

Celebration Pointe

Community Development District No. 1

12051 Corporate Blvd., Orlando, FL 32817 Phone 407-382-3256; Fax 407-382-3254
<http://celebrationpointecdd1.com>

The proposed agenda for the Board of Supervisors' Meeting for the Celebration Pointe CDD No. 1 Community Development District, scheduled to be held **Tuesday, October 23, 2018, at 11:00 am at 2579 SW 87th Drive, Gainesville, FL 32608**, is found below. Please note that the personal attendance of at least *three* Board Members will be required to call the meeting to order.

For those unable to attend in person, you may participate by telephone:

Dial-In: 1-866-398-2885 **(new)** Code: 275521 **(new)**

BOARD OF SUPERVISOR'S MEETING AGENDA

A. Organizational Matters

- Roll Call to Confirm Quorum
- Public Comment Period (*Note: during this time any member of the public may comment on any specific agenda item; general public comments will also be taken at the conclusion of the agenda*)

- 1) **Swearing in Jonathan Paul**
- 2) **Consideration of the Minutes of the July 24, 2018 Board of Supervisors' Meeting** (*provided under separate cover*)
- 3) **Consideration of the Minutes of the July 24, 2018 Auditor Selection Committee Meeting** (*provided under separate cover*)

B. Business Matters

- 4) **Consideration of Tax Collector Agreement** (*provided under separate cover*)
- 5) **Consideration of Property Appraiser Agreement** (*provided under separate cover*)
- 6) **Consideration of Funding Request No. 49 – 52**
- 7) **Review of Statements of the District's Financial Position**

C. Other Business

- A. Staff Reports
- B. Supervisors Requests
- C. Audience Comments
- D. Board Member General Comments/Discussions

D. Adjournment

**CELEBRATION POINTE
COMMUNITY DEVELOPMENT
DISTRICT NO. 1**

Oath of Office

**CELEBRATION POINTE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF CELEBRATION POINTE COMMUNITY DEVELOPMENT DISTRICT NO. 1 AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing oath was administered before me this ____ day of _____, 2018, by _____, who personally appeared before me, and is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Celebration Pointe Community Development District No. 1 and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

**CELEBRATION POINTE
COMMUNITY DEVELOPMENT
DISTRICT NO. 1**

Minutes of the July 24, 2018
Board of Supervisors' Meeting
(provided under separate cover)

**CELEBRATION POINTE
COMMUNITY DEVELOPMENT
DISTRICT NO. 1**

Minutes of the July 24, 2018
Auditor Selection Committee Meeting
(provided under separate cover)

**CELEBRATION POINTE
COMMUNITY DEVELOPMENT
DISTRICT NO. 1**

Tax Collector Agreement
(provided under separate cover)

**CELEBRATION POINTE
COMMUNITY DEVELOPMENT
DISTRICT NO. 1**

Property Appraiser Agreement
(provided under separate cover)

**CELEBRATION POINTE
COMMUNITY DEVELOPMENT
DISTRICT NO. 1**

Funding Request Nos.
49 -52

**CELEBRATION POINTE
COMMUNITY DEVELOPMENT DISTRICT #1**

Funding Request No. 49

8/1/2018

Item No.	Payee		General Fund
1	Cobb Cole General Work in Progress	147979	\$490.00
2	Fishkind & Associates District Management Fee: July 2018	22978	\$2,576.88
3	GRU Acct 2000-5613-5180	06/22-07/23	\$220.78
4	Gainsville Sun Legal Advertising Finance Charge Legal Advertising	31380993 A000935257	\$5.13 \$316.88
			\$3,609.67
TOTAL			\$3,609.67

Secretary

Chairman

Please remit funding to:
Celebration Pointe CDD #1
Attention: Monica Sutera
12051 Corporate Blvd.
Orlando, FL 32817

**CELEBRATION POINTE
COMMUNITY DEVELOPMENT DISTRICT #1**

Funding Request No. 50

8/27/2018

Item No.	Payee		General Fund
1	Cobb Cole General Work in Progress	148785	\$572.50
2	Fishkind & Associates District Management Fee: August 2018	23152	\$2,596.73
3	Gainsville Sun Legal Advertising Finance Charge	31381705	\$5.13
			\$3,174.36
TOTAL			\$3,174.36

Secretary

Chairman

Please remit funding to:
Celebration Pointe CDD #1
Attention: Monica Sutera
12051 Corporate Blvd.
Orlando, FL 32817

**CELEBRATION POINTE
COMMUNITY DEVELOPMENT DISTRICT #1**

Funding Request No. 51

9/13/2018

Item No.	Payee		General Fund
1	Gainesville Sun Legal Advertising Finance Charge	31382296	\$9.89
2	GRU Acct 2000-5613-5180	07/24-8/22	\$230.93
			\$240.82
TOTAL			\$240.82

Secretary

Chairman

Please remit funding to:
Celebration Pointe CDD #1
Attention: Monica Sutera
12051 Corporate Blvd.
Orlando, FL 32817

**CELEBRATION POINTE
COMMUNITY DEVELOPMENT DISTRICT #1**

Funding Request No. 52

9/24/2018

Item No.	Payee		General Fund
1	Fishkind & Associates District Management September	23328	\$2,603.95
2	EGIS FY19 Insurance		\$7,144.00
			\$9,747.95
TOTAL			\$9,747.95

Secretary

Chairman

Please remit funding to:
Celebration Pointe CDD #1
Attention: Monica Sutera
12051 Corporate Blvd.
Orlando, FL 32817

**CELEBRATION POINTE
COMMUNITY DEVELOPMENT
DISTRICT NO. 1**

District Financial Position

Celebration Pointe CDD No. 1
Statement of Activities (YTD) (Columnar, By SubType Landscape)
As of 8/31/2018

	General Fund	Series 2014 Debt Service Fund	Series 2017 Debt Service Fund	Series 2014 Construction Fund	Series 2017 Construction Fund	Long Term Debt Group	Total
Revenues							
Developer Contributions	\$95,251.33						\$95,251.33
Other Income & Other Financing Sources		\$2,247,062.83					2,247,062.83
Inter-Fund Group Transfers In		(49,872.17)					(49,872.17)
Inter-Fund Transfers In			(\$56.80)	\$48,241.44			(56.80)
Inter-Fund Transfers In					\$1,687.53		48,241.44
Inter-Fund Transfers In							1,687.53
Total Revenues	\$95,251.33	\$2,197,190.66	(\$56.80)	\$48,241.44	\$1,687.53	\$0.00	\$2,342,314.16
Expenses							
Insurance	\$2,525.00						\$2,525.00
Trustee Services	15,444.12						15,444.12
Management	25,000.00						25,000.00
Dissemination Agent	3,500.00						3,500.00
District Counsel	8,375.02						8,375.02
Audit	6,546.00						6,546.00
Telephone	37.66						37.66
Postage & Shipping	33.99						33.99
Copies	46.80						46.80
Legal Advertising	1,208.81						1,208.81
Miscellaneous	396.03						396.03
Property Taxes	8,356.85						8,356.85
Web Site Maintenance	750.00						750.00
Dues, Licenses, and Fees	175.00						175.00
Electric	783.88						783.88
Water	2,300.88						2,300.88
General Insurance	3,179.00						3,179.00
Landscaping Maintenance & Material	2,500.00						2,500.00
Principal Payment - Series 2014		\$575,000.00					575,000.00
Interest Payments - Series 2014		1,670,531.26					1,670,531.26
Interest Payments - Series 2017			\$1,401,432.50				1,401,432.50
Engineering					\$68,096.23		68,096.23
Capital Expenditures					891,811.99		891,811.99
Total Expenses	\$81,159.04	\$2,245,531.26	\$1,401,432.50	\$0.00	\$959,908.22	\$0.00	\$4,688,031.02
Other Revenues (Expenses) & Gains (Losses)							
Rental Income	\$49,705.05						\$49,705.05
Interest Income		\$12,470.71					12,470.71
Interest Income			\$6,061.56				6,061.56
Interest Income				\$246.22			246.22

Celebration Pointe CDD No. 1
Statement of Activities (YTD) (Columnar, By SubType Landscape)
As of 8/31/2018

	General Fund	Series 2014 Debt Service Fund	Series 2017 Debt Service Fund	Series 2014 Construction Fund	Series 2017 Construction Fund	Long Term Debt Group	Total
Interest Income					\$1,333.34		1,333.34
Total Other Revenues (Expenses) & Gains (Losses)	\$49,705.05	\$12,470.71	\$6,061.56	\$246.22	\$1,333.34	\$0.00	\$69,816.88
Change In Net Assets	\$63,797.34	(\$35,869.89)	(\$1,395,427.74)	\$48,487.66	(\$956,887.35)	\$0.00	(\$2,275,899.98)
Net Assets At Beginning Of Year	(\$11,739.81)	\$2,254,349.62	\$4,284,263.27	\$3,636.37	(\$472,754.50)	\$0.00	\$6,057,754.95
Net Assets At End Of Year	\$52,057.53	\$2,218,479.73	\$2,888,835.53	\$52,124.03	(\$1,429,641.85)	\$0.00	\$3,781,854.97

Celebration Pointe CDD No. 1
Statement of Financial Position
 (Columnar Landscape)
 As of 8/31/2018

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	General Fund	Series 2014 Debt Service Fund	Series 2017 Debt Service Fund	Series 2014 Construction Fund	Series 2017 Construction Fund	Long Term Debt Group	Total
<u>Assets</u>							
<u>Current Assets</u>							
General Checking Account	\$74,603.53						\$74,603.53
Accounts Receivable - Due from Developer	0.43						0.43
Prepaid Expenses	11,089.32						11,089.32
Debt Service Reserve Series 2014		\$2,218,402.36					2,218,402.36
Revenue Series 2014		77.37					77.37
Debt Service Reserve Series 2017			\$1,946,568.20				1,946,568.20
Interest Series 2017			755,326.33				755,326.33
Acquisition/Construction Series 2014				\$36.95			36.95
Deferred Cost Series 2014			50,497.08				50,497.08
Acquisition/Construction Series 2017				\$50,842.26			50,842.26
Deferred Cost Series 2017				56.89			56.89
Total Current Assets	<u>\$85,693.28</u>	<u>\$2,218,479.73</u>	<u>\$2,701,894.53</u>	<u>\$50,534.03</u>	<u>\$50,899.15</u>	<u>\$0.00</u>	<u>\$5,107,500.72</u>
<u>Investments</u>							
Amount Available in Debt Service Funds							
Amount To Be Provided							
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$62,629,145.70</u>	<u>\$4,920,374.26</u> <u>57,708,771.44</u> <u>\$62,629,145.70</u>
<u>Other Assets</u>							
Original Issue Discount			\$186,941.00				\$186,941.00
Issue Discount							795,854.30
Total Other Assets			<u>\$186,941.00</u>		<u>\$0.00</u>	<u>\$795,854.30</u>	<u>\$982,795.30</u>
Total Assets	<u><u>\$85,693.28</u></u>	<u><u>\$2,218,479.73</u></u>	<u><u>\$2,888,835.53</u></u>	<u><u>\$50,534.03</u></u>	<u><u>\$50,899.15</u></u>	<u><u>\$63,425,000.00</u></u>	<u><u>\$68,719,441.72</u></u>
<u>Liabilities and Net Assets</u>							
<u>Current Liabilities</u>							
Accounts Payable	\$28,774.75						\$28,774.75
Deferred Revenue	3,271.00						3,271.00

Celebration Pointe CDD No. 1
Statement of Financial Position
(Columnar Landscape)
As of 8/31/2018

	General Fund	Series 2014 Debt Service Fund	Series 2017 Debt Service Fund	Series 2014 Construction Fund	Series 2017 Construction Fund	Long Term Debt Group	Total
Retainage Payable					\$1,480,541.00		1,480,541.00
Total Current Liabilities	\$32,045.75	\$0.00	\$0.00	\$0.00	\$1,480,541.00	\$0.00	\$1,512,586.75
Long Term Liabilities							
Revenue Bonds Payable - Long-Term						\$63,425,000.00	\$63,425,000.00
Total Long Term Liabilities		\$0.00	\$0.00	\$0.00	\$0.00	\$63,425,000.00	\$63,425,000.00
Total Liabilities	\$32,045.75	\$0.00	\$0.00	\$0.00	\$1,480,541.00	\$63,425,000.00	\$64,937,586.75
Net Assets							
Fund Balance - Unreserved	\$27,623.56						\$27,623.56
Current Year Fund Balance - Unreserved	49,705.05						49,705.05
Net Assets, Unrestricted	(4,253.26)						(4,253.26)
Net Assets - General Government	(35,110.11)						(35,110.11)
Current Year Net Assets - General Government	14,092.29						14,092.29
Net Assets, Unrestricted		\$2,254,345.67					2,254,345.67
Current Year Net Assets, Unrestricted		(35,869.89)					(35,869.89)
Net Assets - General Government		3.95					3.95
Net Assets, Unrestricted			\$4,284,263.27				4,284,263.27
Current Year Net Assets, Unrestricted			(1,395,427.74)				(1,395,427.74)
Net Assets, Unrestricted				\$28,636.37			28,636.37
Current Year Net Assets, Unrestricted				48,487.66			48,487.66
Net Assets - General Government				(25,000.00)			(25,000.00)
Net Assets, Unrestricted					(\$445,207.17)		(445,207.17)
Current Year Net Assets, Unrestricted					(958,220.69)		(958,220.69)
Net Assets - General Government							(27,547.33)
Current Year Net Assets - General Government							1,333.34
Total Net Assets	\$52,057.53	\$2,218,479.73	\$2,888,835.53	\$52,124.03	(\$1,429,641.85)	\$0.00	\$3,781,854.97

Celebration Pointe CDD No. 1
Statement of Financial Position
 (Columnar Landscape)
 As of 8/31/2018

General Fund	Series 2014 Debt Service Fund	Series 2017 Debt Service Fund	Series 2014 Construction Fund	Series 2017 Construction Fund	Long Term Debt Group	Total
\$84,103.28	\$2,218,479.73	\$2,888,835.53	\$52,124.03	\$50,899.15	\$63,425,000.00	\$68,719,441.72

Total Liabilities and Net Assets

Celebration Pointe CDD No. 1

Budget to Actual

For the period ending 8/31/2018

	Actual	Year To Date Budget	Variance	Adopted Budget FY2018
<u>Revenues</u>				
Developer Contributions	\$95,251.33	\$99,000.00	\$(3,748.67)	\$108,000.00
Net Revenues	\$95,251.33	\$99,000.00	\$(3,748.67)	\$108,000.00
<u>General & Administrative Expenses</u>				
Engineering	\$0.00	\$1,833.33	\$(1,833.33)	\$2,000.00
Trustee Services	15,444.12	\$11,000.00	4,444.12	12,000.00
Management	25,000.00	\$27,500.00	(2,500.00)	30,000.00
District Counsel	8,375.02	\$22,916.67	(14,541.65)	25,000.00
Audit	6,546.00	\$4,125.00	2,421.00	4,500.00
Dissemination Agent	3,500.00	\$2,750.00	750.00	3,000.00
Travel & Per Diem	0.00	\$916.67	(916.67)	1,000.00
Telephone	37.66	\$1,833.33	(1,795.67)	2,000.00
Postage & Shipping	33.99	\$229.17	(195.18)	250.00
Printing & Binding	46.80	\$916.67	(869.87)	1,000.00
Legal Advertising	1,208.81	\$5,500.00	(4,291.19)	6,000.00
Landscaping Maintenance & Material	2,500.00	\$962.50	1,537.50	1,050.00
Website Maintenance	750.00	\$916.67	(166.67)	1,000.00
Dues, Licenses, and Fees	175.00	\$458.33	(283.33)	500.00
Electric	783.88	\$3,300.00	(2,516.12)	3,600.00
Water	2,300.88	\$5,316.67	(3,015.79)	5,800.00
Dumpster	0.00	\$3,208.33	(3,208.33)	3,500.00
Property Taxes	8,356.85	\$0.00	8,356.85	0.00
Insurance	5,704.00	\$5,316.67	387.33	5,800.00
Total General & Administrative Expenses	\$80,763.01	\$99,000.00	\$(18,236.99)	\$108,000.00
Net Income (Loss)	\$14,488.32	\$0.00	\$14,488.32	\$0.00