

**ENTERPRISE COMMUNITY DEVELOPMENT DISTRICT
CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**

ENGINEERING REPORT

Prepared by:

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EXHIBIT "A"

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**TABLE 4. SPECIFIC ASSESSMENT
ASSOCIATED IMPROVEMENT COSTS
by BOND SERIES**

	<u>TOTALS</u>	<u>SERIES</u> <u>1994</u>	<u>SERIES</u> <u>1996</u>	<u>SERIES</u> <u>1998</u>	<u>SERIES</u> <u>2000</u>	<u>SERIES</u> <u>2002</u>	<u>SERIES</u> <u>2004</u>
ENTERPRISE CDD							
CELEBRATION PLACE	14,951,615	14,951,615	0	0	0	0	0
WEST SIDE	162,084,628	0	0	0	29,651,789	45,760,555	86,672,284
TOTAL	177,036,243	14,951,615	0	0	29,651,789	45,760,555	86,672,284
CELEBRATION CDD							
CELEBRATION VILLAGE	52,809,209	52,809,209	0	0	0	0	0
LAKE VILLAGE	39,001,600	0	39,001,600	0	0	0	0
NORTH VILLAGE	28,069,395	0	0	28,069,395	0	0	0
SOUTH VILLAGE	75,191,526	0	0	75,191,526	0	0	0
ISLAND VILLAGE	94,586,866	0	0	0	0	94,586,866	0
TOTAL	289,658,596	52,809,209	39,001,600	103,260,921	0	94,586,866	0
GRAND TOTAL	466,694,838	67,760,824	39,001,600	103,260,921	29,651,789	140,347,421	86,672,284

CONSTRUCTION ESTIMATES IN CURRENT DOLLARS

TABLE 5. TOTAL PAR AMOUNT FOR ASSESSMENT IMPROVEMENTS by BOND SERIES

	<u>TOTALS</u>	<u>SERIES</u> <u>1994</u>	<u>SERIES</u> <u>1996</u>	<u>SERIES</u> <u>1998</u>	<u>SERIES</u> <u>2000</u>	<u>SERIES</u> <u>2002</u>	<u>SERIES</u> <u>2004</u>
ENTERPRISE CDD							
CELEBRATION PLACE	20,932,261	20,932,261	0	0	0	0	0
WEST SIDE	226,918,479	0	0	0	41,512,505	64,064,777	121,341,197
TOTAL	247,850,740	20,932,261	0	0	41,512,505	64,064,777	121,341,197
CELEBRATION CDD							
CELEBRATION VILLAGE	73,932,893	73,932,893	0	0	0	0	0
LAKE VILLAGE	54,602,240	0	54,602,240	0	0	0	0
NORTH VILLAGE	39,297,153	0	0	39,297,153	0	0	0
SOUTH VILLAGE	105,268,136	0	0	105,268,136	0	0	0
ISLAND VILLAGE	132,421,612	0	0	0	0	132,421,612	0
TOTAL	405,522,034	73,932,893	54,602,240	144,565,289	0	132,421,612	0
GRAND TOTAL	653,372,773	94,865,154	54,602,240	144,565,289	41,512,505	196,486,389	121,341,197

BOND PAR IN CURRENT DOLLARS

**TABLE 6. TOTAL LIEN AND
TAX ROLL ALLOCATIONS
by VILLAGE**

	<u>TOTAL TAX LIEN</u>	<u>ANNUAL PAYMENTS</u>	<u>ADMIN- ISTRATIVE CHARGE</u>	<u>TOTAL LEVY</u>
ENTERPRISE CDD				
CELEBRATION PLACE	20,932,261	2,311,558	147,546	2,459,104
WEST SIDE	226,918,479	25,058,701	1,599,492	26,658,193
TOTAL	247,850,740	27,370,259	1,747,038	29,117,297
CELEBRATION CDD				
CELEBRATION VILLAGE	73,932,893	8,164,440	521,134	8,685,574
LAKE VILLAGE	54,602,240	6,029,748	384,878	6,414,625
NORTH VILLAGE	39,297,153	4,339,601	276,996	4,616,597
SOUTH VILLAGE	105,268,136	11,624,804	742,009	12,366,812
ISLAND VILLAGE	132,421,612	14,623,373	933,407	15,556,780
TOTAL	405,522,034	44,781,966	2,858,423	47,640,389
GRAND TOTAL	653,372,773	72,152,225	4,605,461	76,757,686

IN CURRENT DOLLARS

TABLE 7. ABSORPTION SCHEDULE
RESIDENTIAL AND COMMERCIAL
by VILLAGE

	NET ACRES	ESTATE LOTS	PROD. HOMES	PATIO HOMES	TOWN HOMES	APTS.	OFFICE	HOSP.	RETAIL	REC.	GOLF	HOTEL
ENTERPRISE CDD												
CELEBRATION PLACE	124.9	0	0	0	0	0	892,000	450,000	0	0	0	0
WEST SIDE	585.5	40	75	158	112	832	0	0	1,595,000	0	0	0
TOTAL	710.4	40	75	158	112	832	892,000	450,000	1,595,000	0	0	0
CELEBRATION CDD												
CELEBRATION VILLAGE												
LAKE VILLAGE	335.3	118	117	68	78	407	59,835	0	95,760	20,500	1	327
NORTH VILLAGE	282.9	152	184	94	131	0	0	0	28,500	0	0	0
SOUTH VILLAGE	155.9	39	102	100	135	504	0	0	0	0	0	0
ISLAND VILLAGE	464.7	214	224	287	66	270	0	0	600,000	0	0	0
	311.0	163	307	120	0	0	0	0	0	0	0	0
TOTAL	1,549.8	606	934	669	410	1,181	59,835	0	724,260	20,500	1	327
GRAND TOTAL	2,260.2	726	1,009	827	622	2,013	951,835	450,000	2,319,260	20,500	1	327

TABLE 8. TRIP GENERATION AND EQUIVALENT RESIDENTIAL UNITS by TYPE

TRIP GENERATION	ESTATE LOTS	PROD. HOMES	PATIO HOMES	TOWN HOMES	APTS.	PER 1KSF OFFICE	50,000 SF PER 1KSF	PER 1KSF RETAIL	SC@100KSF /COURSE	/ROOM HOTEL
ITE TRIP AVERAGE/DAY	9.55	9.55	9.55	5.86	6.47	16.58	16.78	70.67	714.21	10.2
ADJUSTMENT FACTOR	0.00	0.00	(3.50)	(0.07)	(0.80)	0.00	0.00	(14.13)	0.00	(1.00)
NET TRIP RATE PER DAY	9.55	9.55	6.05	5.79	5.67	16.58	16.78	56.54	714.21	9.27
EQUIVALENT RESIDENTIAL UNITS										
STANDARD RESIDENTIAL DENSITY	5.20	5.20	5.20	5.20	5.20	1,000	1,000	1,000	0	5.20
EXPECTED PRODUCT DENSITY	1.86	2.71	5.20	8.00	18.00	1,000	1,000	1,000	0	5.78
CALCULATED ERU's	2.80	1.92	1.00	0.65	0.29	1,000	1,000	1,000	0	0.90

TABLE 9. TOTAL TRIPS GENERATED
by VILLAGE AND TYPE

	TOTAL	ESTATE LOTS	PROD. HOMES	PATIO HOMES	TOWN HOMES	APTS.	OFFICE	HOSPITAL	RETAIL	GOLF	HOTEL
ENTERPRISE CDD											
CELEBRATION PLACE	22,340	0	0	0	0	0	14,789	7,551	0	0	0
WEST SIDE	97,595	382	716	956	648	4,717	0	0	90,175	0	0
TOTAL	119,935	382	716	956	648	4,717	14,789	7,551	90,175	0	0
CELEBRATION CDD											
CELEBRATION VILLAGE	15,563	1,127	1,117	411	452	2,308	992	0	5,414	714	3,028
NORTH VILLAGE	6,147	1,452	1,757	569	758	0	0	0	1,611	0	0
LAKE VILLAGE	5,591	372	974	605	782	2,858	0	0	0	0	0
SOUTH VILLAGE	41,754	2,044	2,139	1,736	382	1,531	0	0	33,922	0	0
ISLAND VILLAGE	5,215	1,557	2,932	726	0	0	0	0	0	0	0
TOTAL	74,270	6,551	8,920	4,047	2,374	6,696	992	0	40,947	714	3,028
GRAND TOTAL	194,205	6,933	9,636	5,003	3,022	11,414	15,781	7,551	131,122	714	3,028

TABLE 10. TOTAL ERU'S
by VILLAGE AND TYPE

	TOTAL	ESTATE LOTS	PROD. HOMES	PATIO HOMES	TOWN HOMES	APTS.	OFFICE	HOSPITAL	RETAIL	GOLF	HOTEL
ENTERPRISE CDD											
CELEBRATION PLACE	1,342	0	0	0	0	0	892	450	0	0	0
WEST SIDE	2,322	112	144	158	73	240	0	0	1,595	0	0
TOTAL	3,664	112	144	158	73	240	892	450	1,595	0	0
CELEBRATION CDD											
CELEBRATION VILLAGE	1,309	330	225	68	51	118	60	0	96	0	363
NORTH VILLAGE	986	425	353	94	85	0	0	0	29	0	0
LAKE VILLAGE	638	109	196	100	88	146	0	0	0	0	0
SOUTH VILLAGE	2,036	598	430	287	43	78	0	0	600	0	0
ISLAND VILLAGE	1,165	456	509	120	0	0	0	0	0	0	0
TOTAL	6,134	1,918	1,792	669	267	341	60	0	724	0	363
GRAND TOTAL	9,798	2,030	1,936	827	339	582	952	450	2,319	0	363

**TABLE 11. COST ALLOCATION
BETWEEN ROADS AND OTHER
by VILLAGE**

	<u>ROAD RELATED</u>	<u>OTHER COSTS</u>	<u>TOTAL</u>
ENTERPRISE CDD			
CELEBRATION PLACE	15,167,095	5,765,166	20,932,261
WEST SIDE	128,659,820	98,258,659	226,918,479
TOTAL	143,826,915	104,023,825	247,850,740
CELEBRATION CDD			
CELEBRATION VILLAGE	13,135,594	60,797,299	73,932,893
NORTH VILLAGE	9,976,437	44,625,802	54,602,240
LAKE VILLAGE	11,527,789	27,769,364	39,297,153
SOUTH VILLAGE	45,699,257	59,568,879	105,268,136
ISLAND VILLAGE	41,517,657	90,903,955	132,421,612
TOTAL	121,856,734	283,665,300	405,522,034
GRAND TOTAL	265,683,649	387,689,125	653,372,773

Table 4-4
Utility Revenue Associated Costs- Phase One

	Previous	1992	1993	1994	1995	1996	1997
City of Kissimmee Systems							
Enterprise CDD	\$0	\$0	\$3,357	\$250,783	\$58,166	\$0	\$0
Celebration CDD	\$0	\$0	\$17,893	\$1,336,518	\$309,987	\$0	\$0
Parcel Specific							
Enterprise CDD							
Celebration Place	\$0	\$0	\$3,850	\$270,576	\$0	\$0	\$274,426
West Side	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Celebration CDD							
Celebration Village	\$0	\$0	\$136,014	\$604,540	\$1,964,388	\$302,270	\$0
Lake Village	\$0	\$0	\$0	\$0	\$0	\$0	\$0
North Village	\$0	\$0	\$0	\$0	\$0	\$0	\$0
South Village	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Island Village	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Primary Infrastructure							
Enterprise CDD	\$14,867	\$10,466	\$18,464	\$119,258	\$94,616	\$1,794	\$9,263
Enterprise CDD- Adjustment	\$0	\$0	\$0	\$0	\$116,820	(\$2,049)	(\$6,630)
Celebration CDD	\$85,024	\$65,868	\$90,785	\$595,544	\$473,870	\$8,678	\$39,822
Celebration CDD- Adjustment	\$0	\$0	\$0	\$0	\$570,356	(\$10,003)	(\$32,370)
Project Management	\$37,835	\$55,040	\$85,818	\$140,572	\$138,711	\$139,995	\$138,948
Adjustments (a)	\$0	\$0	\$0	\$0	\$0	\$0	(\$82,790)
Total	\$137,726	\$131,374	\$356,181	\$3,317,791	\$3,726,914	\$440,685	\$66,243

(a) Adjustments necessary to correct non-Phase One Costs
All amounts are 1992 dollars.

Source: Post, Buckley, Schuh & Jernigan, Inc. 1993