

**CELEBRATION  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA PACKAGE**

**Tuesday, March 28, 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  
 Kristen Trucco, District Counsel  
 Mark Vincutonis, District Engineer  
 Russell Simmons, Field Manager

## Meeting Agenda

Tuesday, March 28, 2023 – 6:00 p.m.

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Approval of the Meeting Agenda**
4. **Public Comment Period**
5. **Third-Party Reports and Presentations**
  - A. CROA
  - B. Incorporation
  - C. Osceola County Sheriff's Department
6. **Consent Agenda**
  - A. Minutes of February 28, 2023, Regular Meeting
  - B. Invoices and Check Register
  - C. Financial Statements
7. **Business Matters**
  - A. Acceptance of Audited Financial Statements for Fiscal Year 2022
  - B. Event Use Application for the Exotic Car Show
  - C. Approval for May Article for the *Celebration News*
  - D. Discussion of Rule Governing Road Parkways/Verges (*revised*)
  - E. Discussion of GoGov Alternative to CeleService
  - F. Ratification of Engagement with Gray Robinson for Eminent Domain
  - G. Renewal of Agreement with SŌLitude Lake Management
  - H. Discussion of Rule Governing Root Barrier Installation (*added*)
8. **Regular Reports**
  - A. District Manager
  - B. Field Manager
    - i. Monthly Report
    - ii. Update on Eastlawn Berm
    - iii. Request for a Traffic Mirror at Nash Drive and Celebration Avenue
  - C. Legal Counsel
  - D. Engineer
  - E. Liaisons
9. **Discussion Items**
  - A. Council of Community Development Districts in Osceola County
  - B. Joint Meeting with CROA
  - C. Memorial Benches and Rocking Chairs
10. **Other Business, Updates, and Supervisor Comments**
11. **Public Comment Period**
12. **Adjournment**

*The next meeting is scheduled for Tuesday, April 25, 2023, at 6:00 p.m.*

## District Office:

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

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

## Meeting Location:

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

# **Section 6**

## **Consent Agenda**

# **Subsection 6A**

## **Minutes**



Celebration CDD  
 February 28, 2023, meeting

**FOURTH ORDER OF BUSINESS                      Public Comment Period**

Mr. David Arena commented on being the liaison for garden club, complimented the tree replacement process, discussed planting an honor tree and other memorial trees every year some to be donated to the District and to CROA, and additional opportunities within the community.

Ms. Cherrief Jackson from Clarke Mosquito Control discussed the company volunteering community service hours and updates on services provided.

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

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

Discussion ensued regarding CROA election day, sheriff’s coverage to be discussed at the CROA organizational meeting, CeleService alternative, cost sharing for sheriff details with CROA and Lexin four hours each weekend night, contract would be with the District and other parties would be invoiced, alternate hours as agreed upon, CROA officers and liaisons to be decided Friday, and potential joint meeting between CROA and the District.

**B. Incorporation**

Discussion ensued regarding costs for sheriff services, consolidation with CROA, and conditional vote from CROA to support incorporation.

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

Discussion ensued regarding Captain Wilkinson being the new captain in these zones, details being filled, and lack of consistent reports.

**SIXTH ORDER OF BUSINESS                      Consent Agenda**

**A. Minutes of January 18, 2023, Workshop and January 24, 2023, Regular Meeting**

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

**B. Check Register and Invoices**

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

**C. Financial Statements**

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

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

Celebration CDD  
February 28, 2023, meeting

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

**SEVENTH ORDER OF BUSINESS Business Matters**

**A. Construction Use Application from Summit/Broadband**

Discussion ensued regarding the construction use application from Summit/Broadband.

Ms. Starks made a MOTION to approve the construction use application from Summit/Broadband for installation of conduit from S.R. 417 and Celebration Place west to 1530 Celebration Boulevard.  
Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the construction use application from Summit/Broadband for installation of conduit from S.R. 417 and Celebration Place west to 1530 Celebration Boulevard.

**B. Appointment of Member to the Audit Committee**

Discussion ensued regarding interested candidates, current members, allowed more than five members, and members will review the audit which is nearly finalized.

Mr. Hulme made a MOTION to appoint Ms. Tina Dorn, Ms. Emily Smallwood, and Mr. Matthew Woodall to be members of the audit committee.  
Mr. Filak seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to appoint Ms. Tina Dorn, Ms. Emily Smallwood, and Mr. Matthew Woodall to be members of the audit committee.

**C. Direction for Future Articles for the *Celebration News***

Discussion ensued regarding submission of articles to the *Celebration News* written by Board members, separate and distinct from the articles prepared by staff.

Mr. Filak made a MOTION for Board member to provide articles each month for the *Celebration News*.  
Mr. Touzin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given for Board member to provide articles each month for the *Celebration News*.



Celebration CDD  
 February 28, 2023, meeting

Discussion ensued regarding dates for upcoming newsletter, deadline for agenda package, and staff will provide previous copies of articles to the Board members.

**D. Resolution 2023-06, Setting a Rulemaking Hearing Governing Road Parkways/Verges**

Mr. Filak read Resolution 2023-06 into the record by title.

Discussion ensued regarding rights-of-way areas between the sidewalk and curb, District’s ownership of trees but no obligation to maintain the parkway areas, change from trimming within five feet of a private residence due to liability and insurance issues, the District trims trees due to safety, current trimming contract and schedule, 18 feet over roads and 10 feet over sidewalk, removal of reference to distance from a structure, issue of letting homeowners trim trees as they prefer, trimming in other districts, and CROA design guidelines,

Mr. Filak made a MOTION to approve Resolution 2023-06, setting a rulemaking hearing governing road parkways/verges for Tuesday, April 25, 2023, at 6:00 p.m.  
 Ms. Starks seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to Resolution 2023-06, setting a rulemaking hearing governing road parkways/verges for Tuesday, April 25, 2023, at 6:00 p.m.

**EIGHTH ORDER OF BUSINESS**

**Regular Reports**

**A. District Manager**

**i. Audit Engagement Letter from McDirmit Davis to Perform Fiscal Year 2022 Audit**

Discussion ensued regarding the standard form engagement letter that was executed and is to be ratified, and the fiscal year 2022 audit is nearly complete.

Mr. McLaughlin made a MOTION to ratify the engagement letter with McDirmit Davis to perform the fiscal year 2022 audit, in the amount of \$5,000.  
 Ms. Starks seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to ratify the engagement letter with McDirmit Davis to perform the fiscal year 2022 audit, in the amount of \$5,000.

Celebration CDD  
 February 28, 2023, meeting

**ii. Campus Suite Website Maintenance**

Discussion ensued regarding posting agenda packages on the website beginning with the March meeting, to be linked to the Facebook page.

**iii. Budget**

Discussion ensued regarding beginning budget for fiscal year 2024 to be discussed at the March 21 workshop.

**iv. FEMA**

Discussion ensued regarding the process, anticipated reimbursement percentages, and updates will be provided in future agenda packages.

**v. Website Emails**

Discussion ensued regarding email addresses on the website for general questions.

**B. Field Operations**

**i. Monthly Field Management Report**

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

**ii. Update on Eastlawn Berm**

Discussion ensued regarding Eastlawn repair is complete, Reedy Creek Improvement District (“RCID”) has further requirements to rebuild spreader swale, Island Village next phase expected to break ground in April, outstanding punch list, Island Village steps in Phase 1A, root barriers were done on Celebration Boulevard but not in the rest of Island Village, request to require root barriers be installed going forward, and cost per foot to install root barriers.

Mr. Filak made a MOTION to set a rulemaking hearing for April 25, 2023, at 6:00 p.m. related to requiring root barriers on newly installed hardwood trees next to hardscape, including but not limited to adjacent to sidewalks and alleys.  
 Mr. Touzin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to set a rulemaking hearing for April 25, 2023, at 6:00 p.m. related to requiring root barriers on newly installed hardwood trees next to hardscape, including but not limited to adjacent to sidewalks and alleys.

**iii. Proposals for Roofing Inspections for the Office Building**

Discussion ensued regarding the proposals for roofing inspections, leak issues, desire for engineering inspection, and update on insurance claim.

Celebration CDD  
 February 28, 2023, meeting

Mr. McLaughlin made a MOTION to spend an amount not to exceed \$7,500 for roofing inspections for the office building, subject to approval by the Chairman if in excess of \$7,500.  
 Ms. Starks seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to spend an amount not to exceed \$7,500 for roofing inspections for the office building, subject to approval by the Chairman if in excess of \$7,500.

Discussion ensued regarding proposals from roofing companies to inspect shade structures, and request to ratify Service Works proposal due to Jurin’s request to use the District’s lift.

Ms. Starks made a MOTION to ratify the proposal from Service Works to provide roof leak inspection services, in an amount not to exceed \$3,500.  
 Mr. McLaughlin seconded the motion.

Discussion inspection being scheduled to run tests and look for leaks and inspect all aspects of the roof, perhaps coordinate with the engineer, and potential coordination with CROA’s work on their building.

Upon VOICE VOTE, with all in favor, unanimous approval was given to ratify the proposal from Service Works to provide roof leak inspection services, in an amount not to exceed \$3,500.

**iv. Proposal from Florida Green for Tree Trimming**

Discussion ensued regarding crepe myrtle pruning, example of pencil pruning on Rush Street, option in the proposal to flat top, annual pruning, question how far to prune back, need for consistency, crepe myrtles are pruned more for aesthetics, previous pruning practices, and suggestion to consider crepe myrtles an exception.

Mr. McLaughlin made a MOTION to approve the proposal from Florida Green for option 2 trimming crepe myrtles two inches below the knots, in the amount of \$26,550.  
 Mr. Touzin seconded the motion.

Discussion possible precedent, Lake Evalyn trees were flat topped, options for pruning, and results of various pruning practices.

Celebration CDD  
 February 28, 2023, meeting

Upon VOICE VOTE, with all in favor, unanimous approval was given to the proposal from Florida Green for option 2 trimming crepe myrtles two inches below the knots, in the amount of \$26,550.

**v. Proposal from SŌLitude Lake Management for Pond Plantings**  
 Discussion ensued regarding adding canna on Water Street.

Mr. McLaughlin made a MOTION to approve the proposal from SŌLitude Lake Management for pond plantings in ponds C1, C2, and C3, in the amount of \$3,720.  
 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 plantings in ponds C1, C2, and C3, in the amount of \$3,720.

**vi. Proposal from SŌLitude Lake Management for Aeration Maintenance**  
 Discussion ensued regarding this work not within staff’s purview and might void the warranty, SŌLitude will need to provide the parts, and status of other fountains.

Mr. Filak made a MOTION to approve the proposal from SŌLitude Lake Management for aeration maintenance, in the amount of \$3,850, to be billed quarterly in the amount of \$962.50.  
 Mr. Touzin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the proposal from SŌLitude Lake Management for aeration maintenance, in the amount of \$3,850, to be billed quarterly in the amount of \$962.50.

**vii. Furniture Replacement on the Esplanade**  
 Discussion ensued regarding options for furniture replacements, desire for further research, repairs will continue to be made in the meantime, materials for replacements, security plan to help deter damages would be discussed in a closed executive session, and suggestion to order one Adirondack chair as a sample.

**C. Attorney**

**i. Room Reservation Policy for the Conference Room**

Discussion ensued regarding current use of room, limited policy previously approved, impetus for the request, and staff not available for events after business hours.

Celebration CDD  
 February 28, 2023, meeting

**ii. Miscellaneous**

Discussion ensued regarding State’s action for RCID and no impact to the District.

**D. Engineer**

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

Discussion ensued regarding Island Village Phase 2B plans submitted, retaining walls, desire not to own retaining walls, possibility to own the wall and have CROA maintain it, suggestion to table the conversation until next month, options for ownership other than the District, and pond erosion.

**E. Liaisons**

**i. Confirmation of Liaison Roles**

Discussion ensued regarding liaisons as listed, removing Island Village.

**NINTH ORDER OF BUSINESS                      Discussion Items**

**A. GoGov Option to Replace CeleService**

Discussion ensued regarding demonstration for CeleService replacement, staff continues to research other options, use of tablets to assist staff, positive comments related to the service, conversion timing and process, CROA renewed CeleService, timing will allow conversion to a new system, options if CROA does not want to participate in the new system, District will own the contract that is shared with CROA but CROA would manage its own complaints, publicity campaign, how the app will work, possible sharing with CNOA and Enterprise CDD, and limitations of CeleService.

This item will be included on the agenda for the next meeting.

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

Mr. Filak discussed vacuum truck from Osceola County, anniversary of Inframark contract, scoring cards to be sent to Board members and returned to the attorney, and process for meeting with Mr. Chris Tarase.

Mr. Touzin discussed leaf fall season, piles of leaves left in the street, homeowners need to be responsible to clean up their own leaves, revised proposal from Juniper to pick up piles and street sweeper cleans the streets, need for additional sweeps, lack of County enforcement, education and penalties from the County might help compliance, limitations of the District in enforcement, District picks up leaves on the streets to prevent clogs in stormwater drains, and management to engage a vendor for one trip with a vacuum truck.

Celebration CDD  
February 28, 2023, meeting

Mr. Filak discussed engaging other CDDs in the County to participate in a council to address frustrations and the lack of response with the County, comments that it will result in the County no longer working with the districts, and suggestion for the County to meet with representatives of multiple CDDs.

This will be a discussion item at the next meeting.

**ELEVENTH ORDER OF BUSINESS      Public Comment Period**

A Resident made general comments related to attending the meeting.

**TWELFTH ORDER OF BUSINESS      Adjournment**

On MOTION by Mr. McLaughlin, seconded by Ms. Starks,  
with all in favor, the meeting was adjourned at 8:55 p.m.

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Angel Montagna, Secretary

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Greg Filak, Chairman

# **Subsection 6B**

## **Invoices and Check Register**



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

Page: 1 of 1  
 4204  
 5286055

**INVOICE**

CELEBRATION COMMUNITY DEVELOPMENT DIST. 313 CAMPUS STREET CELEBRATION, FL 34747	CLIENT ID: 6209 INVOICE #: 5286055 INVOICE DATE: 2/16/2023 DUE DATE: 2/26/2023 BILLED THROUGH: 1/31/2023
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CELEBRATION CDD CONSULTATIONS

PO:

JOB ID: 4204

PERIOD: January 2023

For Services Rendered Through January 31, 2023

Prepare for and attend CDD meeting and workshop; RCID Pre-Con for East lawn pond berm repair; prepare details for repair; East lawn repair site visits and correspondence with Camcor for schedule, clearing, additional control structures, electrical boxes, and irrigation with Russ; Island Village Park site correspondence with Greg and Florida Gas and send info; Island Village Esplanade site visits and correspondence; Blvd maintenance bond re-inspection; Phase 2B plans review; Phase 1A punchlist and re-inspection.

	Total Billed To Date	Amount Previously Billed	Amount This Billing
<b>TIME &amp; MATERIALS</b>			
PROFESSIONAL CIVIL ENGINEERING SERVICES	332,976.60	330,299.10	2,677.50
ISLAND VILLAGE- MATTAMY HOMES	33,720.00	32,171.25	1,548.75
CELEBRATION POINTE	2,047.50	2,047.50	0.00
PROFESSIONAL LAND SURVEYING SERVICES	19,983.70	19,983.70	0.00
STORMWATER NEEDS ANALYSIS 2021	0.00	0.00	0.00
EXTRA: 717 EASTLAWN TREE SURVEY	831.95	831.95	0.00
REIMBURSABLES	751.17	751.17	0.00
	<b>390,310.92</b>	<b>386,084.67</b>	<b>4,226.25</b>

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

**Total Invoice      \$4,226.25**





# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

#90407

**DATE**

2/27/2023

**CUSTOMER ID**

C1062

**NET TERMS**

Net 30

**PO#**

**DUE DATE**

3/29/2023

**BILL TO**

Celebration CDD  
313 Campus Street  
Celebration FL 34747  
United States

Services provided for the Month of: February 2023

DESCRIPTION	QTY	UOM	RATE	MARKUPP	AMOUNT
Management Services for the Month of: February 2023					
Administrative Services 001-531027-51201-5000	1	Ea	8,049.25		8,049.25
Field Ops Services 001-531016-53901-5000	1	Ea	93,372.75		93,372.75
Postage 001-541006-51301-5000	1	Ea	42.78		42.78
Angel Montagna 12-19-2022 Rackspace Emails & Apps \$68.31; 11/22/2022 VMO*VIMEO.COM Celebration Storage \$96.60; 1-9-2023 Rackspace Email & Apps Celebration Emails \$68.3; 1-5-2023 Tractor-Supply-CO Corn for Hogs \$67.93; 1-5-2023 Kissimme Motorsports Battery for Mule \$255.92; 12-30-2022 AMZN MKTP Grinding Wheels for Concrete \$513.98; 12-29-2022 AMZN MKTP Electrolyte for Batterys \$24.25. Russell Simmons: 12-20-2022 Tractor-Supply Corn for the Hogs \$108.69; 12-15-2022 AMZN MKTP Graffiti Remover \$74.60; 12-12-2022 Amazon.com Screws for Boardwalks \$454.56. Elizabeth Fiallo 12-26-2022 PRS-Professional Recog Board Members Plates \$33.87	1	Ea	1,835.20		1,835.20
Microsoft emails/applications access for board members.	1	Ea	75.00		75.00
<b>Subtotal</b>					<b>103,374.98</b>

<b>Subtotal</b>	\$103,374.98
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$103,374.98

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

**CELEBRATION**

Community Development District

**Payment Register**

**February 28, 2023**

## CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

### Payment Register by Bank Account

For the Period from 2/1/23 to 2/28/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>SOUTHSTATE BANK GF (NEW) - (ACCT#XXXXX7106)</b>							
<b>CHECK # 10000</b>							
02/01/23	Vendor	CHURCHILLSGROUP HOLDINGS INC	31417	CHEMICALS	R&M-Fountain	001-546032-53901	\$203.55
02/01/23	Vendor	CHURCHILLSGROUP HOLDINGS INC	31394	FEB 2023 SPLASH PAD	Contracts-Fountain	001-534023-53901	\$661.50
<b>Check Total</b>							<b>\$865.05</b>
<b>CHECK # 10001</b>							
02/01/23	Vendor	ENVIRO TREE SERVICE, LLC	7658	TREES REMOVAL	R&M-Tree Removal	001-546908-53901	\$2,000.00
<b>Check Total</b>							<b>\$2,000.00</b>
<b>CHECK # 10002</b>							
02/01/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	194440	JAN 2023 LANDSCAPE MAINT	Contracts-Ground/Turf/Tree/Maintenance	001-534182-53901	\$47,637.17
02/01/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	194440	JAN 2023 LANDSCAPE MAINT	Contracts-Shrub Maintenance	001-534106-53901	\$21,910.83
02/01/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	194440	JAN 2023 LANDSCAPE MAINT	Contracts-Irrigation	001-534073-53901	\$8,058.00
02/01/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	194440	JAN 2023 LANDSCAPE MAINT	Contracts-Ground/Turf/Tree/Maintenance	001-534182-53901	\$6,416.67
02/01/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	194440	JAN 2023 LANDSCAPE MAINT	Contracts-General Site/ Trash and Debris	001-534179-53901	\$4,250.00
02/01/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	196534	SOD INSTALLATION	R&M-Other Landscape	001-546036-53901	\$1,806.59
<b>Check Total</b>							<b>\$90,079.26</b>
<b>CHECK # 10003</b>							
02/01/23	Vendor	RAYNOR SHINE SERVICES LLC	G4342	HAULED INBOUND MIX	Misc-Contingency	001-549900-53901	\$1,000.00
02/01/23	Vendor	RAYNOR SHINE SERVICES LLC	G4384	HAULED INBOUND MIX	storm cleanup	001-549900-53901	\$500.00
02/01/23	Vendor	RAYNOR SHINE SERVICES LLC	G4417	HAULED INBOUND MIX	storm clean up	001-549900-53901	\$500.00
<b>Check Total</b>							<b>\$2,000.00</b>
<b>CHECK # 10004</b>							
02/01/23	Vendor	REPUBLIC SERVICES	0690-000675621	REFUSE REMOVAL 1/10/23	Utility - Refuse Removal	001-543020-53901	\$512.37
<b>Check Total</b>							<b>\$512.37</b>
<b>CHECK # 10005</b>							
02/01/23	Vendor	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	126110082-001	IRR REPAIRS	R&M-Irrigation	001-546041-53901	\$176.85
<b>Check Total</b>							<b>\$176.85</b>
<b>CHECK # 10006</b>							
02/01/23	Vendor	SMART CITY TELECOM	11870-020123	BILL PRD 2/1-2/28/23	Communication - Telephone	001-541003-51301	\$141.31
<b>Check Total</b>							<b>\$141.31</b>
<b>CHECK # 10007</b>							
02/01/23	Vendor	SMART CITY TELECOM	020123-0250	BILL PRD 2/1/23-2/28/23	Communication - Telephone	001-541003-51301	\$645.47
<b>Check Total</b>							<b>\$645.47</b>

## CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

### Payment Register by Bank Account

For the Period from 2/1/23 to 2/28/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # 10008</b>							
02/01/23	Vendor	SMART CITY TELECOM	020123-2310	BILL PRD 2/1-2/28/23	R&M-Irrigation	001-546041-53901	\$130.11
<b>Check Total</b>							<u>\$130.11</u>
<b>CHECK # 10009</b>							
02/01/23	Vendor	SOLITUDE LAKE MANAGEMENT	PSI-41827	JAN 2023 AQUATIC CONTROL	Contracts-Aquatic Control	001-534067-53001	\$10,700.00
<b>Check Total</b>							<u>\$10,700.00</u>
<b>CHECK # 10010</b>							
02/01/23	Vendor	USA SEAL & STRIPE, LLC	304	STREET SWEEPING 1/20/23	R&M-Road Cleaning	001-546080-54101	\$2,000.00
02/01/23	Vendor	USA SEAL & STRIPE, LLC	305	STREET SWEEPING 1/28/22	R&M-Road Cleaning	001-546080-54101	\$2,000.00
<b>Check Total</b>							<u>\$4,000.00</u>
<b>CHECK # 10011</b>							
02/01/23	Vendor	VANGUARD CLEANING SYSTEMS	35239	FEB 2023 CLEANING SVCS	Building Op Costs	001-563034-53901	\$438.00
<b>Check Total</b>							<u>\$438.00</u>
<b>CHECK # 10012</b>							
02/08/23	Vendor	CELEBRATION HARDWARE	339322	PAINT/BRUSHES/ROLLER/LINERS	R&M-Common Area	001-546016-53901	\$263.11
02/08/23	Vendor	CELEBRATION HARDWARE	339380	TAPE PAINT	R&M-Common Area	001-546016-53901	\$23.98
<b>Check Total</b>							<u>\$287.09</u>
<b>CHECK # 10013</b>							
02/08/23	Vendor	DAUGHTERS OF THE AMERICAN REVOLUTION	011823-REF	DEPOSIT REFUND	Other Miscellaneous Revenues	369900	\$100.00
<b>Check Total</b>							<u>\$100.00</u>
<b>CHECK # 10014</b>							
02/08/23	Vendor	ENTERPRISE CDD	012723-5611	WATER USAGE/LATE FEES	R&M-Common Area	001-546016-53901	\$18.24
02/08/23	Vendor	ENTERPRISE CDD	012723-5611	WATER USAGE/LATE FEES	R&M-Common Area	001-546016-53901	\$0.31
<b>Check Total</b>							<u>\$18.55</u>
<b>CHECK # 10015</b>							
02/08/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	196533	TREE REPLACEMENTS	R&M-Other Landscape	001-546036-53901	\$18,271.94
02/08/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	197212	PALM INSTALLATION	tree replacements	001-546036-53901	\$10,501.04
<b>Check Total</b>							<u>\$28,772.98</u>
<b>CHECK # 10016</b>							
02/08/23	Vendor	LYNCH OIL COMPANY, INC	56--2139062142	FUEL/OIL	Fuel, Gasoline and Oil	001-540004-53901	\$873.05
<b>Check Total</b>							<u>\$873.05</u>
<b>CHECK # 10017</b>							
02/08/23	Vendor	WILLIAMS SCOTSMAN INC.	9016689517	M127006288 1/30-2/26/23	Rentals - General	001-544001-53901	\$242.23
<b>Check Total</b>							<u>\$242.23</u>

## CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

### Payment Register by Bank Account

For the Period from 2/1/23 to 2/28/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # 10018</b>							
02/08/23	Vendor	REXEL USA	S135721229.001	FLOOD LIGHTS	R&M-Streetlights	001-546095-54101	\$886.00
							<b>Check Total</b>
							<u>\$886.00</u>
<b>CHECK # 10019</b>							
02/08/23	Vendor	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	126585081-001	IRR REPAIRS	R&M-Irrigation	001-546041-53901	\$1,169.40
							<b>Check Total</b>
							<u>\$1,169.40</u>
<b>CHECK # 10021</b>							
02/08/23	Vendor	VERIZON WIRELESS	9925760241	BILL PRD 12/21-1/20/23 LATE FEE	R&M-Irrigation	001-546041-53901	\$5.00
							<b>Check Total</b>
							<u>\$5.00</u>
<b>CHECK # 10022</b>							
02/13/23	Vendor	BRIGHTVIEW LANDSCAPING	8275331	BVLS FOUR CORNERS	R&M-Other Landscape	001-546036-53901	\$640.00
							<b>Check Total</b>
							<u>\$640.00</u>
<b>CHECK # 10023</b>							
02/13/23	Vendor	RENTAL WORLD OF OSCEOLA	354782	SAND BLASTING	R&M-Roads & Alleyways	001-546081-53901	\$63.92
							<b>Check Total</b>
							<u>\$63.92</u>
<b>CHECK # 10024</b>							
02/13/23	Vendor	REPUBLIC SERVICES	0690-000677311	REFUSE REMOVAL 1/25/23	Utility - Refuse Removal	001-543020-53901	\$647.44
							<b>Check Total</b>
							<u>\$647.44</u>
<b>CHECK # 10025</b>							
02/13/23	Vendor	US BANK	6703932	TRUSTEE FEES 10/1/22-9/30/23	ProfServ-Trustee Fees	001-531045-51301	\$4,040.63
							<b>Check Total</b>
							<u>\$4,040.63</u>
<b>CHECK # 10026</b>							
02/14/23	Vendor	ENTERPRISE CDD	02102023 7106	DUE TO ECDD THRU 9/30/22 REIMB DUKE ENERGY	Due to Other Districts	206500	\$33,084.62
							<b>Check Total</b>
							<u>\$33,084.62</u>
<b>CHECK # 10027</b>							
02/20/23	Vendor	CELEBRATION CDD C/O US BANK	021123-2013A	TRSF TAX COLLECTIONS SERIES 2013A	Due From Other Funds	131000	\$18,433.33
							<b>Check Total</b>
							<u>\$18,433.33</u>
<b>CHECK # 10028</b>							
02/20/23	Vendor	CELEBRATION CDD C/O US BANK	021323-2021	TRFR TAX COLLECTIONS SERIES 2021	Due From Other Funds	131000	\$19,125.00
							<b>Check Total</b>
							<u>\$19,125.00</u>
<b>CHECK # 10029</b>							
02/20/23	Vendor	RENTAL WORLD OF OSCEOLA	345143	GRAPPLE BUCKET - EMERGENCY DISASTER RELIEF	R&M-Emergency & Disaster Relief	001-546172-53901	\$520.00
							<b>Check Total</b>
							<u>\$520.00</u>

## CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

### Payment Register by Bank Account

For the Period from 2/1/23 to 2/28/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # 10030</b>							
02/22/23	Vendor	BACKYARD DESIGN PROS LLC	131	VERANDA 1 YARD SIDEWALK	R&M-Sidewalks	001-546084-53901	\$400.00
<b>Check Total</b>							<u>\$400.00</u>
<b>CHECK # 10031</b>							
02/22/23	Vendor	CELEBRATION HARDWARE	339653	CONCRETE MIX	R&M-Common Area	001-546016-53901	\$24.95
02/22/23	Vendor	CELEBRATION HARDWARE	341026	PAINT ROLLER/TAPE/BRUSH/PAINT	R&M-Common Area	001-546016-53901	\$221.31
02/22/23	Vendor	CELEBRATION HARDWARE	341284	BLEACH / DRILL BITS	R&M-Common Area	001-546016-53901	\$25.15
<b>Check Total</b>							<u>\$271.41</u>
<b>CHECK # 10032</b>							
02/22/23	Vendor	ENTERPRISE CDD	012723-8003351022	BILL PRD 12/10-1/11/23	R&M-Common Area	001-546016-53901	\$715.02
<b>Check Total</b>							<u>\$715.02</u>
<b>CHECK # 10033</b>							
02/22/23	Vendor	ENTERPRISE CDD	012723-8003352021	BILL PRD 12/10-1/11/23	R&M-Common Area	001-546016-53901	\$781.26
<b>Check Total</b>							<u>\$781.26</u>
<b>CHECK # 10034</b>							
02/22/23	Vendor	ENTERPRISE CDD	012723-8003354022	BILL PRD 12/10-1/11/23	R&M-Common Area	001-546016-53901	\$330.00
<b>Check Total</b>							<u>\$330.00</u>
<b>CHECK # 10035</b>							
02/22/23	Vendor	ENTERPRISE CDD	012723-8003210013	BILL PRD 12/10-1/11/23	R&M-Common Area	001-546016-53901	\$334.75
<b>Check Total</b>							<u>\$334.75</u>
<b>CHECK # 10036</b>							
02/22/23	Vendor	ENTERPRISE CDD	012723-8003356022	BILL PRD 12/10-1/11/23	R&M-Common Area	001-546016-53901	\$541.85
<b>Check Total</b>							<u>\$541.85</u>
<b>CHECK # 10037</b>							
02/22/23	Vendor	ENTERPRISE CDD	012723-8003353021	BILL PRD 12/10-1/11/23	R&M-Common Area	001-546016-53901	\$259.70
<b>Check Total</b>							<u>\$259.70</u>
<b>CHECK # 10038</b>							
02/22/23	Vendor	INFRAMARK, LLC	87177	DEC 2022 MGMT FEES	ADMIN SVCS	001-531027-51201	\$8,049.25
02/22/23	Vendor	INFRAMARK, LLC	87177	DEC 2022 MGMT FEES	FIELD OPS	001-531016-53901	\$93,372.75
02/22/23	Vendor	INFRAMARK, LLC	87177	DEC 2022 MGMT FEES	POSTAGE	001-541006-51301	\$33.06
02/22/23	Vendor	INFRAMARK, LLC	87177	DEC 2022 MGMT FEES	COPIES	001-547001-51301	\$210.86
02/22/23	Vendor	INFRAMARK, LLC	87177	DEC 2022 MGMT FEES	ASSESSMENTS	001-531038-51301	\$24,612.00
02/22/23	Vendor	INFRAMARK, LLC	87177	DEC 2022 MGMT FEES	HEPA FILTER	001-546022-53901	\$777.27
02/22/23	Vendor	INFRAMARK, LLC	87177	DEC 2022 MGMT FEES	HOLIDAY WREATHES	001-549900-53901	\$356.38
02/22/23	Vendor	INFRAMARK, LLC	87177	DEC 2022 MGMT FEES	SAW BLADES	001-549900-53901	\$167.77

## CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

### Payment Register by Bank Account

For the Period from 2/1/23 to 2/28/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
02/22/23	Vendor	INFRAMARK, LLC	87177	DEC 2022 MGMT FEES	TIRES FOR MULE	001-546022-53901	\$390.98
02/22/23	Vendor	INFRAMARK, LLC	87177	DEC 2022 MGMT FEES	CREDIT FOR WARRANTY ON SAW	001-549900-53901	(\$37.09)
02/22/23	Vendor	INFRAMARK, LLC	87177	DEC 2022 MGMT FEES	RACKSPACE EMAIL/APPS	001-551002-51301	\$59.40
02/22/23	Vendor	INFRAMARK, LLC	87177	DEC 2022 MGMT FEES	RACKSPACE EMAIL/APPS	001-551002-51301	\$59.40
02/22/23	Vendor	INFRAMARK, LLC	87177	DEC 2022 MGMT FEES	CRASH REPORT	001-549900-51301	\$13.80
02/22/23	Vendor	INFRAMARK, LLC	87177	DEC 2022 MGMT FEES	AMAZON	001-549900-53901	\$52.27
<b>Check Total</b>							<b>\$128,118.10</b>
<b>CHECK # 10039</b>							
02/22/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	198294	FEB 2023 LANDSCAPE MAINT	Contracts-Ground/Turf/Tree/Maintenance	001-534182-53901	\$47,637.17
02/22/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	198294	FEB 2023 LANDSCAPE MAINT	Contracts-Shrub Maintenance	001-534106-53901	\$21,910.83
02/22/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	198294	FEB 2023 LANDSCAPE MAINT	Contracts-Ground/Turf/Tree/Maintenance	001-534182-53901	\$6,416.67
02/22/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	198294	FEB 2023 LANDSCAPE MAINT	Contracts-General Site/ Trash and Debris	001-534179-53901	\$4,250.00
02/22/23	Vendor	JUNIPER LANDSCAPING OF FLORIDA LLC	198294	FEB 2023 LANDSCAPE MAINT	Contracts-Irrigation	001-534073-53901	\$8,058.00
<b>Check Total</b>							<b>\$88,272.67</b>
<b>CHECK # 10040</b>							
02/22/23	Vendor	K AND D CONCRETE INC	236	EAST LAWN SIDEWALKS EXERCISE PATH	R&M-Sidewalks	001-546084-53901	\$33,897.00
02/22/23	Vendor	K AND D CONCRETE INC	235	CONCRETE LABOR/MATERIALS	R&M-Sidewalks	001-546084-53901	\$4,655.25
<b>Check Total</b>							<b>\$38,552.25</b>
<b>CHECK # 10041</b>							
02/22/23	Vendor	OSCEOLA NEWS GAZETTE	2C4905DF-001	NOTICE OF BUDGET WORKSHOP 3/9/23	Legal Advertising	001-548002-51301	\$53.91
<b>Check Total</b>							<b>\$53.91</b>
<b>CHECK # 10042</b>							
02/22/23	Vendor	PROPET DISTRIBUTORS	141456	LITTER P/U BAGS / TRASH BAGS / DISPENSER	DISCOUNT	001-546016-53901	(\$232.60)
02/22/23	Vendor	PROPET DISTRIBUTORS	141456	LITTER P/U BAGS / TRASH BAGS / DISPENSER	LINER TRASH BAGS	001-546016-53901	\$479.00
02/22/23	Vendor	PROPET DISTRIBUTORS	141456	LITTER P/U BAGS / TRASH BAGS / DISPENSER	PICK UP BAGS	001-546016-53901	\$1,548.00
02/22/23	Vendor	PROPET DISTRIBUTORS	141456	LITTER P/U BAGS / TRASH BAGS / DISPENSER	DISPENSER DECAL REPLACEMENT	001-546016-53901	\$129.50
<b>Check Total</b>							<b>\$1,923.90</b>
<b>CHECK # 10043</b>							
02/22/23	Vendor	RENTAL WORLD OF OSCEOLA	343968	EMERGENCY / DISASTER RELIEF	R&M-Emergency & Disaster Relief	001-546172-53901	\$619.67
02/22/23	Vendor	RENTAL WORLD OF OSCEOLA	356610	PRESSURE WASHING	R&M-Emergency & Disaster Relief	001-546172-53901	\$22.65
02/22/23	Vendor	RENTAL WORLD OF OSCEOLA	348751	EMERGENCY/DISASTER RELIEF	R&M-Emergency & Disaster Relief	001-546172-53901	\$150.92
02/22/23	Vendor	RENTAL WORLD OF OSCEOLA	346126	EMERGENCY DISASTER RELIEF	R&M-Common Area	001-546016-53901	\$315.79
02/22/23	Vendor	RENTAL WORLD OF OSCEOLA	349430	EMERGENCY DISASTER RELIEF	R&M-Emergency & Disaster Relief	001-546172-53901	\$1,076.12
02/22/23	Vendor	RENTAL WORLD OF OSCEOLA	354769	PRESSURE WASHING	R&M-Pressure Washing	001-546171-53901	\$632.75
02/22/23	Vendor	RENTAL WORLD OF OSCEOLA	344778	EMERGENCY / DISASTER RELIEF	R&M-Emergency & Disaster Relief	001-546172-53901	\$4,094.96

## CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

### Payment Register by Bank Account

For the Period from 2/1/23 to 2/28/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
							<b>Check Total</b>	<u>\$6,912.86</u>
<b>CHECK # 10044</b>								
02/22/23	Vendor	REXEL USA	S135307825.003	LINEMANS GLOVES	Misc-Contingency	001-549900-53901	\$266.26	
02/22/23	Vendor	REXEL USA	S135446107.001	CYLINDRICAL PLASTIC INSERT/LIGHT FIX CAGES	R&M-Streetlights	001-546095-54101	\$2,689.00	
							<b>Check Total</b>	<u>\$2,955.26</u>
<b>CHECK # 10045</b>								
02/22/23	Vendor	SOLITUDE LAKE MANAGEMENT	PSI-48720	FEB 2023 AQUATIC CONTROL	Contracts-Aquatic Control	001-534067-53001	\$10,700.00	
							<b>Check Total</b>	<u>\$10,700.00</u>
<b>CHECK # 10046</b>								
02/22/23	Vendor	USA SEAL & STRIPE, LLC	306	STREET SWEEPING	R&M-Road Cleaning	001-546080-54101	\$2,750.00	
02/22/23	Vendor	USA SEAL & STRIPE, LLC	307	STREET SWEEPING 2/10/23	R&M-Road Cleaning	001-546080-54101	\$2,750.00	
							<b>Check Total</b>	<u>\$5,500.00</u>
<b>CHECK # 10047</b>								
02/23/23	Vendor	ACE HOME & SUPPLY CENTER	98526 /1	PHOTO CONTROLS; MVR 70/U/MED; FUSES	R&M-Streetlights	001-546095-54101	\$1,271.28	
							<b>Check Total</b>	<u>\$1,271.28</u>
<b>CHECK # 10048</b>								
02/23/23	Vendor	CELEBRATION HARDWARE	340506	BLEACH	R&M-Common Area	001-546016-53901	\$18.36	
02/23/23	Vendor	CELEBRATION HARDWARE	341524	SUPPLIES - COMMON AREA	R&M-Common Area	001-546016-53901	\$32.48	
02/23/23	Vendor	CELEBRATION HARDWARE	341684	MAINT SUPPLIES COMMON AREA	R&M-Common Area	001-546016-53901	\$82.84	
							<b>Check Total</b>	<u>\$133.68</u>
<b>CHECK # 10049</b>								
02/23/23	Vendor	CHURCHILLSGROUP HOLDINGS INC	31463	CHEMICALS - FOUNTAIN	R&M-Fountain	001-546032-53901	\$65.20	
							<b>Check Total</b>	<u>\$65.20</u>
<b>CHECK # 10050</b>								
02/23/23	Vendor	CLARKE ENVIRONMENTAL MOSQUITO	001027661	FEB 2023 MOSQUITO MGMT SVCS	Contracts-Pest Control	001-534125-53001	\$20,752.42	
							<b>Check Total</b>	<u>\$20,752.42</u>
<b>CHECK # 10051</b>								
02/23/23	Vendor	HOME DEPOT	012723-6774	JAN PURCHASES	FIELD SUPPLIES	001-546016-53901	\$2,153.24	
							<b>Check Total</b>	<u>\$2,153.24</u>
<b>CHECK # 10052</b>								
02/23/23	Vendor	RAYNOR SHINE SERVICES LLC	G4593	STORM CLEANUP	R&M-Emergency & Disaster Relief	001-546172-53901	\$500.00	
02/23/23	Vendor	RAYNOR SHINE SERVICES LLC	G4601	STORM CLEAN UP	storm cleanup	001-546172-53901	\$500.00	
							<b>Check Total</b>	<u>\$1,000.00</u>



## CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

### Payment Register by Bank Account

For the Period from 2/1/23 to 2/28/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # 10053</b>							
02/23/23	Vendor	REPUBLIC SERVICES	0690-000679018	REFUSE REMOVAL 2/9/23	Utility - Refuse Removal	001-543020-53901	\$536.72
							<b>Check Total</b>
							<u>\$536.72</u>
<b>CHECK # 10054</b>							
02/23/23	Vendor	REXEL USA	S135874060.001	OZG 4Q-75 3/4 IN STR CONN LFMC GEXPRO	R&M-Streetlights	001-546095-54101	\$119.02
							<b>Check Total</b>
							<u>\$119.02</u>
<b>CHECK # 10055</b>							
02/23/23	Vendor	SOLITUDE LAKE MANAGEMENT	PSI-51940	FEB 2023 AQUATIC CONTROL	Contracts-Aquatic Control	001-534067-53001	\$788.50
							<b>Check Total</b>
							<u>\$788.50</u>
<b>CHECK # 10056</b>							
02/23/23	Vendor	SUNBELT RENTALS INC	135212945-0001	TELEHANDLER FORKLIFT - STREETLIGHTS	R&M-Streetlights	001-546095-54101	\$1,478.00
							<b>Check Total</b>
							<u>\$1,478.00</u>
<b>CHECK # 10057</b>							
02/23/23	Vendor	SUNSHINE COMMUNICATION SERVICES, INC.	230210515	ANSWERING SVCS 2/10-310/23	ProfServ-Answering Services	001-531064-51301	\$240.60
							<b>Check Total</b>
							<u>\$240.60</u>
<b>CHECK # 10058</b>							
02/23/23	Vendor	TERMINIX INTERNATIONAL CO.	430008678	PEST CONTROL	Building Op Costs	001-563034-53901	\$101.00
							<b>Check Total</b>
							<u>\$101.00</u>
<b>CHECK # 10059</b>							
02/23/23	Vendor	USA SEAL & STRIPE, LLC	308	STREET SWEEPING 2/17/23	R&M-Road Cleaning	001-546080-54101	\$2,750.00
							<b>Check Total</b>
							<u>\$2,750.00</u>
<b>CHECK # 9996</b>							
02/01/23	Employee	THOMAS A. TOUZIN	PAYROLL	February 01, 2023 Payroll Posting			\$184.70
							<b>Check Total</b>
							<u>\$184.70</u>
<b>CHECK # 9997</b>							
02/01/23	Vendor	ACE HOME & SUPPLY CENTER	97939 /1	BULBS; FUSES MVR 70/U/MED	R&M-Streetlights	001-546095-54101	\$3,418.84
							<b>Check Total</b>
							<u>\$3,418.84</u>
<b>CHECK # 9998</b>							
02/01/23	Vendor	BACKYARD DESIGN PROS LLC	118	CONCRETE	R&M-Sidewalks	001-546084-53901	\$630.00
							<b>Check Total</b>
							<u>\$630.00</u>
<b>CHECK # 9999</b>							
02/01/23	Vendor	CELEBRATION HARDWARE	337528	HOSE CLAMPS; TAPE EXTERIOR	R&M-Common Area	001-546016-53901	\$31.14
02/01/23	Vendor	CELEBRATION HARDWARE	337998	PAINT; BRUSHES; TAPE; PAINT ROLLER	R&M-Common Area	001-546016-53901	\$49.34
02/01/23	Vendor	CELEBRATION HARDWARE	338011	BLEACH	R&M-Common Area	001-546016-53901	\$71.94

## CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

### Payment Register by Bank Account

For the Period from 2/1/23 to 2/28/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
02/01/23	Vendor	CELEBRATION HARDWARE	388055	CONCRETE MIX	R&M-Common Area	001-546016-53901	\$74.85
02/01/23	Vendor	CELEBRATION HARDWARE	338099	FENDER WASHER; TOOL RIVET HEAD SPRG	R&M-Common Area	001-546016-53901	\$34.98
02/01/23	Vendor	CELEBRATION HARDWARE	338692	LINER; DIABLO WOOD PRUNING; RIVET; FENDER WASHER	R&M-Common Area	001-546016-53901	\$214.40
02/01/23	Vendor	CELEBRATION HARDWARE	338996	BLEACH	R&M-Common Area	001-546016-53901	\$35.97
<b>Check Total</b>							\$512.62
<b>ACH #DD597</b>							
02/01/23	Employee	JOHN A. MCLAUGHLIN	PAYROLL	February 01, 2023 Payroll Posting			\$104.70
<b>ACH Total</b>							\$104.70
<b>ACH #DD598</b>							
02/01/23	Employee	CASSANDRA HARRIS-STARKS	PAYROLL	February 01, 2023 Payroll Posting			\$184.70
<b>ACH Total</b>							\$184.70
<b>ACH #DD599</b>							
02/07/23	Vendor	DUKE ENERGY-ACH	011723 ACH	BILL PRD 12/6/22-1/6/23	Electricity - General	001-543006-53901	\$4,136.80
02/07/23	Vendor	DUKE ENERGY-ACH	011723 ACH	BILL PRD 12/6/22-1/6/23	Building Op Costs	001-563034-53901	\$335.97
02/07/23	Vendor	DUKE ENERGY-ACH	011723 ACH	BILL PRD 12/6/22-1/6/23	Electricity - Streetlighting	001-543013-54101	\$2,066.84
<b>ACH Total</b>							\$6,539.61
<b>Account Total</b>							\$550,185.43
<b>Total Amount Paid</b>							\$550,185.43

# **Subsection 6C**

## **Financials**

**CELEBRATION**

Community Development District

*Financial Report*

*February 28, 2023*



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**CELEBRATION**

Community Development District

**Financial Statements**

**(Unaudited)**

**February 28, 2023**

**CELEBRATION**

Community Development District

**Governmental Funds**

**Balance Sheet**  
February 28, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2013A DEBT SERVICE FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2002 CAPITAL PROJECTS FUND	SERIES 2021 CAPITAL PROJECTS FUND	TOTAL
<b>ASSETS</b>						
Cash - Checking Account	\$ 3,325,026	\$ -	\$ -	\$ -	\$ -	\$ 3,325,026
Accounts Receivable	103,410	-	-	-	-	103,410
Due From Other Funds	-	233	242	12	-	487
Investments:						
Money Market Account	732,490	-	-	115,737	-	848,227
Treasury Bills (1 Year)	2,421,375	-	-	-	-	2,421,375
Treasury Bills (3 months)	2,607,619	-	-	-	-	2,607,619
Construction Fund	-	-	-	-	40,210	40,210
Prepayment Account	-	2	-	-	-	2
Reserve Fund	-	197,125	207,081	-	-	404,207
Revenue Fund	-	677,463	400,655	-	-	1,078,118
Prepaid Items	575	-	-	-	-	575
Deposits	2,884	-	-	-	-	2,884
<b>TOTAL ASSETS</b>	<b>\$ 9,193,379</b>	<b>\$ 874,823</b>	<b>\$ 607,978</b>	<b>\$ 115,749</b>	<b>\$ 40,210</b>	<b>\$ 10,832,141</b>
<b>LIABILITIES</b>						
Accounts Payable	\$ 317,684	\$ -	\$ -	\$ -	\$ -	\$ 317,684
Accrued Expenses	111,097	-	-	-	-	111,097
Unearned Revenue	569,916	-	-	-	-	569,916
Due To Other Districts	59,875	-	-	-	-	59,875
Sales Tax Payable	41	-	-	-	-	41
Other Current Liabilities	206,677	-	-	-	-	206,677
Due To Other Funds	487	-	-	-	-	487
<b>TOTAL LIABILITIES</b>	<b>1,265,777</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,265,777</b>
<b>FUND BALANCES</b>						
<b>Nonspendable:</b>						
Prepaid Items	575	-	-	-	-	575
Deposits	2,884	-	-	-	-	2,884
<b>Restricted for:</b>						
Debt Service	-	874,823	607,978	-	-	1,482,803
Capital Projects	-	-	-	115,749	40,210	155,959
<b>Assigned to:</b>						
Operating Reserves	960,536	-	-	-	-	960,536
Reserves - Assessment Stabilization	750,000	-	-	-	-	750,000
Reserves - Boardwalk & Trail R&R	375,000	-	-	-	-	375,000
Reserves - Capital Projects	1,069,633	-	-	-	-	1,069,633
Reserves - Disaster Relief	1,000,000	-	-	-	-	1,000,000
Reserves - Roads and Sidewalks	225,000	-	-	-	-	225,000
Reserves - Self Insurance	79,300	-	-	-	-	79,300
<b>Unassigned:</b>	<b>3,464,674</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,464,674</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 7,927,602</b>	<b>\$ 874,823</b>	<b>\$ 607,978</b>	<b>\$ 115,749</b>	<b>\$ 40,210</b>	<b>\$ 9,566,364</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 9,193,379</b>	<b>\$ 874,823</b>	<b>\$ 607,978</b>	<b>\$ 115,749</b>	<b>\$ 40,210</b>	<b>\$ 10,832,141</b>

**CELEBRATION**

Community Development District

*General Fund*

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-23 ACTUAL
<b>REVENUES</b>						
Interest - Investments	\$ 162,000	\$ 67,500	\$ 155,882	\$ 88,382	96.22%	\$ 144,793
Right-of-Way Fees Electricity	950,000	395,835	382,068	(13,767)	40.22%	98,801
Right-of-Way Fees Telecom.	31,759	13,235	11,663	(1,572)	36.72%	2,336
Right-of-Way Fees Gas	1,282	535	2,418	1,883	188.61%	344
Interlocal Agreement - Enterprise (Security)	20,000	-	-	-	0.00%	-
Interlocal Agreement - Enterprise (Field)	20,000	-	-	-	0.00%	-
Interest - Tax Collector	10	5	2,514	2,509	25140.00%	-
Building Rental Income	19,619	2,705	2,705	-	13.79%	541
Building Operating Cost Income	14,448	6,020	6,020	-	41.67%	1,204
Special Assmnts- Tax Collector	3,311,044	2,207,362	3,146,820	939,458	95.04%	81,073
Special Assmnts- CDD Collected	5,581	5,581	5,581	-	100.00%	-
Special Assmnts- Discounts	(132,442)	(88,296)	(122,494)	(34,198)	92.49%	(1,702)
Other Miscellaneous Revenues	350,000	29,167	10,125	(19,042)	2.89%	5,001
<b>TOTAL REVENUES</b>	<b>4,753,301</b>	<b>2,639,649</b>	<b>3,603,302</b>	<b>963,653</b>	<b>75.81%</b>	<b>332,391</b>

**EXPENDITURES**

**Administration**

P/R-Board of Supervisors	10,200	4,000	1,600	2,400	15.69%	600
FICA Taxes	780	305	122	183	15.64%	46
ProfServ-Arbitrage Rebate	1,200	-	-	-	0.00%	-
ProfServ-Dissemination Agent	2,000	-	-	-	0.00%	-
ProfServ-Engineering	24,000	10,000	12,184	(2,184)	50.77%	4,597
ProfServ-Legal Services	40,000	16,665	11,583	5,082	28.96%	9,734
ProfServ-Mgmt Consulting	96,591	40,245	40,246	(1)	41.67%	8,049
ProfServ-Property Appraiser	1,400	1,400	726	674	51.86%	-
ProfServ-Special Assessment	24,612	24,612	24,612	-	100.00%	-
ProfServ-Trustee Fees	10,000	8,082	8,081	1	80.81%	-
ProfServ-Web Site Development	2,000	1,553	1,710	(157)	85.50%	-
ProfServ- Answering Service	2,700	1,125	1,385	(260)	51.30%	873
ProfServ-Incorporation Study Legal	30,000	34,167	1,303	32,864	4.34%	-
Auditing Services	5,000	-	-	-	0.00%	-
Communication - Telephone	11,000	4,585	3,924	661	35.67%	787
Postage and Freight	700	290	212	78	30.29%	58
Insurance - General Liability	55,000	55,000	54,980	20	99.96%	-
Insurance-Workmans Comp	300	300	850	(550)	283.33%	-
Printing and Binding	3,800	1,585	727	858	19.13%	-
Legal Advertising	1,800	750	129	621	7.17%	54
Misc-Non Ad Valorem Taxes	750	-	-	-	0.00%	-
Misc-Assessment Collection Cost	66,221	44,148	60,487	(16,339)	91.34%	1,587
Misc-Contingency	3,000	1,250	627	623	20.90%	14
Office Supplies	500	210	119	91	23.80%	119
Annual District Filing Fee	175	175	175	-	100.00%	-
<b>Total Administration</b>	<b>393,729</b>	<b>250,447</b>	<b>225,782</b>	<b>24,665</b>	<b>57.34%</b>	<b>26,518</b>



**CELEBRATION**

Community Development District

**General Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-23 ACTUAL
<b>Public Safety</b>						
Security Service - Sheriff	170,000	70,835	8,788	62,047	5.17%	-
<b>Total Public Safety</b>	<b>170,000</b>	<b>70,835</b>	<b>8,788</b>	<b>62,047</b>	<b>5.17%</b>	<b>-</b>
<b>Physical Environment</b>						
Contracts-Water Quality	22,000	9,165	-	9,165	0.00%	-
Contracts-Aquatic Control	130,000	54,165	54,289	(124)	41.76%	11,489
Contracts-Pest Control	249,029	103,760	103,762	(2)	41.67%	20,752
R&M-Wetland	1,000	415	15,000	(14,585)	1500.00%	-
<b>Total Physical Environment</b>	<b>402,029</b>	<b>167,505</b>	<b>173,051</b>	<b>(5,546)</b>	<b>43.04%</b>	<b>32,241</b>
<b>Flood Control/Stormwater Mgmt</b>						
R&M-Canal Bank Restoration	10,000	4,165	-	4,165	0.00%	-
R&M-Stormwater System	33,768	14,070	72,223	(58,153)	213.88%	65,055
<b>Total Flood Control/Stormwater Mgmt</b>	<b>43,768</b>	<b>18,235</b>	<b>72,223</b>	<b>(53,988)</b>	<b>165.01%</b>	<b>65,055</b>
<b>Field</b>						
ProfServ-Field Management	1,120,473	466,865	466,864	1	41.67%	93,373
Contracts-Fountain	8,500	3,540	3,213	327	37.80%	693
Contracts-Mulch	105,638	44,015	-	44,015	0.00%	-
Contracts-Irrigation	96,696	40,290	40,290	-	41.67%	8,058
Contracts-Trees & Trimming	147,760	61,565	52,700	8,865	35.67%	-
Contracts-Shrub Maintenance	262,930	109,555	109,554	1	41.67%	21,911
Contracts-Annuals	16,380	6,825	4,312	2,513	26.32%	-
Contracts-General Site/ Trash and Debris	51,000	21,250	21,250	-	41.67%	4,250
Contracts-Ground/Turf/Tree/Maintenance	648,646	270,270	270,269	1	41.67%	54,054
Fuel, Gasoline and Oil	19,000	7,915	3,962	3,953	20.85%	672
Electricity - General	35,000	14,585	19,538	(4,953)	55.82%	8,909
Utility - Refuse Removal	17,000	7,085	6,191	894	36.42%	960
Rentals - General	2,652	1,105	1,211	(106)	45.66%	242
R&M-Aeration	25,000	10,415	-	10,415	0.00%	-
R&M-Boardwalks	25,000	10,415	8,910	1,505	35.64%	2,052
R&M-Common Area	60,000	25,000	35,836	(10,836)	59.73%	13,104
R&M-Equipment	20,000	8,335	3,185	5,150	15.93%	1,543
R&M-Fountain	10,000	4,165	802	3,363	8.02%	(579)
R&M-Other Landscape	115,000	47,915	45,467	2,448	39.54%	1,662
R&M-Irrigation	65,000	27,085	16,918	10,167	26.03%	2,802
R&M-Roads & Alleyways	18,000	7,500	3,064	4,436	17.02%	-
R&M-Sidewalks	200,000	83,335	46,024	37,311	23.01%	39,585
R&M-Emergency & Disaster Relief	-	-	8,484	(8,484)	0.00%	8,484
R&M- Tree Removal/Replacement	60,000	25,000	42,259	(17,259)	70.43%	-
R&M-Fire Equipment	1,100	460	326	134	29.64%	-
R&M-Painting	10,000	4,165	-	4,165	0.00%	-
Misc-Contingency	15,000	6,250	19,508	(13,258)	130.05%	806
Building Op Costs	15,000	6,250	8,443	(2,193)	56.29%	4,326
<b>Total Field</b>	<b>3,170,775</b>	<b>1,321,155</b>	<b>1,238,580</b>	<b>82,575</b>	<b>39.06%</b>	<b>266,907</b>

**CELEBRATION**

Community Development District

**General Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-23 ACTUAL
<b><u>Capital Expenditures &amp; Projects</u></b>						
Capital Projects	125,000	-	111,628	(111,628)	89.30%	111,628
<b>Total Capital Expenditures &amp; Projects</b>	<b>125,000</b>	<b>-</b>	<b>111,628</b>	<b>(111,628)</b>	<b>89.30%</b>	<b>111,628</b>
<b><u>Road and Street Facilities</u></b>						
Electricity - Streetlights	140,000	58,335	71,012	(12,677)	50.72%	16,554
R&M-Road Cleaning	78,000	32,500	45,000	(12,500)	57.69%	11,000
R&M-Streetlights	120,000	50,000	45,292	4,708	37.74%	7,252
R&M-Signage/Radar Sign Maintenance	10,000	4,165	3,895	270	38.95%	-
<b>Total Road and Street Facilities</b>	<b>348,000</b>	<b>145,000</b>	<b>165,199</b>	<b>(20,199)</b>	<b>47.47%</b>	<b>34,806</b>
<b><u>Reserves</u></b>						
Reserves-Annual Contribution	100,000	-	-	-	0.00%	-
<b>Total Reserves</b>	<b>100,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>4,753,301</b>	<b>1,973,177</b>	<b>1,995,251</b>	<b>(22,074)</b>	<b>41.98%</b>	<b>537,155</b>
Excess (deficiency) of revenues						
Over (under) expenditures	-	666,472	1,608,051	941,579	0.00%	(204,764)
Net change in fund balance	\$ -	\$ 666,472	\$ 1,608,051	\$ 941,579	0.00%	\$ (204,764)
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>6,319,551</b>	<b>6,319,551</b>	<b>6,319,551</b>			
<b>FUND BALANCE, ENDING</b>	<b>\$ 6,319,551</b>	<b>\$ 6,986,023</b>	<b>\$ 7,927,602</b>			

**CELEBRATION**

Community Development District

Series 2013A Debt Service Fund

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

For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-23 ACTUAL
<b>REVENUES</b>						
Interest - Investments	\$ 118	\$ 50	\$ 7,031	\$ 6,981	5958.47%	\$ 1,987
Special Assmnts- Tax Collector	424,665	283,112	403,602	120,490	95.04%	10,398
Special Assmnts- Discounts	(16,987)	(11,324)	(15,711)	(4,387)	92.49%	(218)
<b>TOTAL REVENUES</b>	<b>407,796</b>	<b>271,838</b>	<b>394,922</b>	<b>123,084</b>	<b>96.84%</b>	<b>12,167</b>
<b>EXPENDITURES</b>						
<b>Administration</b>						
Misc-Assessment Collection Cost	8,493	5,664	7,758	(2,094)	91.35%	204
<b>Total Administration</b>	<b>8,493</b>	<b>5,664</b>	<b>7,758</b>	<b>(2,094)</b>	<b>91.35%</b>	<b>204</b>
<b>Debt Service</b>						
Debt Retirement Series A	225,000	-	-	-	0.00%	-
Principal Prepayments	-	-	5,000	(5,000)	0.00%	-
Interest Expense Series A	170,963	85,481	85,481	-	50.00%	-
<b>Total Debt Service</b>	<b>395,963</b>	<b>85,481</b>	<b>90,481</b>	<b>(5,000)</b>	<b>22.85%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>404,456</b>	<b>91,145</b>	<b>98,239</b>	<b>(7,094)</b>	<b>24.29%</b>	<b>204</b>
Excess (deficiency) of revenues Over (under) expenditures	3,340	180,693	296,683	115,990	n/a	11,963
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	3,340	-	-	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>3,340</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ 3,340	\$ 180,693	\$ 296,683	\$ 115,990	n/a	\$ 11,963
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>578,140</b>	<b>578,140</b>	<b>578,140</b>			
<b>FUND BALANCE, ENDING</b>	<b>\$ 581,480</b>	<b>\$ 758,833</b>	<b>\$ 874,823</b>			

**CELEBRATION**

Community Development District

Series 2021 Debt Service Fund

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

For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-23 ACTUAL
<b>REVENUES</b>						
Interest - Investments	\$ -	\$ -	\$ 6	\$ 6	0.00%	\$ 1
Special Assmnts- Tax Collector	440,598	293,732	418,745	125,013	95.04%	10,788
Special Assmnts- Discounts	(17,624)	(11,748)	(16,300)	(4,552)	92.49%	(226)
<b>TOTAL REVENUES</b>	<b>422,974</b>	<b>281,984</b>	<b>402,451</b>	<b>120,467</b>	<b>95.15%</b>	<b>10,563</b>
<b>EXPENDITURES</b>						
<b>Administration</b>						
Misc-Assessment Collection Cost	8,812	5,876	8,049	(2,173)	91.34%	211
<b>Total Administration</b>	<b>8,812</b>	<b>5,876</b>	<b>8,049</b>	<b>(2,173)</b>	<b>91.34%</b>	<b>211</b>
<b>Debt Service</b>						
Debt Retirement Series A	165,000	-	-	-	0.00%	-
Interest Expense Series A	251,019	125,509	125,509	-	50.00%	-
<b>Total Debt Service</b>	<b>416,019</b>	<b>125,509</b>	<b>125,509</b>	<b>-</b>	<b>30.17%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>424,831</b>	<b>131,385</b>	<b>133,558</b>	<b>(2,173)</b>	<b>31.44%</b>	<b>211</b>
Excess (deficiency) of revenues Over (under) expenditures	(1,857)	150,599	268,893	118,294	n/a	10,352
<b>OTHER FINANCING SOURCES (USES)</b>						
Operating Transfers-Out	-	-	(4)	(4)	0.00%	(1)
Contribution to (Use of) Fund Balance	(1,857)	-	-	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(1,857)</b>	<b>-</b>	<b>(4)</b>	<b>(4)</b>	<b>n/a</b>	<b>(1)</b>
Net change in fund balance	\$ (1,857)	\$ 150,599	\$ 268,889	\$ 118,290	n/a	\$ 10,351
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>339,089</b>	<b>339,089</b>	<b>339,089</b>			
<b>FUND BALANCE, ENDING</b>	<b>\$ 337,232</b>	<b>\$ 489,688</b>	<b>\$ 607,978</b>			

**CELEBRATION**

Community Development District

*Series 2002 Capital Projects Fund*

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

For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-23 ACTUAL
<b>REVENUES</b>						
Interest - Investments	\$ -	\$ -	\$ 164	\$ 164	0.00%	\$ 44
<b>TOTAL REVENUES</b>	<b>-</b>	<b>-</b>	<b>164</b>	<b>164</b>	<b>0.00%</b>	<b>44</b>
<b>EXPENDITURES</b>						
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b>Reserves</b>						
<b>Total Reserves</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	164	164	0.00%	44
Net change in fund balance	\$ -	\$ -	\$ 164	\$ 164	0.00%	\$ 44
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>-</b>	<b>-</b>	<b>115,585</b>			
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 115,749</b>			

**CELEBRATION**

Community Development District

*Series 2021 Capital Projects Fund*

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-23 ACTUAL
<b>REVENUES</b>						
Interest - Investments	\$ -	\$ -	\$ 1	\$ 1	0.00%	\$ -
<b>TOTAL REVENUES</b>	<b>-</b>	<b>-</b>	<b>1</b>	<b>1</b>	<b>0.00%</b>	<b>-</b>
<b>EXPENDITURES</b>						
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b>Reserves</b>						
Total Reserves	-	-	-	-	0.00%	-
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	1	1	0.00%	-
<b>OTHER FINANCING SOURCES (USES)</b>						
Interfund Transfer - In	-	-	4	4	0.00%	1
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>4</b>	<b>4</b>	<b>0.00%</b>	<b>1</b>
Net change in fund balance	\$ -	\$ -	\$ 5	\$ 5	0.00%	\$ 1
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>-</b>	<b>-</b>	<b>40,205</b>			
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 40,210</b>			

**CELEBRATION**

Community Development District

**Balance Sheet - All Funds**

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**Notes to the Financial Statements  
February 28, 2023****General Fund**

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**▶ Assets**

- **Cash and Investments** - See Cash and Investment Report for further details
- **Accounts Receivable** - ROW Electricity & Gas Fees; Engineering; Legal
- **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
- **Other Current Liabilities** - AT&T easement agreement

**▶ Assigned to**

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

**CELEBRATION**

Community Development District

**General Fund**

**Notes to the Financial Statements  
February 28, 2023**

**Financial Overview / Highlights**

- ▶ Total general fund revenues collected through February are at approximately 95% compared to adopted budget.
- ▶ Total general fund expenditures budget target is 41.67% and is approximately 42% compared to the adopted budget.

**Variance Analysis**

Account Name	Adopted Budget	YTD Actual	% of Budget	Explanation
Other Miscellaneous Revenues	(\$350,000)	(\$10,125)	3%	Celebration Pointe LLC \$5,120; Gary J. Boynton Esq Trust Acct prior year void check \$5,000; sales tax allowance credits \$5

**Expenditures (General Fund)**

**Administration**

Proserv-Engineering	\$24,000	\$12,184	51%	Hanson, Walter fees thru Dec 2022
Proserv-Property Appraiser	\$1,400	\$726	52%	Bruce Vickers non-advalorem taxes
Proserv-Trustee Fees	\$10,000	\$8,081	81%	U.S. Bank fees, Series 2021 paid in full
Proserv-Website Development	\$2,000	\$1,710	86%	Innersync Studio fees to-date
Proserv-Answering Service	\$2,700	\$1,385	51%	Sunshine Communication to-date
Insurance - General Liability	\$55,000	\$54,980	100%	EGIS Insurance Advisors LLC
Insurance - Workers Comp	\$300	\$850	283%	EGIS Insurance Advisors LLC

**Physical Environment**

R&M-Wetland	\$1,000	\$15,000	1500%	Solitude Lake Management, on time treatment
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**Flood Control/Stormwater Mgmt**

R&M-Stormwater System	\$33,768	\$72,223	214%	Camcor Site LLC stormwater system \$65,055; All Florida Septic storm pipe repair \$7,168
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**Field**

Contracts-Fountain	\$8,500	\$3,213	38%	Budget \$708 per month, actual Oct 2022-Jan 2023 \$630 per month; Feb \$661.50 per month
Contracts-Mulch	\$105,636	\$0	0%	Contract use as needed
Contracts-Trees & Trimming	\$147,760	\$52,700	36%	Contract use as needed
Contracts-Annuals	\$16,380	\$4,312	26%	Contract use as needed
Electricity - General	\$35,000	\$19,538	56%	Duke Energy charges have been on the increase
Rentals - General	\$2,652	\$1,211	46%	Budget \$221 per month, actual \$242 per month



**CELEBRATION**

Community Development District

**General Fund**

**Notes to the Financial Statements  
February 28, 2023**

<b>Account Name</b>	<b>Adopted Budget</b>	<b>YTD Actual</b>	<b>% of Budget</b>	<b>Explanation</b>
R&M-Common Area	\$60,000	\$35,836	60%	Expenditures to-date
R&M-Emergency & Disaster Relief	\$0	\$8,484	0%	Rental World & Raynor Shine to-date
R&M-Tree Removal/Replacement	\$60,000	\$42,259	70%	Tree removals to-date
Misc-Contingency	\$15,000	\$19,508	130%	Debris hauling; hurricane cleanup
Building Op Costs	\$15,000	\$8,443	56%	District operating costs to-date
<b><u>Capital Expenditures &amp; Projects</u></b>				
Capital Projects	\$125,000	\$111,628	89%	Solitude Lake Management non-budgeted for aerator install
<b><u>Road and Street Facilities</u></b>				
Electricity - Streetlights	\$140,000	\$71,012	51%	Duke Energy to-date on the increase
R&M-Road Cleaning	\$78,000	\$45,000	58%	USA Seal & Swipe @ \$2,000/cleaning

# **CELEBRATION**

Community Development District

**Supporting Schedules**

**February 28, 2023**

**CELEBRATION**

**ALL FUNDS**

Community Development District

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

Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	Allocated by Fund		
					General Fund	Series 2013A Debt Service Fund	Series 2021 Debt Service Fund
<b>ASSESSMENTS LEVIED</b>				\$ 4,176,307	\$ 3,311,044	\$ 424,665	\$ 440,598
Allocation %				100%	79%	10.17%	11%
<b>Real Estate Installment</b>							
11/18/22	\$ 28,885	\$ 1,601	\$ 589	\$ 31,076	\$ 24,637	\$ 3,160	\$ 3,278
12/09/22	793	8	16	817	648	83	86
01/10/23	13,022	400	266	13,689	10,853	1,392	1,444
02/09/23	2,294	43	47	2,383	1,890	242	251
<b>Real Estate Current</b>							
11/22/22	459,540	19,538	9,378	488,457	387,257	49,668	51,532
12/09/22	2,385,587	101,428	48,685	2,535,701	2,010,345	257,841	267,515
12/22/22	679,990	27,075	13,877	720,942	571,574	73,308	76,059
01/10/23	72,441	2,307	1,478	76,227	60,434	7,751	8,042
02/09/23	95,817	2,104	1,955	99,876	79,184	10,156	10,537
<b>TOTAL</b>	\$ 3,738,369	\$ 154,505	\$ 76,293	\$ 3,969,167	\$ 3,146,820	\$ 403,602	\$ 418,745
<b>% COLLECTED</b>				95%	95%	95%	95%
<b>TOTAL OUTSTANDING</b>				\$ 207,140	\$ 164,224	\$ 21,063	\$ 21,853

**CELEBRATION**

Community Development District

**All Funds**

**Cash and Investment Report**

February 28, 2023

<u>Investment Type</u>	<u>Bank Name</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
<b>General Fund</b>				
Demand Deposit Account	SouthState Bank	n/a	0.00%	\$3,325,026
Public Funds MMA Variance Account	BankUnited	n/a	3.00%	117,452
Government Interest	Valley National Bank	n/a	4.00%	615,038
			<b>Subtotal</b>	<u>732,490</u>
U.S. Treasury Bill (12 months)	Valley National Bank	8/10/2023	3.11%	2,421,375
U.S. Treasury Bill (3 months)	Valley National Bank	5/25/2023	4.61%	2,607,619
			<b>Subtotal</b>	<u>5,028,994</u>
			<b>GF Subtotal</b>	<u><b>\$9,086,510</b></u>

<b>Debt Service and Capital Projects Funds</b>
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<u>Investment Type</u>	<u>Bank Name</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
<b>Debit Service and Capital Project Funds</b>				
<b>Series 2013A</b>				
First American Government Obligation Fund	US Bank, Prepayment Fund	n/a	4.06%	2
First American Government Obligation Fund	US Bank, Reserve Fund	n/a	4.06%	197,125
First American Government Obligation Fund	US Bank, Revenue Fund	n/a	4.06%	677,463
<b>Series 2021</b>				
US Bank Nat'l Association Commercial Paper	US Bank, Reserve Fund	n/a	0.01%	207,081
US Bank Nat'l Association Commercial Paper	US Bank, Revenue Fund	n/a	0.01%	400,655
			<b>Subtotal</b>	<u>1,482,325</u>
Business Money Market Checking	SouthState Bank	n/a	0.50%	115,737
Money Market Account	CenterState	n/a	0.10%	0
Money Market Account	Stonegate Bank	n/a	0.40%	0
			<b>Subtotal</b>	<u>115,737</u>
<b>Series 2021</b>				
US Bank Nat'l Association Commercial Paper	US Bank, Construction Fund	n/a	0.01%	40,210
			<b>Total</b>	<u><u><b>\$10,724,782</b></u></u>

**CELEBRATION**

Community Development District

**General Fund**

**Capital Projects**

February 28, 2023

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

(1) Solitude Lake Management

**CELEBRATION**

Community Development District

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

February 28, 2023

<b>Posting Date</b>	<b>Payment Month</b>	<b>Amount \$</b>
10/31/2022	October	\$93,704.78
11/30/2022	November	\$55,390.94
12/31/2022	December	\$74,170.86
1/31/2023	January	\$83,801.02
2/28/2023	February (Accrual)	\$75,000.00
3/31/2023	March	\$0.00
4/30/2023	April	\$0.00
5/31/2023	May	\$0.00
6/30/2023	June	\$0.00
7/31/2023	July	\$0.00
8/31/2023	August	\$0.00
9/30/2023	September	\$0.00
<b>Total</b>		<b>\$382,067.60</b>

Note: February will be received in mid March

**CELEBRATION**

Community Development District

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

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
		10/01/22		BEGINNING BALANCE		BALANCE FORWARD FROM FY 2022			\$0.00
ACH	ACH	08/30/22	Vendor	DUKE ENERGY-ACH	080922 ACH	BILL PRD 7/8-8/7/22	Due To Other Districts	206500	(\$10,992.48)
ACH	ACH093	09/30/22	Vendor	DUKE ENERGY-ACH	083022 ACH	BILL PRD 8/5-8/26/22	Due To Other Districts	206500	(99.12)
ACH	ACH	09/30/22	Vendor	DUKE ENERGY-ACH	091222 ACH	BILL PRD 8/6-9/7/22	Due To Other Districts	206500	(\$10,920.99)
ACH	ACH114	10/20/22	Vendor	DUKE ENERGY-ACH	092922 ACH	BILL PRD 8/27-9/27/22	Due To Other Districts	206500	(\$76.84)
ACH	ACH120	11/28/22	Vendor	DUKE ENERGY-ACH	101122 ACH	BILL PRD 9/8-10/6/22	Due To Other Districts	206500	(\$10,920.99)
ACH	ACH120	11/28/22	Vendor	DUKE ENERGY-ACH	101122 ACH	BILL PRD 9/28-10/26/22	Due To Other Districts	206500	(\$74.20)
ACH	ACH120	11/28/22	Vendor	DUKE ENERGY-ACH	101122 ACH	BILL PRD 10/7-11/4/22	Due To Other Districts	206500	(\$10,920.99)
ACH	ACH063	12/21/22	Vendor	DUKE ENERGY-ACH	113022 ACH	BILL PRD 10/27-11/28/22	Due To Other Districts	206500	(\$77.40)
ACH	ACH063	12/30/22	Vendor	DUKE ENERGY-ACH	120722 ACH	BILL PRD 11/5-12/6/22	Due To Other Districts	206500	(\$10,920.99)
ACH	ACH063	01/20/23	Vendor	DUKE ENERGY-ACH	123022 ACH	BILL PRD 11/29-12/28/22	Due To Other Districts	206500	(\$76.60)
ACH	ACH063	02/01/23	Vendor	DUKE ENERGY-ACH	011123 ACH	BILL PRD 12/7/22-1/6/23	Due To Other Districts	206500	(\$13,111.72)
ACH	ACH063	02/26/20	Vendor	ENTERPRISE CDD	02102023 7106	DUE TO ECDD THRU 9/30/22 REIMB DUKE ENERGY	Due to Other Districts	206500	\$33,084.62
ACH	ACH063	02/20/23	Vendor	DUKE ENERGY-ACH	012723 ACH	BILL PRD 12/29/22-1/26/23	Due To Other Districts	206500	(\$11,767.72)
JE	ACCRUAL	02/28/23	Vendor	DUKE ENERGY-ACH	ACCRUAL	BILL PRD FEB 2023	Due To Other Districts	206500	(\$13,000.00)
<b>DUE TO OTHER DISTRICTS A/C #206500</b>									<b>(\$59,875.42)</b>

Quarterly True Up invoice pending.

# **Section 7**

## **Business Matters**



# **Subsection 7A**

## **Fiscal Year 2022 Audit**

# **Subsection 7B**

## **Event Use Application**

### CELEBRATION CDD EVENT USE APPLICATION

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

**PLEASE TYPE OR PRINT IN INK**

Name of Applicant: CECF Wish Foundation, Inc.  
 Mailing Address: 506 Celebration Ave. Phone: 407-761-7777  
Celebration, FL 34747 Email: ferrarijeff@mac.com

Contact Person (name and title): Jeff Ippoliti - President  
 Mailing Address: (same) Phone: \_\_\_\_\_  
 Email: \_\_\_\_\_

Date of event/program: March 31 - April 2, 2023 TIMES—Start: 3/31 10 PM End: 4/2 8:00 PM

Nature of event/program (including the type(s) of activities which will occur during its conduct): The Celebration Exotic Car Show displays vehicles, merchants, and more in a family-friendly event that raises money for various children's charities both locally and nationally. The non-profit organization (CECF) EIN #20-4373682

How does the event/program benefit the constituents of the CCDD? It provides a family-friendly event that fosters good will through its fundraising as well as keeping with the traditions of Celebration

Number of people and vehicles expected to attend: (150-200 display cars) 20,000 spectators (however people come and go throughout the day and they are not all here at one time) Sunday attendance is significantly less and Sunday does not use CCDD property

Area(s) to be used (attach sketch and/or legal description): The Entire Lakeside Promenade area including shade structures

Will any sidewalks be closed? If yes, attach sketch to identify location(s): Sidewalks may be used but will remain ADA compliant

Will any CCDD utilities (electric, water, reuse, wastewater) be needed? Yes If yes, describe use: Plus into shade structure for lights, etc.

Setup will begin at said area(s) at approximately (time) 3/30 10 PM and will be completed at (time) 4/2 8:00 PM

People will begin arriving at said area(s) at approximately (time) 7:00 AM and will be dispersed at (time) 5:00-8:00 PM

Equipment and apparatus proposed to be utilized in connection with the event/program (i.e., tables, sound system, props) Tables/Tents/Sound system/display and merchandise areas, cars, vendors, etc.

Provider or description of debris and trash removal: Trash Vendor. Overall Cleaning

Will any goods or services be sold? Yes If yes, describe: As in years past there will be car related vendors/merchandise

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

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

**Signed by Applicant:**

Date: 3/8/23

CECF Wish Foundation Inc.  
 (Insert name of organization if applicable)

Witness: [Signature]  
 Print Name: JAMES IPPOLITI

Signature: [Signature]

Witness: [Signature]  
 Print Name: ROSEMARIE BAER

Print Name: Jeff Ippoliti, Pres.

Title: \_\_\_\_\_

**EVENT USE AGREEMENT**

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

1. **General Compliance:** The CCDD is a local unit of special-purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes. Applicant agrees to comply with all applicable requirements of the "Sunshine Law," the "Public Records Law," the Community Development Districts Law, and all other policies, statutes, and regulations applicable to Applicant.
2. **Right to Terminate:** CCDD reserves the right to, immediately and without notice, terminate the Special Event if there shall be any violation of the terms, conditions, or provisions of this AGREEMENT, or, if in the judgment of CCDD or Osceola County, there is a reasonable likelihood that continuation of the Special Event will put life or property at risk of injury or damage.
3. **Indemnification:** Applicant shall indemnify, defend, and hold harmless the CCDD and the officers, supervisors, agents, employees, and assigns of the CCDD from and against any and all claims, demands, suits, judgments, losses, or expenses of any nature whatsoever (including, without limitation, attorneys' fees, costs, and disbursements, whether of in-house or outside counsel and whether or not an action is brought, on appeal or otherwise), arising from or out of, or relating to, directly or indirectly, any act or omission of Applicant, its officers, directors, agents, employees, invitees, and or guests (collectively, "Applicant's Representatives") including, without limitation, any failure of Applicant or Applicant's Representatives to comply with the terms, conditions, and/or provisions of this AGREEMENT.
4. **Sovereign Immunity:** Nothing herein shall cause or be construed as a waiver of the CCDD's sovereign immunity or limitations on liability granted pursuant to Section 768.28, Florida Statutes, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
5. **Compliance with Law:** Applicant shall comply, and cause all of Applicant's Representatives to comply, with all applicable laws, rules, ordinances, and other legal requirements applicable to Applicant's and Applicant's Representatives use of the Area.
6. **Damage to Property:** Applicant shall be responsible for any damage caused to any real or personal property caused by Applicant and/or Applicant's Representatives. CCDD shall not be responsible for any injury or damage to Applicant or Applicant's Representatives or their respective property. The CCDD shall send an invoice to the Applicant following the Special Event, and Applicant shall make payment to the CCDD within fourteen (14) days of the Special Event.
7. **"As Is" Condition:** Applicant accepts the use of the Area in its "as is condition." The CCDD shall have no obligation to make any changes thereto. The CCDD shall have no obligation to provide any utilities to the Area. Applicant has inspected the Area prior to filing its Application and is aware of the Area's current condition.
8. **Rules and Regulations:** Applicant and Applicant's Representatives shall comply with the CCDD's Special Event Policy, as well as the following requirements:
  - a) Neither Applicant nor Applicant's Representatives shall engage in any conduct that might tend to interfere with or impede the use and enjoyment of any other portion of the CCDD by any other person or entity including, without limitation, creating any objectionable noise, sound, or odor.
  - b) No materials or items shall be affixed to any portion of the Area or any facilities or improvements located thereon so as to cause damage thereto.
  - c) Applicant shall remove all trash and other property of Applicant from the Area and shall return the Area to the condition that existed prior to Applicant's use of the Area.
  - d) Applicant and Applicant's Representatives shall comply with any additional Rules and Regulations attached hereto.
9. **Right to Use Only:** This AGREEMENT is not intended to, and shall not be deemed to, create a lease or any other interest in real property, but shall merely give Applicant and Applicant's Representatives the right to use the Area as and when provided above.
10. **Other Conditions:** Depending upon the nature of the Special Event and the Area, the CCDD reserves the right to require in addition to the requirements of the Special Event Policy, as a condition of using the Area:
  - a) Additional Certificate of Insurance (form, type, limits, and coverage approved by CCDD) with respect to the Area and the Special Event.
  - b) Security appropriate for the Special Event and the Area.
  - c) Additional bond or deposit to cover cleanup/repair costs.
  - d) Payment of professional fees related to the review of the Application and/or fees to cover costs incurred by the CCDD during the Special Event; and/or
  - e) Such other conditions or limitations reasonably related to mitigating impacts to the Area because of the Special Event.

Signed by Applicant:

By Jeff Ippoliti, Pres.

Name: Jeff Ippoliti, Pres. CECF Wish Foundation, Inc.

Title: \_\_\_\_\_

Date: 3/8/23

Witness: JAMES IRWIN  
Print Name: \_\_\_\_\_

Approved by: CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Witness: \_\_\_\_\_  
Print Name: \_\_\_\_\_

**ADDITIONAL RULES AND REGULATIONS FOR EVENT**

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

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

Signature: Jeff Ippoliti, Pres.

Print Name: Jeff Ippoliti, Pres., CECF Wish Foundation, Inc.

Title: \_\_\_\_\_

Date: 3/8/23



**2023 Celebration Exotic Car Festival**



March 31 - April 4, 2023

***SAFETY PLAN OF ACTION***

The set up is identical to past years.

6 Sheriffs have been hired to be on site throughout the weekend

5 Private security guards have been hired to be on site throughout the weekend

CECF Wish Foundation is a 501(c)3 charity

**506 CELEBRATION AVE. CELEBRATION, FLORIDA 34747**



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
03/17/2023

**THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.**

**IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).**

<b>PRODUCER</b> Hayden Wood Insurance Agency, Inc. 30 Tumpike Road Suite 5 Southborough MA 01772	<b>CONTACT NAME:</b> Morgan Duffy, CIC <b>PHONE (A/C, No, Ext):</b> (508) 229-8700 <b>FAX (A/C, No):</b> (508) 229-8702 <b>E-MAIL ADDRESS:</b> morgan@haydenwood.com														
<b>INSURED</b> CECF Wish Foundation, Inc. 506 Celbration Ave Celebration FL 34747	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: center;">NAIC #</th> </tr> <tr> <td>INSURER A : Arch Insurance Company</td> <td style="text-align: center;">11150</td> </tr> <tr> <td>INSURER B :</td> <td></td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Arch Insurance Company	11150	INSURER B :		INSURER C :		INSURER D :		INSURER E :		INSURER F :	
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INSURER B :															
INSURER C :															
INSURER D :															
INSURER E :															
INSURER F :															

**COVERAGES      CERTIFICATE NUMBER: CL2331702405      REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER			SMCGL0071500	03/30/2023	04/03/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ Excluded PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 5,000,000 PRODUCTS - COM/OP AGG \$ 5,000,000
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED    RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N		N/A			PER STATUTE    OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**

Certificate holders are included as an Additional Insured, but only as respects to claims arising out of the negligence of the Named Insured. Please see attached Remarks Supplemental for conditions and event dates.

<b>CERTIFICATE HOLDER</b> Downtown Celebration: See Attached Schedule	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
--	--

AGENCY CUSTOMER ID: 00004513

LOC #: \_\_\_\_\_



**ADDITIONAL REMARKS SCHEDULE**

Page \_\_\_\_\_ of \_\_\_\_\_

AGENCY Hayden Wood Insurance Agency, Inc.		NAMED INSURED
POLICY NUMBER		
CARRIER	NAIC CODE	EFFECTIVE DATE:

**ADDITIONAL REMARKS**

**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,**  
**FORM NUMBER:** 25      **FORM TITLE:** Certificate of Liability Insurance: Notes

**ADDITIONAL INSUREDS:**

LEXIN CELEBRATION COMMERCIAL, LLC; LEXIN REALTY; LEXIN CAPITAL; THE CELEBRATION RESIDENTIAL OWNERS ASSOCIATION, INC.; TOWN CENTER FOUNDATION; ENTERPRISE COMMUNITY DEVELOPMENT DISTRICT and CELEBRATION COMMUNITY DEVELOPEMENT DISTRICT; EXPERIENCE KISSIMMEE; CELEBRATION NON-RESIDENTIAL ASSOCIATION, INC.; AND THE PARENT COMPANIES, THE SUBSIDIAR, RELATED AND AFFILIATED COMPANIES OF EACH, AND THE OFFICERS, DIRECTORS, AGENTS, EMPLOYEES AND ASSIGNS OF EACH.



# **Subsection 7C**

## ***Celebration News Article***

## **Celebration Community Development District From the Board of Supervisors**

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### **Landscaping**

The Celebration CDD (“District”) has continually worked to maintain the infrastructure of Celebration including street lights, flood control, sidewalks, etc. Recently we have worked with our new vendor regarding pond maintenance and have seen excellent results. They have been extremely responsive. One of the areas that the District has begun to focus on is the landscaping of the public areas, such as parks, entrance ways, and roadways. In the next six months, you will begin to see work begin done in the following areas:

### **Water Street Canal**

Grass has been trimmed a foot from the canna lilies and all weeds have been removed. At March’s Board meeting, the Board of Supervisors approved the purchase of additional canna lilies to fill in the areas that are missing. Additional bushes will be planted in areas where a few are missing. This is being done to resolve issues to the original approved landscaping plan and limit costs rather than replace perfectly healthy bushes and trees.

### **Celebration Avenue Entrance (S.R. 417/North Village)**

Some minor tree trimming is scheduled along with grass replacements on both sides of the street. Some additional grass replacements will occur on Celebration Boulevard at the entrance to North Village. These grass replacements will be partially paid for by the landscaping company per their contract agreement. There are fence repairs that will also occur. Power washing of light posts and fences have already been completed. The red roof on the pavilion located on the Celebration Avenue bridge is scheduled to be replaced this year.

### **Celebration Avenue (851 to East Village)**

Requests for estimates have been submitted to replace some of the missing plants on the brick wall adjacent to Lake Evalyn. A landscaping plan has been requested to address some of the dead areas. The intersection of Celebration Avenue and Eastlawn/Westpark will have additional landscaping added and as many existing plants as possible will be kept. The trees along this area have already been trimmed.

### **Celebration Boulevard**

There has been a significant deterioration of the grass along Celebration Boulevard, and District management has addressed this directly with the District’s landscaping vendor who will be paying for the resodding of this area. This will include medians and the grass next to the sidewalks.

### **Downtown**

Market Square has had new lights installed that illuminate the trees. Resetting of bricks is scheduled for next year to resolve drainage issues, and additional landscaping will be added to fill in some dead spots.

New benches are scheduled to be installed next fiscal year surrounding the lake. Additional landscaping will be added which includes St. Augustine grass and wild grass to freshen the area and address dead spots. There are numerous sidewalk issues here that will be addressed to make the area safer and more accessible for everyone. In addition, the roofs for the pavilions will be replaced on the corner of Bloom Street and Front Street.

These are the initial items planned for this year. In the next two months, additional phases of improvement will be developed for each village on the main roads and a review of landscaping and repaving of alleyways per a defined schedule. This will include focused sidewalk repairs, as well.

The goal is to enhance our town in steps while being financially responsible, hold our vendors accountable, and phase in repairs based on our budget cycle. By focusing our limited resources on smart planning, we feel we can maintain Celebration's beauty and vital infrastructure.

*Celebration CDD Board of Supervisors*

# **Subsection 7D**

## **Rule Governing Road Parkways/Verges**

**Memorandum**  
**Celebration Community Development District**

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To: Board of Supervisors

From: District Counsel, Jan Carpenter and Jay Lazarovich

Re: Maintenance of the Road Parkway/Verge, including trees

This memo provides a brief discussion of the responsibilities related to the ownership and maintenance of the lawn area between the roadway curb and the inside edge of the sidewalk (the "Road Parkway/Verge").

**Engineer's Reports and Construction History**

The original Engineers' Reports from 1994 and 1997 (which provided the initial master infrastructure for all of Celebration, do not provide a lot of specific data, but confirm that the District paid for the roadway construction. Roads were thereafter turned over to Osceola County, who accepted only the asphalt paving roadbed (i.e., the County owns the roads "curb to curb"). The District therefore retains ownership of the Road Parkway/Verge and the sidewalks. The District installed the trees in the parkways and continues to own them.

**Plats**

There are numerous recorded plats for the various villages and commercial areas in Celebration. Based on a quick review of plats from a few of the existing villages, Road Parkway/Verge and the sidewalks were dedicated/conveyed to the District by the Celebration Company for perpetual ownership. Repair and maintenance of those parcels is not mentioned.

**Master Declaration**

Section 6.1 of the Amended and Restated Covenants, Conditions and Restrictions (the "CC&R's") for the residential lots provides for the maintenance of the Road Parkway/Verge by the landowner:

**6.1. Maintenance by Owners**

Each Owner shall maintain his or her Unit, including all structures, parking areas, landscaping, and other improvements comprising the Unit, in a manner consistent with the Governing Documents and the Community-Wide Standard, unless such maintenance responsibility is otherwise assumed by or assigned to the Association or a Neighborhood Association pursuant to this Charter, any Supplement, or by law.

Each Owner shall also be responsible for maintaining, mowing, replacing sod, pruning, and irrigating the landscaping within that portion of any adjacent Common Area or public right-of-way, street, or alley lying between the Unit boundary and any wall, fence, or curb located on the Common Area or public right-of-way, street, or alley in a manner consistent with the Governing Documents and Community-Wide Standard, unless responsibility for maintaining such landscaped areas has been assigned to or assumed by the Association. However, Owners may not remove trees, shrubs, or similar vegetation from this area without prior approval pursuant to Chapter 5 [ARC provisions].

In addition to any other enforcement rights, if an Owner fails properly to perform his or her maintenance responsibility, the Association may perform such maintenance responsibilities and assess all costs incurred by the Association against the Unit and the Owner in accordance with Section 12-4. The Association shall afford the Owner notice and a reasonable opportunity to cure the problem prior to entry, except when entry is required due to an emergency situation.

These provisions require the homeowner to maintain the Road Parkway/Verge and all landscaping and trees within the area unless the CC&RS are supplanted by a neighborhood association or a condominium association which provides for the association to maintain. Homeowners need ARC approval to remove "trees or shrubs." In either instance, the private parties are to maintain the area.

### **Summary and Conclusion**

The District owns the Road Parkway/Verge and therefore has the right to maintain any or all of the landscaping and improvements, including trees; however, the responsibility to maintain the Road Parkway/Verge has been imposed on either the homeowner or the association depending on the CC&R's.

Because the District seeks to clarify that the District's maintenance of trees is solely to protect public health, safety and welfare, adopting a formal Rule of the District may be desired by the board. A copy of a proposed Rule is attached. Rule-making provides an opportunity for public input and also can establish remedies and fines for non-compliance

**RESOLUTION NO. 2023-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON TUESDAY, APRIL 25, 2023, AT 6:00 P.M. AT THE DISTRICT OFFICE, 313 CAMPUS STREET, CELEBRATION, FLORIDA 34747, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON THE ESTABLISHMENT OF A RULE OF GOVERNING THE ROAD PARKWAYS/VERGE STRIP (INCLUDING TREES) WITHIN THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT, AND FOR THE ADOPTION OF THE RULE FOR THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT, IN ACCORDANCE WITH CHAPTERS 120 AND 190, FLORIDA STATUTES.**

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

**WHEREAS**, the Board of Supervisors of the District (the “Board”), is authorized by Section 190.011, *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*, prescribing the powers, duties, and functions of the officers of the District, the conduct of the business of the District, the maintenance of records and the form of certificates evidencing tax liens and all other documents and records of the District; and

**WHEREAS**, the Board reviewed the Rule Governing Road Parkway/Verge, attached hereto as **Exhibit “A”** (the “Rule Governing Road Parkway/Verge”), and desires to hold the necessary public hearing regarding the adoption of said rules in accordance with Chapter 120 and Section 190.011, *Florida Statutes*.

**NOW THEREFORE, BE IT RESOLVED BY THE DISTRICT OF SUPERVISORS OF THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT, OSCEOLA COUNTY, FLORIDA:**

1. That there is hereby declared a public hearing to be held on Tuesday, April 25, 2023, at 6:00 p.m. at the District Office, located at 313 Campus Street, Celebration, Florida, 34747, for the purpose of hearing comment and objection to the proposed Governing Road Parkway/Verge, and the adoption of said Governing Road Parkway/Verge. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the office of the District Manager, at 313 Campus Street, Celebration, Florida, 34747 or via email to [Angel.Montagna@inframark.com](mailto:Angel.Montagna@inframark.com).

2. That notice of said hearing shall be advertised in accordance with Chapters 120 and 190, *Florida Statutes*, and the District Manager is hereby authorized to place said notice in a newspaper of general circulation within Osceola County, Florida.

3. That this Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 28<sup>th</sup> day of February, 2023.

CELEBRATION COMMUNITY  
DEVELOPMENT DISTRICT, a Florida  
community development district

Print: Angel Montagna  
Secretary

Print: Greg Filak  
Chairman

**EXHIBIT "A"**

**RULE GOVERNING ROAD PARKWAY/VERGE**



**Celebration Community Development District**  
***Rule Governing Road Parkway/Verge Area Maintenance***

Law Implemented: ss. 120.69, 190.011, 190.012, Florida Statutes, (2022)

Effective Date: April 25, 2023

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**In accordance with Chapters 190 and 120, Florida Statutes, and on April 25, 2023, at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Celebration Community Development District adopted the following rules/policies to govern the maintenance and operation of the Road Parkway/Verge. Any and all prior rules/policies of the District governing this subject matter are hereby rescinded.**

---

1. **INTRODUCTION & FINDINGS.** This Rule Governing Road Parkway/Verge Area Maintenance (“**Rule**”) addresses the installation, maintenance, repair, replacement and removal of improvements such as grass, landscaping and other improvements (together, “**Improvements**”) within the Road Parkway/Verge, as defined herein. The following findings are made and determined, and incorporated herein as the factual basis for this Rule:

a. The Celebration Community Development District (“**District**”) is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes (“**Act**”), by Chapter 42Q-1, Florida Administrative Code, adopted by the Florida Land and Water Adjudicatory Commission effective March 29, 1994.

b. Pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services including, but not limited to, roadway systems and related improvements.

c. Section 190.012(3), Florida Statutes, specifically provides the District with the authority to:

“adopt and enforce appropriate rules following the procedures of Chapter 120, in connection with the provision of one or more services through its systems and facilities;” and

d. The District constructed certain public rights-of-way and conveyed the asphalt roadbed area only (“**curb-to-curb**”) to Osceola County; the District owns the lawn area (from curb to sidewalk) and the sidewalks (“**District Rights-of-Way**”) adjacent to the lots located within the community known as Celebration, and such District Rights-of-Way include the lawn area extending from the sidewalk edge closest to the road to the road curbs (“**Road Parkway/Verge**”).

e. In addition to the District, portions of the Celebration community are served by a variety of homeowners associations, including, but not limited to, the Celebration Residential Owners Association, the Celebration Non-Residential Owners Association, a number of condominium associations and a number of sub-homeowners’ associations (together, “**Associations**”).

f. The Associations' declarations of covenants (together, “**Declarations**”) address the maintenance of the Road Parkway/Verge differently, with certain Declarations requiring the homeowner to maintain the Road Parkway/Verge and some requiring the Association to maintain the Road Parkway/Verge.

g. It is in the best interest of the District to establish a rule for addressing landscaping, trees, and other improvements within the Road Parkway/Verge that present a threat to the health, safety, or welfare of the District’s residents/landowners or the general public.

2. **EASEMENT.** Owners of individual lots and/or the Associations (as applicable, “**Responsible Party**”), as dictated by the applicable Declarations, are hereby granted the non-exclusive, revocable right to install, maintain, repair, replace, and remove improvements such as grass, landscaping, and other improvements (together “**Improvements**”) within the Roadway Parkway/Verge. The term “**Improvements**” shall not include trees, which are owned by the District. Responsible Parties are granted a non-exclusive revocable right to maintain, repair, and prune all trees in the Road Parkway/Verge, with the District retaining the right to install and remove any trees. Such grant of rights is subject to the following conditions:

a. The Responsible Party shall be fully responsible for the installation, maintenance, repair, replacement, and removal of the Improvements. The Responsible Party shall be fully responsible for the maintenance, repair, and pruning of trees within the Road Parkway/Verge. The Responsible Party shall be fully responsible for the replacement of sod and landscaping to any altered area(s) as a result of the installation, maintenance, repair, replacement, pruning and/or removal of the trees within the Road Parkway/Verge.

b. The Responsible Party shall be responsible for ensuring that the installation, maintenance, repair, replacement, and removal of the Improvements and the maintenance, repair and pruning of trees, are conducted in compliance with all applicable laws and Association requirements (including but not limited to the Declarations, building codes, set back requirements, etc.).

c. District, by adopting this Rule, does not represent that District has authority to provide all necessary approvals relating to the Improvements and trees. Instead, the Responsible Party shall be responsible for obtaining any and all Association approvals (including Architectural Review, where applicable), permits and other approvals relating to the work.

d. The Responsible Party shall ensure that the installation, maintenance, repair, replacement and removal of the Improvements and the maintenance, repair and pruning of trees, does not damage any property of the District or any third party’s property. In the event of any such damage, the Responsible Party shall immediately repair the damage or compensate the District for such repairs, at the District’s option.

e. Responsible Party’s exercise of rights hereunder shall not interfere with other existing rights (e.g., drainage easements, utility easements, etc.). It shall be the Responsible Party’s responsibility to locate and identify any and all such improvements and/or utilities.

f. Upon completion of the installation, the Improvements will be owned by the Responsible Party, subject to the provisions of this Rule. The Responsible Party shall be responsible for such Improvements, and agree to maintain the Improvements in good condition and consistent with applicable law. Trees shall be owned by the District, but

maintained, repaired and pruned by the Responsible Party. Trees may not be removed by the Responsible Party without the prior written consent of the District (or any Associations, as applicable).

g. Additionally, the Responsible Party shall keep the Road Parkway/Verge free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Responsible Party's exercise of rights under this Agreement, and the Responsible Party shall immediately discharge any such claim or lien.

### 3. **RESERVATIONS; ENFORCEMENT.**

a. The District hereby acknowledges its right, but not any obligation, to maintain the Road Parkway/Verge for the limited purpose of addressing any issues that, in the District's sole discretion, may endanger the health, safety or welfare of the District's residents/landowners or the general public. By its adoption of this Rule, the District shall not be obligated nor is it affirmatively agreeing to monitor or otherwise assess the condition of the Road Parkway/Verge. Any maintenance assumed by the District herein shall be undertaken on a case-by-case basis as the District is notified of any health, safety or welfare concern.

b. Without notice, the District may maintain, repair, replace or remove, all or any portion or portions of the Improvements and/or trees, or otherwise take action, to address any issues within the Road Parkway/Verge that endanger the health, safety or welfare of the District's residents/landowners or the general public. In such case, the District is not obligated to re-install the Improvements and/or trees, and is not responsible for any damage to the Improvements and/or trees, or their supporting structure as a result of the removal.

c. For any and each violation of this Rule, the District shall additionally have the right to impose a fine of up to the amount of One Thousand Dollars and No Cents (\$1,000.00) and collect such fine plus its attorney's fees as a contractual lien or as otherwise provided pursuant to Florida law. Additionally, if any person is found to have committed any violation of this Rule, such person may additionally be subject to any applicable legal action, civil, or criminal in nature.

4. **INDEMNIFICATION.** The Responsible Party agrees to indemnify, defend, and hold harmless Osceola County and the District, as well as any officers, supervisors, managers, lawyers, engineers, agents, and representatives of the foregoing, against all liability for damages and expenses resulting from, arising out of, or in any way connected with, the exercise of the rights granted hereunder.

5. **NOTICE.** This Rule, and all rights and obligations contained herein, shall run with the land and be deemed appurtenant to all lots adjoining the District Rights-of-Way. The District shall record a notice in the public records of Osceola County, Florida informing third parties of the existence of this Rule.

6. **SOVEREIGN IMMUNITY.** Nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statutes or law.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

8. **AMENDMENTS; WAIVERS.** The District in its sole discretion may amend or rescind this Rule, including any license or other rights granted hereunder, at any time and without further notice. Further, the District's Board by vote at a public meeting may elect in its sole discretion at any time to grant waivers to any of the provisions of this Rule on a case-by-case basis, and where doing so is in the best interest of the District.

# **Subsection 7E**

## **GoGov Alternative to CeleService**



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[Add](#)

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Thu, Mar 9 — Free

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Ships to store. Available Thu, Mar 9 at [Apple Millenia](#)

Subtotal	\$709.00
Shipping	FREE
Estimated tax for: 32801++ <a href="#">v</a>	\$46.09

**Total** **\$755.09**

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[Check Out](#)

# Celebration Community Development District, FL

## Citizen Request Management (CRM), Citizen Notifications & Alerts, ArcGIS Integration

February 17, 2023

**Prepared By:**

Kevin Strauss, Director of Sales

(631) 861-5812

[Kevin@GoGovApps.com](mailto:Kevin@GoGovApps.com)

**Prepared For:**

Brenda Burgess

Mgmt

[Brenda.burgess@inframark.com](mailto:Brenda.burgess@inframark.com)

## Subscriptions & Services

Description	Amount
<b>GOREquest</b> Citizen Request Management (CRM) - Unlimited Subscription	<b>\$9,600</b> /year
<b>GONotify</b> Citizen Notifications & Alerts (Notify) - Unlimited Subscription	<b>\$4,260</b> /year
<b>ArcGIS</b> Integration to the County's ESRI GIS System	<b>\$3,000</b> /year
<b>Services: \$0     Annually: \$16,860</b>	

## Order Details

Primary Contact			
<b>Contact Name:</b>		<b>Phone:</b>	
<b>Title:</b>		<b>Email:</b>	

Billing Information			
<b>Contact Name:</b>		<b>Phone:</b>	
<b>Quote Month:</b>		<b>Email:</b>	
<b>PO #:</b> (Optional)		<b>Cycle:</b>	Annual Billing

**Billing Practices:** GOGov will send renewal quotes for budgeting purposes at the beginning of the *Quote Month* specified. Invoices are sent 45 to 60 days prior to subscription renewal and are due prior to the start of the Subscription Period. To align billing with budget cycles, extend *Initial Subscription Period* to include extra months and we will send an initial invoice for the extra prorated months and then a second invoice for the remainder of the Initial Subscription Period.

Contract Information	
<b>Initial Subscription Period:</b>	12 months starting:
<b>Replacing Contracts:</b>	If replacing existing agreement provide contract # or description & date.
<b>Contract #:</b> (Internal)	



## Terms & Conditions

The following terms are the latest version of the GOGov Master Terms & Conditions that is maintained and updated. No part of these terms may be modified other than the “Special Terms & Exceptions” section.

1. **IMPORTANT NOTICE TO USER:** GOGov, Inc. (dba “GOGov”) owns all intellectual property in the software products listed in the Products and Services section (collectively “Software” or “Subscription Services”) in the Order Form. Customer shall not modify, adapt, translate, rent, lease or otherwise attempt to discover the Software source code. The following terms and conditions (this “Agreement”) will be effective as of the date of last signature of the Order Form (“Effective Date”) and will be governed by the laws in force in the State of New York.
2. **Software License.** The Software subscription services and the accompanying files, software updates, lists and documentation are licensed, not sold, to you. You may use a copy of the Software on your compatible computer for the purpose of connecting to the hosted service provided by GOGov as long as you are a current subscriber and maintain your annual continued services for the applicable licenses. Except as expressly set forth herein, GOGov disclaims any and all express and implied warranties, including but not limited to warranties of merchantability and fitness for a particular purpose.
3. **Continued Services**
  - 3.1 *Hosting.* GOGov agrees to maintain Customer data in a secure datacenter and is committed to providing 99.5% uptime and availability. GOGov will perform nightly backups of your hosted data to an alternate physical location.
  - 3.2 *Ownership of Data.* All hosted data specific to Customer is owned by the Customer. Within thirty (30) calendar days following termination of this Agreement, the Customer can request and GOGov will provide a complete copy of Customer’s data without additional charge through a downloadable zip file provided the customer is current on payments.
4. **Payment Terms & Fees**
  - 4.1 *Subscription Term and Termination.* The initial Subscription Term of this Agreement begins on Effective Date (last signature) and will continue to the end of the Initial Subscription Period listed in the Order Form. At the end of the initial Subscription Term, Customer’s subscription and this Agreement will renew for an additional twelve (12) month term and for subsequent twelve (12) month periods thereafter. To stop the auto-renewal listed in the foregoing sentence, Customer must submit written notice to GOGov at [Billing@GOGovApps.com](mailto:Billing@GOGovApps.com) not less than sixty (60) calendar days prior to the end of the then-current Term. GOGov reserves the right to increase the annual fees by 7% on the anniversary date of each annual term.
  - 4.2 *Payment Terms.* Initial payment is due at the beginning of the subscription term. Each subsequent annual billing will be due on the anniversary date of the initial term. Payment Terms are NET 30 Days from the invoice date.
  - 4.3 *Taxes & Obligations.* In exchange for its use of the Subscribed Services, Customer will pay to GOGov the amounts indicated in the Order. Said amounts are based on services purchased and not actual usage; payment obligations are non-cancelable and fees paid are non-refundable, except as otherwise specifically-provided herein. Unless otherwise stated, such fees do not include any taxes, levies, duties or similar governmental assessments of any nature, including but not limited to value-added, sales, use or withholding taxes, assessable by any local, state, provincial, federal or foreign jurisdiction (“Taxes”). Customer is responsible for paying all Taxes associated with its purchases hereunder. If GOGov has the legal obligation to pay or collect Taxes for which Customer is responsible, the appropriate amount will be invoiced to and paid by Customer, unless GOGov is provided with a valid tax exemption certificate authorized by the appropriate taxing authority. GOGov is solely responsible for taxes assessable against it based on its income, property and employees.
  - 4.4 *Convenience Fees.* For GOGov products that manage credit card processing, GOGov will add a Convenience Fee of \$3.00 plus 3% per transaction to offset the costs of online processing.
5. **Limitation of Liability.** GOGov will, at all times during the Agreement, maintain appropriate insurance coverage. In no event will GOGov’s cumulative liability for any general, incidental, special, compensatory, or punitive damages whatsoever suffered by Customer or any other person or entity exceed the fees paid to GOGov by Customer during the six (6) calendar months immediately preceding the circumstances which give rise to such claim(s) of liability, even if GOGov or its agents have been advised of the possibility of such damages.

6. **Updating of Terms.** Upon each renewal of this Agreement, the latest Master Terms & Conditions that GOGov has published within the software ninety (90) days prior to the renewal date shall replace these terms. Any Special Terms & Exceptions listed in the original document shall carryover to the renewal terms. We reserve the right to change our Master Terms & Conditions at any time. If the changes are material, GOGov will advise the Customer by email or posting a notice on the site before changes go into effect. If the Customer does not agree to the new terms, Customer may contact [Support@GOGovApps.com](mailto:Support@GOGovApps.com) to have objections considered.
7. **Other Provisions**
- 7.1 *Other Public Agency Orders.* Other public agencies may utilize the terms and conditions established by this Agreement if agreeable to all parties. Customer does not accept any responsibility or involvement in the purchase orders or contracts issues by other public agencies.
- 7.2 *Alternate Terms Disclaimed.* The parties expressly disclaim any alternate terms and conditions accompanying drafts and/or purchase orders issued by Customer.
8. **Special Terms & Exceptions.** None.

This Order Form is entered into between Customer and GOGov. Customer accepts and agrees to adhere to the Terms and Conditions with this order form, will be referenced as the "Agreement." This Agreement between Customer and GOGov, which Customer hereby acknowledges and accepts, constitutes the entire agreement between GOGov and Customer governing the Services referenced above. Customer represents that its signatory below has the authority to bind Customer to the terms of this Agreement.

**GOGov, Inc.****Celebration Community Development  
District, FL****Sign:**  
\_\_\_\_\_**Sign:**  
\_\_\_\_\_**Name:** Daryl Blowes  
\_\_\_\_\_**Name:**  
\_\_\_\_\_**Title:** CEO  
\_\_\_\_\_**Title:**  
\_\_\_\_\_**Date:**  
\_\_\_\_\_**Date:**  
\_\_\_\_\_*Additional Customer Signatures (Optional)***Sign:**  
\_\_\_\_\_**Sign:**  
\_\_\_\_\_**Name:**  
\_\_\_\_\_**Name:**  
\_\_\_\_\_**Title:**  
\_\_\_\_\_**Title:**  
\_\_\_\_\_**Date:**  
\_\_\_\_\_**Date:**  
\_\_\_\_\_



# GONotify®

Engage citizens across multiple channels with a trusted source of information for events, alerts & notices.



GONotify® is a user friendly solution for creating & sending communications of all varieties to your citizens across multiple channels! Coupled with an agency branded mobile app, GONotify® makes it easy for citizens and government to communicate more efficiently and effectively!

## Communications in the Palm of Citizen's Hands

- **Branded Mobile App** serves as one place to access all notifications and important information directly from your local municipality
- **Subscription Lists** allow for citizens to sign up for the types of notifications that they want to receive
- **Direct Notifications** ensure that content is delivered directly to citizens devices so that no important updates are missed
- **Get more information** and start a dialogue with agency staff by replying to a notification (requires GOGov CRM)

## Keep Citizens Informed

As a staff & management team, keeping citizens informed can be a challenge. GONotify® includes some awesome features to help with this process:

- Send **Alerts & Emergency Notifications** directly to citizens
- Send Targeted Content by using **Subscription Groups** that you can define & select when sending out a message
- Use our **Message Editor** to easily create detailed & stylish communications that include pictures, formatting, links to videos, documents and other content.
- For Create Once, Publish Everywhere with **Multi Channel Publishing** that allows you to push content to the most vital channels including **Mobile, Email, Twitter, Facebook & Website.**
- Enable **2-Way Communication** that would allow you to choose if citizens can reply to a specific message, leveraging our CRM Module that ensures no questions go unanswered.

## All of your Communication Needs in One Spot

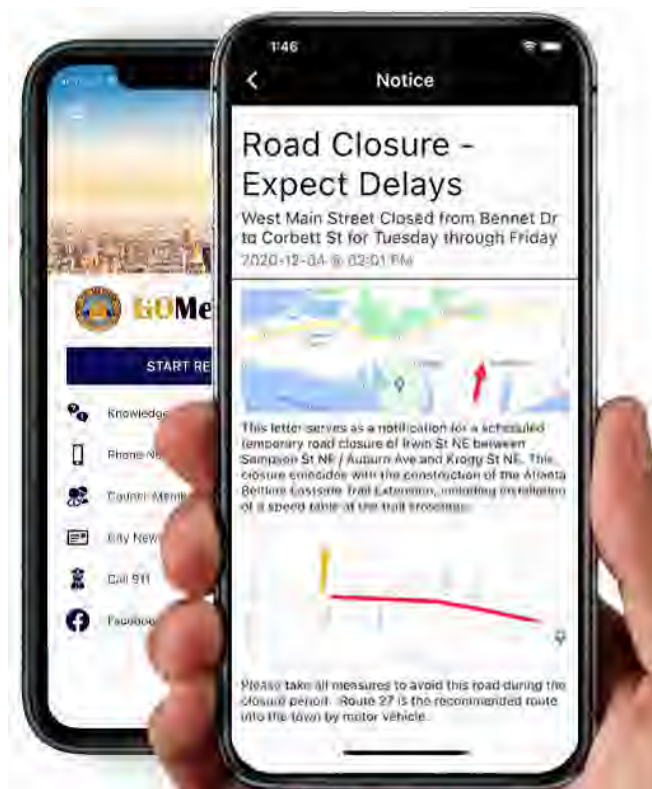
Why limit yourself to emergency communications when you could send anything that you want?

- Road Closure
- Events
- Storm Warnings
- Boil Water Advisory
- Emergency Alerts
- School Closings

## Vital City Information at Citizen's Finger Tips

The branded app includes applets, which are important pieces of information that you can put right at your Citizen's finger tips. Commonly that information includes:

- Important Phone Numbers
- Elected Official's Names & Bios
- Local Places
- Social Media Pages
- Website Content





# GORequest®

Powerful & Flexible CRM Software to manage service requests of all varieties for your agency!



GORequest® CRM is an intelligent, user friendly solution for managing all of your agency service requests! Whether it's a citizen using your agency branded mobile app or a staff member logging a service call from your call center, GORequest® provides a centralized home for two way communication between government and citizens to work and communicate more efficiently and effectively!

## Customer Service at it's Finest

In today's digital age, customer service expectations are at an all-time high. As a government agency, your constituents are expecting the same service from you that they receive from all of their other service providers. The GORequest® powerful CRM now makes it easy for citizens and government to exchange information and work towards their common goal of making their city/town/county the best place to live or work!

- Simple submission of requests by staff or citizens via mobile app or through the web
- Automated email and push notifications keep both staff and citizens up to date as a request is worked towards a resolution
- Pre defined SLA's per request type set the proper expectation for citizens to have their requests completed
- Detailed & Customizable reporting for the agency to ensure certain service standards are being met

## No Upfront Fees or Startup Costs

We try to earn your business every single day and so we will start by doing the heavy lifting to get you started. Everything you need to setup your mobile app, list of request types, reports and most importantly train your staff - Its All Included!

## Truly Flexible CRM that bends to your Needs!

Our software was designed to be configured to the way you work, which is what makes it so powerful and intuitive.

- Agency Defined Request Types and Categories
- Fully searchable Knowledge Base with Integrated Request Functionality
- Customizable Automated Email and Push Notifications
- Automatic Address and User Tracking to Easily See Previous Requests for a Specific Citizen or Address
- Highly Customizable assignment Rules allow for Even the Most Complex Engagement Rules to be Followed
- Map Views Available for Work Planning and Trend Spotting
- Both Out of the Box and Customizable Reporting that can be run using user defined criteria and output in a variety of formats
- Specific Input Form for individual request types



## More Than Just Potholes!

While filling a Pothole is a common and effective use of our CRM solution, this frequently used example only scratches the surface of what you can accomplish with GORquest®

- **Branded Mobile App**– While the Mobile App is certainly a useful tool for citizens to submit service requests, it can also be used to showcase anything that you as an agency want to give your citizens quick and easy access to. Our collection of applets offer a wide variety of ways to make often sought out information and services readily available at your citizens fingertips!
- **IT Ticketing/ Facilities Management**– The system offers 'internal' request types, which are only available for view and submission by agency staff when logged in. Users can easily create requests types for IT ticketing or Facility Management and use GORquest® to replace costly internal, process specific systems.
- **Public Records Requests**– Keep up with open records laws by tracking FOIA, OPRA and other public record requests from citizens.
- **Agency Specific Programs & Services** - GORquest® helps our customers manage unique use cases including ride sharing, building inspections and health inspections.

## Integrations

We learned that sharing is one of the most important parts of helping our customers. This is why we have built integrations into systems where it counts. Some common ones include:

- **ESRI ArcGIS**- integration validates addresses entered into the system against your GIS system. We also can use other data and map layers like districts, wards and more to enhance the workflow and reporting delivered to your agents and citizens.
- **Cartegraph**- our integration with Cartegraph can automatically transmit your requests into that system for work and then push the data back to the citizen through our system, including when the issue is closed.
- **LDAP / Active Directory** - another password is the last thing any of us want. With our LDAP integration we can sync up users and permissions and authenticate against your Active Directory so you don't have to do extra work or remember another password.

## Support and Training You Will Love ♥

Our goal is to make you love our company at every encounter. We have a mature process and experienced staff that will be able to provide expert advice and assistance every step of the way.

- **Expert Advice** providing analysis of your service request types, workflows and reports using industry best practices to make your job as easy as possible.
- **Project Management** - your dedicated project manager will track and monitor your progress throughout the project.
- **Configuring** creating a list of request types, launching the mobile app, building a beautiful iFrame, customizing fields and forms, creating email templates, customizing reports and more.
- **Training Library** - As we train you, we will produce a library of videos and documents specific to your agency. These videos can be used for onboarding future staff or just going back to get a refresher on more advanced stuff. But don't worry - we are always willing to give additional training as you need it.
- **Staff Training** is our favorite part because we know you are going to love what you see and how easy it is to use. When we hear "ooh's" and "aah's" then we know we are doing our job.

“ *With the ability to contact residents directly on the platform, our employees are more efficient in resolving service requests than before...* ”

- Paolo Beltran, City of Lakewood, CA

## About GOGovApps

GOGovApps specializes in providing CRM and Code Enforcement software to local governments of all sizes. Our long history and experience working with hundreds of government agencies across the country really shows in the products and services we provide. We built our software from the ground up working with the departments and staff that now use our products every single day.

# **Subsection 7F**

## **Gray Robinson Engagement Letter**

# GRAYROBINSON

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Kent L. Hipp | Kent.Hipp@Gray-Robinson.com | D 407.204.3141  
 301 East Pine Street, Suite 1400, Orlando, Florida 32801 | T 407.843.8880 | F 407.244.5690

March 20, 2023

**VIA: Electronic Mail**

**ATTORNEY-CLIENT PRIVILEGED  
 CONFIDENTIAL COMMUNICATION**

Celebration Community Development  
 District  
 c/o Jan Carpenter, Esquire  
 210 N. University Dr.  
 Suite 702  
 Coral Springs, FL 33071

**RE: Proposed Taking by the Florida Department of Transportation for the  
 SR-400 (I-4) Project West of CR-532 to East of SR-522 (Osceola Pkwy)  
 Project Parcel 818  
 Property Owner: The Celebration Company, LLC**

Dear Jan:

This confirms that you have retained me and my law firm to represent you in any acquisition and/or eminent domain action by the Florida Department of Transportation ("FDOT") for the above-referenced project. Our representation will cover all stages of the acquisition and/or eminent domain action including negotiations and trial.

The following Agreement is made regarding my firm's attorney fees and costs for this legal representation:

By Florida law, Section 73.092, Florida Statutes, FDOT (as the taking authority) is required to pay my firm's fees and costs for representing you. My firm agrees to accept these statutory attorney's fees as our fee for the representation. Our fee is in addition to what you are paid as full compensation for the property taken. You will agree that you will not accept a settlement offer that is conditioned upon us waiving any or all of our statutory fees.

We will be required to retain experts such as an appraiser, land planner and engineer in order to determine the appropriate amount of compensation for the taking of your land and any compensable damage to the remaining property. By law, the taking authority is required to pay reasonable fees for these necessary experts. Accordingly, these experts will defer their fees and accept the court award or negotiated settlement in full payment of their fees.

Pursuant to GrayRobinson's file retention policy, at the conclusion of your case, we will maintain your file for ten (10) years. After ten years, your file will be destroyed.

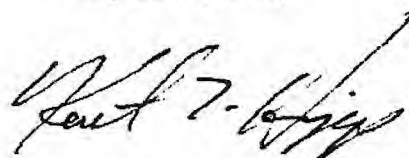
Boca Raton | Fort Lauderdale | Fort Myers | Gainesville | Jacksonville | Key West | Lakeland  
 Melbourne | Miami | Naples | Orlando | Tallahassee | Tampa | Washington, D.C. | West Palm Beach

**gray-robinson.com**

If the above stated arrangement meets with your approval, please indicate so by signing this letter in the space provided below, and return it to our offices. Your approval of this letter will include agreement regarding the fees and costs arrangement.

We appreciate the confidence and trust you have placed in our firm in asking us to represent you. We encourage you to communicate with us if at any time there are questions on the status or progress of your matter.

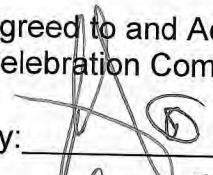
Very truly yours,



Kent L. Hipp, Esquire

KLH/smc

Agreed to and Accepted by  
Celebration Community Development District:

By:  \_\_\_\_\_

Date: 21 MAR 2023

Print: GREG FILAK

Title: CHAIRMAN

Address (if different from above):

Home Phone: \_\_\_\_\_

Business Phone: \_\_\_\_\_

Mobile Phone: \_\_\_\_\_

Fax Number: \_\_\_\_\_

E-mail address: GREG.FILAK@CELEBRATIONCDD.ORG

I would like to receive my mail and client documents via e-mail transmission



STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
**REPRESENTATIVE AUTHORIZATION**

575-030-02  
RIGHT OF WAY  
12/16

Address of the District or Satellite Office where the completed form will be submitted.  
FLORIDA DEPARTMENT OF TRANSPORTATION  
Right of Way Department  
719 South Woodland Boulevard  
Deland, FL 32720

ITEM/SEGMENT NO.: 4314561  
MANAGING DISTRICT: 5  
F.A.P. NO.: \_\_\_\_\_  
STATE ROAD NO.: SR-400  
COUNTY: Osceola  
PARCEL NO.: 818

Attention: Joseph Bracken

Dear FDOT Right of Way Manager:

This is to advise you that I hereby authorize Kent L. Hipp, Esquire  
of GrayRobinson, P.A.

who was hired by me as of 3/20/2023 to (indicate extent of authorization by marking one or both boxes as applicable):  
(date)

- Represent me in all future dealings in the above referenced project and parcel(s).
- Accept service of process in my behalf concerning any legal proceedings in eminent domain which may ensue.

OWNER(S)/TENANT(S):

[Signature] 3/20/2023  
Signature Date  
GREG FILAK - Chairman CDD  
Printed Name

\_\_\_\_\_  
Signature Date  
\_\_\_\_\_  
Printed Name

This is to advise you that I am authorized to represent Celebration Community Development District  
of \_\_\_\_\_ in the

capacity(ies) set forth above. I  am  am not a member of the Florida Bar.  I will accept service of process.

**NOTE:** This document must be notarized if the agent **is not** a member of the Florida Bar but is authorized to accept service of process.

State of \_\_\_\_\_  
County of \_\_\_\_\_

Sworn to and subscribed before me this \_\_\_\_\_  
day of \_\_\_\_\_ by \_\_\_\_\_  
\_\_\_\_\_ who is  
(Name of Affiant)

personally known to me or has produced \_\_\_\_\_  
\_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary's Signature  
(Print, type or stamp name of notary public)  
[SEAL]

[Signature] 3/20/2023  
Representative Signature Date

Kent L. Hipp, Esquire  
Representative Printed Name

P.O. Box 3068  
Orlando, FL 32802-3068

\_\_\_\_\_  
Representative Address

Phone: 407-843-8880



Celebration  
Business  
Center

Celebration Blvd

Celebration Blvd

Celebration Blvd

Celebration Blvd

Westport Dr

Jasmine St

Palmer Ave

64





**Katrina S. Scarborough, CFA, CCF, MCF**  
**Osceola County Property Appraiser**  
 www.property-appraiser.org  
 Osceola County Government Center  
 2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744  
 Ph: (407) 742-5000 Fax:( 407) 742-4900

## Parcel: 07-25-28-2783-0001-3561



### Owner Information

<b>Owner Name</b>	CELEBRATION CDD
<b>Mailing Address</b>	210 N UNIVERSITY DR STE 702 CORAL SPRINGS, FL 33071
<b>Physical Address</b>	CELEBRATION BLVD, KISSIMMEE FL 34747
<b>Description</b>	RESIDENTIAL COMMON ELEMENTS/AREA VAC
<b>Tax District</b>	300 - OSCEOLA COUNTY

### Tax Values

Current Values		Certified Values	
<b>Current Value represents working appraised values as of 03/19/2023, which are subject to change prior to certification</b>		<b>Certified Value represents certified values that appeared on the tax roll as of 10/05/2022</b>	
Land	\$2	Land	\$2
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$0	Extra Features	\$0
Buildings	\$0	Buildings	\$0
Appraised(just)	\$2	Appraised(just)	\$2
Assessed(estimated)	\$2	Assessed*	\$2
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$2	Taxable	\$2
* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap		* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap	

### Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	1642-1234	\$0	1999-04-09	QC

**Land Information - Total Acreage: 5.32**

Land Description	Units	Depth	Land Type	Land Value
SUBMERGED LAND	5.32	0.00	AC	\$500

**Legal Description**

**Legal Description**

CELEB VILL UNIT 2 PB 8 PG 185-212 BEG AT NW COR TRACT 75, S 38 DEG W 25.69 FT, N 65 DEG W 3.84 FT, N 87 DEG W 50.24 FT, S 80 DEG W 50.25 FT, S 86 DEG W 49.01 FT, S 71 DEG W 38.32 FT, S 88 DEG W 55.46 FT TO NON-TANG CURVE, CONC NWLY, RAD 17407.90 FT, CENT ANG 00 DEG, (CH BEARING N 37 DEG E), ALONG CURVE 209.74 FT, N 36 DEG E 680.27 FT, N 39 DEG E 492.17 FT, S 71 DEG E 90.46 FT, S 50 DEG E 7.62 FT, S 48 DEG E 50.88 FT, S 75 DEG E 6.01 FT, S 39 DEG W 277.94 FT TO NON-TANG CURVE, CONC NWLY, RAD 17466.03 FT, CENT ANG 01 DEG, (CH BEARING S 35 DEG W), ALONG CURVE 599.24 FT, S 52 DEG E 28.78 FT, S 37 DEG W 336.84 FT, N 65 DEG W 27.09 FT TO POB.

# **Subsection 7G**

# **SOLitude Renewal**

## SERVICES CONTRACT

CUSTOMER NAME: Celebration CDD

SUBMITTED TO: Angel Montagna

CONTRACT EFFECTIVE DATE: September 1, 2022, through August 31, 2023

SUBMITTED BY: Jason Jaszczak, Business Development Consultant

SERVICES: Annual Pond Maintenance contract ( 159.87 Acres and 101,918 LF)

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 Annual Contract Price is **\$128,400.00**. SOLitude shall invoice Customer **\$10,700.00 per month** for the Services to be provided under this Agreement. The term of this agreement is for a period of twelve (12) months, with payment invoiced on the first day of each month, reminding them that a contract payment is due by the end of that same month. The customer is obligated to pay each monthly contract payment per the terms of this contract, without any obligation on the part of SOLitude to invoice or send any other sort of reminder or notice. Due to the seasonality of these services, and the disproportionate amount of time and materials dedicated to providing these services during some times of the year as compared to others, based on the season, weather patterns, and other natural factors, the amount billed and paid to date is not necessarily equivalent to the amount of work performed to 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. 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, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees above. SOLitude 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 SOLitude by the customer that are not covered specifically by the written specifications of this contract.

**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.



## Services Contract

Page 2 of 9

3. TERM AND EXPIRATION. This Agreement is for an annual management program as described in the Schedule A attached. Any additional services will be provided only upon additional terms as agreed to by the parties in writing. Contract will automatically renew annually at the end of the contract effective date for subsequent one (1) year terms, with a four percent (4%) escalation in the Annual Contract Price each year, under the same terms, specifications, and conditions as set forth by this contract, unless either party gives written notice of cancellation thirty (30) days prior to the termination date of this contract, or subsequent renewal contracts.
4. PRICING. The Company reserves the right to annually increase the amount charged for the services beyond the escalation percentage stated in the TERM AND EXPIRATION above, which shall be communicated by written notice to the Customer, which notice may be by invoice.
5. TERMINATION. If SOLitude terminates your service for nonpayment or other default before the end of the Services Contract, if the Customer terminates this Services Contract for any reason other than in accordance with the cancellation policy outlined above, or in the event this Contract does not automatically renew and the customer terminates it before the termination date, Customer agrees to pay SOLitude, in addition to all other amounts owed, an Early Termination Fee in the amount specified below ("Early Termination Fee"). The Customer's Early Termination Fee will be 50% of the remaining value of the Contracted Price. The Early Termination Fee is not a penalty, but rather a charge to compensate SOLitude for the Customer's failure to satisfy the Services Contract on which the Customer's rate plan is based.
6. 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.
7. 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.
8. 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.
9. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

**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.



10. 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.

11. 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.

12. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

13. 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.

14. 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.

Customers 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

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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 SOLitude, unless there is willful negligence on the part of SOLitude.

15. NONPERFORMANCE. In the case of any default on the part of the Company with respect to any of the terms of this Agreement, the Customer shall give written notice thereof, and if said default is not made good within (30) Thirty Days, the Customer shall notify the Company in writing that there has been a breach of the Agreement. The Company in case of such breach shall be entitled to receive payment only for work completed prior to said breach, so long as the total paid hereunder does not exceed the Contract sum.

16. 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.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Celebration CDD

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**Please Remit All Payments to:**

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

**Customer's Address for Notice Purposes:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Please Mail All Contracts to:**

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

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### **SCHEDULE A - SERVICES**

Monthly Inspection Report: A monthly inspection report of 20 pond's will be provided to the CDD every month prior to the CDD meeting.

Water Quality Monitoring:

1. Pond water samples will be taken and tested on ***Ten (10) ponds one time per year during the months of May through October (Ponds will be agreed upon with the CDD before testing will be started)*** for the following parameters:

### **Enhanced Waterbody Assessment**

- **Testing included:**
  - **Water column profile for temperature and dissolved oxygen**
  - **Secchi disk reading**
  - **Surface and bottom sample analysis for the following**
    - **total phosphorus, total nitrogen, ammonia, total alkalinity, pH, conductivity, and turbidity**
- **Specialized Equipment: at depth water sampler, dissolved oxygen and temperature meter, pH meter, gps unit, and depth finder**
- **A formal report will be provided along with recommendations to improve overall waterbody condition**

Visual Inspections:

1. A visual inspection of the pond(s) will be performed during each visit to the site. The inspections shall include the following:
  - Water levels
  - Water clarity or quality
  - Turbidity
  - Beneficial Aquatic Vegetation
  - Nuisance, Invasive, or Exotic Aquatic Vegetation
  - Algae
  - Physical components such as above ground pipes, inlet and outlet structures, trash racks, emergency spillways, and dams
  - Erosion
  - Issues with shoreline and bank stabilization measures such as rip rap stone, bulkheads, retaining walls, etc.
  - Forebays and inflowing or outflowing swales, ditches, and stream channels
  - Vegetated buffers
  - Sedimentation

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- Nuisance animal activity
  - Fish habitat
  - Mosquito breeding conditions and habitat
  - Trash and debris
2. Any issues or deficiencies that are observed during this visual monitoring will be documented by our staff in the field notes of the service order completed at the time the issue was first observed and reported to the Customer in writing as part of that month's service report.
  3. Customer will be notified immediately if there are any deficiencies observed that appear in the judgment of our staff to be posing an immediate risk or otherwise jeopardizing the integrity of the pond(s) structures.
  4. The scope of these services is limited to what can be reasonably observed at the surface of the water and above the ground around the water that makes up the physical structure of the pond(s). These routine inspection services are not intended to replace any requirement or need for a more comprehensive engineered inspection, or any other type of inspection that would require expertise or equipment to survey the condition of the physical components of the pond(s) underground, underwater, or inside any of the associated structures.

#### Aquatic Weed Control:

1. Pond(s) will be inspected on a **Six (6) times per month** basis.
2. Any growth of undesirable aquatic weeds and vegetation found in the pond(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found in the pond(s) at the time of application.
3. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

#### Shoreline Weed Control:

1. Shoreline areas will be inspected on a **Six (6) times per month** basis.
2. Any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the pond areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.

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3. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

#### Littoral Shelf Control

1. Littoral areas will be inspected and treated on an as-needed basis to maintain compliance with governing agencies for the management of all nuisance and exotic species.
2. Maintenance of future littoral plantings may necessitate an increased service level at an additional cost.
3. All Species will be killed in place with an approved herbicide,
4. This proposal does not include debris removal or disposal.

#### Pond Algae Control:

1. Pond(s) will be inspected on a **Six (6) times per month** basis.
2. Any algae found in the pond(s) with each inspection shall be treated and controlled through the application of algacides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

#### Pond Dye:

1. **Pond Dye** will be applied to the pond(s) on an as **needed** basis. A combination of blue and/or black dye will be used as required to maintain a dark natural water color.

#### Trash Removal:

1. Trash and light debris will be removed from the pond(s) with each service and disposed off site. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal services are for the pond areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.

#### Service Reporting:

1. Customer will be provided with a monthly service report detailing all of the work performed as part of this contract.

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Permitting (when applicable):

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

Customer Responsibilities (when applicable):

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

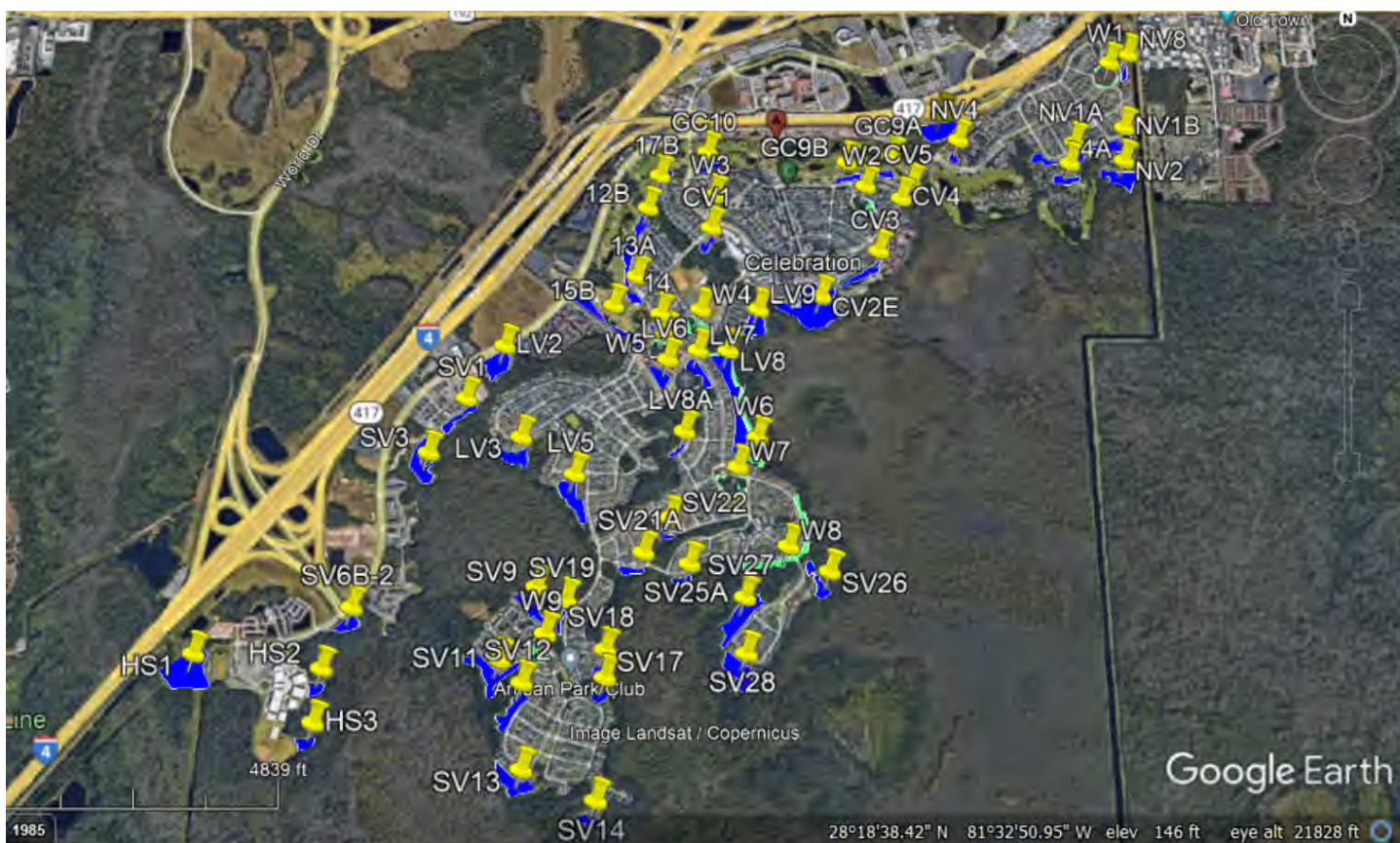
General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.

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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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# **Subsection 7H**

## **Rule Governing Root Barrier Installation**

**Celebration Community Development District**  
***Rule Governing Installation of Root Barriers***

Law Implemented: ss. 120.69, 190.011, 190.012, *Florida Statutes* (2022)  
 Effective Date: April 25, 2023

---

**In accordance with Chapters 190 and 120, *Florida Statutes*, and on April 25, 2023, at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Celebration Community Development District (“District”) adopted the following rules/policies to govern the requirement for the installation of root barriers on trees adjacent to the Celebration Community Development District-owned sidewalks, alleys, and other hardscape for all new installation and replacement hardwood trees. Any and all prior rules/policies of the District governing this subject matter are hereby rescinded.**

---

1. **INTRODUCTION & FINDINGS.** This Rule Governing Installation of Root Barriers (“**Rule**”) addresses the requirement for the installation of root barriers on trees adjacent to the District’s sidewalks, alleys, and other hardscape for all new installations and replacements of hardwood trees (“**Root Barriers**”). The following findings are made and determined, and incorporated herein as the factual basis for this Rule:

a. The District is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (“**Act**”), by Chapter 42Q-1, Florida Administrative Code, adopted by the Florida Land and Water Adjudicatory Commission effective March 29, 1994.

b. Pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements, and services including, but not limited to landscaping, sidewalks, alley systems, and related improvements.

c. Section 190.012(3), *Florida Statutes* specifically provides the District with the authority to:

“adopt and enforce appropriate rules following the procedures of Chapter 120, *Florida Statutes*, in connection with the provision of one or more services through its systems and facilities;” and

d. The District constructed certain public rights-of-way and conveyed the asphalt roadbed area only (“curb-to-curb”) to Osceola County; the District owns the lawn area and trees (from curb to sidewalk, a/k/a the verge/parkway) and the sidewalks, alleys, and other hardscape within the District (“**District Hardscape**”).

e. Over the years, trees have been installed on lawns and in the verge/parkway areas without root barriers, and the tree roots are causing significant damage to District Hardscape, including uneven or irregular sidewalks, cracked asphalt, infrastructure and other damages, as well as an increase in personal injury cases related to alleged unsafe sidewalk or other conditions.



f. It is in the best interest of the District to establish a rule for requiring root barriers on all new hardwood tree installations and hardwood tree replacements to protect District Hardscape, to minimize future costs for maintenance and repair of District Hardscape, as well as to protect the safety of the Districts' residents/landowners or the general public.

2. **ROOT BARRIER REQUIREMENTS.** Owners of individual lots, condominium, and homeowner associations, commercial property owner associations, developers, builders, contractors, and any other persons installing or replacing hardwood trees adjacent to District Hardscape (as applicable, the "**Responsible Party**"), are hereby required to install root barriers on all hardwood trees which are being replaced or newly installed on any real property adjacent to District Hardscape. The term "root barriers" shall mean an underground wall placed to block plant and tree roots that may be made of plastic, corrugated fiberglass, metal or fabric; root barrier depth should be at least three (3) to five (5) feet deep, with the top of the root barrier flush with the sidewalk or other hardscape. The Responsible Party is subject to the following conditions:

a. The Responsible Party shall be fully responsible for the installation, maintenance, cost and replacement of the root barriers. The Responsible Party shall be fully responsible for the replacement of sod and landscaping to any altered area(s) as a result of the installation, maintenance or replacement of the root barriers.

b. The Responsible Party shall be responsible for ensuring that the installation, maintenance, repair and/or replacement, of root barriers are conducted in compliance with all applicable laws, regulations, covenants, and codes.

c. The District, by adopting this Rule, does not represent that District has authority to provide all necessary approvals relating to the installation of root barriers. The Responsible Party is obligated to obtain any and all Association approvals (including Architectural Review, where applicable), permits, and other approvals relating to the root barriers and any related tree installation or replacement.

d. The Responsible Party shall ensure that the installation of root barriers does not damage any property of the District or any third-party's property. In the event of any such damage, the Responsible Party shall immediately repair the damage or compensate the District for such repairs, at the District's option.

e. Responsible Party's exercise of rights hereunder shall not interfere with other existing rights (e.g., drainage easements, utility easements). It shall be the Responsible Party's responsibility to locate and identify any and all such improvements and/or utilities.

f. Additionally, the Responsible Party shall keep the District Hardscape, the verge/parkway, and all District property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Responsible Party's exercise of rights under this Agreement, and the Responsible Party shall immediately discharge any such claim or lien.

3. **ENFORCEMENT.** For any and each violation of this Rule, the District shall additionally have the right to impose a fine of up to the amount of One Thousand Dollars and No Cents (\$1,000.00) and collect such fine plus its attorney's fees as a contractual lien or as otherwise provided pursuant to Florida law. Additionally, if any person is found to have committed any violation of this Rule, such person may additionally be subject to any applicable legal action, civil or criminal in nature.

4. **INDEMNIFICATION.** The Responsible Party agrees to indemnify, defend, and hold harmless Osceola County and the District, as well as any officers, supervisors, managers, lawyers, engineers, agents, and representatives of the foregoing, against all liability for damages and expenses resulting from, arising out of, or in any way connected with, the exercise of the rights granted hereunder.
5. **NOTICE.** This Rule, and all rights and obligations contained herein, shall run with the land and be deemed appurtenant to all lots adjoining the District Rights-of-Way. The District shall record a notice in the public records of Osceola County, Florida informing third parties of the existence of this Rule.
6. **SOVEREIGN IMMUNITY.** Nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statutes or law.
7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.
8. **AMENDMENTS; WAIVERS.** The District in its sole discretion may amend or rescind this Rule, including any license or other rights granted hereunder, at any time and without further notice. Further, the District's Board by vote at a public meeting may elect in its sole discretion at any time to grant waivers to any of the provisions of this Rule on a case-by-case basis, and where doing so is in the best interest of the District.

# **Section 8**

## **Regular Reports**

# **Subsection 8B**

## **Field Manager**

# **Subsection 8B(i)**

## **Monthly Report**

**Celebration  
Community  
Development District  
Field Management  
Report**

# PROJECT 3/13/23, 1:16 PM

Monday, March 13, 2023

Prepared For Celebration Board

28 Items Identified

Russ Simmons -Field Manager Celebration  
Inframark





**Item 1**

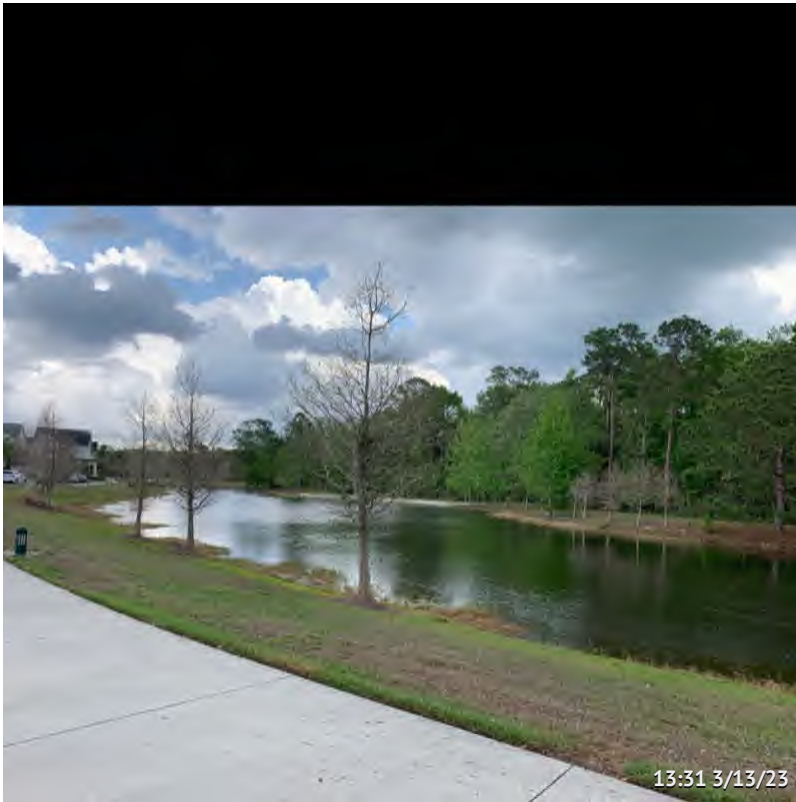
Assigned To Duke Energy/ CDD  
Duke ran power Todd hooked up 7 poles



**Item 2**

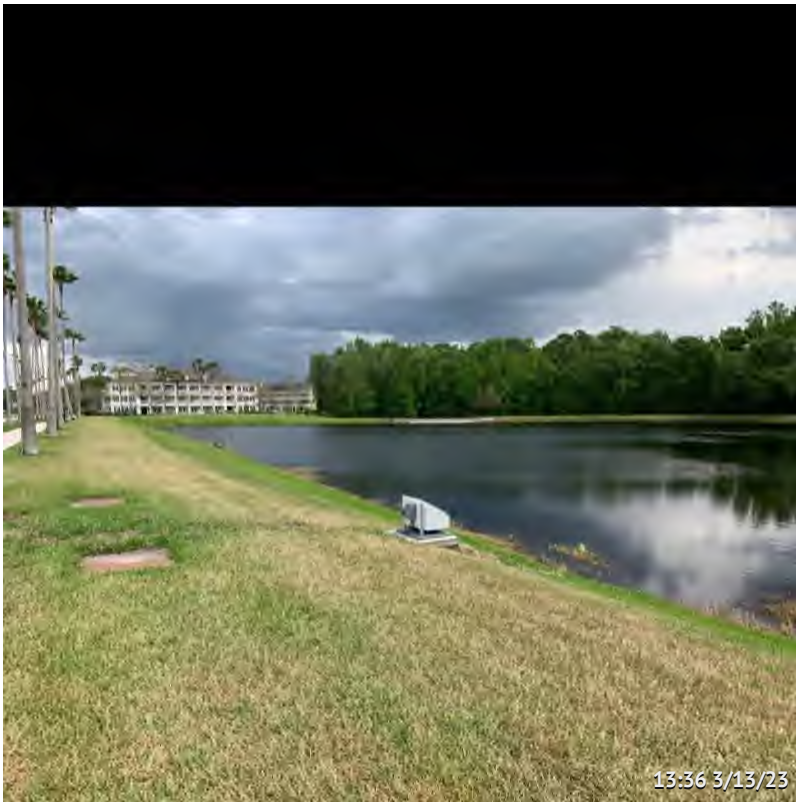
Assigned To Celebration CDD  
New deck installed world drive





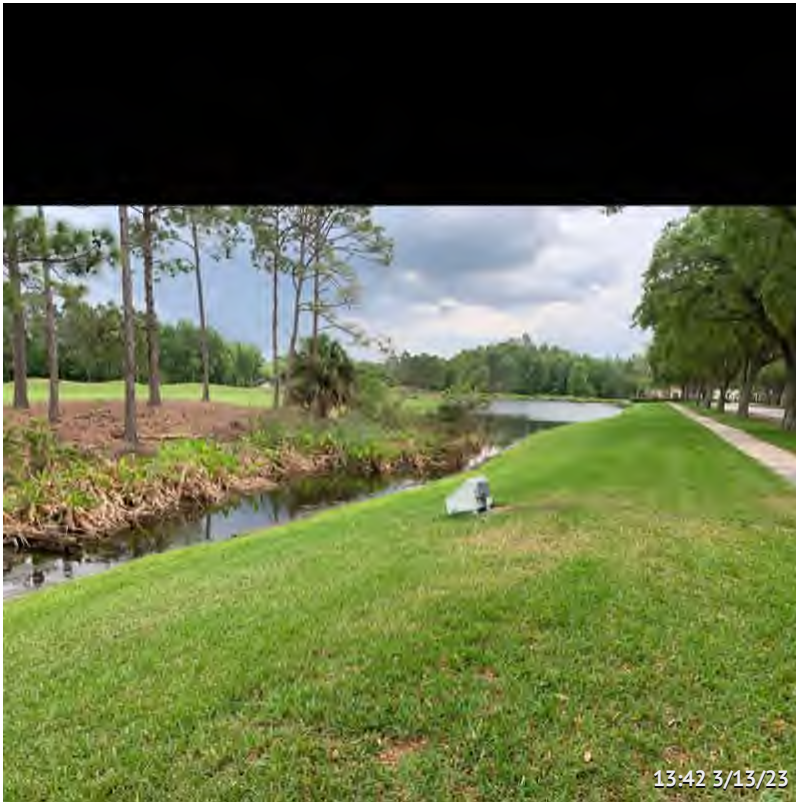
**Item 3**

Assigned To Solitude  
Spring lake



**Item 4**

Assigned To Solitude/ CDD  
Aerator by spring lake FYI took 4  
days with crew to run conduit and  
wires Todd had 5 days



**Item 5**

Assigned To CDD / Juniper  
Need to install few bushes around  
aerator waterside drive



**Item 6**

Assigned To K & D Concrete  
45+ panels to replace waterside  
drive



**Item 7**

Assigned To Juniper

Sod needs replaced left side 893

Spring Park Loop



**Item 8**

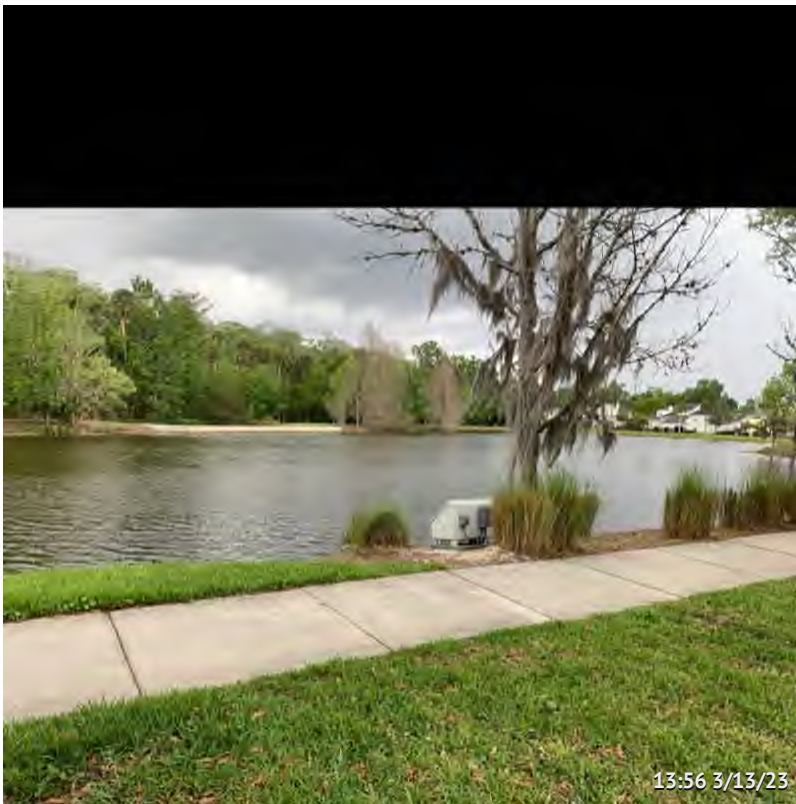
Assigned To Solitude / CDD

Aerator spring park loop



**Item 9**

Assigned To Solitude/ CDD  
Aerator across from 1244  
celebration Ave



**Item 10**

Assigned To Solitude/ CDD  
Cut sidewalk for sleeping for aerator  
tubing wanted aerator back side of  
sidewalk reduce possible flooding  
Artisan condo





**Item 11**

Assigned To Received 3 Quotes  
For sable palm trimmings have 266+  
trees



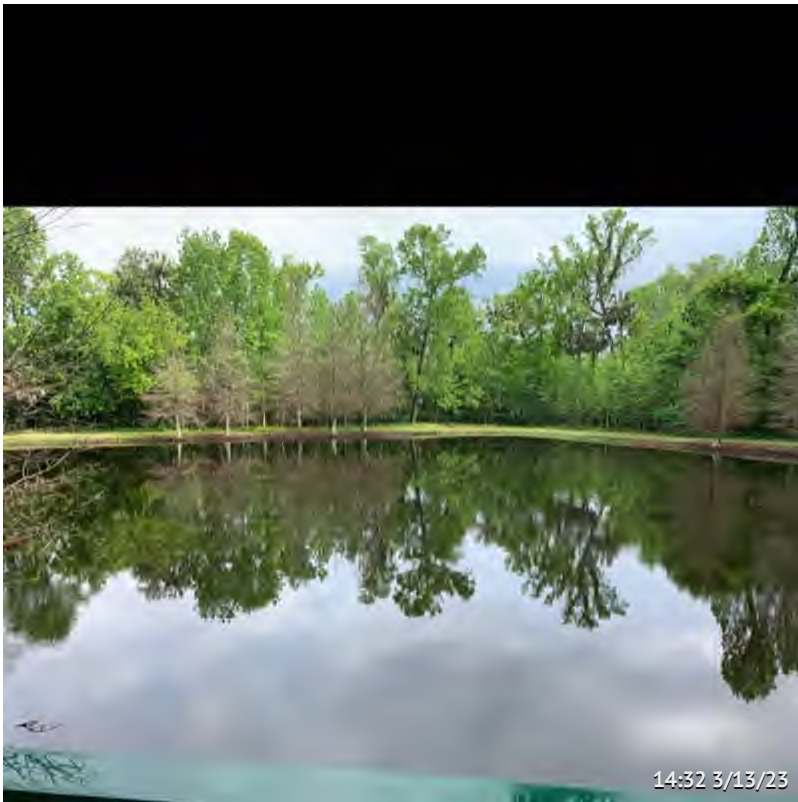
**Item 12**

Assigned To Solitude/ CDD  
Aerator Wilde drive Artisan



**Item 13**

Assigned To Hanson & Walters  
Surveyed retaining wall wall is  
homeowners 1173 Wilde drive



**Item 14**

Assigned To Solitude  
Roycroft pond



**Item 15**

Assigned To CDD

New deck installed Old Blush



**Item 16**

Assigned To CDD

More deck boards replaced Old Blush



**Item 17**

Assigned To ?

Pipes holding skimmer board up are failing

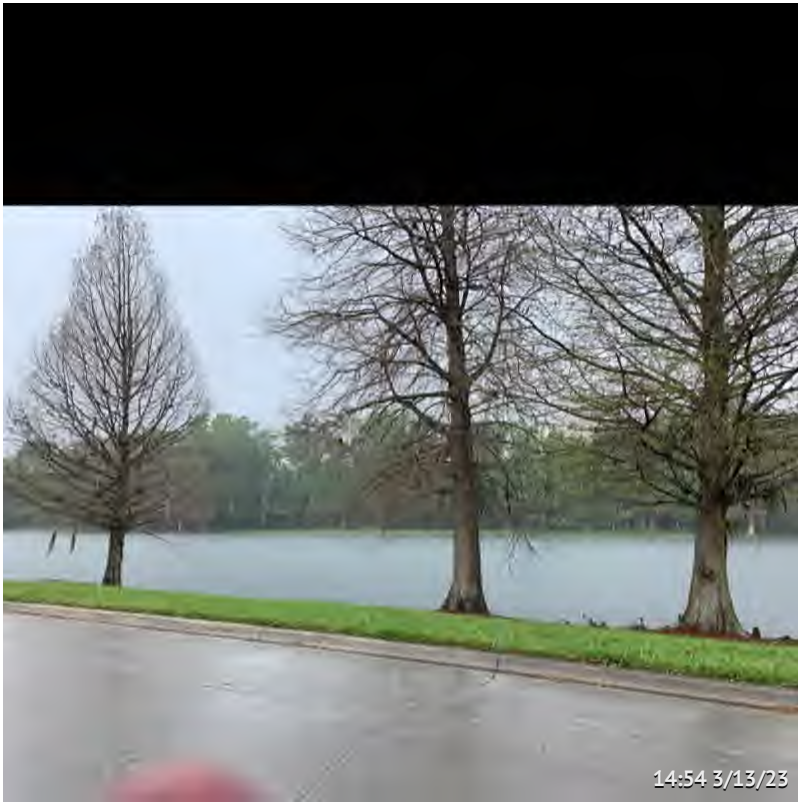


**Item 18**

Assigned To Solitude/ CDD

Aquila loop Aerator





**Item 19**

Assigned To Solitude  
Aquila pond



**Item 20**

Assigned To ?  
Haven't sodded yet not sure if we  
are through with RCID



**Item 21**

Assigned To CDD

Installed new skimmer West Park  
Condo's



**Item 22**

Assigned To Juniper

Sod looks bad Westpark @ Nandina



**Item 23**

Assigned To CDD/Juniper  
Eastlawn roots grown in valve box,  
box pulled out



**Item 24**

Assigned To Solitude/Aerator  
Lake side



**Item 25**

Assigned To Juniper

Bad sod across 405 celebration Ave



**Item 26**

Assigned To Radar.com

North Village radar sign sent for rebuild



**Item 27**

Assigned To Solitude/ CDD  
across from 135 Eastlawn



**Item 28**

Assigned To CDD  
New deck installed lake Evelyn

# **CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**

## **FIELD MANAGEMENT REPORT** **February 2023**

### **ELECTRICAL**

2-1-2023

- Repaired lights:
  - ✓ CV613
  - ✓ CV413
  - ✓ CV684
  - ✓ CV377
  - ✓ CCDD837
  - ✓ CCDD438
  - ✓ WV28
  - ✓ WV111
  - ✓ WV49
  - ✓ WV818
  - ✓ WV6
  - ✓ EV112
  - ✓ EV8

2-2-2023

- Removed and installed 6 fixtures.
- Repaired lights:
  - ✓ EV156
  - ✓ SVB73
  - ✓ AP264
  - ✓ SV213
  - ✓ SV256
  - ✓ SV158
  - ✓ SV336

2-3-2023

- Worked on bollard lights in Spring Park Loop .
- Replaced 1 lamp (AP116)

2-7-2023

- Removed and installed 6 fixtures at Market Square.

2-9-2023

- Repaired lights:
  - ✓ AP47
  - ✓ AP74
  - ✓ WV106
  - ✓ LE38

2-13-2023

- Built two alley poles.

2-14-2023

- Installed light pole at 1404 Resolute.
- Installed light pole at 1557 Castile St.
- Repaired CV752 photocell LED lamp fuse.

2-15-2023

- Removed light pole SL34.
- Repaired lights:
  - ✓ AP156
  - ✓ NV228
  - ✓ NV226
  - ✓ NV92
  - ✓ NV176
  - ✓ CCDD800
  - ✓ CCDD796
  - ✓ CCDD438
  - ✓ SV53

2-16-2023

- Worked on bollard lights behind homes on East Lawn. Removed 5 ballast , installed 5 LED lamps, and replaced 5 lamps.

2-17-2023

- Repaired lights:
  - ✓ WV41
  - ✓ WV32

2-20-2023

- Removed indoor disconnect and installed outdoor disconnect at East Park Dr. (North Village)
- Repaired lights:
  - ✓ WV811
  - ✓ WV39
  - ✓ WV75
  - ✓ EV522
  - ✓ EV550
  - ✓ EV85
  - ✓ EV88
  - ✓ EV35
  - ✓ EV109
  - ✓ EV106
  - ✓ EV99

2-21-2023

- Mounted disconnect at Aquila Loop.
- Repaired lights:
  - ✓ AP128
  - ✓ AP164
  - ✓ AP73
  - ✓ SV79

2-22-2023

- Repaired lights:
  - ✓ SVB60
  - ✓ EV22
  - ✓ NV147
  - ✓ NV150
  - ✓ NV268
  - ✓ SV227
  - ✓ SV112

2-27-2023

- Installed double pole 30-amp breaker Downtown.



2-28-2023

- Completed streetlight outage.
- Repaired lights:
  - ✓ CV245
  - ✓ CV240
  - ✓ CB5
  - ✓ SV5
  - ✓ SV10
  - ✓ CB49
  - ✓ ECDD28
  - ✓ NV54
  - ✓ CV311
  - ✓ EV276
  - ✓ EV121
  - ✓ EV550
  - ✓ AP59
  - ✓ EV561
  - ✓ NV239
  - ✓ NV240
  - ✓ NV267
  - ✓ NV151
  - ✓ NV145

**CELEBRATION COMMUNITY  
DEVELOPMENT DISTRICT**

**FIELD MANAGEMENT REPORT**  
**February 2023**

**P R E S S U R E   W A S H I N G**

2-1-2023

- Pressure washed the boardwalk on 192. (114)
- Cleaned the lights on Celebration Ave .
- Pressure washed the white fence down by Acadia .(625)
- Pressure washed the sidewalk down by Acadia. (230)

2-2-2023

- Continued the boardwalk near 192.(122)
- Pressure washed the retaining wall on Celebration Ave.(300)
- Pressure washed the white fence on Celebration Ave.(150)
- Continued the sidewalk on Artisan Park.(200)

2-3-2023

- Pressure cleaned the boardwalk on 192.(108)
- Pressure washed the sidewalk on Celebration Ave. (775)

2-6-2023

- Continued the sidewalk on Celebration Ave.(785)
- Continued the boardwalk on 192.(95)

2-7-2023

- Continued the boardwalk on 192.(66)
- Continued the sidewalk on Celebration Ave. (525)
- Pressure washed the boardwalk by Celebration Ave. (50)

2-8-2023

- Continued the boardwalk on 192.(120)
- Pressure washed the boardwalk down Celebration Ave. (450)

2-9-2023

- Pressure washed the sidewalk down Celebration Blvd.(1163)
- Pressure washed the bridge on Water St.
- Pressure washed the boardwalk near 192. (104)

2-10-2023

- Continued the boardwalk near 192. (92)
- Pressure washed the white fence down Celebration Blvd. (1750)

2-13-2023

- Pressure washed the white fence down by Celebration Blvd. (975)
- Pressure washed the boardwalk near 192. (118)

2-14-2023

- Pressure washed behind East Lawn on the walkway .(619)

2-15-2023

- Continued the sidewalk by Eastlawn. (700)
- Pressure cleaned walkway behind East Lawn. (450)
- Continued the boardwalk on 192.

2-16-2023

- Pressure washed the brick wall at North Village.
- Completed the boardwalk on 192. (146)

2-17-2023

- Pressure washed the white fence down Celebration Blvd. (600)

2-20-2023

- Continued the brick wall on North Village.

2-21-2023

- Pressure washed the boardwalk by Artisan Park. (270)

2-22-2023

- Pressure washed the sidewalk by Island Village.
- Continued boardwalk by Artisan Park. (280)\

2-23-2023

- Continued the boardwalk by Artisan Park. (380)

2-24-2023

- Continued the boardwalk by Artisan Park. (325)

2-27-2023

- Pressure washed the sidewalk on Water St. (925)

2-28-2023

- Continued the sidewalk by Water St. (575)

**CELEBRATION COMMUNITY  
DEVELOPMENT DISTRICT**

**FIELD MANAGEMENT REPORT**  
**February 2023**

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

2-1-2023

- Grinded 12 sidewalk panels on Greenbrier Ave and 10 sidewalks on Westpark Dr.

2-2-2023

- Grinded 26 sidewalks on Jasmine St.

2-3-2023

- Grinded 18 sidewalks on trail behind Eastlawn Dr.

2-6-2023

- Grinded 50 sidewalks on trail behind Eastlawn Dr.

2-7-2023

- Grinded 17 panels on trail behind Eastlawn Dr, 16 panels on Celebration Ave , and 1 panel on Towhee Ct.

2-8-2023

- Grinded 36 panels on Celebration Ave.

2-9-2023

- Grinded 33 panels on Celebration Ave, and 15 panels on Aquila Loop.

2-10-2023

- Cut roots and framed up for 3 panels of concrete .
- Filled hole to level and tamped at 1111 Celebration Ave.
- Grinded 31 panels on Water St.

2-13-2023

- Grinded 36 panels on Aquila Loop.

2-14-2023

- Poured concrete at 1111 Celebration Ave.

2-15-2023

- Grinded 40 sidewalks on Eagle Woods Lane and 4 sidewalks on Mulberry St.
- Took boards off new panels at 111 Celebration Ave.
- Cut lines and back filled .
- Cut sidewalk panels at 466 Water St.

2-16-2023

- Grinded 44 panels on Aquila Loop.

2-17-2023

- Grinded 28 panels on Golden Canna Ln, 25 panels on Aquila Loop , and 1 panel on Eastlawn Dr.

2-18-2023

- Grinded 20 panels on Aquila Loop.

2-20-2023

- Grinded 12 panels on Aquila Loop and 8 panels on Golden Canna Ln.

2-21-2023

- Grinded 21 panels on Oak Shadows Rd.

2-22-2023

- Grinded 29 panels on Oak Shadows Rd.

2-23-2023

- Grinded 38 panels on Oak Shadows Rd.

2-24-2023

- Grinded 42 panels on Oak Shadows Rd.



2-27-2023

- Grinded 31 panels on Oak Shadows Rd.

2-28-2023

- Grinded 20 panels on Eastlawn, 8 panels on Oaks Shadows, and 3 panels on Eastlawn Dr.

**CELEBRATION COMMUNITY  
DEVELOPMENT DISTRICT**

**FIELD MANAGEMENT REPORT**  
**January 2023**

**M I S C E L L A N E O U S**

2-1-2023

- Cut tree limbs at 209 Celebration Blvd, 815 Veranda Pl, and 200 Norfolk.

2-3-2023

- Cut tree down on Indigo.

2-6-2023

- Screwed down some boards on boardwalk going over to Lake Evalyn.
- Collected trash and debris throughout community.

2-7-2023

- Repaired the corner column at Celebration Blvd and Waterside Dr.
- Cut trees on Roycroft that was blocking the right of way.

2-8-2023

- Cut trees on Waterside near the Condos.
- Painted risers at Market Square.
- Collected trash and debris throughout community.
- Painted bridge going towards Island Village.

2-8-2023

- Trimmed tree limbs on Water Side Dr.
- Cleaned grates on Canal.

2-9-2023

- Trimmed bushes along canal to access and paint wall.

2-13-2023

- Cut large tree limb on Spring Park Loop,

2-14-2023

- Picked up broken bench Downtown.
- Painted columns on Water St.

2-15-2023

- Tree limb removed at 922 Pawstand.

2-16-2023

- Dug trenches and ran pipe for aerators.
- Cleaned grates on Water St.
- Picked up roadkill.

2-17-2023

- Repaired boards on boardwalk near Siena.
- Continued painting Island Village bridge.
- Wired up aerator at Celebration Ave.
- Installed rat fan at splash pad.

2-20-2023

- Replaced boards on the Maiden boardwalk.
- Collected trash throughout community.

2-21-2023

- Replaced some boards on the Old Blush Rd boardwalk.
- Completed painting on the canals.

2-22-2023

- Continued replacing boards on Old Blush Rd boardwalk.

2-23-2023

- Piped in aerator and pulled wire in at Downtown.
- Replaced a board on Spring Lake boardwalk.
- Continued replacing boards on Old Blush Rd boardwalk.

2-24-2023

- Continued replacing boards on Old Blush Rd boardwalk.

2-27-2023

- Continued replacing boards on Old Blush Rd boardwalk.

2-28-2023

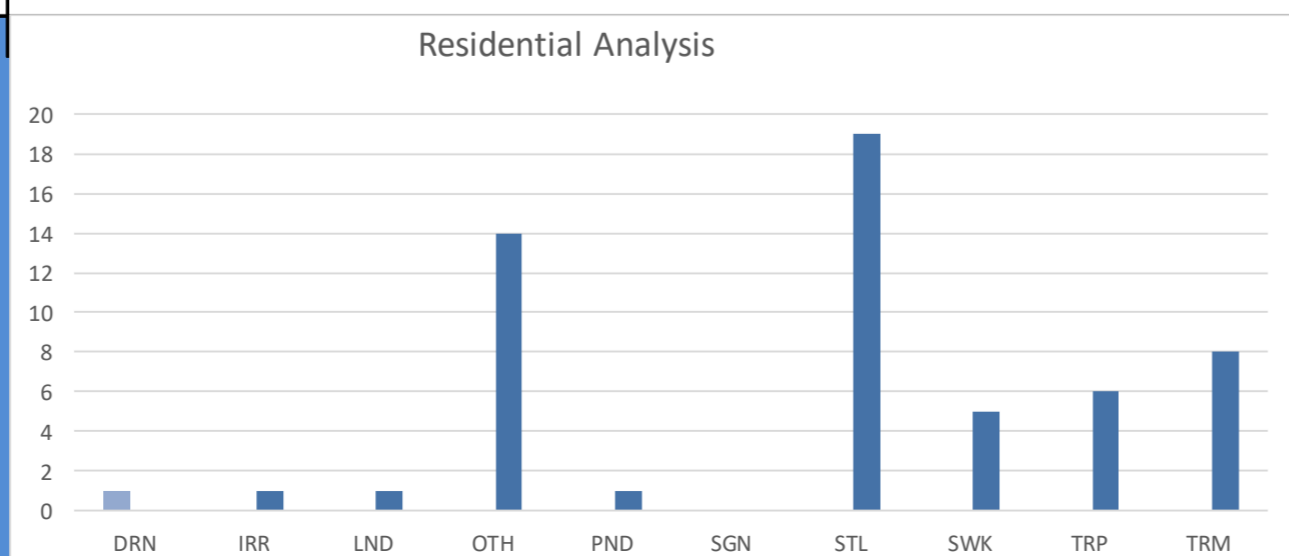
- Completed replacing boards on Old Blush Rd boardwalk.
- Replaced boards on the boardwalk in Lake Evalyn.



**Celebration  
Community  
Development District  
Residential Service Log**

Date	Location	Category	Description of complaint	Action taken	Status	Field	Name	Phone/Email
2/3/2023	Starling Dr	BWK	Boardwalk board broken	Created workorder	Completed	Staff		
2/21/2023	Eastlawn	BWK	Tripping hazard/broken bwk panel	Created workorder	Completed	Staff		
2/21/2023	925 Pond view	BWK	Broken bwk panel	Created workorder	Completed	Staff		
2/21/2023	1611 Gaines Mill	BWK	Broken bwk panel	Created workorder	Completed	Staff		
		4						
2/28/2023	1228 Roycroft Ave	IRR	Sprinkler broken	Created workorder	Completed	Staff		
		1						
2/28/2023	1028 Nash Dr	LND	Abundance of leaves	Created workorder	Completed	Staff		
		1						
2/3/2023	308 N Village	OTH	Garbage in alleyway	Created workorder	Completed	Staff		
2/6/2023	Lake Evelyn	OTH	Mosquitos	Created workorder	Completed	Clarke		
2/9/2023	Celebration Town Center	OTH	Water is running	Created workorder	Completed	Staff		
2/9/2023	Downtown	OTH	Splashpad timer is off	Created workorder	Completed	Staff		
2/13/2023	Celebration Town Center	OTH	Chair in lake	Created workorder	Completed	Staff		
2/14/2023	720-740 Front St	OTH	Trash bin lid in lake	Created workorder	Completed	Staff		
2/14/2023	901-925 Starling Dr	OTH	Broken lock	Created workorder	Completed	Staff		
2/14/2023	111 Grace Ave	OTH	Graffiti on wall	Created workorder	Completed	Staff		
2/15/2023	1056 Banks Rose	OTH	Dead opossum	Created workorder	Completed	Staff		
2/17/2023	Waterside Dr	OTH	Printer dumped by pond	Created workorder	Completed	Staff		
2/21/2023	715 Bloom St	OTH	fire hydrant leaking	Created workorder	Completed	Staff		
2/21/2023	1579 Castile St	OTH	Alligator	Created workorder	Completed	Staff		
2/21/2023	917 Spring Park Loop	OTH	Tripping hazard cable	Created workorder	Completed	Staff		
2/24/2023	Downtown	OTH	Barricade in water	Created workorder	Completed	Staff		
		14						
2/13/2023	World Dr	PND	Pond has algae	Created workorder	Completed	Staff		
		1						
2/2/2023	Artisan Park	STL	Streetlight out	Created workorder	Completed	Alan		
2/3/2023	765 Centervale Dr	STL	Streetlight out	Created workorder	Completed	Alan		
2/6/2023	610 Sycamore	STL	Streetlight out	Created workorder	Completed	Alan		
2/7/2023	624 Wisteria Ln	STL	Streetlight out	Created workorder	Completed	Alan		
2/9/2023	1001 Celebration Ave	STL	Streetlight out	Created workorder	Completed	Alan		
2/13/2023	1018 Waterside Dr	STL	Streetlight out	Created workorder	Completed	Alan		
2/13/2023	141 Longview Ave	STL	Streetlight out	Created workorder	Completed	Alan		
2/13/2023	Celebration Town Center	STL	Streetlight out	Created workorder	Completed	Alan		
2/14/2023	1402 Stickleby	STL	Streetlight out	Created workorder	Completed	Alan		
2/14/2023	1101 Celebration Ave	STL	Streetlight out	Created workorder	Completed	Alan		
2/15/2023	1020 Waterside Dr	STL	Streetlight out	Created workorder	Completed	Alan		
2/16/2023	201-207 Eastpark	STL	Streetlight out	Created workorder	Completed	Alan		
2/21/2023	287-297 Goldenrain	STL	Streetlight out	Created workorder	Completed	Alan		
2/21/2023	721 Front St	STL	Dirty light	Created workorder	Completed	Staff		
2/23/2023	1003 Nash Dr	STL	Streetlight out	Created workorder	Completed	Staff		
2/23/2023	776-784 Bloom St	STL	Bollard light out	Created workorder	Completed	Staff		
2/24/2023	848 Runner Oak	STL	Streetlight out	Created workorder	Completed	Alan		
2/27/2023	1401-1431 Ironsmith	STL	Path light out	Created workorder	Completed	Alan		
2/28/2023	1240 Golden Canna Lane	STL	Streetlight out	Created workorder	Completed	Staff		
		19						
2/9/2023	456 Water St	SWK	Sidewalk needs to be replaced	Created workorder	Completed	Staff		
2/9/2023	709 Eagle woods trail	SWK	Sidewalk needs grinding	Created workorder	Completed	Staff		
2/9/2023	428 Water St	SWK	Sidewalk needs grinding	Created workorder	Completed	Staff		
2/13/2023	503-599 Water St	SWK	Sidewalk needs grinding	Created workorder	Completed	Staff		
2/21/2023	193 Longview	SWK	Slippery sidewalk	Created workorder	Completed	Staff		
		5						
2/3/2023	1501 Resolute ST	TRM	Tree needs trimming	Created workorder	Completed	Staff		
2/6/2023	922 Pawstand	TRM	Broken tree branch	Created workorder	Completed	Staff		
2/7/2023	1599 Resolute	TRM	Tree needs trimming	Created workorder	Completed	Staff		
2/13/2023	820 Spring Park Loop	TRM	Broken tree branch	Created workorder	Completed	Staff		
2/15/2023	717 Honey suckle	TRM	Mistleote	Created workorder	Completed	Staff		
2/21/2023	Abelia St	TRM	Trees need trimming	Created workorder	Completed	Staff		
2/27/2023	Lake Evelyn	TRM	Tree needs trimming	Created workorder	Completed	Staff		
2/27/2023	101 Eastpark	TRM	Tree needs to be replaced	Created workorder	Completed	Staff		
		8						
2/8/2023	1056 Nash Dr	TRP	Tree was struck lightening	Created workorder	Completed	Staff		
2/21/2023	900 Spring Park Loop	TRP	Dead tree	Created workorder	Completed	Staff		
2/21/2023	Golfpark Dr	TRP	Rotting tree	Created workorder	Completed	Staff		
2/27/2023	600 Golfpark	TRP	Tree needs to be replaced	Created workorder	Completed	Staff		
2/27/2023	916 Spring Park Loop	TRP	Tree needs to be replaced	Created workorder	Completed	Staff		
2/28/2023	1358 Ponce Dr	TRP	Tree leaning	Created workorder	Completed	Staff		
		6						

ALY	Alley	0
AMC	Animal Control	0
BWK	Boardwalk	4
DRN	Drains	0
IRR	Irrigation	1
LND	Landscaping	1
OTH	Miscellaneous	14
PND	Pond	1
SGN	Signs	0
STL	Streetlights	19
SWK	Sidewalks	5
TRP	Tree Replacement	6
TRM	Tree Trimming	8





**Celebration  
Community  
Development District ·  
Residential k**

The resident David Ruben (850-258-4885) is requesting that a "Sunrise to Sunset" Hours sign be installed by the fishing bridge on 1255 Aquila Loop. The sheriff department was contacted on 3/4/2023 due to two fishermen fishing at 11 PM- 4 AM. These were not Celebration residents and were reported to have driven from Clermont. They both had a fishing license, but were causing a loud disturbance in the area between those hours.

**Fiallo, Elizabeth**

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**From:** Fiallo, Elizabeth  
**Sent:** Friday, March 17, 2023 2:55 PM  
**To:** Fiallo, Elizabeth  
**Subject:** FW: Nash Drive & Celebration Ave - Requesting a traffic mirror

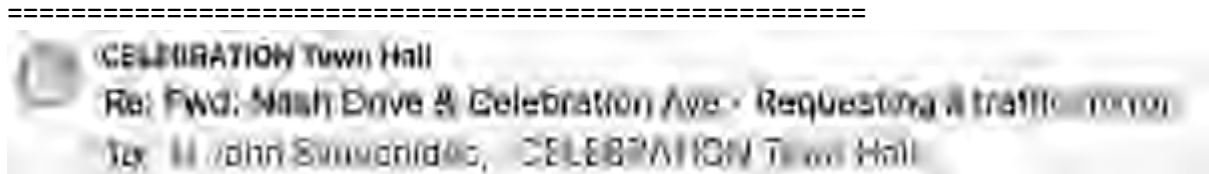
Hello,

Herebelow you will find my self-explanatory communication, beginning with Osceola County Traffic Operations (not my job was their response), followed with C.R.O.A. (similar response) and now here is the same request addressed to you, although I am not sure it would be within your responsibility of things to do, given the requested mirror would need to be placed within a C.R.O.A. responsibility park, which does feature a metal bench and additionally there is no sidewalk on the west side, of that particular stretch, of Celebration Avenue.

Perhaps, rather than bouncing this ball any further, the solution would be a cooperation between C.R.O.A. and C.C.D.D. via the C.J.C.

Thanking you in advance for your attention to the matter,

John Simeonides  
1027 Nash Drive  
321.443.9631



Thank you for taking the time to communicate this to us. Unfortunately, the Celebration Residential Association " HOA" is not the entity that takes care of the following items below; these are all maintained by the Celebration Community Development District. " CCDD."

- Maintenance of Lakes and Ponds in Celebration
- Maintenance of trees located on the easements between the street and sidewalks.
- Public Sidewalks in Celebration that are not located in a CROA-owned Park or facility.
- All Roadways and Alleyways in Celebration
- Trash and Debris pickups - Celebration Sanitation handles this portion of town.
- Any conservation areas, Boardwalk, and walking trails.
- Street Signs and Street Lights, Curbs

The contact information for CCDD is below:

Phone number - 407-566-1935, or you can email them at [CDDmaintenance@inframark.com](mailto:CDDmaintenance@inframark.com) or [admin@celebrationcdd.org](mailto:admin@celebrationcdd.org).

Sincerely,  
Natalie

**Natalie Mower**  
*Celebration Community Manager*  
851 Celebration Avenue • Celebration, FL 34747  
[www.GrandManors.com](http://www.GrandManors.com) • [www.celebration.fl.us](http://www.celebration.fl.us)  
p: (407) 566-1200 • f: (407) 566-1210



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On Friday, March 10, 2023 11:17:19 AM, I Simeonides , wrote:

From: [isimeonides@icloud.com](mailto:isimeonides@icloud.com)  
To: [townhall@ciramail.com](mailto:townhall@ciramail.com)  
Date: Fri, 10 Mar 2023 12:17:19 -0500  
Subject: Fwd: Nash Drive & Celebration Ave - Requesting a traffic mirror

Hello,

Herebelow you will find my self-explanatory communication with Osceola County Traffic Operations and their response with suggestions that may solve one issue, but will create a major issue to our neighbors: They will, in turn, lose 2-3 parking spots which are at a premium at that location which is not what the purpose of our request is (*twenty years ago we used to live at 1264 Celebration Avenue and am familiar with parking there*).

Would appreciate your assistance in installing a convex traffic mirror facing Nash Drive to avoid a traffic accident and thank you in advance on behalf of the residents of Nash Drive.

Thank you,

John Simeonides  
1027 Nash Drive

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Begin forwarded message:

**From:** Jack Lott <[Jack.Lott@OSCEOLA.ORG](mailto:Jack.Lott@OSCEOLA.ORG)>

**Subject: RE: Nash Drive & Celebration Ave - Requesting a traffic mirror**

**Date:** March 9, 2023 at 15:11:50 EST

Mr. Simeonides,

We have reviewed your request below and would like to advise that Osceola County Transportation does not install mirrors for intersection control or any other traffic related conditions. We have completed a site visit to the location and based at the time of our visit there was no visibility limit looking from either direction of Celebration Ave. We did identify that there is parking allowed on Celebration Ave EB approaching Nash Dr which during evening hours when people are at home and cars being parked there it could cause some sight restrictions due to the curvature of the roadway. This is an issue that you would need to reach out to the officials of Celebration to ask for parking restrictions at that location. If they approve they would provide yellow curb painting advising No Parking to help increase visibility in the curve area.

Respectfully,

Jack Lott  
Osceola County Traffic Operations  
407-742-7534

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**Formstack Submission For: [Report a Road Problem](#)  
Submitted at 03/07/23 12:58 PM**

<b>Name:</b>	John Simeonides
<b>Address:</b>	1027 Nash Drive Celebration, FL 34747-4310
<b>Home / Cell Phone:</b>	3219390050
<b>Work Phone:</b>	
<b>Email:</b>	<a href="mailto:Yani48@msn.com">Yani48@msn.com</a>
<b>Call Back:</b>	Yes
<b>Route Number or Street Name where the problem is:</b>	Intersection of Nash Drive & Celebration Avenue
<b>Details:</b>	A traffic mirror is needed at the intersection of Nash Drive & Celebration Avenue at an angle reflecting traffic coming from Celebration Avenue (particularly EB/towards town) to drivers trying to drive onto Nash Drive.  Location is about 3 miles off of 192.
<b>I understand that the information provided by me is subject to the Privacy Policy and Terms of Use.:</b>	I agree

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

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Please Note: Florida has a very broad Public Records Law. E-mails to this entity or its employees may be considered a public record. Your e-mail communication, including your email address may be disclosed to the public and media at any time.

**Celebration  
Community  
Development District  
Street Sweeper Report**

PO Box 470452  
Celebration, FL 34747



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

March 10, 2023

Hello,

Leaf fall has remained consistent.  
Sweeping will remain as scheduled. No other changes to report.

Thanks!



**Celebration**

**Community**

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**Clarke Mosquito**



# CELEBRATION

February 2023 Monthly Report

Submitted by:  
Clarke Environmental Mosquito Management

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



## Surveillance

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

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

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

Number of Landing Rate Counts	Biogent Traps Set-Up & Collected
45	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 in February
157.1 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





### Trap Result Details By Species

Customer	Collection Date	Trap #	Species	# of Female
Celebration CDD	02/06/2023	CEL01	Misc genus / spp	2
		CEL05	Misc genus / spp	7
		CEL10	Misc genus / spp	1
		CEL12	Misc genus / spp	12
		CEL14	Misc genus / spp	4
		CEL15	Misc genus / spp	2
		CEL2&11	Misc genus / spp	62
		CEL2&11	Misc genus / spp	62
	02/08/2023	CEL05	Culex erraticus	1
		CEL07	Culex erraticus	1
		CEL12	Culex nigripalpus	8
		CEL14	Culex nigripalpus	1
		CEL2&11	Anopheles crucians	64
		CEL2&11	Culex erraticus	7
		CEL2&11	Culex nigripalpus	5
		CEL2&11	Culiseta melanura	16
	02/13/2023	CEL05	Misc genus / spp	3
		CEL12	Misc genus / spp	15
		CEL2&11	Misc genus / spp	56
	02/20/2023	CEL05	Misc genus / spp	7
		CEL10	Misc genus / spp	9
		CEL12	Misc genus / spp	15
		CEL16	Misc genus / spp	18
		CEL2&11	Misc genus / spp	84
	02/27/2023	CEL01	Misc genus / spp	1
		CEL05	Misc genus / spp	23
		CEL10	Misc genus / spp	3
		CEL12	Misc genus / spp	28
CEL14		Misc genus / spp	4	
CEL16		Misc genus / spp	23	
CEL2&11		Misc genus / spp	122	





### 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	02/16/2023	02/16/2023	12.50	mi	1.78	gal
Celebration CDD - 010053	7	02/28/2023	02/28/2023	9.50	mi	1.40	gal
Celebration CDD - 010053	10	02/03/2023	02/03/2023	1.50	mi	0.23	gal
Celebration CDD - 010053	10	02/10/2023	02/10/2023	1.50	mi	0.23	gal
Celebration CDD - 010053	10	02/16/2023	02/16/2023	1.50	mi	0.23	gal
Celebration CDD - 010053	10	02/28/2023	02/28/2023	1.50	mi	0.24	gal
Celebration CDD - 010053	11	02/10/2023	02/10/2023	9.20	mi	1.38	gal
Celebration CDD - 010053	11	02/23/2023	02/23/2023	9.20	mi	1.29	gal
Celebration CDD - 010053	12	02/10/2023	02/10/2023	8.40	mi	1.29	gal
Celebration CDD - 010053	12	02/16/2023	02/16/2023	8.50	mi	1.22	gal
Celebration CDD - 010053	12	02/28/2023	02/28/2023	8.40	mi	1.18	gal
Celebration CDD - 010053	13	02/10/2023	02/10/2023	7.00	mi	1.12	gal
Celebration CDD - 010053	13	02/23/2023	02/23/2023	7.40	mi	1.09	gal
Celebration CDD - 010053	15	02/03/2023	02/03/2023	8.00	mi	1.16	gal
Celebration CDD - 010053	15	02/16/2023	02/16/2023	7.20	mi	1.09	gal
Celebration CDD - 010053	15	02/28/2023	02/28/2023	7.30	mi	1.08	gal
Celebration CDD - 010053	16	02/03/2023	02/03/2023	3.10	mi	0.41	gal
Celebration CDD - 010053	16	02/10/2023	02/10/2023	3.10	mi	0.42	gal
Celebration CDD - 010053	16	02/23/2023	02/23/2023	3.10	mi	0.41	gal
Celebration CDD - 010053	16	02/28/2023	02/28/2023	3.10	mi	0.43	gal
Celebration CDD - 010053	5A	02/03/2023	02/03/2023	2.50	mi	0.36	gal
Celebration CDD - 010053	5A	02/10/2023	02/10/2023	2.10	mi	0.32	gal
Celebration CDD - 010053	5A	02/16/2023	02/16/2023	2.20	mi	0.32	gal



### CCDD Services By Customer/Route Summary

Celebration CDD - 010053	5A	02/23/2023	02/23/2023	2.20	mi	0.33	gal
Celebration CDD - 010053	5A	02/28/2023	02/28/2023	2.20	mi	0.28	gal
Celebration CDD - 010053	5B	02/03/2023	02/03/2023	0.80	mi	0.12	gal
Celebration CDD - 010053	5B	02/10/2023	02/10/2023	0.90	mi	0.13	gal
Celebration CDD - 010053	5B	02/16/2023	02/16/2023	0.80	mi	0.11	gal
Celebration CDD - 010053	5B	02/23/2023	02/23/2023	0.70	mi	0.11	gal
Celebration CDD - 010053	5B	02/28/2023	02/28/2023	0.70	mi	0.12	gal
<b>Total For The Month of February:</b>				<b>136.10</b>			





## All Services By Customer Summary

*Celebration CDD (010053)*

*Filter Date between 02/01/2023 and 02/28/2023*

Customer	Work Type	Service Item	Start Date	End Date	Used Quantity	Unit Of Measure
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	02/03/2023	02/03/2023	15.90	mi
010053 - Celebration CDD	Night Truck	KIS3404 - Truck ULV Merus low flow .56 o	02/10/2023	02/10/2023	42.80	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	02/16/2023	02/16/2023	32.70	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	02/23/2023	02/23/2023	33.00	mi
010053 - Celebration CDD	Night Truck	KIS2742 - Celebration AquaAnv Mix 1:2LF	02/28/2023	02/28/2023	32.70	mi
					<b>157.10</b>	

# **Celebration Community**

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# **Juniper Landscaping**

# CELEBRATION MONTHLY REPORT

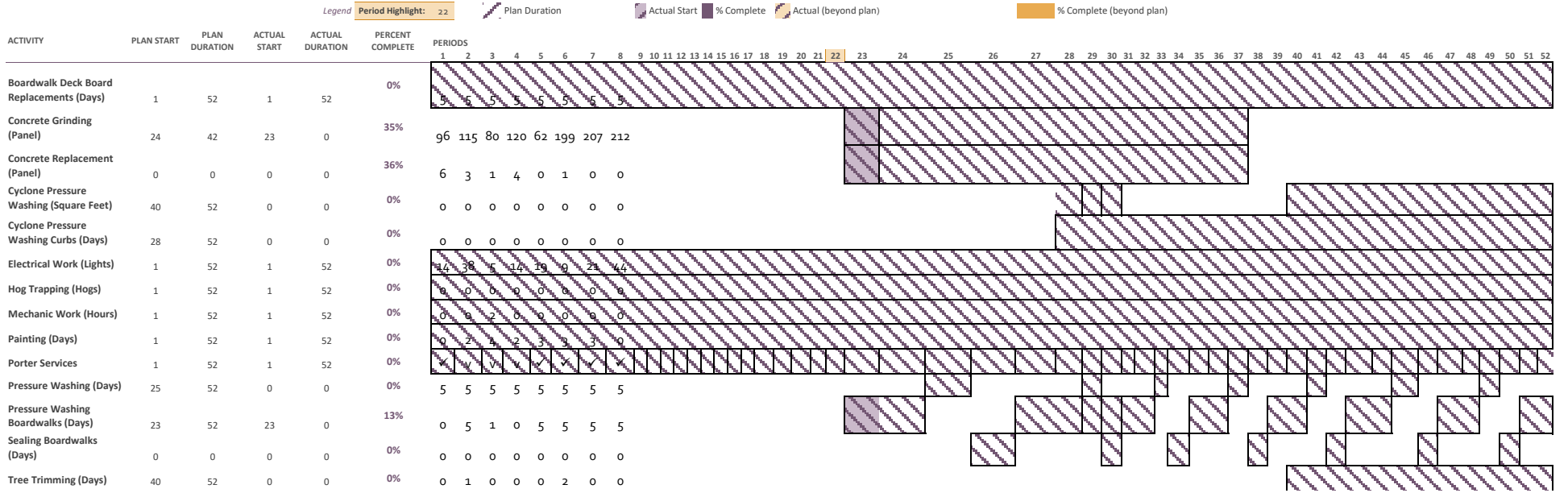
Feb-23

<b><u>MONDAY</u></b>	<b>MOWS &amp; PONDS</b>	<b><u>PINE STRAW</u></b>
Island Village Phase # 1 Celebration BLVD SPRING LAKE 417	6,20	2 times a year
		<b><u>Palm &amp; Tree Pruning</u></b> 2 times a year
<b><u>TUESDAY</u></b>	7,21	<b><u>IRRIGATION REPORT</u></b>
SOUTH VILLAGES WEST VILLAGES LAKE EVALYN ARTISAN PARK 417		9,23
		<b><u>PROPOSALS;</u></b> #200089
<b><u>WENESDAY</u></b>	8,22	
Island Village Phase # 2 EAST VILLAGE,AQUILA LOOP Campus St. 417		<b><u>ANNUALS</u></b> MARCH,JULY,NOV.
<b><u>THURSDAY</u></b>	9,23	<b><u>FERTILIZATION</u></b>
DOWNTOWN Celebration Villages Nt.Villages 417		SANT. AUGUSTINE,BAHIA Feb. April,June &October
<b>COMMONS AREAS,COLLECT THE LEAVES</b>		
Mow Crew Teams.	30,31,1,2 13,14,15,16 27,28,1,2march	
		<b><u>DETAIL CREW</u></b>
Island Village,Celeb.BLVD, Spring Lake	Week 3	27,28,1,2mar
Waterside, Spring Park Loop, Artisan Park	Week 1	30,31,1,2
Old Blush, Aquila Loop, East Village	Week 2	13,14,15,16
NORTH VILLAGE CELEBRATION VILLAGE	Week	
417	1 time a Month	Week 4
DOWNTOWN	Every Thursday	20,21,22,23 16,2march

\* Subject to change, depend the weather

**Celebration  
Community  
Development )  
Project Tracker**

# Field Tracker



**Celebration ·**  
**Community ·**  
**Development )**  
**Detail report**



# Osceola County Sheriff's Office

## Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
02-02-23	1600	CELEBRATION	ON DUTY	
	DURING SHIFT	POOLS, PARKS AND CDD PARKING LOTS	ROUTINE CHECKS	
	1605	WATERSIDE & CELEBRATION AV	RADAR STOP SIGNS	
	1620	CELEBRATION AT MERISOL	FISHING CALL	23I012157
	1635	WATERSIDE & CELEBRATION AV	RADAR & STOP SIGNS	
	1648	CELEBRATION BLVD & CAMPUS	WRONG WAY DRIVER	23I012175
	1657	CELEBRATION BLVD, CELEBRATION POINT CONST	TRESSPASS	23I012155
	1630	1148 CELEBRATION BLVD	ALARM	23I012188
	1740	CELEBRATION AV & PAWSTAND	RADAR	
	1840	DOWNTOWN	PARKING & STOP SIGNS	
	1910	ROVING	RADAR STOP SIGNS PARKING	
	1930	CELEBATION BLVD	MOVING RADAR	
	2033	1324 CELEBRATION AVE	TRUNCK OPEN ON CAR	
	2149	BEHIND LIBRARY	S13 VEH – BLU HONDA	23I012283
	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	4	Misdemeanor		Citations	1	Citations	1	Parks	through
Back-up		Felony		Written Warning	9	Written Warning		Schools/Library	out
Self Initiated	2	Traffic		Verbal Warning	2	Verbal Warning	4	Businesses	shift
Reports		Ordinance						Construction	INDIAN VIL

Name:                     E. Cabot                     ID #:           369                     Date:           02-01-23



# Osceola County Sheriff's Office

## Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
02-02-23	1600	CELEBRATION	ON DUTY	
	DURING SHIFT	POOLS, PARKS AND CDD PARKING LOTS	ROUTINE CHECKS	
	1607	GOLFPARK & WATER ST.	RADAR	
	1700	741 FRONT ST.	S13 PERSON	23012595
	1720	CELEBRATION & EASTLAWN	STOP SIGNS	
	1800	WATERSIDE & CELEBRATION AVE	STOP SIGNS RADAR	
	1845	CELEBRATION BLVD BY HIGH SCHOOL	RADAR AND ROUND ABOUTS	
	1930	DOWNTOWN CHECK	PARKING STOP SIGNS	
	1950	ROVING	RADAR, STOP SIGNS, PARKIN	
	2038	WALGREENS	S13V - THOUGHT CASING TO STEAL	23I012677
	2133	911 PAWSTAND ST	S13V IN FRONT OF HOUSE	23I012699
	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	4	Misdemeanor		Citations		Citations		Parks	through
Back-up		Felony		Written Warning	9	Written Warning		Schools/Library	out
Self Initiated		Traffic		Verbal Warning	5	Verbal Warning	1	Businesses	shift
Reports		Ordinance						Construction	INDIAN VIL

Name: E. Cabot ID #: 369 Date: 02-92-23





# Osceola County Sheriff's Office

## Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
02-15-23	1500-2200	CELEBRATION	ON DUTY	
	DURING SHIFT	POOLS, PARKS AND CDD PARKING LOTS	ROUTINE CHECKS	
	1510	GOLFPARK & WATER ST	RADAR	
	1608	CELEBRATION AND BLAKE BLVD	PANHANDLER	23I017778
	1630	7-11 BY WORLD DR	FLAG DWN, ?'S ABOUT A CIT	
	1645	CELEBRATION AV & EASTLAWN	STOP SIGN	
	1755	CELEBRATION BLVD & EASTPARK	RADAR & STOP SIGNS	
	1841	1531 CELEBRATION BLVD	ALRARM- BACKUP	23I017843
	1910	DOWNTOWN CHECK	PARKING/STOP SIGNS	
	1940	ROVING	RADAR STOP SIGN PARKING	
	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	2	Citations		Parks	through
Back-up	1	Felony		Written Warning	12	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: 02-15-23



# Osceola County Sheriff's Office

## Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
02-16-23	1600	CELEBRATION	ON DUTY	
	DURING SHIFT	POOLS, PARKS AND CDD PARKING LOTS	ROUTINE CHECKS	
	1605	ACADIA TERR - BACKUP	HOMELESS GUY	
	1630	CELEBRATION BLVD- NORTH PARK	RADAR	
	1706	GOLFPARK & SYCAMORE	RADAR	
	1755	219 CELEBRATION BLVD	SICK PERSON/HOMELES	
	1815	WATERSIDE	RADAR	
	1920	DOWNTOWN	PARKING & STOP SIGNS	
	1942	301 CHARESTON PL	NOISE COMP	
	2001	ROVING	RADAR STOP SIGNS PARKING	
	2132	MELIA HOTEL	SUS. VEHICE	
	2200	CELEBRATION	OFF DUTY	
		DOWNTOWN VERY BUSY WITH TEENAGERS		
	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	1	Citations		Parks	through
Back-up	2	Felony		Written Warning	6	Written Warning	4	Schools/Library	out
Self Initiated		Traffic		Verbal Warning	6	Verbal Warning		Businesses	shift
Reports		Ordinance						Construction	INDIAN VIL

Name: E. Cabot ID #: 369 Date: 02-16-23



# Osceola County Sheriff's Office

## Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
02-21-23	1600	CELEBRATION	ON DUTY	
	DURING SHIFT	POOLS, PARKS AND CDD PARKING LOTS	ROUTINE CHECKS	
	1612	734 MULBERRY	TRAFFIC COMP	
	1640	CELEBRATION AVE & SPRING PARK	STOP SIGNS	
	1800	CAMPUS & GOLFPARK	RADAR	
	1835	ROVING	PARKING STOP SIGNS RADAR	
	1930	DOWNTOWN		
	2035	CELEBRATION AVE & GOLFPARK	SUS. PERSON	
	2045	930 PAWSTAND	SUS VEH	
	2055	1200 ROYCRAFT	PARKING COMPL.	
	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	3	Misdemeanor		Citations	1	Citations		Parks	through
Back-up	1	Felony		Written Warning	12	Written Warning		Schools/Library	out
Self Initiated		Traffic		Verbal Warning	3	Verbal Warning	1	Businesses	shift
Reports		Ordinance						Construction	INDIAN VIL

Name: E. Cabot ID #: 369 Date: 02-21-23



# Osceola County Sheriff's Office

## Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
02-22-23	1500	CELEBRATION	ON DUTY	
	DURING SHIFT	POOLS, PARKS AND CDD PARKING LOTS	ROUTINE CHECKS	
	1510	1420 BLOCK OF CELEBRATION BLVD	RADAR	
	1600	WATERSIDE DR	RADAR	
	1705	DOWNTOWN	PARKING STOP SIGNS	
	1720	CELEBRATION & JEATER BEND	RADAR	
	1855	DOWNTOWN	STOP SIGNS PARKING	
	1920	ROVING	RADAR STOP SIGNS	
	1933	WATERSIDE	S11- WH 3500 DUALY- GRN TAG	23I020725
	2005	904 REEVES ST	ALARM	
	2153	606 MARKET ST	ALARM	
	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	1	Citations		Parks	through
Back-up	2	Felony		Written Warning	14	Written Warning		Schools/Library	out
Self Initiated	1	Traffic		Verbal Warning	2	Verbal Warning	4	Businesses	shift
Reports		Ordinance						Construction	INDIAN VIL

Name: E. Cabot ID #: 369 Date: 02-22-23





# Osceola County Sheriff's Office

## Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
02-27-23	1600	CELEBRATION	ON DUTY	
	DURING SHIFT	POOLS, PARKS AND CDD PARKING LOTS	ROUTINE CHECKS	
	1610	GOLFPARK AND SYCAMORE	RADAR	
	1640	CELEBRATION & CAMPUS	RECKLESS DRIVER	
	1700	WATERSIDE & CELEBRATION AVE	RADAR	
	1815	CELEBRATION & JEATER BEND	RADAR	
	1920	DOWNTOWN	PARKING & STOP SIGNS	
	1940	ROVING	STOP SIGNS, RADAR PARKING	
	2032	ORANGE FITNESS	SUS VEHICLE TAKING PIC OF	CLIENTS
	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	2	Citations		Parks	through
Back-up	1	Felony		Written Warning	10	Written Warning		Schools/Library	out
Self Initiated		Traffic		Verbal Warning	2	Verbal Warning	5	Businesses	shift
Reports		Ordinance						Construction	INDIAN VIL

Name: E. Cabot ID #: 369 Date: 02-27-23



# Osceola County Sheriff's Office

## Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
02-28-23	1600	CELEBRATION	ON DUTY	
	DURING SHIFT	POOLS, PARKS AND CDD PARKING LOTS	ROUTINE CHECKS	
	1615	CELEBRATION AVE & MULBERRY	S13 PERSON	23I023059
	1630	104 ACADIA TERR	ALARM	23I023058
	1655	CELEBRATION AVE & EASTLAWN	STOP SIGN	
	1810	CELEBRATION BLVD & LONGVIEW DR	RADAR & STOP SIGNS	
	1852	1530 CELEBRATION BLVD	CAR SEAT ON SIDEWALK	23I023130
	1910	ROVING	RADAR STOP SIGNS PARKING	
	2009	1246 CELEBRATION AVE	POSS ABANDON VEHICLE	VEH. OK
	2116	2195 CELEBRATION BLVD	TRESSPASS CONST SITE	23I023182
	2200	CELEBRATION	OFF DUTY	
	DURING SHIFT	POOLS, PARKS AND PARKING LOTS	ROUTINE CHECKS	
		MARKED UNIT & RADAR		

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	3	Misdemeanor		Citations		Citations		Parks	through
Back-up		Felony		Written Warning	10	Written Warning		Schools/Library	out
Self Initiated		Traffic		Verbal Warning	2	Verbal Warning	3	Businesses	shift
Reports		Ordinance						Construction	INDIAN VIL

Name: E. Cabot ID #: 369 Date: 02-28-23



# Osceola County Sheriff's Office

## Detail Activity Sheet

Job Site: Celebration CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
02/20/23	0700	Celebration	On Duty	
02/20/23	0700-0740	Celebration Ave & Campus St (2 Violations)	4 Way Stop Sign	
02/20/23	0750-0825	Celebration Blvd & Mulberry Ave ( 1 Violations)	Radar	
02/20/23	0830	Celebration Ave & Golf park	Suspicious Person	23I019577
02/20/23	0850-0915	Celebration Ave & Celebration Blvd (2 Violations)	Stop Sign	
02/20/23	0925-0940	Celebration Blvd & World Drive ( No Violation)	Radar	
02/20/23	0942	600 Golf Park Dr	Suspicious Person	23I019608
02/20/23	1005-1030	Celebration Ave & Market Pl (1 Violation)	Stop Sign	
02/20/23	1105	Island Village Way & Celebration Blvd	Traffic Complaint	23I019643
02/20/23	1120-1200	Celebration Blvd & Grand Magnolia (No Violations)	Radar	
02/20/23	1220-1245	Celebration Ave & Waterside Ave (No Violations)	Stop Sign	
02/20/23	1300	Off Duty		

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	1	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: Gerardo Pabon ID #: 2060 Date: 02/20/23





# Osceola County Sheriff's Office

## Detail Activity Sheet

Job Site: CELEBRATION CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
02/21/2023	1600	313 Campus Street	ON DUTY	
		Ponce & Castillo	Routine Check	No Disturbance
		Market Square	Routine Check	No Disturbance
		East Lawn & Towhee	Routine Check	No Disturbance
		Celebration Blv & Campus Street	Traffic Stop	Written Warning
		Celebration Blv & Campus Street	Traffic Stop	Verbal Warning
		1154 CELEBRATION BLVD; DAVITA DIALYSIS	Burg Alarm	23I020212
		824 MORNING GLORY LN	Car Accident	23I020234
	2200		OFF DUTY	

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

Name: \_D/S R. Ojeda\_\_\_\_\_ ID #: \_2637\_\_\_\_\_ Date: \_\_\_\_\_



# Osceola County Sheriff's Office

## Detail Activity Sheet

Job Site: Celebration CDD\_86785

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
02-05-2023	1300	Celebration CDD	ON DUTY	N/A
02-05-2023	1310-1330	Celebration / Arbor	Laser—No Violations FS28/25	N/A
02-05-2023	1337-1400	Island Village	Patrol—Routine Checks	N/A
02-05-2023	1400-1425	Celebration Blvd / Island Village	Laser—No Violations FS39/35	N/A
02-05-2023	1425-1440	1833 Coastal Ct	Suspicious Incident	231013654
02-05-2023	1445-1500	Celebration Blvd	Laser—No Violations FS 44/40	N/A
02-05-2023	1500-1548	Waterside Dr	Laser—WWx2	N/A
02-05-2023	1550-1611	Celebration Ave / Beck St	Laser—No Violations FS 27/25	N/A
02-05-2023	1614-1624	Celebration Ave / Croton	Laser—No Violation FS 28/25	N/A
02-05-2023	1626-1648	Celebration Ave / Lutyens Ln	Laser—No Violations FS 27/25	N/A
02-05-2023	1650-1710	Celebration Ave / East Lawn Dr	Stop Signs—No Violations	N/A
02-05-2023	1715	Lakeside Park / Traffic Stop	Patrol—Routine Checks WW	N/A
02-05-2023	1740-1800	Celebration Blvd /7-11 McDonalds	Patrol—Routine Checks	N/A
02-05-2023	1810-1830	500 Celebration Ave	Laser—No Violations FS 30/25	N/A
02-05-2023	1830-1900	Celebration Blvd/North Village	Traffic Stop WWx3	N/A
02-05-2023	1900	Celebration CDD	OFF DUTY	N/A

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

Name: Sgt. J. Ciola ID #: 1369 Date: 02-05-2023



**Osceola County  
Sheriff's Office**

**Detail Activity Sheet**

**Job Site: Celebration Traffic Detail**

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
02/26/2023	2100	Celebration	Detail Start	
02/26/2023	2100-2300	Celebration Place	Traffic Enforcement	
02/26/2023	2300-2400	Celebration Ave	Traffic Enforcement	
02/27/2023	2400-0100	Downtown Celebration	Patrol	
02/27/2023	0100-0300	Celebration Ave	Traffic Enforcement	
02/27/2023	0300	Celebration	Detail End	

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

Name: Deputy Josh Beekman ID #: 1797 Date: 02/26/2023



# Osceola County Sheriff's Office

## Detail Activity Sheet

Job Site: \_\_CELEBRATION CDD\_\_

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
02/07/2023	2100-2200	BUSINESS AREAS	ROUTINE CHECKS	
	2200-2300	CELEBRATION BLVD	RADAR ENFORCEMENT	
	2300-2345	NEIGHBORHOOD CHECKS OF CELEBRATION AVE AREAS	NEIGHBORHOOD CHECKS	
	2356	1210 AMBASSADOR DR	RECKLESS DRIVER	23I014650
	0010	CELEBRATION BLVD/WATERSIDE DR	TRAFFIC STOP-SPEED	
	0030	CELEBRATION AVE/ WATERSIDE DR	TRAFFIC STOP-SPEED	
	0100-0200	CELEBRATION BLVD	RADAR ENFORCEMENT	
	0200-0300	BUSINESS AREAS FRONT ST ECT.	ROUTINE CHECKS/PATROL	

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

Name: \_\_D/S D. OTERO\_\_ ID #: \_\_2896\_\_ Date: \_\_02/07/2023\_\_



# Osceola County Sheriff's Office

## Detail Activity Sheet

Job Site: CELEBRATION

DATE	TIME	LOCATION		ACTIVITY
02/14/2023	1000	CAMPUS ST		<b>ON DUTY/ROUTINE CHECKS</b>
"	1000	FRONT ST/CELEBRATION LAKESIDE PARK	AREA CHECKS	PATROL
"	1030	EASTLAWN/AQUILA LOOP	AREA CHECKS	PATROL
"	1100	WATERSIDE	TRAFFIC ENFORCEMENT	1WW/SPEED
"	1140	DOWNTOWN CELEBRATION	AREA CHECKS	PATROL
"	1200	CELEBRATION PLACE BUSINESS CHECKS	AREA CHECKS	PATROL
"	1220	CELEBRATION PLACE	TRAFFIC ENFORCEMENT	4WW/SPEED/1WW LICENSE
"	1340	ISLAND VILLAGE NEIGHBORHOODS/CONSTUCTION	AREA CHECKS	PATROL
"	1410	1730 CELEBRATION BLVD- 7 ELEVEN	AREA CHECKS	SUSPICIOUS PERSON/TRANSIENT
"	1445	CELEBRATION BLVD	TRAFFIC ENFORCEMENT	3WW/SPEED/ 1WW LICENSE
"	1530	SPRING LAKE / SIENA	AREA CHECKS	PATROL
02/14/2023	1600	OFF DUTY		
				**WW = WRITTEN WARNING
				**VW = VERBAL WARNING

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	1	Misdemeanor	0	Citations		Citations		Parks	2
Back-up	0	Felony	0	Written Warning	10	Written Warning		Schools/Library	2
Self Initiated	0	Traffic	0	Verbal Warning		Verbal Warning		Businesses	0
Reports	0	Ordinance	0					Construction	

Name: M. Serdio ID #: 2355 Date: 02/14/2023



# Osceola County Sheriff's Office

## Detail Activity Sheet

*Job Site: Celebration Traffic Detail* \_\_\_\_\_

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
2/04/23	0700	10-8(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.	3 written warning	None
		Radar enforcement Celebration Blvd/Ponce Drive	2 citations/ 1 written warnings	None
		Radar enforcement Celebration Place/Fire Station	3 citations/2 written warnings	None
		Radar enforcement Celebration Blvd/ Waterside Drive	2 written warnings	None
		Patrolled Artisan Village	No violation observed	None
		Radar enforcement Celebration Ave/Golfpark Drive	3 citations	None
2/04/23	1300	10-7(End of Shift)		

AS

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

Name: O. D Gayle

ID #: 1423

Date:

2/04/2023

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



# Osceola County Sheriff's Office

## Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
2/7/2023	0642	Celebration	Begin detail	23C027846
2/7/2023	0700	High School	Patrolled the area. All appears to	Be in order.
2/7/2023	0743	Celebration Place / Hospital	Traffic stop 50/30, Celebration	Worker. Written warning
2/7/2023	0750	Celebration Place / Hospital	Traffic stop 47/30. Written	Warning issued.
2/7/2023	0804	Celebration Boulevard / Waterside Drive	Traffic stop 60/40. Citation	Issued.
2/7/2023	0815	Celebration Avenue / Teal Avenue	Traffic stop 39/25. One citation	And two written warnings.
2/7/2023	0830	Artisan Park	Patrolled the area. All appears to	Be in order.
2/7/2023	0914	Waterside Drive	Traffic stop 41/25. One citation	And one written warning.
2/7/2023	1028	Bank of America	Parked in the no parking zone	And had an expired license
Plate. One	Citation issued	And one written warning issued.		
2/7/2023	1102	Celebration Boulevard / Library	Traffic stop. No tag on trailer.	Written warning issued.
2/7/2023	1213	Celebration Avenue / Arbor Circle	Traffic stop 40/25. Citation	Issued.
2/7/2023	1226	Celebration Avenue / Bank of America	Traffic stop / Park. Viol. One	Citation issued and one
Written	Warning issued.			
2/7/2023	1244	Celebration Avenue / Arbor Circle	Traffic stop 42/25, one citation	Issued and one written
Warning	Issued.			
2/7/2023	1256	Celebration Avenue / Arbor Circle	Traffic stop 46/25. Citation	Issued.
2/7/2023	1307	Celebration	End detail	23C027846

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	8	Citations		Parks	
Back-up		Felony		Written Warning	9	Written Warning	2	Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: Brad Butler #1209 Date: 2/7/2023





# Osceola County Sheriff's Office

## Detail Activity Sheet

Job Site: CELEBRATION CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
02/20/2023	2040-2150	CELEBRATION BLVD AREA	RADAR/ 2 VIOLATION	
	2155-2300	CAMPUS ST/CELEBRATION AVE	STOP SIGN/ 2 VIOATIONS	
	2300-2345	CELEBRATION AVE	RADAR/ 0 VIOLATIONS	
02/21/2023	0000-0020	WATERSIDE DR AREA	PATROL	
	0021-0050	SYCAMORE ST/CELEBRATION AVE	STOP SIGN/ 0 VIOLATIONS	
	0100-0130	CAMPUS ST/CELEBRATION BLVD	STOP SIGN/ 1 VIOLATIONS	
	0135-0145	GOLFPARK AREA	PATROL	
	0150-0230	CELEBRATION BLVD	PATROL	

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	1	Verbal Warning		Businesses	
Reports		Ordinance		Criminal Citation	1			Construction	

Name: W. MELENDEZ     ID #: 2859     Date: 02/20/2023

# **Subsection 8B(iii)**

## **Request for Traffic Mirror**

## Request for Traffic Mirror

Herebelow you will find my self-explanatory communication, beginning with Osceola County Traffic Operations (not my job was their response), followed with C.R.O.A. (similar response) and now here is the same request addressed to you, although I am not sure it would be within your responsibility of things to do, given the requested mirror would need to be placed within a C.R.O.A. responsibility park, which does feature a metal bench and additionally there is no sidewalk on the west side, of that particular stretch, of Celebration Avenue.

Perhaps, rather than bouncing this ball any further, the solution would be a cooperation between C.R.O.A. and C.C.D.D. via the C.J.C.

Thanking you in advance for your attention to the matter,

John Simeonides  
1027 Nash Drive  
321.443.9631

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Begin forwarded message:

**From:** Jack Lott <[Jack.Lott@OSCEOLA.ORG](mailto:Jack.Lott@OSCEOLA.ORG)>

**Subject:** RE: Nash Drive & Celebration Ave - Requesting a traffic mirror

**Date:** March 9, 2023 at 15:11:50 EST

Mr. Simeonides,

We have reviewed your request below and would like to advise that Osceola County Transportation does not install mirrors for intersection control or any other traffic related conditions. We have completed a site visit to the location and based at the time of our visit there was no visibility limit looking from either direction of Celebration Ave. We did identify that there is parking allowed on Celebration Ave EB approaching Nash Dr which during evening hours when people are at home and cars being parked there it could cause some sight restrictions due to the curvature of the roadway. This is an issue that you would need to reach out to the officials of Celebration to ask for parking restrictions at that location. If they approve they would provide yellow curb painting advising No Parking to help increase visibility in the curve area.

Respectfully,

Jack Lott

Osceola County Traffic Operations

407-742-7534

**Formstack Submission For: [Report a Road Problem](#)  
Submitted at 03/07/23 12:58 PM**

**Name:** John Simeonides

**Address:** 1027 Nash Drive  
Celebration, FL 34747-4310

**Home / Cell Phone:** 3219390050

**Work Phone:**

**Email:** [Yani48@msn.com](mailto:Yani48@msn.com)

**Call Back:** Yes

**Route Number or Street Name  
where the problem is:** Intersection of Nash Drive & Celebration Avenue

**Details:** A traffic mirror is needed at the intersection of Nash Drive and Celebration Avenue at an angle reflecting traffic coming (particularly EB/towards town) to drivers trying to drive out of Nash Drive.

Location is about 3 miles off of 192.

**I understand that the  
information provided by me is  
subject to the Privacy Policy  
and Terms of Use.:**

I agree

# **Subsection 8D**

# **Engineer Report**



# HANSON, WALTER & ASSOCIATES, INC.

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## PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

March 14, 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. Eastlawn pond berm repair construction site inspections, contractor/RCID/CCDD correspondence and coordination. Plan review and corresp. on spreader swale reconstruction request from RCID.
2. Island Village Phase 1A Ponds and Rec punchlist re-inspection.
3. Island Village Celebration Blvd. Maintenance Bond punchlist re-inspection
4. Coordination with Kinder Morgan Gas on possible Island Village Rec Tract
5. Island Village Phase 2B Plan review and draft comments.
6. Site Visit with FEMA on K-8 skimmer repair. Corresp. with Contractor or status of materials.
7. Terraces Condos Wetland Drainage structure modification corresp. with Russ and site visit.

Sincerely,



Mark Vincutonis, P.E.