

Celebration CDD – Bonds

To construct and acquire its public facilities within the Celebration CDD, the District issued several series of tax-exempt bonds, which are paid by every property owner – residential and commercial – over the life of the bonds. This debt component of your non-ad valorem assessment (which appears on your real estate tax bill along with the operations and maintenance (O&M) component) is fixed over the life of the bond series.

As of May 1, 2016, the first bond series was paid off for the Series 1994 bonds, which were refinanced in 2005. So property owners in Celebration Village, Lake Evalyn, West Village, and a portion of North Village have paid off their pro rata debt assessment and will only see the O&M assessment on this year's tax bill.

Future payoff dates for the rest of the bond series are as follows:

- Series 1997 – May 2018: the remaining portion of North Village, Celebration Boulevard to World Drive, and the reimbursement to RCID for a portion of the World Drive/I-4 interchange
- Series 1999 – May 2020: South Village 1, South Village multi-family, South Village commercial, and a portion of Celebration Boulevard
- Series 2002 – May 2022: East Village 1, Aquila Reserve, Roseville Corner, Celebration Boulevard extension and expansion, and U.S. Hwy 192 phase 2 shared improvements
- Series 2003 – May 2034: Artisan Park

Any property owner has the option of paying down this debt assessment early, either in full or in part, which will reduce or eliminate the annual debt assessment levied on the property. For property owners choosing not to pay down the debt assessment early, you will pay this assessment only for the period of time you are a property owner or until the final bond payment date shown above, whichever is sooner. If you sell your property before the bonds are paid off, that debt assessment becomes the responsibility of the next owner. Contact our assessment department for details, 954-603-0034.

For more information on the District, visit our website www.CelebrationCDD.org. You may also contact us by phone at 407-566-1935 or by email at admin@CelebrationCDD.org with any questions, comments, or concerns.