop 40/25, written	Warning issued.
11/9/2023	0830	Celebration Avenue / Lake Evalyn Drive	Traffic stop 40/25, citation	Issued.
11/9/2023	0840	Celebration Avenue / Golfpark Drive	Dispatched to a traffic complaint	In reference to a semi being
Parked in the	Area to get	Unloaded. When I arrived, I observed to flatbed trailers	Parked legally and both trailers	Had already been unloaded.
Traffic was	Flowing	Normally.		23I124006
11/9/2023	0850	Celebration Avenue / Lake Evalyn Drive	Traffic stop 33/20, during the	Active school zone.
Citation issued.				
11/9/2023	0900	Town Hall	Checked the area. All appears to	Be in order.
11/9/2023	0915	Celebration Hospital	Responded as back up for a	Vehicle that was on fire
On the access	Road in front of	Celebration Health. The Fire Department responded and	Extinguished the fully engulfed	Vehicle. 23I124023
11/9/2023	1009	Bank of America	Parking violation / Citation issued	
11/9/2023	1050	615 Mulberry Street	I observed a silver Honda with a	Bunch of debris around it
That appeared	To have been	Sitting stationary for an extended time. The license plate	On the vehicle was not assigned	To the vehicle and the
Vehicle was not	Registered. I put	A green tag on the vehicle to have it towed in 48 hours if	It was not moved.	23I124054
11/9/2023	1101	Celebration	End detail	23C231185

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

Name: _Brad Butler #1209_____ Date: _11/9/2023_____

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
11/11/2023	0600	10-8(Start of Shift)		
		Patrolled the Community	No violation observed	None
		Patrolled North Village	No violation observed	None
		Monitored stop sign N Village Street/Eastpark Drive	No violation observed	None
		Monitored stop sign at Campus st and Celebration blvd	3 citations, 2 written warning	None
		Monitored stop sign at Celebration ave & Waterside dr	1 written warning	None
		Celebration ave	1 citation	None
		Speed enforcement on Celebration Place	1 written warning	None
		Sus incident on celebration place		23I124833
11/11/2023	1100	10-7(End of Shift)		

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

Name: _____ Carlos Torres _____ ID #: 2159 _____ Date: 11/11/2023

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
11/11/2023	2000	Celebration	Detail Start	
11/11/2023	2000	Golf Park Dr & Celebration Ave	Disabled Vehicle	23I125035
11/11/2023	2000-0200	Celebration Place, Celebration Ave, Celebration Blvd	Traffic Enforcement	
11/11/2023	0200	Celebration	Detail End	
		Heavy Rain from 2300-0200		

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

Name: Deputy Josh Beekman

ID #: 1797Date: 11/11/2023

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
11/12/2023	1405	SR 417 / CELEBRATION AVE	TRAFFIC STOP – TAG ISSUES	VERBAL WARNING
	1425-1500	1170 BLVD	SPEED ENFORCEMENT -LASER 2 TRAFFIC STOPS	1 CITATION 1 WRITTEN WARNING
	1525	CELEBRATION AVE / BLAKE BLVD	PANHANDLER – EDUCATED AND MOVED ALONG	23I125311
	1545	CELEBRATION AVE / ARBOR CIR	SPEED ENFORCEMENT – LASER 2 TRAFFIC STOPS	1 WRITTEN WARNING SEE BELOW
	1606	CELEBRATION AVE / ARBOR CIR	TRAFFIC STOP – SEAT BELT & EXPIRED TAG	23I125326 ARREST – TRAFFIC 4 CITATIONS

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

Name: DS M. Heller ID #: 2948 Date: 11/12/23

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
11-13-23	0653-0700	CELEBRATION	ON DUTY	
	0700-0820	CELEBRATION AVE & MARKET ST	RADAR STOP SIGNS	
	0820-0920	CELEBRATION BLVD	RADAR	
	0920-1020	CAMPUS ST	RADAR	
	1020-1120	CELEBRATION PL	RADAR	
	1120-1220	WATERSIDE	STOP SIGN & RADAR	
	1220-1245	DOWNTOWN	PARKING STOP SIGNS	
	1245-1300	ROVING	RADAR & STOP SIGNS	
	1300	CELEBRATION	OFF DUTY	
	DURING SHIFT	POOLS, PARKS AND PARKING LOTS	ROUTINE CHECKS	
		MARKED UNIT & RADAR		

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations		Parks	YES
Back-up		Felony		Written Warning	7	Written Warning		Schools/Library	YES
Self Initiated		Traffic		Verbal Warning	4	Verbal Warning	6	Businesses	YES
Reports		Ordinance						Construction	

Name: D/S DAL BON, F ID #: 2122 Date: 11/13/23

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
11-14-23	1600	CELEBRATION	ON DUTY	
	1600	CELEBRATION & ARBOR CIR	RADAR	
	1705	GOLFPARK & SYCAMORE	RADAR	
	1815	CELEBRATION & JEATER BEND	RADAR	
	1920	DOWNTOWN	PARKING STOPS	
	1950	WATERSIDE DR	RADAR	
	2020	ROVING		
	2200	CELEBRATION	OFF DUTY	
	DURING SHIFT	POOLS, PARKS AND PARKING LOTS	ROUTINE CHECKS	
		MARKED UNIT & RADAR		

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	1	Misdemeanor		Citations	7	Citations		Parks	through
Back-up		Felony		Written Warning	6	Written Warning		Schools/Library	out
Self Initiated		Traffic		Verbal Warning	2	Verbal Warning		Businesses	shift
Reports		Ordinance						Construction	INDIAN VIL

Name: E. Cabot ID #: 369 Date: 11-14-23

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	12	Citations		Parks	x
Back-up		Felony		Written Warning	3	Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance						Construction	

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

Name: Nixon Dorcely

ID #: 3154

Date: 11/17/2023

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
11/18/2023	0754	Celebration	Begin detail	23C237098
11/18/2023	0803	Celebration Avenue / Golf Park Drive	Traffic stop - 38/25, written	Warning issued.
11/18/2023	0813	700 Celebration Avenue / Bank of America	Parking violation. Written	Warning issued.
11/18/2023	0827	Waterside Drive	Traffic stop - 40/25, one citation	And one written warning
				Issued.
11/18/2023	0843	Waterside Drive	Traffic stop / expired license	Plate, suspended driver
	Proof of	Insurance. Three citations issued.		
11/18/2023	0950	Ballfield by Town Hall	Checked the area. Group of kids	Having a baseball game.
11/18/2023	1001	Celebration Avenue / Eastlawn Drive	Traffic stop / expired license	Plate, suspended driver
License, and	The driver had a	Warrant for his arrest. I issued the driver two citations,	Arrested him for the warrant,	And had a deputy from
Patrol come	Pick up the	Arrestee and transport him to the jail.		23I127621 / 23I127632
11/18/2023	1136	Library	Checked the area. All appears to	Be in order.
11/18/2023	1156	701 Front Street / Diner	Parking violation / left wheels to	Curb. Citation issued.
11/18/2023	1208	671 Front Street	Parking violation / left wheels to	Curb. The driver came out
And turned the	Vehicle around.	Written warning issued.		
11/18/2023	1221	Lakeside Park	Checked the area. All appears to	Be in order.
11/18/2023	1311	Celebration Avenue / Golfpark Drive	Traffic stop / expired license	Plate. Citation issued.
11/18/2023	1401	Celebration	End detail	23C237098

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	2	Misdemeanor	1	Citations	7	Citations	1	Parks	2
Back-up		Felony		Written Warning	2	Written Warning	2	Schools/Library	1
Self Initiated	2	Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports	1	Ordinance						Construction	

Name: Brad Butler #1209 Date: 11/18/2023

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

Name: R. Hansell ID #: 2597 Date: 11/19/23

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November 20, 2023

1600/1634 – Patrolled the neighborhoods to show law enforcement presence and to detour any criminal activity.

1644/Traffic Stop – White Tesla – Verbal warning for speeding – 35 mph in 25 mph (Waterside Dr and Centervale Dr)

1703/Traffic Stop – Black Nissan Versa – Citation for speeding (68 mph – 40 mph) (Celebration Blvd)

1710/1728 – Patrolled the neighborhoods to show law enforcement presence and to detour any criminal activity.

1748/Traffic Stop – Grey Hyundai SUV– Citation for speeding and driving while license suspended (58 mph – 40 mph) (Celebration Blvd)

1803/1833 – Patrolled the neighborhoods to show law enforcement presence and to detour any criminal activity.

1841/Traffic Stop – Blue Hyundai Sonata– Verbal Warning for running stop sign (Waterside Lane Waterside Dr)

1857/Traffic Stop – Black BMW X6– Verbal Warning for running stop sign (Greenbrier Ave and Campus St)

1900/1922 – Patrolled the neighborhoods to show law enforcement presence and to detour any criminal activity.

1931/Traffic Stop – White Toyota Prius– Verbal Warning for running stop sign (greenbrier Ave and Campus St)

1945/Traffic Stop – Blue Dodge Avenger – Verbal Warning for driving with no lights (Celebration Ave)

1950/Traffic Stop – White Toyota Rav4– Citation for speeding (67 mph – 40 mph) (Celebration Blvd)

1952/2010 – Patrolled the neighborhoods to show law enforcement presence and to detour any criminal activity.

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
11/21/23	0715-0755	CELEBRATION BLVD	SPEED ENFORCEMENT 2 TRAFFIC STOP	1 CITATION 1 WRITTEN WARNING
	0805	WATERSIDE	PARKING VIOLATION	CITATION
	0815	709 BLOOM ST	PARKING VIOLATION	CITATION
	0840-0850	CELEBRATION AVE / WATERSIDE	STOP SIGN VIOLATIONS NO VIOLATIONS OBSERVED	
	0850	PUBLIX	TRESPASS	23I128855
	0935	AVE / SR 417	TRAFFIC STOP – TAG VIOLATION	VERBAL WARNING
	1030	1370 BLVD	TRAFFIC STOP – TAG VIOLATION	VERBAL WARNING
	1100	AVE / BLAKE	TRAFFIC STOP – EXP TAG	CITATION

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

Name: DS Heller ID #: 2948 Date: 11/21/2023

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

Name: R. Hansell ID #: 2597 Date: 11/22/23

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
11/23/2023	0750	Celebration	Begin detail	23C240335
11/23/2023	0804	Celebration Avenue / Golfpark Drive	Traffic stop 37/25. Written	Warning issued.
11/23/2023	0838	Celebration Avenue / Golfpark Drive	Traffic stop 38/25. Written	Warning issued.
11/23/2023	0855	Celebration Boulevard / Waterside Drive	Traffic stop 57/40. One citation	And one written warning
11/23/2023	0938	Waterside Drive / Celebration Boulevard	Traffic stop 40/25. One citation	And one written warning
11/23/2023	1020	Lakeside Park	Area checked. All appears to be	In order.
11/23/2023	1052	Celebration Avenue / Golfpark Drive	Traffic stop 48/25. One citation	And two written warnings
11/23/2023	1109	Sycamore Street / Celebration Avenue	Traffic stop / no seatbelt. One	Citation and one written
Warning	Issued.			
11/23/2023	1240	Park by Town Hall	Area checked. All appears to be	In order.
11/23/2023	1301	Celebration	End detail	23C240335

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	4	Citations		Parks	2
Back-up		Felony		Written Warning	7	Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: Brad Butler #1209 Date: 11/23/2023

November 25, 2023

- 1900/1941 – Patrolled the neighborhoods to show law enforcement presence and to detour any criminal activity.
- 1953/Traffic Stop – White Mercedes – Verbal warning for driving with no lights – (Waterside Dr and Centervale Dr)
- 1959/Traffic Stop – Black Nissan Versa – Verbal Warning for expired registration (Celebration Blvd)
- 2005/2030 – Patrolled the neighborhoods to show law enforcement presence and to detour any criminal activity.
- 2041/Traffic Stop – Grey Kia Optima– Verbal for defective equipment and following too close (Celebration Blvd)
- 2049/2117 – Patrolled the neighborhoods to show law enforcement presence and to detour any criminal activity.
- 2124 – Parking Violation – Verbal Warning for obstructing traffic. Vehicle immediately moved. (Campus St.)
- 2138/Traffic Stop – Red Jeep – Verbal Warning for failure to use turn signal (Campus St. & Greenbrier Ave)
- 2145/Traffic Stop – Blue Toyota Corolla– Verbal Warning for following too close (Greenbrier Ave and Campus St)
- 2200/2232 – Patrolled the neighborhoods to show law enforcement presence and to detour any criminal activity.
- 2248/Traffic Stop – White Nissan Versa– Verbal Warning for running stop sign (greenbrier Ave and Campus St)
- 2314/Traffic Stop – Blue Dodge Caliber – Verbal Warning for driving with no lights (Celebration Ave)
- 2334/Traffic Stop – White Honda Civic– Citation for speeding (60 mph – 40 mph) (Celebration Blvd)
- 2347/Traffic Stop – Silver Mustang– Citation for speeding (69 mph – 40 mph) (Celebration Blvd)
- 0000/0030 – Patrolled the neighborhoods to show law enforcement presence and to detour any criminal activity.
- 0033/Traffic Stop – Grey Golf Cart– Verbal Warning for running driving without lights (Waterside Dr)
- 0047/Traffic Stop – Blue/White Golf Cart– Verbal Warning for operating on the roadways (Campus St)
- 0000/0030 – Patrolled the neighborhoods to show law enforcement presence and to detour any criminal activity.
- 0047/Traffic Stop – White Honda Accord– Verbal Warning for speeding (53 mph – 40 mph) (Celebration Blvd)

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

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DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
11/27/2023	0752	Celebration	Begin detail	23C242594
11/27/2023	0803	Celebration Avenue / Golf Park Drive	Traffic stop 41/25, one citation	And one written warning
Issued.				
11/27/2023	0818	Bank of America	Parking violation / parked in a	No parking zone. Written
Warning issued				
11/27/2023	0825	650 Campus Street	Parking violation / left wheels to	Curb. Citation issued.
11/27/2023	0837	Celebration Avenue / Lake Evalyn Drive	Traffic stop 33/20, school zone.	Citation issued.
11/27/2023	0919	Celebration Avenue / Lake Evalyn Drive	Traffic stop 33/20, school zone.	Citation issued.
11/27/2023	0946	Lakeside Park	Area checked. All appears to be	In order.
11/27/2023	1008	Town Hall	Area checked. All appears to be	In order.
11/27/2023	1102	1871 Emerson Ridge Road	Parking violation / left wheels to	Curb. Citation issued.
11/27/2023	1118	630 Campus Street	Parking violation / left wheels to	Curb. Citation issued.
11/27/2023	1131	Lakeside Park	Area checked/ All appears to be	In order.
11/27/2023	1146	671 Front Street	Parking violation / left wheels to	Curb. Citation issued.
11/27/2023	1205	Celebration Avenue / Golf Park Drive	Traffic stop 45/25	Citation issued
11/27/2023	1229	Celebration Avenue / Golf Park Drive	Traffic stop 41/25, one citation	And one written warning
Issued.				
11/27/2023	1301	Celebration	End detail	23C242594

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

Name: Brad Butler #1209 Date: 11/27/2023

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

Name: P. Theophile ID #: 2999 Date: 11/28/23

November 29, 2023

1603/1637 – Patrolled the neighborhoods to show law enforcement presence and to detour any criminal activity.

1642 – Assisted with pushing disabled vehicle out the road

1650/Traffic Stop – Grey Ford Focus -Verbal Warning for expired registration– (Celebration Blvd /Campus St)

1700/1727– Patrolled the neighborhoods to show law enforcement presence and to detour any criminal activity.

1732/1840 – Responded to a two-car accident involving a black pickup truck and a grey SUV on Celebration Blvd.

1850/Traffic Stop – Silver Ford Escape – Verbal Warning for driving with no lights (65 mph in 40 mpg (Celebration Blvd)

1858/1924 – Patrolled the neighborhoods to show law enforcement presence and to detour any criminal activity.

1927/1931 – Responded and assisted with intoxicated male with a broken leg on East lawn Drive.

1939/Suspicious Person – Checked out with a suspicious person sitting a black Infiniti parked in front of the school (Campus St & Greenbrier Ave)

1945/2007 – Patrolled the neighborhoods to show law enforcement presence and to detour any criminal activity.

<i>DATE</i>	<i>TIME</i>	<i>LOCATION</i>	<i>ACTIVITY</i>	<i>INCIDENT #</i>
11/30/2023	070	10-8(Start of Shift)		
		Radar enforcement Waterside Drive/Centerville Drive	2 citations	None
		Patrolled North Village	No violation observed	None
		Monitored stop sign Celebration Ave/Spring Park Street.	No violation observed	None
		Radar enforcement Celebration Blvd/Ponce Drive	3 citations/2 written warnings	None
		Radar enforcement Celebration Place/Fire Station	6 citations/4 written warnings	None
		Radar enforcement Celebration Blvd/Golfpark Drive	3 citations/3 written warnings	None
		Patrolled Artisan Village	No violation observed	None
11/30/2023	1300	10-7(End of Shift)		

15

<i>Calls for Service</i>		<i>Arrests</i>		<i>Traffic Stops</i>		<i>Parking Violations</i>		<i>Routine Checks</i>	
<i>Calls Taken</i>		<i>Misdemeanor</i>		<i>Citations</i>	14	<i>Citations</i>		<i>Parks</i>	
<i>Back-up</i>		<i>Felony</i>		<i>Written Warning</i>	9	<i>Written Warning</i>		<i>Schools/Library</i>	
<i>Self Initiated</i>		<i>Traffic</i>		<i>Verbal Warning</i>		<i>Verbal Warning</i>		<i>Businesses</i>	
<i>Reports</i>		<i>Ordinance</i>						<i>Construction</i>	

Name: O. D Gayle ID #: 1423 Date: 11/30/2023

[illegible]

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

Name: Bryan McMahon ID #: 1247 Date: 12-01-2023

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
12/2/2023	0700	Celebration	Begin detail	23C245644
12/2/2023	0710	Celebration Boulevard / Waterside Drive	Traffic stop / left taillight not	Working. Driver was able to
Get the taillight	Working during	The traffic stop. Written warning issued.		
12/2/2023	0732	Celebration Boulevard / Celebration Place	Traffic stop / No taillights on	While driving in the fog. The
License plate	On the vehicle	Had also been replaced and the correct license plate was	Not on the vehicle. The driver	Had the correct license plate
In the vehicle	And advised she	Was unable to put the license plate on the vehicle. I put	The license plate on the vehicle	For the driver. Two written
Warnings	Issued.			
12/2/2023	0808	Celebration Place / Celebration Boulevard	Traffic stop / ran the stop sign.	Citation issued.
12/2/2023	0831	Celebration Avenue / Sycamore Street	Traffic stop X2, both vehicles ran	The stop sign. Two citations
Issued.				
12/2/2023	0912	Library	Area checked. All appears to be	In order.
12/2/2023	0954	515 Water Street	A silver Ford SUV bearing expired	Florida license plate
JMQ-P58. The	License plate on	This vehicle expired in 2021. A green tag was issued to	Have the vehicle towed if it is not	Removed from the street
Within 48	Hours.			23I132823
12/2/2023	1020	1370 Celebration Boulevard	No vitals call. Report taken	23I132825
12/2/2023	1108	Celebration Boulevard / Dumont Street	Traffic crash / vehicle versus a	Bicycles. 23I132839. Both
Parties advised	They were okay	And medical was not needed.		
12/2/2023	1116	Celebration	End detail	23C245644

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

Name: Brad Butler #1209 Date: 12/2/2023

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
12-05-23	1600	CELEBRATION	ON DUTY	
	1600	CELEBRATION BLVD	RADAR	
	1625	GOLFPARK DR	RADAR	
	1710	CELEBRATION BLVD & EASTPARK/LONGVIEW	STOPS & RADAR	
	1800	WATERSIDE DR	RADAR	
	1845	CELEBRATION AV & JEATER BEND	RADAR	
	1920	DOWNTOWN	STOPS PARKING	
	1950	CELEBRATION & BALLFIELDS	RADAR	
	2020	ISLAND VILLAGE	STOPS/PARKING	
	2050	ROVING	RADAR/STOPS	
	2200	CELEBRATION	OFF DUTY	
	DURING SHIFT	POOLS, PARKS AND PARKING LOTS	ROUTINE CHECKS	
		MARKED UNIT & RADAR		

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	1	Citations		Parks	through
Back-up		Felony		Written Warning	11	Written Warning		Schools/Library	out
Self Initiated		Traffic		Verbal Warning	4	Verbal Warning	4	Businesses	shift
Reports		Ordinance						Construction	INDIAN VIL

Name: E. Cabot ID #: 369 Date: 12-05-23

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
12/6/2023	1300		On Duty	
	1254-1300	Celebration Blvd & World Dr	Hwy Obstruction	231134386
	1305	Celebration Blvd & World Dr	Traffic stop	
	1320	Celebration Pl (front of FD)	Traffic stop	
	1330	Celebration HS	Traffic enforcement	
	1400		Off Duty	

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

Name: Sgt. M. Hernandez ID #:1365 Date: 12/6/2023

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
12-07-23	1600	CELEBRATION	ON DUTY	
	1600	CELEBRATION BLVD – BUSINESS SIDE	RADAR	
	1645	DOWNTOWN	PRESENCE FOR LIGHTING &	CEREMONY
	1830	ROVING	RADAR & STOPS	
	1855	BACKUP PATROL UNIT ON TRAFFIC STOP		
	2035	DOWNTOWN	POSS DRUNK DRIVER	
	2100	600 MARKET ST	NOISE COMP	
	2200	CELEBRATION	OFF DUTY	
	DURING SHIFT	POOLS, PARKS AND PARKING LOTS	ROUTINE CHECKS	
		MARKED UNIT & RADAR		

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	2	Misdemeanor		Citations	1	Citations		Parks	through
Back-up	1	Felony		Written Warning	3	Written Warning		Schools/Library	out
Self Initiated		Traffic		Verbal Warning	5	Verbal Warning	6	Businesses	shift
Reports		Ordinance						Construction	INDIAN VIL

Name: E. Cabot ID #: 369 Date: 12-07-23

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
12/08/2023	1453	CELEBRATION AVE/TEAL AVE	Traffic Stop- Speeding	
12/08/2023	1504	CELEBRATION AVE/TEAL AVE	Traffic Stop- Agg Careless Driving	
12/08/2023	1512	CELEBRATION AVE/TEAL AVE	Traffic Stop- Speeding	
12/08/2023	1522	CELEBRATION AVE/TEAL AVE	Traffic Stop- Speeding	
12/08/2023	1525	CELEBRATION AVE/TEAL AVE	Traffic Stop- Speeding	
12/08/2023	1550	CELEBRATION AVE/TEAL AVE	Traffic Stop- Speeding	

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

Name: _____ T. BLACKMON _____ ID #: _3071_____ Date: 10/08/2023_____

[illegible]

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

Name: R. Hansell ID #: 2597 Date: 12/09/23

[illegible]

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations		Parks	
Back-up		Felony		Written Warning	3	Written Warning		Schools/Library	
Self-Initiated	5	Traffic		Verbal Warning	2	Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: A. PEREZ ID #: 3051 Date: 12/10/2023



CELEBRATION

November 2023 Monthly Report

Submitted by:
Clarke Environmental Mosquito Management

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



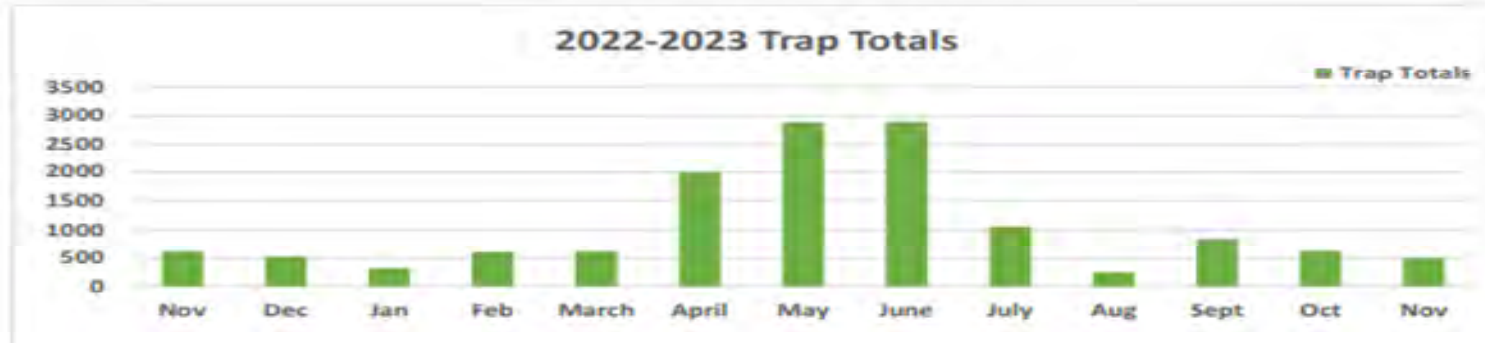
Surveillance

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
72	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
218.4 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
0	n/a

Inspection and Larval Mosquito Control

As part of IMM best practices, larvicides mosquito control products are used to control mosquitoes in their larval stage. They are applied directly to the water sources where adult female mosquitoes lay their eggs and work to prevent mosquito larvae from becoming flying, biting adults. Known and resident-reported standing water sites are inspected monthly to determine the need for larviciding.

Larviciding

As an EarthRight community, Celebration's larviciding efforts are conducted utilizing Natular®, an OMRI Listed product designated as Reduced Risk by the U.S. EPA. Natular has also been tested to demonstrate efficacy on twenty of the most common vector and nuisance mosquito species, including *Aedes*, *Anopheles* and *Culex*, making it an excellent tool to suppress mosquito populations before they hatch while helping avoid or fight resistance.

Sites Inspected	Fly Traps Installed	Catch Basins Treated
0	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	11/09/2023	11/09/2023	11.60	mi	1.51	gal
Celebration CDD - 010053	1	11/21/2023	11/21/2023	11.60	mi	1.47	gal
Celebration CDD - 010053	10	11/03/2023	11/03/2023	1.10	mi	0.18	gal
Celebration CDD - 010053	10	11/09/2023	11/09/2023	1.40	mi	0.17	gal
Celebration CDD - 010053	11	11/02/2023	11/02/2023	8.10	mi	1.25	gal
Celebration CDD - 010053	11	11/20/2023	11/20/2023	10.50	mi	1.3	gal
Celebration CDD - 010053	12	11/03/2023	11/03/2023	7.50	mi	1.19	gal
Celebration CDD - 010053	12	11/10/2023	11/10/2023	8.60	mi	1.13	gal
Celebration CDD - 010053	12	11/17/2023	11/17/2023	8.90	mi	1.14	gal
Celebration CDD - 010053	12	11/21/2023	11/21/2023	8.90	mi	1.14	gal
Celebration CDD - 010053	12	11/28/2023	11/28/2023	8.90	mi	1.09	gal
Celebration CDD - 010053	12	11/30/2023	11/30/2023	8.90	mi	1.16	gal
Celebration CDD - 010053	13	11/02/2023	11/02/2023	4.40	mi	0.68	gal
Celebration CDD - 010053	13	11/07/2023	11/07/2023	5.20	mi	0.67	gal
Celebration CDD - 010053	13	11/10/2023	11/10/2023	5.20	mi	0.67	gal
Celebration CDD - 010053	13	11/17/2023	11/17/2023	5.20	mi	0.7	gal
Celebration CDD - 010053	13	11/20/2023	11/20/2023	5.20	mi	0.7	gal
Celebration CDD - 010053	13	11/21/2023	11/21/2023	5.20	mi	0.68	gal
Celebration CDD - 010053	15	11/02/2023	11/02/2023	5.50	mi	0.85	gal
Celebration CDD - 010053	15	11/07/2023	11/07/2023	6.80	mi	0.85	gal
Celebration CDD - 010053	16	11/03/2023	11/03/2023	2.40	mi	0.38	gal
Celebration CDD - 010053	16	11/07/2023	11/07/2023	3.00	mi	0.38	gal
Celebration CDD - 010053	16	11/10/2023	11/10/2023	3.00	mi	0.38	gal



CCDD Services By Customer/Route Summary

Celebration CDD - 010053	16	11/17/2023	11/17/2023	3.00	mi	0.38	gal
Celebration CDD - 010053	16	11/20/2023	11/20/2023	3.00	mi	0.38	gal
Celebration CDD - 010053	16	11/21/2023	11/21/2023	3.00	mi	0.39	gal
Celebration CDD - 010053	5A	11/02/2023	11/02/2023	2.30	mi	0.35	gal
Celebration CDD - 010053	5A	11/07/2023	11/07/2023	2.40	mi	0.34	gal
Celebration CDD - 010053	5A	11/10/2023	11/10/2023	2.40	mi	0.34	gal
Celebration CDD - 010053	5A	11/20/2023	11/20/2023	2.40	mi	0.3	gal
Celebration CDD - 010053	5A	11/21/2023	11/21/2023	2.40	mi	0.3	gal
Celebration CDD - 010053	5A	11/30/2023	11/30/2023	2.40	mi	0.34	gal
Celebration CDD - 010053	5B	11/02/2023	11/02/2023	0.60	mi	0.09	gal
Celebration CDD - 010053	5B	11/07/2023	11/07/2023	0.80	mi	0.09	gal
Celebration CDD - 010053	5B	11/10/2023	11/10/2023	0.80	mi	0.09	gal
Celebration CDD - 010053	5B	11/20/2023	11/20/2023	0.80	mi	0.09	gal
Celebration CDD - 010053	5B	11/21/2023	11/21/2023	0.80	mi	0.1	gal
Celebration CDD - 010053	5B	11/30/2023	11/30/2023	0.80	mi	0.09	gal
Celebration CDD - 010053	7	11/03/2023	11/03/2023	8.60	mi	1.38	gal
Celebration CDD - 010053	7	11/09/2023	11/09/2023	11.20	mi	1.31	gal
Celebration CDD - 010053	7	11/17/2023	11/17/2023	11.20	mi	1.33	gal
Total For The Month of November:				206.20			

Celebration Service Request Call Log

#	Date	Last Name	First Name	Address	Phone #	Village	Request	Call Taken By	Action Taken
1	1/3/2023		Janice		352-396-2322		Mosquitoes are bad	VM	Trmt 1.3.23
2	1/3/2023		Christine	263 Goldenrain Dr			Mosquitoes are bad	CJ	Trmt 1.3.23
3	1/3/2023	Daniels	Beverly	1133 Indigo Dr	689-207-9050	East	Mosquitoes are bad	KD	Trmt 1.3.23
4	1/3/2023	Farrar	Janice	1348 Cap Rock Dr	239-645-8400	Spring Lakes	Mosquitoes are bad	VM	Trmt 1.3.23
5	1/3/2023	Rodriguez	Alissa	1143 Indigo	407-933-4663		Mosquitoes are bad	KD	Trmt 1.3.23
6	1/3/2023	Camarillo	Linda	315 Grand Magnolia Ave Unit 103	321-505-0899	Georgetown Condos	Mosquitoes are bad	KD	Trmt 1.3.23
7	1/3/2023	Harper	Sandra	1052 Firethorn St	330-472-7937		Mosquitoes are bad	VM	Trmt 1.3.23
8	1/3/2023	Hargett	Stacie	922 Pawstand Road	727-422-2978	East	Mosquitoes are bad downtown	KD	Trmt 1.3.23
9	1/3/2023	Elijah	Christina	8062 (can't make out street name)	407-222-2779		Mosquitoes are bad	VM	Trmt 1.3.23
10	1/3/2023	Hall	Lynette	1127 Indigo Dr	361-510-7846		Mosquitoes are bad	KD	Trmt 1.3.23
11	1/3/2023	Zyurek	Alylino	534 Greenbrier Ave	407-883-1330		Mosquitoes are bad	VM	Trmt 1.3.23
12	1/3/2023	Curti	Annette	920 Spring Park St	412-427-6130	Spring Park Terrace Condos	Mosquitoes are bad	KD	Trmt 1.3.23
13	1/3/2023	Zevchik	Kevin	1043 Maiden Ter	616-610-2075		Mosquitoes are bad	KD	Trmt 1.3.23
14	1/3/2023	Beggs	Ray	1230 Wright Cir	407-566-0977	Artisan	Mosquitoes are bad	VM	Trmt 1.3.23
15	1/8/2023	Snyder	Brian	1221 Green square	615-689-1471	Artisan	Mosquitoes are bad	VM	Trmt 1.10.23
16	1/9/2023	Smallwood	Emily	1223 Greene square	713-894-3339	Artisan	Mosquitoes are bad	KD	Trmt 1.10.23
17	1/11/2023	Beaumont	Mr.	1328 Celebration Ave.	407-982-9595		Mosquitoes are bad	CC	Trmt 1.12.23
18	1/31/2023	Pagona	Laura	1024 Nash Drive	407-301-4607	East	Mosquitoes bad at night	KD	Trmt 1.31.23
19	2/8/2023			940 Spring Park St	407-625-3415		Mosquitoes eating them alive	VM	Trmt 2.9.23
20	3/3/2023	Hall	Lynette	1127 Indigo Dr	361-510-7846		Mosquitoes are bad	CC	Trmt 3.7.23
21	3/6/2023	Harper	Sandra	1052 Firethorn St	330-472-7937		Mosquitoes are out of control	CC	Trmt 3.7.23
22	3/24/2023	Routh	Debra	280 Celebration Blvd Bldg 27	407-914-8967	Georgetown	Mosquitoes inside house	CC	Trmt 3.24.23
23	3/28/2023	Battaglini	Paul	Dog Park behind Library	410-212-8806		Bad mosquitoes around 3PM-6PM	MG	Trmt 3.28.23
24	4/21/2023		Monica	1201 Green Square, Corner of Wild	407-566-8852	Artisan	No spray request - on end & getting sprayed several times	CC	Trmt
25	4/26/2023		No Name left	No address left	646-530-0614		Sees truck around 10 pm & is often outside walking...worried about safety, etc	CC	Trmt
26	6/7/2023	Valentino	Alfred	608 Trumpet Place	407-401-3510		Mosquitoes are so bad must wear a jacket	CC	Trmt
27	6/12/2023	Braun	Ed	2269 Celebration Blvd			Mosquito issue	E-mail	Trmt
28	6/19/2023			104 East Park Crescent			More mosquitoes than usual	E-mail	Trmt
29	6/27/2023			961 Starling Dr			More mosquitoes than usual	E-mail	Trmt
30	6/30/2023			7562 Estuary Lake Loop			Abundance of mosquitoes	E-mail	Trmt
31	7/3/2023	Richardson	Shearer	104 East Park Crescent	407-566-9088		Mosquito issue, allergic to bites	KD	Trmt
32	7/3/2023	Robinson	Robert	2108 Celebration Blvd	954-559-5514		Bad mosquitoes	KD	Trmt
33	7/7/2023	Richardson	Shearer	104 East Park Crescent	407-566-9088		Mosquitoes only in house	MG	Trmt
34	7/10/2023	Tomsick	Dan	961 Starling Dr	407-566-8442		Mosquitoes day & night	KD	Trmt
35	7/13/2023	Battaglini	Paul	1321 Artisan Ave East	410-212-8806		Preserve before trees with breeding, drain doesn't drain correctly	CC	Trmt
36	9/8/2023	Reiche	Shelly	1121 Indigo Drive	314-566-4982		Spray request	E-mail	Trmt
37	9/27/2023	Pineau	Jim	Island Village			Schedule for Island Village	E-mail	Info



All Services By Customer Summary

Celebration CDD (010053)

Filter Date between 11/01/2023 and 11/30/2023

Customer	Work Type	Service Item	Start Date	End Date	Used Quantity	Unit Of Measure
010053 - Celebration CDD	Night Truck	KIS2703 - AquaHaltMix1:1 ratio FL Celebr	11/02/2023	11/02/2023	20.90	mi
010053 - Celebration CDD	Night Truck	KIS3404 - Truck ULV Merus low flow .56 o	11/03/2023	11/03/2023	19.60	mi
010053 - Celebration CDD	Night Truck	KIS2703 - AquaHaltMix1:1 ratio FL Celebr	11/07/2023	11/07/2023	18.20	mi
010053 - Celebration CDD	Night Truck	KIS2703 - AquaHaltMix1:1 ratio FL Celebr	11/09/2023	11/09/2023	30.30	mi
010053 - Celebration CDD	Night Truck	KIS2703 - AquaHaltMix1:1 ratio FL Celebr	11/10/2023	11/10/2023	20.20	mi
010053 - Celebration CDD	Night Truck	KIS2703 - AquaHaltMix1:1 ratio FL Celebr	11/17/2023	11/17/2023	28.30	mi
010053 - Celebration CDD	Night Truck	KIS2703 - AquaHaltMix1:1 ratio FL Celebr	11/20/2023	11/20/2023	28.00	mi
010053 - Celebration CDD	Night Truck	KIS2703 - AquaHaltMix1:1 ratio FL Celebr	11/21/2023	11/21/2023	31.90	mi
010053 - Celebration CDD	Night Truck	KIS2703 - AquaHaltMix1:1 ratio FL Celebr	11/28/2023	11/28/2023	8.90	mi
010053 - Celebration CDD	Night Truck	KIS2703 - AquaHaltMix1:1 ratio FL Celebr	11/30/2023	11/30/2023	12.10	mi
					218.40	

Customer	Collection Date	Trap #	Species	# of Female
Celebration CDD	11/02/2023	CEL01	Anopheles crucians	2
		CEL01	Mansonia dyari	1
		CEL05	Anopheles crucians	2
		CEL16	Anopheles crucians	12
		CEL16	Culex nigripalpus	1
	11/09/2023	CEL01	Anopheles crucians	3
		CEL05	Anopheles crucians	15
		CEL05	Coquillettidia perturbans	1
		CEL07	Anopheles crucians	8
		CEL11	Anopheles crucians	9
		CEL15	Anopheles crucians	9
		CEL16	Anopheles crucians	1
		CEL16	Culex erraticus	1
		CEL16	Culex nigripalpus	1
	11/14/2023	CEL01	Misc genus / spp	10
		CEL02	Misc genus / spp	14
		CEL05	Misc genus / spp	13
		CEL10	Misc genus / spp	2
		CEL12	Misc genus / spp	23
		CEL13	Misc genus / spp	21
		CEL15	Misc genus / spp	3
		CEL16	Misc genus / spp	3
	11/21/2023	CEL01	Misc genus / spp	43
		CEL02	Misc genus / spp	8
		CEL05	Misc genus / spp	80
		CEL10	Misc genus / spp	7
		CEL12	Misc genus / spp	31
		CEL13	Misc genus / spp	29
		CEL16	Misc genus / spp	16
	11/28/2023	CEL01	Misc genus / spp	22
		CEL02	Misc genus / spp	11
		CEL05	Misc genus / spp	12
		CEL12	Misc genus / spp	30
		CEL13	Misc genus / spp	7
		CEL16	Misc genus / spp	1
	11/30/2023	CEL07	Ochlerotatus infirmatus	6
		CEL07	Anopheles crucians	32
		CEL07	Psorophora ferox	4
		CEL11	Anopheles crucians	5

Subsection 8B(ii)

Proposal for Eastlawn Railing



425 Briercliff Dr.
Orlando, FL 32806
407-468-6738

Proposal/Contract

Date: 011/01/2023

Submitted to: Russ Simmons

Job Location: Celebration, East Lawn Bridge

Re: Removal and Replacement of Existing Railing

We Propose to provide supervision, labor, materials and equipment to complete the activities described in the scope of work in accordance with the State and Local Building Codes to the above referenced site.

Scope of Work:

- 1) Remove and replace existing 2x8 top rails with 2x10x16 PT 14 = 224 LF
- 2) Remove and replace existing 2x6 toe kicks with 2x6x16 PT 14 = 224 LF
- 3) Remove and replace existing 1x1 side railing with 1x8 PT: 192 1x8x8 PT and 92 1x8x12 PT
- 4) Clean up and remove trash and debris created by the above scope of work from site

Any deviation from the above specification may incur additional charges above the original estimate.

Contract Amount: \$22,500

Initial draw of 50% (\$11,250) is due at acceptance of the Proposal/Contract. Balance is due upon completion of scope of work and final inspection by the Building and Safety Division of the municipality that issued the permit.

This proposal expires 30 days from the above date. After 30 days, Marsh Harbor Construction reserves the right to revise the proposal in accordance with costs in effect at that time. This contract is valid when executed by both parties.

All materials are guaranteed to be as specified and are warranted by manufacturer. All work to be completed in a workman like manner in accordance with standard practices. Workmanship is warranted for one year after the date of completion. Warranty does not cover damage caused by settlement or fill placed by others on site; damage caused by machinery or heavy vehicles; damage caused by other trades on site; damage caused by bad weather or other natural causes. Worker's Compensation Insurance and General Liability Insurance cover all workers on the job.

We appreciate the opportunity to offer you our services.

Proposal/Contract Presented By:


Donald Walker, Jr. Marsh Harbor Construction, LLC

11/1/23
Date

Acceptance of Proposal/Contract: I/We agree to the above costs and specifications and authorize Marsh Harbor Construction, LLC to do the work outlined above.

Customer Authorized Signature

Date

Marsh Harbor Construction
Orlando, FL 32806



CONSTRUCTION, INC.

Nash Construction, Inc.
20241 Oberly Pkwy
Orlando, FL 32833

Office: 321-201-4300

nashconstructioninc@yahoo.com

PROPOSAL

Date: 3/27/2023 Revision 2 11/4/2023

Submitted to: Russ

Job Location: Celebration East Lawn Bridge

Re: Rails

WE PROPOSE to provide all supervision, labor, material, and equipment to install those in accordance with the State and Local Building Codes to the above referenced site as follows:

-
- 1). Remove and replace 2x8 top rail with 2x10x16 PT 14 = 224 LF
 - 2). Remove and replace 2x6 toe kick 2x6x16 PT 14= 224 LF
 - 3). Remove and Replace 1x1- side rails with 1x8 PT, 192- 1x8x8 PT, and 92- 1x8x12 PT
 - 4). Clean up and disposal of all debris created by the above proposed scope of work
 - 5). Please note Any additional will be charged as follows:

2x6 @ \$6.00 LF

2x8 @ \$8.00 LF

2x10 @ \$ 10.00 LF

2x 12 @ \$12.00 LF

**License and insurance are included in price. Any deviation from the above specifications may incur additional charges above the original estimate.*

• Florida Certified Building & Roofing Contractor • Residential • Commercial •

• Lic.# CBC1258616-#CCC1329378 •

CONTRACT AMOUNT TOTAL: We hereby propose to furnish material, equipment and labor in accordance with above specification for the sum of: \$19,500.00.

* The balance is due upon the completion of the work and satisfactory final inspection with the Building and Safety Division municipality that issues the building permit.

***NASH CONSTRUCTION, INC OWNS ALL MATERIAL UNTIL BALANCE IS PAID IN FULL.**

*This proposal will expire 30 days from date. After 30 days, Nash Construction, Inc. reserves the right to revise our price in accordance with costs in effect at that time.

*All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Workman's Compensation and General Liability Insurance Certificates are to be provided upon request.

We appreciate the opportunity to offer our services to you.

ACCEPTANCE OF PROPOSAL: The above prices, specifications, and conditions are satisfactory and are hereby accepted. Payment will be made upon terms of invoice. A finance charge in the amount of 1.5% of the purchase price will be added to any invoice 15 days past due. Every 30 days thereafter, will be added to the final invoice.

Please sign below if you have read and agree to the above terms and specifications stated:

Authorized Signature

Date

Nash Construction, Inc

Date

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

Initial _____

Subsection 8D

Engineer: Monthly Report



HANSON, WALTER & ASSOCIATES, INC.

PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

December 11, 2023

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

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

Dear Ms. Montagna;

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

1. Artisan Park Alley repaving inspections and contractor coordination. Meeting with Ken Lee on trash turning radius enhancements to alleys.
2. Celebration K8 property correspondence and meeting.
3. Island Village meeting with Mattamy for future turnovers and current issues of lights and irrigation conduit.
4. Alternate baseball site and swap parcel research, map generation, and corresp. with environmentalist. Verify WMCA locations on swap parcels and prepare updated overall map with prioritized parcels.
5. Prepare landscape maintenance maps for Island Village Ph 1A & Celebration Blvd.
6. Review right turn lane encroachment at World Drive vs FDOT easement and existing drainage.
7. Island Village Phase 1A pond tract root barrier inspection.

Sincerely,

Mark Vincutonis

Mark Vincutonis, P.E.

Section 9

Discussion Items

Subsection 9A

Conversations with Osceola County

From: Greg Filak <greg.filak@celebrationcdd.org>

Sent: Monday, November 6, 2023 9:15 PM

To: Tawny H Olore <tawny.lore@OSCEOLA.ORG>; Raymond Stangle <Raymond.Stangle@OSCEOLA.ORG>; John Jeannin <John.Jeannin@OSCEOLA.ORG>; Peggy Choudhry <Peggy.Choudhry@osceola.org>; Mehul J Parekh <Mehul.Parekh@OSCEOLA.ORG>

Cc: Montagna, Angel <Angel.Montagna@inframark.com>; Simmons, Russell <russ.simmons@inframark.com>; 'Satterwhite, Kerry' <kerry.satterwhite@inframark.com>

Subject: Notes from CCDD / Osceola County leadership and staff meeting

Good evening,

Capturing notes from today's meeting for everyone, especially those who were not able to attend (Ms. Montagna, Ms. Olore). Please add anybody I missed who is needed for follow-up.

1) For hurricanes or natural disasters where road debris is obstructing county roads, CCDD staff will call the county to clear roadways and will also continue, where/when possible, to assist with opening roads for emergency access. Once the debris is moved to the side of the road, CCDD staff will contact Mr. Parekh or his designee for debris removal from all county roadways, not just major thoroughfares. Coordination of that timing will be done by the County, CCDD can assist (when requested by the county) for communicating that pickup information with Celebration residents.

2) County staff will review what, if any, options exist for offsetting or otherwise assisting with general cleaning/sweeping of county roads due to normal seasonal leaves and debris. If no options are found in a reasonable timeframe for the County to make reasonable considerations for CCDD paying appx \$90-\$100k annually to clean County roadways, and in understanding this has been an ongoing dialogue for the past year, CCDD may elect to terminate its street sweeping contract and defer any resident concerns to the County. Conversely, if the County finds any documentation which mandates this is a required function of CCDD, such paperwork will be forwarded to us so we can continue to budget accordingly.

3) Likewise with mosquito control which CCDD is paying >\$200k annually, the County will investigate what, if any, services it is providing to Celebration or if there is a mandate from the CCDD establishment documentation which requires CCDD to provide this service instead of the County. If no services are being provided by the County, then the County will investigate any offsets or other means to make fair consideration to Celebration residents who are having to pay through CCDD what is offered elsewhere in the County while also being paid in Celebration county taxes.

4) While the \$2.25M tree grant received by the County is not accessible by Celebration because our community doesn't meet the income level criteria, Mr. Stangle will investigate the option for utilizing the County's tree farm to help reduce CCDD's costs for replacing dead trees.

5) The County will investigate the installation of a traffic control signal at Celebration Blvd and Campus St. If the prerequisite development activities or engineering studies have not been completed, County will advise what those necessary milestones are before a control device is installed.

6) County will provide updates on when paving of residential streets will commence, if any are scheduled for FY'24. Once identified by County, CCDD's Messrs Simmons and Satterwhite will coordinate with Mr. Parekh or his designee for a site review and prioritization of roads based on current condition. This will be for FY'24 and following years as may be required.

7) County will review Celebration Blvd Extension commitments and if an off-ramp is possible, particularly in light of the February 2021 joint correspondence from CCDD-CROA (unresponded to) in which we raised concerns about traffic in Island Village and on Celebration Blvd due to this project and the development of an additional school, plus the May 2022 public forum by County staff in which residents were told this project wasn't confirmed. If a project pause or cessation is possible, County will hold another community engagement as it sees necessary to reassess its plans.

8) In light of the \$MM in Parks and Rec fees historically contributed by Celebration through development phases towards County P&R with no return to Celebration for P&R assets within any reasonable distance from Celebration, and due to the historical challenge of partnering with a private entity like our HOA which has private access expectations for its P&R assets, County will review opportunity to partner with CCDD to contribute funds towards P&R development projects led by CCDD in FY'25. If a possible source of funds from County is identified and interest expressed by County to partner, County will confirm with CCDD for further dialogue on planning and mutually agreed upon expectations for a partnership.

9) CCDD will share information on its new "My Celebration" ticketing system with County for possible inclusion as stakeholder in the platform.

If any of these notes are incorrect, please let me know.

Looking forward to continued dialogue. County leadership and staff are always welcome to our monthly meetings to engage the board and community.

-Greg