

CELEBRATION

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2022

Adopted Budget:

(Adopted at 7/27/21 Meeting)

Prepared by:



CELEBRATION

Community Development District

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Community Development District

Operating Budget

Fiscal Year 2022

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Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2022 Adopted Budget

ACCOUNT DESCRIPTION	ADOPTED		ACTUAL	PROJECTED	TOTAL	ANNUAL
	ACTUAL	BUDGET	THRU	JULY -	PROJECTED	BUDGET
	FY 2020	FY 2021	JUNE-2021	SEPT-2021	FY 2021	FY 2022
REVENUES						
Interest - Investments	\$ 82,511	\$ 60,000	\$ 17,483	\$ 5,828	\$ 23,311	\$ 18,045
Right-of-Way Fees Electricity	838,138	742,000	599,541	235,965	835,506	875,000
Right-of-Way Fees Telecom.	32,179	36,000	24,198	9,559	33,757	31,759
Right-of-Way Fees Gas	2,081	2,600	1,050	1,524	2,574	1,282
Hurricane Irma FEMA Refund	12,047	-	-	-	-	-
Interlocal Agreement/Enterprise (Security)	13,625	30,000	-	30,000	30,000	20,000
Interlocal Agreement/Enterprise (Field)	-	-	-	-	-	20,000
Interest - Tax Collector	1,185	1,000	16	-	16	1,000
Building Rental Income	19,619	30,000	4,869	25,131	30,000	30,000
Building Operating Cost Income	14,448	14,448	10,836	3,612	14,448	14,448
Special Assmnts- Tax Collector	2,831,856	2,826,945	2,868,001	-	2,868,001	2,847,891
Special Assmnts- CDD Collected	245,483	4,800	9,600	-	9,600	-
Special Assmnts- Discounts	(93,141)	(113,078)	(96,535)	-	(96,535)	(113,916)
Settlements	1,977	-	-	-	-	-
Other Miscellaneous Revenues	16,145	93,600	23,493	-	23,493	96,800
TOTAL REVENUES	4,018,153	3,728,315	3,462,552	311,618	3,774,170	3,842,310

EXPENDITURES

Administration

P/R-Board of Supervisors	10,200	16,000	8,400	3,000	11,400	16,000
FICA Taxes	780	1,224	643	230	872	1,224
ProfServ-Arbitrage Rebate	-	1,200	-	1,200	1,200	1,200
ProfServ-Dissemination Agent	2,000	2,000	-	2,000	2,000	2,000

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General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2022 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	BUDGET FY 2021	THRU JUNE-2021	JULY - SEPT-2021	PROJECTED FY 2021	BUDGET FY 2022
ProfServ-Engineering	25,465	22,000	9,234	6,596	15,830	24,000
ProfServ-Info Technology	848	900	-	-	-	1,000
ProfServ-Legal Services	42,654	37,000	30,453	12,000	42,453	40,000
ProfServ-Mgmt Consulting Serv	91,939	91,939	68,954	22,985	91,939	94,697
ProfServ-Property Appraiser	1,770	600	1,368	-	1,368	1,400
ProfServ-Special Assessment	23,895	24,612	24,612	-	24,612	24,612
ProfServ-Trustee	8,888	10,000	6,849	2,039	8,888	10,000
ProfServ-Web Site Development	-	9,500	-	9,500	9,500	9,500
ProfServ-Answering Service	2,914	2,500	1,970	657	2,627	2,700
ProfServ-Reserve Study	-	-	-	-	-	20,000
ProfServ-Incorporation Study	-	-	-	-	-	40,000
ProfServ-Incorporation Study Legal	-	-	-	-	-	20,000
Auditing Services	6,000	6,000	5,000	-	5,000	5,000
Communication - Telephone	17,882	18,600	13,408	4,469	17,877	18,600
Postage and Freight	1,272	1,750	400	133	533	1,750
Insurance - General Liability	39,934	43,927	46,059	-	46,059	50,000
Insurance - Workman's Comp	293	300	301	-	301	300
Printing and Binding	3,711	4,000	2,484	828	3,312	3,000
Legal Advertising	4,593	1,800	488	1,312	1,800	1,800
Misc-Non Ad Valorem Taxes	-	-	721	-	721	750
Misc-Self Insurance Reserves	65,500	-	-	-	-	-
Misc-Assessmnt Collection Cost	36,040	56,539	55,429	-	55,429	56,958
Misc-Contingency	2,290	3,000	1,320	1,680	3,000	3,000
Office Supplies	536	1,000	116	39	155	1,000
Annual District Filing Fee	175	175	175	-	175	175

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General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2022 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	BUDGET FY 2021	THRU JUNE-2021	JULY - SEPT-2021	PROJECTED FY 2021	BUDGET FY 2022
Total Administration	389,579	356,566	278,384	68,667	347,051	450,666
Public Safety						
Contracts-Sheriff	77,270	-	-	-	-	-
Contracts-Sheriff-Discretionary	27,957	135,000	72,326	24,109	96,435	-
Security Service - Sheriff	-	-	-	-	-	100,000
Total Public Safety	105,227	135,000	72,326	24,109	96,435	100,000
Physical Environment						
Contracts-Water Quality /Drainage Fee	9,121	22,000	-	22,000	22,000	22,000
Contracts-Aquatic Control	120,962	120,962	90,722	30,241	120,963	130,000
Contracts-Pest Control	246,193	246,193	184,645	61,548	246,193	295,431
R&M-Wetland	-	1,000	285	715	1,000	1,000
Total Physical Environment	376,276	390,155	275,652	92,504	390,156	448,431
Flood Control/Stormwater Mgmt						
R&M-Canal Bank Restoration	-	10,000	-	10,000	-	10,000
R&M-Stormwater System	-	33,768	-	33,768	-	33,768
Total Flood Control/Stormwater Mgmt	-	43,768	-	43,768	-	43,768
Field						
ProfServ-Field Management	851,722	916,630	699,480	241,166	940,646	1,046,938
Contracts-Fountain	4,442	6,540	4,120	2,403	6,523	7,200
Contracts-Mulch	96,000	96,000	72,000	24,000	96,000	106,260
Contracts-Irrigation	72,000	76,560	54,000	18,000	72,000	73,200
Contracts-Trees & Trimming	107,296	92,750	67,319	25,431	92,750	92,750
Contracts-Shrub Maintenance	226,800	235,800	170,100	56,700	226,800	229,800

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General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2022 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	BUDGET FY 2021	THRU JUNE-2021	JULY - SEPT-2021	PROJECTED FY 2021	BUDGET FY 2022
Contracts-Pressure Washing	54,000	54,000	40,500	13,500	54,000	54,000
Contracts-Ground Maintenance	456,600	512,460	342,450	114,150	456,600	485,880
Contracts-Annuaals	15,600	15,600	11,700	3,900	15,600	11,650
Fuel, Gasoline and Oil	9,535	11,000	8,008	2,669	10,677	19,000
Electricity - General	31,501	35,000	23,419	7,806	31,225	35,000
Utility - Refuse Removal	15,840	15,000	10,014	3,338	13,352	17,000
Rentals - General	16,683	3,000	1,928	633	2,561	3,000
R&M-Boardwalks - General Maintenance	18,163	15,000	4,439	10,561	15,000	15,000
R&M-Common Area	52,796	40,000	34,798	5,202	40,000	40,000
R&M-Equipment	-	6,000	2,126	709	2,835	6,000
R&M-Fountain	4,509	10,000	11,353	3,784	15,137	10,000
R&M-Other Landscape	22,523	80,000	61,282	20,427	81,709	80,000
R&M-Irrigation	37,362	27,000	34,735	11,578	46,313	30,000
R&M-Roads & Alleyways	-	-	-	-	-	15,000
R&M-Sidewalks	55,098	42,000	26,636	15,364	42,000	45,000
R&M-Pressure Washing	3,196	4,500	3,525	1,175	4,700	4,500
R&M-Fire Equipment	1,280	1,000	990	-	990	1,100
R&M-Painting	5,508	10,000	1,008	8,992	10,000	10,000
R&M- Tree Removal	13,469	25,000	23,257	1,743	25,000	30,000
Misc-Contingency	9,141	15,000	12,180	2,820	15,000	15,000
Building Operating Costs	12,437	15,000	8,034	2,678	10,712	15,000
Cap Outlay - Other	60,036	-	-	-	-	-
Total Field	2,253,537	2,360,840	1,729,401	598,730	2,328,131	2,498,278

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	FY 2020	FY 2021	THRU JUNE-2021	JULY - SEPT-2021	PROJECTED FY 2021	BUDGET FY 2022
<u>Road and Street Facilities</u>						
Electricity - Streetlighting	124,371	115,000	91,532	30,511	122,043	125,000
R&M-Road Cleaning	48,407	47,520	49,904	16,635	66,539	66,000
R&M-Roads & Alleyways	48,550	13,000	3,542	1,181	4,723	13,000
R&M-Signage	9,720	12,000	3,165	1,055	4,220	7,000
R&M-Streetlights	84,047	101,000	51,725	17,242	68,967	90,000
<i>Total Road and Street Facilities</i>	315,095	288,520	199,868	66,623	266,491	301,000
TOTAL EXPENDITURES						
	3,439,714	3,574,849	2,555,631	894,400	3,428,263	3,842,143
<u>Capital Projects</u>						
Artisan Columns	-	-	-	-	-	15,000
Bald Cypress Removal	-	73,595	76,050	-	76,050	-
Boardwalk - Lake Rinehart Improvements	-	25,000	-	-	-	-
Caps	49,635	-	-	-	-	-
Celebration Blvd Sidewalk	-	-	15,300	290,700	306,000	-
Croton Pear Trees	-	-	-	-	-	27,500
Dock Replacement	-	-	-	50,000	50,000	-
Utility Vehicle	-	-	17,705	-	17,705	-
Streetlight Painting	-	-	-	-	-	50,000
Streetlight Repairs	-	50,000	-	-	-	-
<i>Total Capital Projects</i>	49,635	148,595	109,055	340,700	449,755	92,500
TOTAL EXPENDITURES & CAPITAL PROJECTS						
	3,489,349	3,723,444	2,664,686	1,235,100	3,878,018	3,934,643

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Fiscal Year 2022 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	BUDGET FY 2021	THRU JUNE-2021	JULY - SEPT-2021	PROJECTED FY 2021	BUDGET FY 2022
Excess (deficiency) of revenues						
Over (under) expenditures	528,804	4,872	797,866	(923,482)	(103,848)	(92,333)
OTHER FINANCING SOURCES (USES)						
Operating Transfers-In	285,181	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	4,871	-	-	-	(92,333)
TOTAL OTHER SOURCES (USES)	-	4,871	-	-	-	(92,333)
Net change in fund balance	813,985	4,871	797,866	(923,482)	(103,848)	(92,333)
FUND BALANCE, BEGINNING	5,502,423	6,316,408	6,316,408	-	6,316,408	6,212,560
FUND BALANCE, ENDING	\$ 6,316,408	\$ 6,321,279	\$ 7,114,274	\$ (923,482)	\$ 6,212,560	\$ 6,120,227

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2022	\$ 6,212,560
Net Change in Fund Balance - Fiscal Year 2022	(92,333)
Reserves - Fiscal Year 2022 Additions	-
Total Funds Available (Estimated) - 9/30/2022	6,120,227

ALLOCATION OF AVAILABLE FUNDS***Nonspendable Fund Balance***

Deposits	2,124
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Assigned Fund Balance

Operating Reserve - Operating Capital	960,536 ⁽¹⁾
Reserves - Assessment Stabilization (prior years)	750,000 ⁽²⁾
Reserves - Boardwalk and Trail R&R (prior years)	375,000 ⁽²⁾
Reserves - Capital Projects (prior years)	1,019,998 ⁽²⁾
Reserves - Disaster Relief (prior years)	1,000,000 ⁽²⁾
Reserves - Roads and Alleyways (prior years)	225,000 ⁽²⁾
Reserves - Self Insurance (prior years)	84,500 ⁽²⁾
Subtotal	<u>4,790,034</u>

Total Allocation of Available Funds	4,792,158
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Total Unassigned (undesignated) Cash	<u>\$ 1,328,069</u>
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Notes

(1) Represents approximately 3 months of operating expenditures

(2) Prior year reserves.

Budget Narrative
Fiscal Year 2022**REVENUES****Interest-Investments**

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

Right-of-Way Fees

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

Interlocal Agreement/Enterprise (Security)

Reimbursement from Enterprise CDD for law enforcement.

Interlocal Agreement/Enterprise (Field)

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

Interest-Tax Collector

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

Building Rental Income

Rental income from Inframark. Includes the prorated lease rent for the next 50 years. Also, rent from capital landscaping.

Building Operating Cost Income

Cost income from shared expenses with Enterprise CDD.

Special Assessments-Tax Collector

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

Special Assessments-Discounts

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

Other Miscellaneous Revenues

Sale of District property.

Budget Narrative
Fiscal Year 2022**EXPENDITURES****Administrative****P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the fiscal year is based upon 16 meetings with five board members.

FICA Taxes

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

Professional Services-Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2002A, 2013A and 2020 bonds.

Professional Services-Dissemination Agent

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

Professional Services-Engineering

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

Professional Services-Info Technology

The annual renewal for District website.

Professional Services-Legal Services

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

Professional Services-Management Consulting Services

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

Budget Narrative
Fiscal Year 2022**EXPENDITURES (continued)****Professional Services-Property Appraiser**

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

Professional Services-Special Assessment

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

Professional Services-Trustee

The District will pay annual trustee fees for the Series 2002A, 2013A and 2020 bonds.

Professional Services-Web Site Development

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

Professional Services-Answering Service

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

Professional Reserve Study

The District will contract with company for reserve study.

Professional Services-Incorporation Study

The District will be conducting an incorporation Planning Study to allow District board and community to engage in dialogue related to the future governance of Celebration, and to determine if the District will incorporate as a city in the future.

Professional Services-Incorporation Study Legal

This is the legal part of the incorporation study.

Auditing Service

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

Budget Narrative
Fiscal Year 2022**EXPENDITURES (continued)****Communication-Telephone**

Telephone and fax transmission expenditures.

Postage and Freight

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

Insurance-General Liability

The District currently has a Liability and Errors and Omissions Policy with Brown & Brown. The amount is based on the current policy plus anticipated future activity.

Insurance-Workman's Comp

The District currently has workers compensation coverage with Florida Municipal Insurance Trust.

Printing and Binding

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

Legal Advertising

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

Miscellaneous-Non-Ad Valorem Taxes

Bruce Vickers, Osceola County Tax Collector non-ad valorem assessments on Fire Rescue Industrial square feet at a varied rate of .0753 and Fire Rescue Vacant Land at a varied rate of .2165.

Miscellaneous-Assessment Collection Costs

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

Miscellaneous-Contingency

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

Budget Narrative
Fiscal Year 2022**EXPENDITURES (continued)****Office Supplies**

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

Annual District Filing Fee

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

Public Safety**Security Service – Sheriff****\$100,000**

Osceola County Sheriff's Office provides additional patrolling for the District.

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

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

Contracts-Aquatic Control**\$130,000**

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

Contracts-Pest Control**\$295,431**

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

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

Budget Narrative
Fiscal Year 2022**EXPENDITURES (continued)****R&M-Wetland****\$1,000**

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

Flood Control/ Storm Water Management**R&M-Canal Bank Restoration****\$10,000**

Drainage Structures Maintenance: Scheduled maintenance of drainage structures (inlets, pipes, manholes, mitered-end sections, headwall, and pond outfall structures) consists of inspection, cleaning, and general maintenance. Scheduled maintenance of storm water system consists of inspection, sampling, and testing of the storm water pond water quality for the purposes of compliance with RCID/CDD Interlocal Drainage Agreement.

R&M-Stormwater System**\$33,768**

Scheduled maintenance of the alum injection system and recirculation system for Lake Reinhard in downtown Celebration as well as select ponds in North Village, consists of maintenance of the alum vault mechanical and electrical components, underground pipelines, instrumentation, meters, the purchase of alum, recalibration of panels, and the repair and replacement of pumps.

Field**Professional Services–Field Management****\$1,046,938**

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

Contracts-Fountain

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

\$7,200**Contracts-Mulch**

Contract for installation of premium pine needle mulch twice a year.

\$106,260**Contracts-Irrigation**

Contract for maintenance of regular inspections, adjustments to controller and irrigation heads, minor system repairs.

\$73,200**Contracts-Trees & Trimming**

Contract for tree trimming.

\$92,750**Contracts-Shrub Maintenance**

Contract for of pruning, weeding, fertilizing and pest control of shrubs.

\$229,800

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Community Development District

General Fund

Budget Narrative Fiscal Year 2022

EXPENDITURES (continued)

Contracts-Pressure Washing Contract for pressure washing.	\$54,000
Contracts-Ground Maintenance Contract for of mowing, edging, blowing, applying pest and disease-control chemicals to sod.	\$485,880
Contracts-Annuals Contract for planting annuals	\$11,650
Fuel, Gasoline and Oil Fuel and gas purchases from Lynch Oil.	\$19,000
Electricity-General Electricity for accounts with Duke Energy for fountains, blower vault and pumps, new South Village boardwalk, and entry feature lighting at Celebration Boulevard and World Drive. [Fees are based on historical costs for metered use plus anticipated future activity.]	\$35,000
Utility-Refuse Removal (Trash) Celebration demolition services for trash pickup.	\$17,000
Rentals - General Mobile Mini, Inc monthly rental.	\$3,000
R&M-Boardwalks Unscheduled maintenance consists of replacement of damaged wood, hardware, and water seal treatment.	\$15,000
R&M-Common Area Supplies purchased for use within the District, doggy pot trash pickup, storage/container rentals, and unscheduled out of scope maintenance costs.	\$40,000
R&M-Equipment Unscheduled maintenance of fountain.	\$6,000
R&M-Fountain Unscheduled maintenance of fountain.	\$10,000

Budget Narrative
Fiscal Year 2022**EXPENDITURES (continued)**

R&M-Other Landscape	\$80,000
Unscheduled maintenance of hedges and shrubs consists of replacing damaged areas.	
R&M-Irrigation	\$30,000
Unscheduled maintenance consists of repairs and replacement of system components and purchase of irrigation supplies.	
R&M-Roads & Alleyways	\$15,000
Unscheduled maintenance consists of repairs and replacement of alleyways of the District.	
R&M-Sidewalks	\$45,000
Consists of concrete to replace sidewalks.	
R&M-Pressure Washing	\$4,500
Unscheduled maintenance consists of repairs to pressure washing equipment.	
R&M-Fire Equipment	\$1,100
Fire related expenditures for testing, annual inspections and repairs.	
R&M-Painting	\$10,000
Scheduled maintenance consists of painting of sign poles, benches, light fixtures, bridges, shade structures, overlooks, and other District facilities.	
R&M Tree Removal	\$30,000
Districts removal of trees	
Misc.-Contingency	\$15,000
This represents any additional unanticipated expenditures, or any other miscellaneous expenditures that are incurred during the year that may not have been provided for in the other budget categories.	
Building Operating Cost	\$15,000
Expenses shared between Celebration CDD and Enterprise CDD for the operations and maintenance of the Celebration CDD administrative facility.	

Budget Narrative
Fiscal Year 2022**EXPENDITURES (continued)****Road and Street Facilities****Electricity-Streetlighting****\$125,000**

Electricity for all street lighting, as billed by Duke Energy. [Fees are based on historical costs for metered use plus anticipated future activity.]

R&M-Road Cleaning**\$66,000**

Scheduled sweeping activities of roadways and alleys consist of sweeping, roadway pavement, curb and gutter, and alley areas. It is anticipated that street sweeping will occur twice each month.

R&M-Roads & Alleyways**\$13,000**

Alley Pavement: Unscheduled maintenance consists of minor pavement section and pavement marking repairs. Significant alley repairs more than \$1,000 will be funded through the Capital Projects Fund.

- Guardrail: Scheduled maintenance consists of painting, repair and replacement of guard rails.
- Curb and Gutter: Scheduled maintenance consists of curb and gutter replacement of damaged areas
- Vehicular Bridges: Scheduled maintenance consists of repair and maintenance of stucco surfaces, concrete bridge deck, exterior bridge beams, and other exterior surfaces

R&M-Signage**\$7,000**

Scheduled maintenance of signage consists of cleaning and general maintenance. Unscheduled maintenance consists of minor repair and replacement, touch-up painting of support posts and brackets, and replacement of vinyl reflective backing and lettering. Scheduled maintenance of warning signals consists of replacing bulbs and general electric repairs for golf cart crossing and speed limit warning signals. Unscheduled maintenance consists of replacing damaged signal heads and poles.

R&M-Street Lights (Maintenance)**\$90,000**

Scheduled maintenance of roadway and pedestrian bollard lighting in common areas consists of replacing bulbs, globes, and minor electrical components, and repairing poles. In addition, maintenance consists of repair, replacement and painting of lighting fixtures and poles.

Capital Projects:**Artisan Columns****\$15,000****Croton Pear Trees****\$27,500****Streetlight Painting****\$50,000**

Celebration

Community Development District

Debt Service Budgets

Fiscal Year 2022

CELEBRATION

Community Development District

Series 2002 A Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2022 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU JUNE-2021	PROJECTED JULY - SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
REVENUES							
Interest - Investments	\$ 3,473	\$ 5,348	\$ 1,000	\$ 18	\$ 6	\$ 24	\$ 10
Special Assmnts- Tax Collector	1,468,959	1,221,246	1,114,996	1,131,189	-	1,131,189	227,000
Special Assmnts- Prepayment	26,378	124,553	-	53,363	-	53,363	-
Special Assmnts- Discounts	(50,470)	(40,167)	(44,600)	(38,075)	-	(38,075)	(9,080)
TOTAL REVENUES	1,448,340	1,310,980	1,071,396	1,146,495	6	1,146,501	217,930
EXPENDITURES							
Administrative							
Misc-Assessmnt Collection Cost	18,674	15,542	22,300	21,862	-	21,862	4,540
Total Administrative	18,674	15,542	22,300	21,862	-	21,862	4,540
Debt Service							
Debt Retirement Series A	990,000	1,010,000	650,000	650,000	-	650,000	680,000
Debt Retirement Series B	190,000	-	-	-	-	-	-
Prepayments Series A	20,000	155,000	-	5,000	-	5,000	-
Prepayments Series B	-	195,000	-	-	-	-	-
Interest Expense Series A	175,000	124,250	66,750	66,625	-	66,625	34,000
Interest Expense Series B	20,020	5,070	-	-	-	-	-
Total Debt Service	1,395,020	1,489,320	716,750	721,625	-	721,625	714,000
TOTAL EXPENDITURES	1,413,694	1,504,862	739,050	743,487	-	743,487	718,540

CELEBRATION

Community Development District

Series 2002 A Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2022 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU JUNE-2021	PROJECTED JULY - SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
Excess (deficiency) of revenues							
Over (under) expenditures	34,646	(193,882)	332,346	403,008	6	403,014	(500,610)
OTHER FINANCING SOURCES (USES)							
Operating Transfers-Out	-	(285,181)	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	332,346	-	-	-	(500,610)
TOTAL OTHER SOURCES (USES)	-	(285,181)	332,346	-	-	-	(500,610)
Net change in fund balance	34,646	(479,063)	332,346	403,008	6	403,014	(500,610)
FUND BALANCE, BEGINNING	622,606	657,252	178,189	178,189	-	178,189	581,203
FUND BALANCE, ENDING	\$ 657,252	\$ 178,189	\$ 510,535	\$ 581,197	\$ 6	\$ 581,203	\$ 80,593

CELEBRATION

Community Development District

Series 2002 A/BDebt Service Fund

Amortization Schedule SERIES 2002A

Date	Regular Principal	Principal Prepayments	Interest Rate	Interest Expense	Outstanding Principal	Annual Debt Svc
11/1/2021				\$17,000	\$810,000	
5/1/2022	\$680,000		5.00%	\$17,000	\$130,000	\$714,000
Total	\$680,000			\$34,000		\$714,000

CELEBRATION

Community Development District

Series 2013A Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2022 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU JUNE-2021	PROJECTED JULY - SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
REVENUES							
Interest - Investments	\$ 11,865	\$ 4,718	\$ 2,000	\$ 29	\$ 10	\$ 39	\$ 40
Special Assmnts- Tax Collector	424,665	424,665	424,665	430,832	-	430,832	424,665
Special Assmnts- Discounts	(14,591)	(13,967)	(16,987)	(14,502)	-	(14,502)	(16,987)
TOTAL REVENUES	421,939	415,416	409,678	416,359	10	416,369	407,796
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	5,398	5,404	8,493	8,327	-	8,327	8,493
Total Administrative	5,398	5,404	8,493	8,327	-	8,327	8,493
<i>Debt Service</i>							
Debt Retirement Series A	200,000	205,000	210,000	210,000	-	210,000	220,000
Prepayment Series A	-	10,000	-	10,000	-	10,000	-
Interest Expense Series A	201,970	195,595	188,288	188,184	-	188,184	180,206
Total	401,970	410,595	398,288	408,184	-	408,184	400,206
TOTAL EXPENDITURES	407,368	415,999	406,781	416,511	-	416,511	408,699

CELEBRATION

Community Development District

Series 2013A Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2022 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU JUNE-2021	PROJECTED JULY - SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
Excess (deficiency) of revenues							
Over (under) expenditures	14,571	(583)	2,897	(152)	10	(142)	(903)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	2,897	-	-	-	(903)
TOTAL OTHER SOURCES (USES)	-	-	2,897	-	-	-	(903)
Net change in fund balance	14,571	(583)	2,897	(152)	10	(142)	(903)
FUND BALANCE, BEGINNING	566,077	580,648	580,065	580,065	-	580,065	579,923
FUND BALANCE, ENDING	\$ 580,648	\$ 580,065	\$ 582,962	\$ 579,913	\$ 10	\$ 579,923	\$ 579,019

Amortization Schedule

Period Ending	Annual Principal	Prepayment	Coupon	Interest	Outstanding Principal Balance	Annual DS Service
11/1/2021				\$90,103	\$3,785,000	
5/1/2022	\$220,000		4.00%	\$90,103	\$3,565,000	\$400,206
11/1/2022				\$85,703	\$3,565,000	
5/1/2023	\$225,000		4.13%	\$85,703	\$3,340,000	\$396,406
11/1/2023				\$81,063	\$3,340,000	
5/1/2024	\$235,000		4.25%	\$81,063	\$3,105,000	\$397,125
11/1/2024				\$76,069	\$3,105,000	
5/1/2025	\$250,000		4.38%	\$76,069	\$2,855,000	\$402,138
11/1/2025				\$70,600	\$2,855,000	
5/1/2026	\$260,000		4.50%	\$70,600	\$2,595,000	\$401,200
11/1/2026				\$64,750	\$2,595,000	
5/1/2027	\$270,000		5.00%	\$64,750	\$2,325,000	\$399,500
11/1/2027				\$58,000	\$2,325,000	
5/1/2028	\$285,000		5.00%	\$58,000	\$2,040,000	\$401,000
11/1/2028				\$50,875	\$2,040,000	
5/1/2029	\$300,000		5.00%	\$50,875	\$1,740,000	\$401,750
11/1/2029				\$43,375	\$1,740,000	
5/1/2030	\$315,000		5.00%	\$43,375	\$1,425,000	\$401,750
11/1/2030				\$35,500	\$1,425,000	
5/1/2031	\$330,000		5.00%	\$35,500	\$1,095,000	\$401,000
11/1/2031				\$27,250	\$1,095,000	
5/1/2032	\$345,000		5.00%	\$27,250	\$750,000	\$399,500
11/1/2032				\$18,625	\$750,000	
5/1/2033	\$365,000		5.00%	\$18,625	\$385,000	\$402,250
11/1/2033				\$9,500	\$385,000	
5/1/2034	\$380,000		5.00%	\$9,500	\$5,000	\$399,000
Total	\$3,780,000			\$1,422,825		\$5,202,825

Budget Narrative

Fiscal Year 2022

REVENUES**Interest-Investments**

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

Special Assessments-Tax Collector

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

Special Assessment-CDD Collected

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

Special Assessments-Discounts

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

EXPENDITURES**Administrative****Miscellaneous-Assessment Collection Cost**

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

Debt Service**Principal Debt Retirement**

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

Interest Expense

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

Celebration

Community Development District

Supporting Budget Schedule

Fiscal Year 2022

CELEBRATION

Community Development District

2021-2022 Non-Ad Valorem Assessment Summary

Note	Phase	Unit Type	Budget Product	Subdivision Name	Total # of Units	O&M Per Unit/ Sq Ft	2002A Annual DS Per Unit/ Sq Ft	2013A Annual DS Per Unit/ Sq Ft	FY 2022 Total Per Unit / Sq Ft	FY 2021 Total Assessment	Difference	Total O&M
(1)	1	Presbyterian Church		Celebration Village	39,243	\$0.24	\$0.00	\$0.00	\$0.24	\$0.24	\$0.00	\$9,418.32
(1)	1	Church (C-37)		Celebration Village	40,000	\$0.24	\$0.00	\$0.00	\$0.24	\$0.24	\$0.00	\$9,600.00
(1)	1	Lot 379		Celebration Village	109,709	\$0.32	\$0.00	\$0.00	\$0.32	\$0.32	\$0.00	\$35,106.88
(1)	1	Lot 374		Celebration Village	13,824	\$0.32	\$0.00	\$0.00	\$0.32	\$0.32	\$0.00	\$4,423.68
(1)	1	Lot 375		Celebration Village	69,015	\$0.32	\$0.00	\$0.00	\$0.32	\$0.32	\$0.00	\$22,084.80
(1)	1	Dukes Lot 356		Celebration Village	100,925	\$0.32	\$0.00	\$0.00	\$0.32	\$0.32	\$0.00	\$32,296.00
(1)	1	Stetson University		Celebration Village	36,000	\$0.32	\$0.00	\$0.00	\$0.32	\$0.32	\$0.00	\$11,520.00
(1)	1	Clubhouse		Celebration Village	16,500	\$0.32	\$0.00	\$0.00	\$0.32	\$0.32	\$0.00	\$5,280.00
(1)	1	Golf Club		Celebration Village	12,000	\$0.32	\$0.00	\$0.00	\$0.32	\$0.32	\$0.00	\$3,840.00
(1)	1	CROA		Celebration Village	15,000	\$0.32	\$0.00	\$0.00	\$0.32	\$0.32	\$0.00	\$4,800.00
(1)	1	Inn Site		Celebration Village	115	\$221.17	\$0.00	\$0.00	\$221.17	\$221.17	\$0.00	\$25,434.24
(1)	1	Apartments		Celebration Village	232	\$249.00	\$0.00	\$0.00	\$249.00	\$249.00	\$0.00	\$57,768.00
(1)	1	Lexin Residential		Celebration Village	105	\$249.00	\$0.00	\$0.00	\$249.00	\$249.00	\$0.00	\$26,145.00
(1)	1	Sessions Village East		Celebration Village	210	\$249.00	\$0.00	\$0.00	\$249.00	\$249.00	\$0.00	\$52,290.00
(1)	1	Lot 380		Celebration Village	120	\$272.68	\$0.00	\$0.00	\$272.68	\$272.68	\$0.00	\$32,721.60
(1)	1	Garden		W. Village/Lake Evalyn	56	\$326.00	\$0.00	\$0.00	\$326.00	\$326.00	\$0.00	\$18,256.00
(1)	1	Townhome		Celebration Village	76	\$346.00	\$0.00	\$0.00	\$346.00	\$346.00	\$0.00	\$26,296.00
(1)	1	Cottage		Celebration Village	86	\$439.00	\$0.00	\$0.00	\$439.00	\$439.00	\$0.00	\$37,754.00
(1)	1	Cottage		W. Village/Lake Evalyn	34	\$439.00	\$0.00	\$0.00	\$439.00	\$439.00	\$0.00	\$14,926.00
(1)	1	Village		Celebration Village	109	\$687.00	\$0.00	\$0.00	\$687.00	\$687.00	\$0.00	\$74,883.00
(1)	1	Village		W. Village/Lake Evalyn	43	\$687.00	\$0.00	\$0.00	\$687.00	\$687.00	\$0.00	\$29,541.00
(1)	1	Estate		Celebration Village	89	\$924.00	\$0.00	\$0.00	\$924.00	\$924.00	\$0.00	\$82,236.00
(1)	1	Estate		W. Village/Lake Evalyn	18	\$924.00	\$0.00	\$0.00	\$924.00	\$924.00	\$0.00	\$16,632.00
(2)	2	Commercial		North Village	12,858	\$0.32	\$0.00	\$0.00	\$0.32	\$0.32	\$0.00	\$4,114.56
(2)	2	Apartments		North Village	315	\$249.00	\$0.00	\$0.00	\$249.00	\$249.00	\$0.00	\$78,435.00
(2)	2	Garden Home		North Village	95	\$326.00	\$0.00	\$0.00	\$326.00	\$326.00	\$0.00	\$30,970.00
(2)	2	Townhomes		North Village	29	\$346.00	\$0.00	\$0.00	\$346.00	\$346.00	\$0.00	\$10,034.00
(2)	2	Cottage		North Village	102	\$439.00	\$0.00	\$0.00	\$439.00	\$439.00	\$0.00	\$44,778.00
(2)	2	Village		North Village	79	\$687.00	\$0.00	\$0.00	\$687.00	\$687.00	\$0.00	\$54,273.00
(2)	2	Estate		North Village	58	\$924.00	\$0.00	\$0.00	\$924.00	\$924.00	\$0.00	\$53,592.00
(3)	3	Duke-Parcel C5 Lot 1		South Village	102,900	\$0.32	\$0.00	\$0.00	\$0.32	\$0.32	\$0.00	\$32,928.00
(3)	3	Weeks Off Bldg Lot 357		South Village	160,674	\$0.32	\$0.00	\$0.00	\$0.32	\$0.32	\$0.00	\$51,415.68
(3)	3	Oriole Terrace Apts		South Village	99	\$249.00	\$0.00	\$0.00	\$249.00	\$249.00	\$0.00	\$24,651.00
(3)	3	Terrace		South Village	110	\$249.00	\$0.00	\$0.00	\$249.00	\$249.00	\$0.00	\$27,390.00
(3)	3	Pritzker Apartments		South Village	350	\$249.00	\$0.00	\$0.00	\$249.00	\$249.00	\$0.00	\$87,150.00
(3)	3	Bungalow		South Village	77	\$300.00	\$0.00	\$0.00	\$300.00	\$300.00	\$0.00	\$23,100.00
(3)	3	Garden Home		South Village	95	\$326.00	\$0.00	\$0.00	\$326.00	\$326.00	\$0.00	\$30,970.00
(3)	3	Townhomes		South Village	39	\$346.00	\$0.00	\$0.00	\$346.00	\$346.00	\$0.00	\$13,494.00
(3)	3	Cottage		South Village	121	\$439.00	\$0.00	\$0.00	\$439.00	\$439.00	\$0.00	\$53,119.00
(3)	3	Village		South Village	104	\$687.00	\$0.00	\$0.00	\$687.00	\$687.00	\$0.00	\$71,448.00
(3)	3	Estate		South Village	18	\$924.00	\$0.00	\$0.00	\$924.00	\$924.00	\$0.00	\$16,632.00
(4)	4	Church		East Village	4,545	\$0.32	\$0.09	\$0.00	\$0.41	\$0.76	-\$0.35	\$1,454.40
(4)	4	Catholic Church		South Village Comm'l	60,000	\$0.32	\$0.10	\$0.00	\$0.42	\$0.80	-\$0.38	\$19,200.00
(4)	4	Retail (C-21)		South Village Comm'l	26,000	\$0.32	\$0.00	\$0.00	\$0.32	\$0.32	\$0.00	\$8,320.00
(4)	4	Retail (C-1B) Lot 2		South Village Comm'l	40,000	\$0.32	\$0.07	\$0.00	\$0.39	\$0.68	-\$0.29	\$12,800.00
(4)	4	Retail (C-3A)		South Village Comm'l	12,000	\$0.32	\$0.00	\$0.00	\$0.32	\$0.32	\$0.00	\$3,840.00
(4)	4	Office (C-3B)		South Village Comm'l	90,000	\$0.32	\$0.09	\$0.00	\$0.41	\$0.76	-\$0.35	\$28,800.00

CELEBRATION

Community Development District

2021-2022 Non-Ad Valorem Assessment Summary

Note	Phase	Unit Type	Budget Product	Subdivision Name	Total # of Units	O&M Per Unit/ Sq Ft	2002A Annual DS Per Unit/ Sq Ft	2013A Annual DS Per Unit/ Sq Ft	FY 2022 Total Per Unit / Sq Ft	FY 2021 Total Assessment	Difference	Total O&M
(4)	4	Office (C-4A)		South Village Comm'l	80,000	\$0.32	\$0.09	\$0.00	\$0.41	\$0.76	-\$0.35	\$25,600.00
(4)	4	Class A Office (C-4B)		South Village Comm'l	50,000	\$0.32	\$0.10	\$0.00	\$0.42	\$0.82	-\$0.40	\$16,000.00
(4)	4	Office (Parcel 7/8)		South Village Comm'l	241,670	\$0.32	\$0.00	\$0.00	\$0.32	\$0.32	\$0.00	\$77,334.40
(4)	4	Terrace Apartments		East Village	70	\$249.00	\$46.83	\$0.00	\$295.83	\$479.00	-\$183.17	\$17,430.00
(4)	4	Multifamily		South Village	432	\$249.00	\$51.10	\$0.00	\$300.10	\$500.00	-\$199.90	\$107,568.00
(4)	4	Hotel (C-21)		South Village Comm'l	425	\$249.00	\$0.00	\$0.00	\$249.00	\$249.00	\$0.00	\$105,825.00
(4)	4	Apartments (C-21)		South Village Comm'l	350	\$249.00	\$50.90	\$0.00	\$299.90	\$499.00	-\$199.10	\$87,150.00
(4)	4	Multi Family Units Lot 3		South Village Comm'l	306	\$249.00	\$0.00	\$0.00	\$249.00	\$249.00	\$0.00	\$76,194.00
(4)	4	MF Parcel C-2		South Village Comm'l	416	\$249.00	\$50.90	\$0.00	\$299.90	\$499.00	-\$199.10	\$103,584.00
(4)	4	Multifamily (Parcel 6)		South Village Comm'l	225	\$249.00	\$51.10	\$0.00	\$300.10	\$500.00	-\$199.90	\$56,025.00
(4)	4	Cottage/Bungalow		Roseville Corner	99	\$300.00	\$105.05	\$0.00	\$405.05	\$816.00	-\$410.95	\$29,700.00
(4)	4	Bungalow		East Village	198	\$300.00	\$105.05	\$0.00	\$405.05	\$816.00	-\$410.95	\$59,400.00
(4)	4	Garden Home		East Village	104	\$326.00	\$124.80	\$0.00	\$450.80	\$939.00	-\$488.20	\$33,904.00
(4)	4	Garden Home		East Village 2	25	\$326.00	\$124.80	\$0.00	\$450.80	\$939.00	-\$488.20	\$8,150.00
(4)	4	Townhomes		East Village	52	\$346.00	\$155.34	\$0.00	\$501.34	\$1,109.00	-\$607.66	\$17,992.00
(4)	4	Cottage		East Village	100	\$439.00	\$173.05	\$0.00	\$612.05	\$1,289.00	-\$676.95	\$43,900.00
(4)	4	Cottage		East Village 2	21	\$439.00	\$173.05	\$0.00	\$612.05	\$1,289.00	-\$676.95	\$9,219.00
(4)	4	Village		East Village	81	\$687.00	\$275.86	\$0.00	\$962.86	\$2,042.00	-\$1,079.14	\$55,647.00
(4)	4	Village		East Village 2	22	\$687.00	\$275.86	\$0.00	\$962.86	\$2,042.00	-\$1,079.14	\$15,114.00
(4)	4	Estate		East Village	23	\$924.00	\$528.92	\$0.00	\$1,452.92	\$3,522.00	-\$2,069.08	\$21,252.00
(4)	4	Estate		East Village 2	9	\$924.00	\$528.92	\$0.00	\$1,452.92	\$3,522.00	-\$2,069.08	\$8,316.00
(5)	5	Hotel		Island Village	425	\$42.33	\$0.00	\$0.00	\$42.33	\$42.33	\$0.00	\$17,990.25
(5)	5	Restaurant		Island Village	340	\$42.33	\$0.00	\$0.00	\$42.33	\$42.33	\$0.00	\$14,392.20
(5)	5	Single Homes		Island Village	150	\$157.08	\$0.00	\$0.00	\$157.08	\$157.08	\$0.00	\$23,562.00
(5)	5	Terrace Apartments		Artisan Park-Area 5	302	\$249.00	\$0.00	\$418.17	\$667.17	\$667.17	\$0.00	\$75,198.00
(5)	5	Bungalow		Artisan Park-Area 5	130	\$300.00	\$0.00	\$871.56	\$1,171.56	\$1,171.56	\$0.00	\$39,000.00
(5)	5	Townhomes		Artisan Park-Area 5	47	\$346.00	\$0.00	\$682.28	\$1,028.28	\$1,028.28	\$0.00	\$16,262.00
(5)	5	Cottage		Artisan Park-Area 5	93	\$439.00	\$0.00	\$968.40	\$1,407.40	\$1,407.40	\$0.00	\$40,827.00
(5)	5	Village		Artisan Park-Area 5	44	\$687.00	\$0.00	\$1,452.60	\$2,139.60	\$2,139.60	\$0.00	\$30,228.00
		Apartments	Apartment	Island Village Phase I	300	\$249.00	\$0.00	\$0.00	\$249.00	\$249.00	\$0.00	\$74,700.00
		Townhouse	Townhouse	Island Village Phase I	70	\$346.00	\$0.00	\$0.00	\$346.00	\$346.00	\$0.00	\$24,220.00
		Motorcourt	Bungalow	Island Village Phase I	-	\$300.00	\$0.00	\$0.00	\$300.00	\$300.00	\$0.00	\$0.00
		SF 40	Bungalow	Island Village Phase I	90	\$300.00	\$0.00	\$0.00	\$300.00	\$300.00	\$0.00	\$27,000.00
		SF 55	Cottage	Island Village Phase I	43	\$439.00	\$0.00	\$0.00	\$439.00	\$439.00	\$0.00	\$18,877.00
		SF 70	Village	Island Village Phase I	35	\$687.00	\$0.00	\$0.00	\$687.00	\$687.00	\$0.00	\$24,045.00
		Commercial	Commercial	Island Village Phase I	10,470	\$0.32	\$0.00	\$0.00	\$0.32	\$0.32	\$0.00	\$3,350.40
		Townhouse	Townhouse	Island Village Phase 2	37	\$346.00	\$0.00	\$0.00	\$346.00	\$346.00	\$0.00	\$12,802.00
		SF 40	Bungalow	Island Village Phase 2	30	\$300.00	\$0.00	\$0.00	\$300.00	\$300.00	\$0.00	\$9,000.00
		SF 55	Cottage	Island Village Phase 2	16	\$439.00	\$0.00	\$0.00	\$439.00	\$439.00	\$0.00	\$7,024.00
		SF 70	Village	Island Village Phase 2	4	\$687.00	\$0.00	\$0.00	\$687.00	\$687.00	\$0.00	\$2,748.00
												\$2,852,691.41