

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**
- 3) **Consideration of the Minutes of the July 24, 2018 Auditor Selection Committee Meeting**

B. Business Matters

- 4) **Consideration of Tax Collector Agreement**
- 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

MINUTES OF MEETING

***CELEBRATION POINTE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
Board of Supervisors Meeting
Tuesday, July 24, 2018
2579 SW 87th Drive, Gainesville, FL 32608
Called to order at approximately 11:14 a.m.***

Present and constituting a quorum:

Madeline Da Silva	Vice-Chair
Troy Ely	Assistant Secretary
Dave Stockman	Board Member

Also present were:

Jennifer Walden	Fishkind & Associates, Inc.
Lynne Mullins	Fishkind & Associates, Inc.
Kevin Plenzler	Fishkind & Associates, Inc. (via phone)
Mark Watts	District Legal Counsel (via phone)

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

The Board of Supervisors' Meeting for the Celebration Pointe Community Development District No. 1 was called to order at approximately 11:14 a.m. and the names of those in attendance were announced. Board Members Madeline Da Silva, Troy Ely, and Dave Stockman constituted a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Walden called for any public comments on any agenda items. She noted that there were no members of the public present.

THIRD ORDER OF BUSINESS

Swearing in Jonathan Paul

Ms. Walden noted that Mr. Paul was elected at the last Landowners' Election but he is not present so he will be administered the oath of office prior to attending the next meeting.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the April 24, 2018 Board of Supervisors' Meeting

The Board reviewed the minutes outlined in the agenda.

On motion by Mr. Stockman, seconded by Ms. Da Silva, with all in favor, the Board approved the minutes of the April 24, 2018 Board of Supervisors' Meeting

FIFTH ORDER OF BUSINESS

Consideration of the Minutes of the April 24, 2018 Auditor Selection Committee Meeting

The Board reviewed the minutes outlined in the agenda.

On motion by Mr. Stockman, seconded by Mr. Ely, with all in favor, the Board approved the minutes of the April 24, 2018 Auditor Selection Committee Meeting.

SIXTH ORDER OF BUSINESS

Letter from Supervisor of Elections- Alachua County

Ms. Walden explained that the District is required to state on the record the number of registered voters that are living within the District each year. She noted that as of April 15, 2018 this letter states that there are no registered voters living within the District. There is no action required by the Board at this time.

SEVENTH ORDER OF BUSINESS

Consideration of Fiscal Year 2018-2019 Meeting Schedule

Ms. Walden explained that District staff is recommending keeping the meetings on a quarterly schedule with the fourth Tuesday of the first month of each quarter at 11:00 a.m. at this location.

On motion by Mr. Ely, seconded by Mr. Stockman, with all in favor, the Board approved Fiscal Year 2018-2019 Meeting Schedule as presented.

EIGHTH ORDER OF BUSINESS

Public Hearing on the Adoption of the District's Annual Budget

- a) Public Comments and Testimony**
- b) Board Comments**
- c) Consideration of Resolution 2018-04, Adopting the Fiscal Year 2019 Budget and Appropriating Funds**

Ms. Walden noted for the record that the budget was sent to the County at least 60 days prior to the public hearing and the public hearing has been advertised in the newspaper as required by Florida Statute. Ms. Walden requested a motion to open the public hearing.

On motion by Ms. Da Silva, seconded by Mr. Stockman, with all in favor, the Board opened the Public Hearing.

Ms. Walden stated that this budget is an exhibit to the resolution behind Tab 6 and it is the same budget that the Board saw and approved in preliminary form back in April. Included is a loose budget and the only difference is the actual column has been updated and she wanted to ensure that the Board had that.

Mr. Ely asked if the actual is \$72,269.00 not \$32,000.00. Ms. Walden responded that the \$32,000.00 amount was through the month of February and through June the District has spent a total of \$72,000.00. She stated that the District seems to be on track and explained that she did move some of the line items around. The insurance increased a little bit and the property tax line item also increased. She noted that some of the line items decreased and she also included a hurricane clean up line item. Ms. Walden asked if the Board had any questions or comments on the budget.

Mr. Stockman asked about the hurricane clean up line item. Ms. Da Silva stated that there was damage to the storage unit during the last hurricane. Mr. Stockman asked what the website maintenance line item is for. Ms. Walden responded that Florida Statute requires that every District must have and maintain its own website and there is certain documentation that has to be on that website. Ms. Walden explained that the Florida Statutes required this a couple years ago and her team handles maintaining the website and making sure the information is up to date. Mr. Stockman asked if the District needed to upgrade the website since The Vue is coming online. Ms. Walden replied that she would say no initially and that the website does not expand to the community interactive website until the District is at a full buildout. She noted that usually happens when the District switches over to a resident Board. If there is something that the Board wants on the website it can be added at their request.

Ms. Da Silva asked if there is a reason that the rental income is zero. She asked if the District includes the income that Bass Pro pays for their storage unit and if there will be assessments once the first few owners in The Vue move in. Mr. Stockman stated that they will be assessed. Ms. Walden stated that the way that this budget is set up is that the Developer is funding the budget. Ms. Da Silva asked if the income from the storage unit covers the property insurance. Ms. Walden stated that adding in that income was to offset some of the tax amount. She stated that this budget is a not-to-exceed budget and this is what the District is anticipating the maximum budget to be. She noted that the Developer is only funding what is spent. Ms. Da Silva asked what gets covered with the Bass Pro rental income for the storage unit, if it covers any items and does the District not bill the Developer for that. Ms. Walden stated that is correct and it is not considered in potential funding. Ms. Da Silva would like to see those numbers. Ms. Walden will make a note to the accountant.

There were no other questions or comments. Ms. Walden requested a motion to close the public hearing.

On motion by Ms. Da Silva, seconded by Mr. Ely, with all in favor, the Board closed the Public Hearing.

Ms. Walden requested a motion to approve Resolution 2018-04...

On motion by Ms. Da Silva, seconded by Mr. Stockman, with all in favor, the Board approved Resolution 2018-04, Adopting the Fiscal Year 2019 Budget and Appropriating Funds.

NINTH ORDER OF BUSINESS

Consideration of Fiscal Year 2019 Budget Funding Agreement

Ms. Walden explained that this agreement is with Celebration Pointe Holdings, LLC to fund the O&M Budget that was just approved in Resolution 2018-04.

On motion by Ms. Da Silva, seconded by Mr. Stockman, with all in favor, the Board approved Fiscal Year 2019 Budget Funding Agreement.

TENTH ORDER OF BUSINESS

**Review of Auditor Selection
Committee Rankings and
Selection of Auditor**

Ms. Walden explained that the recommended rankings from the Auditor Selection Committee is behind Tab 8 which ranked CRI as No. 1 and Grau as No. 2.

On motion by Ms. Da Silva, seconded by Mr. Ely, with all in favor, the Board approved the recommended rankings from the Auditor Selection Committee with CRI as No. 1 and Grau as No. 2.

ELEVENTH ORDER OF BUSINESS

**Review and Acceptance of
Fiscal Year 2017 Audit**

Ms. Walden explained that this was considered a standard and clean audit and there were no deficiencies in internal controls that would be considered material weaknesses. Mr. Watts noted the he reviewed the audit and has no comments on it. Ms. Walden requested a motion from the Board to accept the Fiscal Year 2017 Audit.

On motion by Ms. Da Silva, seconded by Mr. Stockman, with all in favor, the Board accepted the Fiscal Year 2017 Audit.

TWELFTH ORDER OF BUSINESS

**Ratification of Funding
Request Nos. 44 & 45**

The Board reviewed Funding Request Nos. 44 & 45.

On motion by Ms. Da Silva, seconded by Mr. Ely, with all in favor, the Board ratified Funding Request Nos. 44 & 45.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Funding
Request Nos. 46 - 48**

The Board reviewed Funding Request Nos. 46 – 48.

On motion by Mr. Stockman, seconded by Ms. Da Silva, with all in favor, the Board approved Funding Request Nos. 46 – 48.

FOURTEENTH ORDER OF BUSINESS

**Review of the District's
Financial Position**

Ms. Walden presented the updated financials to the Board. The District is currently under budget by \$9,000,00 through the end of June. There is no action required by the Board.

Ms. Da Silva asked why the audit price increased from last year. Ms. Walden explained that the District had additional Bonds which requires more work on the Auditor.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

Attorney – No Report

Engineer – Not Present

Manager – Ms. Walden noted that the next meeting is scheduled for Tuesday, October 23, 2018 at 11:00 a.m. at 2579 SW 87th Drive, Gainesville, FL 32608.

SIXTEENTH ORDER OF BUSINESS

**Supervisor and Audience
Comments & Adjournment**

There was no further business to discuss. Ms. Walden requested a motion to adjourn.

On motion by Ms. Da Silva, seconded by Mr. Ely, with all in favor, the Board adjourned its July 24, 2018 Board of Supervisors' Meeting.

Secretary/Assistant Secretary

Chairman/Vice-Chairman

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

Minutes of the July 24, 2018
Auditor Selection Committee Meeting

MINUTES OF MEETING

*CELEBRATION POINTE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
Auditor Selection Committee Meeting
Tuesday, July 24, 2018
2579 SW 87th Drive, Gainesville, FL 32608
Called to order at approximately 11:12 a.m.*

Present and constituting a quorum:

Madeline Da Silva	Committee Member
Troy Ely	Committee Member
Dave Stockman	Committee Member

Also present were:

Jennifer Walden	Fishkind & Associates, Inc.
Lynne Mullins	Fishkind & Associates, Inc.
Kevin Plenzler	Fishkind & Associates, Inc. (via phone)
Mark Watts	District Legal Counsel (via phone)

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

The Auditor Selection Committee Meeting for the Celebration Pointe Community Development District No. 1 was called to order at approximately 11:12 a.m. and the names of those in attendance were announced. Committee Members Madeline, Troy Ely, and Dave Stockman constituted a quorum.

SECOND ORDER OF BUSINESS

Review of Auditing Services Proposals

- a) CRI
- b) Grau

Ms. Walden stated that the District received two proposals – one from CRI and the other from Grau. She noted that her firm has worked with both of these proposers before on some of their other Districts. Ms. Walden noted that Grau is the current Auditor for this District.

THIRD ORDER OF BUSINESS

Ranking of Auditing Services Proposal

Ms. Walden explained that behind Tab B of the agenda package is the recommendations with the pricing. She noted that for the three years Grau came in at \$20,400.00 and CRI

came in at \$17,600.00. Ms. Walden stated that District staff needs the Audit Selection Committee to rank the proposers accordingly as No. 1 and No. 2 and then the Board will approve the final selection.

On motion by Ms. Da Silva, seconded by Mr. Stockman, with all in favor, the Auditor Selection Committee ranked CRI as No. 1 and Grau as No. 2.

FOURTH ORDER OF BUSINESS

Adjournment

There was no further business to discuss. Ms. Walden requested a motion to close the Auditor Selection Committee meeting.

On motion by Mr. Ely, seconded by Mr. Stockman, with all in favor, the Auditor Selection Committee adjourned its July 24, 2018 Auditor Selection Committee Meeting.

Secretary/Assistant Secretary

Chairman/Vice-Chairman

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

Tax Collector Agreement

**CELEBRATION POINTE COMMUNITY DEVELOPMENT DISTRICT NO. 1
UNIFORM COLLECTION AGREEMENT TO ESTABLISH THE TERMS OF
ALACHUA COUNTY TAX COLLECTOR PROVISION OF SERVICES ASSOCIATED
WITH COLLECTION OF NON-AD VALOREM ASSESSMENT**

THIS AGREEMENT is made and entered into this ____ day of _____, 2018, by and between the Honorable John Power, Alachua County Tax Collector, a constitutional officer for the State of Florida, whose address is 12 SE 1st Street, Gainesville, Florida 32601, hereinafter referred to as the "Tax Collector," and the Celebration Pointe Community Development District No.1, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, whose address is 12051 Corporate Blvd, Orlando, Florida 32817, hereinafter referred to as the "District."

WITNESSETH:

WHEREAS, the District is authorized to impose special assessments or non-ad valorem assessments (herein "Special Assessments"), and by Resolution 2013-12 adopted on September 21, 2013, has expressed its intent to use the uniform method of notice, levy, collection and enforcement of such Special Assessments (herein "Uniform Method of Collection") as authorized by Sections 197.3632 and 190.011(4), Fla. Stat. (2018), and Rule 12D-18, Fla. Admin. Code, as amended; and

WHEREAS, this Agreement is intended to conform with the requirement of Section 197.3632, Fla. Stat., that the District and the Tax Collector enter into a written agreement providing for reimbursement of necessary administrative costs incurred as a result of the use of the Uniform Method of Collection; and

WHEREAS, Section 197.3632, Fla. Stat., provides that the District shall bear all costs associated with any separate notice in the event the Tax Collector is unable to merge the District's non-ad valorem assessment roll to produce the annual tax notice; and

WHEREAS, Section 197.3632, Fla. Stat., provides that the District shall compensate the Tax Collector for the costs of collecting the Special Assessments; and

WHEREAS, the Tax Collector, a State Constitutional Officer for the county political subdivision, is charged by general law in Chapter 197, Fla. Stat., and related rules and

regulations, to function as the agent of the Florida Department of Revenue for purposes of the Uniform Method of Collection; and

WHEREAS, the duties of the Tax Collector under Section 197.3632, Fla. Stat., are ministerial; and

WHEREAS, the sole and exclusive responsibility to determine, impose and levy Special Assessments and to determine that they are legal, constitutional and lien able Special Assessments is that of the District and no other person, entity or officer.

NOW, THEREFORE, in consideration of the mutual promises, covenants, representations, and agreements contained herein, the District and the Tax Collector agree as follows:

ARTICLE I Incorporation

The findings, recitals and Acknowledgements contained herein are true, correct and incorporated in this Agreement.

ARTICLE II Purpose

The purpose of this Agreement is to establish the terms and conditions under which the Tax Collector shall collect and enforce the collection of those certain Special Assessments levied by the District (including reimbursement by the District to the Tax Collector for actual costs of collection) pursuant to the Uniform Method of Collection, as provided by Section 197.3632(8)(c), Fla. Stat.; payment by the District of any costs involved in separate mailings because of non-merger of any non-ad valorem assessment roll as certified by the District pursuant to Section 197.3632(7), Fla. Stat.; and reimbursement by the District of necessary administrative costs, including, but not limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming which attend all of the collection and enforcement duties imposed upon the Tax Collector by the Uniform Method of Collection, as provided in Section 197.3632(2), Fla. Stat.

ARTICLE III Term

The term of the Agreement shall commence on October 1, 2019, and shall run through September 30, 2020, the date of signature of the parties notwithstanding, and shall automatically

be renewed thereafter for successive periods not to exceed one year each. However, the District shall inform the Tax Collector and the Department of Revenue by January 10 in any calendar year the District intends to discontinue using the Uniform Method of Collection referred to in this Agreement.

ARTICLE IV
Compliance with Laws and Regulations

The parties shall abide by all statutes, rules and regulations pertaining to the levy and collection of non-ad valorem assessments, and any resolution promulgated by the District, not inconsistent with, nor contrary to, the provisions of Sections 197.3632 and 197.3635, Fla. Stat., as amended, and any applicable rules duly promulgated by the Florida Department of Revenue.

ARTICLE V
Duties and Responsibilities of District

By August 1 of each year, the District shall certify a non-ad valorem assessment roll on compatible electronic medium to the Tax Collector. The District shall post the non-ad valorem assessment for each parcel on the assessment roll.

ARTICLE VI
Duties and Responsibilities of Tax Collector

The Tax Collector shall merge all rolls, prepare a collection roll and prepare a combined notice (the tax notice) for both ad valorem taxes and the non-ad valorem assessment for the District, pursuant to Sections 197.3632 and 197.3635, Florida Statutes, as amended, and any rules duly promulgated by the Department of Revenue pursuant to these statutes.

If the Tax Collector, in its sole discretion, determines that a separate mailing is authorized pursuant to Section 197.3632(7), Fla. Stat., and any applicable rules promulgated by the Department of Revenue, and any successor provision to said law or rules, the Tax Collector shall either mail a separate bill (not the tax notices) of the particular non-ad valorem special assessment or shall direct District to mail such a separate notice. In making this decision, the Tax Collector shall consider all costs to District and to the taxpayers of such a separate mailing, as well as the adverse effect to the taxpayers. If such a separate mailing is required, the District, upon timely

billing by the Tax Collector, shall bear all costs associated with the separate bill for the non-ad valorem special assessment that could not be merged.

ARTICLE VII Costs

The District shall compensate the Tax Collector for actual collection costs not to exceed two percent of collections, for the collection and enforcement of the Special Assessments by the Tax Collector, pursuant to Section 197.3632, Fla. Stat., to include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming. The District agrees the Tax Collector shall deduct the amounts before the Special Assessments are distributed to the District.

The District shall pay for or, alternatively, reimburse the Tax Collector for any separate tax notice necessitated by the inability of the Tax Collector to merge the non-ad valorem special assessment roll certified by District pursuant to Section 197.3632(7), Fla. Stat., and Rule 12D-18.004(2), Fla. Admin. Code, to produce a combined notice for ad valorem taxes and non-ad valorem special assessments.

The District shall pay directly for necessary advertising relating to implementation of the Uniform Method of Collection, pursuant to Sections 197.3632 and 197.3635, Fla. Stat., and Rule 12D-18, Fla. Admin. Code.

ARTICLE VIII Miscellaneous

1) **Good Faith.** The parties shall perform all their obligations under this Agreement in accordance with good faith and prudent practice

2) **Entire Agreement.** This Agreement constitutes the entire agreement between the parties with respect to the subject matter contained herein and may not be amended, modified or rescinded, unless otherwise provided in this Agreement, except in writing and signed by all of the parties hereto.

3) **Severability.** Should any provision of this Agreement be declared to be invalid, the remaining provisions of this Agreement shall remain in full force and effect, unless removal of such provision which is found to be invalid alters substantially the benefits of this Agreement for either party or renders the statutory or regulatory obligations unperformable.

4) **Rescission of Agreement.** Either party may, upon 180 calendar days' notice, unilaterally rescind this Agreement provided that any costs which are incurred by the District shall be paid to the Tax Collector prior to rescission by the District.

5) **Sovereign Immunity.** Nothing herein shall be construed as consent by an agency or subdivision of the State of Florida to be sued by third parties in any matter arising out of this contract or as a waiver of sovereign immunity by any party to which sovereign immunity applies.

6) **Liability.** Each party shall be solely responsible for the negligent or wrongful acts of its employees and agents. Nothing contained herein constitute a waiver by either party of its sovereign immunity or the provisions of Section 768.28, Fla. Stat.

7) **No Third Party Beneficiaries.** Nothing contained herein shall create any relationship, contractual or otherwise, with, or any rights in favor of, any third party.

8) **Filing of Agreement.** The Tax Collector, upon execution of this Agreement, shall file this Agreement and any subsequent amendments hereto, with the Clerk of the Circuit Court in the official records of Alachua County, as required by Section 163.01(11), Fla. Stat.

9) **Successors and Assigns.** Neither party shall assign its rights hereunder, nor shall it delegate any of its duties hereunder without the written consent of the other party. This agreement shall be binding on each party hereto, its successors, assigns and legal representatives.

10) **Resolution of Disputes.** If the parties are unable to resolve any issue in which they may be in disagreement or in the event of default, such dispute will be resolved in accordance with Chapter 164, Fla. Stat., entitled the "Florida Governmental Conflict Resolution Act."

11) **Governing Law and Venue.** This Agreement is governed in accordance with the laws of the State of Florida. Venue shall be in Alachua County, Florida.

12) **Notices.** Written notice shall be given to the parties at the following addresses, or such other place or person as each party shall designate by similar notice.

- a. As to Tax Collector: The Honorable John Power
Alachua County Tax Collector
12 SE 1st Street
Gainesville, Florida 32601-6886

- b. As to the District: Celebration Pointe
Community Development
District No. 1
12051 Corporate Blvd.
Orlando, Florida 32817
Attn: District Manager

c. With copy to:

Cobb Cole, P.A.
Mark A. Watts
231 N. Woodland Boulevard
Deland, Florida 32720

IN WITNESS WHEREOF, the District and the Tax Collector have executed and delivered this Agreement as the date first above written.

ATTEST:

ALACHUA COUNTY TAX COLLECTOR

John Power

Date: _____

As authorized for execution by the Board of Supervisors of the Celebration Pointe Community Development District No. 1 at its monthly meeting.

ATTEST:

CELEBRATION POINTE COMMUNITY
DEVELOPMENT DISTRICT NO. 1

By: _____

Its: Chairman, Board of Supervisors

Date: _____

**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)				(56.80)
Inter-Fund Transfers In				\$48,241.44			48,241.44
Inter-Fund Transfers In					\$1,687.53		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	\$248.22	\$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	(\$1,429,541.85)	\$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
Assets							
Current Assets							
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	\$85,693.28	\$2,218,479.73	\$2,701,894.53	\$50,534.03	\$50,899.15	\$0.00	\$5,107,500.72
Investments							
Amount Available in Debt Service Funds						\$4,920,374.26	\$4,920,374.26
Amount To Be Provided						57,708,771.44	57,708,771.44
Total Investments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$62,629,145.70	\$62,629,145.70
Other Assets							
Original Issue Discount			\$186,941.00				\$186,941.00
Issue Discount						\$795,854.30	795,854.30
Total Other Assets	\$0.00	\$0.00	\$186,941.00	\$0.00	\$0.00	\$795,854.30	\$982,795.30
Total Assets	\$85,693.28	\$2,218,479.73	\$2,888,835.53	\$50,534.03	\$50,899.15	\$63,425,000.00	\$68,719,441.72
Liabilities and Net Assets							
Current Liabilities							
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	\$32,045.75	\$0.00	\$0.00	\$0.00	\$1,480,541.00	\$0.00	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
<u>Long Term Liabilities</u>							
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
<u>Net Assets</u>							
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			28,636.37
Current Year Net Assets, Unrestricted		48,487.66		48,487.66			48,487.66
Net Assets - General Government		(25,000.00)		(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
Total Liabilities and Net Assets	\$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

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