

**CELEBRATION
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

Tuesday, August 26, 2025

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

Board of Supervisors:

Tom Touzin, Chairman
 David Hulme, Vice Chairman
 Greg Filak, Assistant Secretary
 Shel Hart, Assistant Secretary
 Jack McLaughlin, Assistant Secretary



Staff:

Angel Montagna, District Manager
 Jan Carpenter, District Counsel
 Jay Lazarovich, District Counsel
 Mark Vincutonis, District Engineer
 Russell Simmons, Field Manager

Meeting Agenda
Tuesday, August 26, 2025 – 5:00 p.m.

- 1. Call to Order and Roll Call**
- 2. Pledge of Allegiance**
- 3. Approval of the Meeting Agenda**
- 4. Public Comment Period** *(Limited to Three Minutes)*
- 5. Third-Party Reports and Presentations**
 - A. CROA
 - B. Osceola County Sheriff's Department
 - C. Vendor Reports
 - i. **United Landscape** Page 3
 - ii. **Premier Lakes**
- 6. Consent Agenda**
 - A. Financial Statements *(July)*Page 13
 - B. Check Register *(June and July)*Page 35
- 7. Regular Reports**
 - A. Field Manager
 - i. Regular Reports.....Page 46
 - ii. Arborist ReportPage 174
 - B. District Manager
 - C. Legal Counsel
 - i. Eminent Domain Update.....Page 195
 - ii. Update on County Concerns
 - iii. CROA MOU Update
 - iv. Downtown Sign – Lexin
 - v. E-Bike Flyer Page 201
 - D. Engineer
 - i. Regular ReportPage 202
 - E. Liaisons
- 8. Business Matters**
 - A. Celebration Blvd. Extension Lighting Conveyance Page 203
 - B. United Land Services Proposal #176711 Page 220
 - C. Railing Proposals Page 221
 - i. Anchor Structural Design Build Page 222
 - ii. Sunbelt Metals Page 223
- 9. Discussion Items**
- 10. Other Business, Updates, and Supervisor Comments**
- 11. Public Comment Period** *(Limited to Three Minutes)*
- 12. Adjournment**

The next regular meeting is scheduled for Tuesday, September 23, 2025, at 5:00 p.m.

District Office:

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

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



Celebration CDD

Aquatics Report

8/14/2025

www.premierlakesfl.com

CustomerSupport@PremierLakesFL.com

844-Lakes-FL (844-525-3735)



SV3

**Comments:**

This pond has continuous algae blooms. Maximum legal rates are being used to treat, but regrowth is outpacing treatments.

Action Required

Continued Treatments

Target:

Filamentous Algae

SV1

**Comments:**

Minor Perimeter algae observed

Action Required

Algae Treatment

Target:

Filamentous Algae



LV2



Comments:

Large algae bloom observed. Also using max label rates here. Regrowth is outpacing treatments

Action Required

Continued algae treatments

Target:

Filamentous Algae

LV5



Comments:

Algae bloom observed

Action Required

Algae Treatment

Target:

Filamentous Algae



SV19

**Comments:**

Minor algae observed. This pond is in better condition than last month

Action Required

Algae Treatment

Target:

Filamentous Algae

SV11

**Comments:**

Using the boat to chop the algae up prior to and during treatment produced a significantly better result. This is the best SV11 has looked in months.

Action Required

Follow-up Algae Treatment

Target:

Filamentous Algae



SV9

**Comments:**

Algae blown into corner, mix of filamentous and planktonic algae.

Action Required

Algae Treatment

Target:

Filamentous & Planktonic Algae

SV18

**Comments:**

Minor algae bloom observed. This lake is better since the Eutrosorb treatment, but not perfect yet. Muck samples taken the week prior to determine if the sediment is the source of nutrients.

Action Required

Algae treatment

Target:

Filamentous Algae



SV18 Muck



Comments:

The left picture shows very light color sandy bottom, typically indicating lower nutrients. The right picture is thick dark muck sampled from the bottom in the middle of pond. A dramatic difference.

Action Required

Sediment Fractioning at SePRO Lab to determine if muck is the source of the nutrients.

Target:

Phosphorus

SV21



Comments:

Scattered decaying algae observed

Action Required

Follow-up algae treatment

Target:

Filamentous algae



SV25A

**Comments:**

Algae bloom observed. This lake is better since the Eutrosorb treatment, but not perfect yet. Muck samples taken the week prior to determine if the sediment is the source of nutrients.

Action Required

Algae Treatment

Target:

Filamentous Algae

SV25A Muck

**Comments:**

The left picture shows very light color sandy bottom, typically indicating lower nutrients. The right picture is thick dark muck sampled from the bottom in the middle of pond. A dramatic difference.

Action Required

Sediment Fractioning at SePRO Lab to determine if muck is the source of the nutrients.

Target:

Phosphorus



LV8

**Comments:**

Planktonic & Filamentous Algae observed. Right photo is the littoral shelf after the removal. After 1-2 cycles of retreating regrowth, littoral planting will occur.

Action Required

Algae Treatment

Target:

Filamentous & Planktonic Algae.

LV7

**Comments:**

Minor decaying algae observed. This lake is in better condition than last month.

Action Required

Monitor

Target:



LV9

**Comments:**

Filamentous algae bloom along the shoreline.

Action Required

Algae Treatment

Target:

Algae

Rianhard

**Comments:**

This lake is in good condition with minor algae near the stairs.

Action Required

Algae treatment near stairs.

Target:

Filamentous & planktonic algae.



Management Summary

Recurring algae blooms continue to be observed during the summer months. Most of the algae observed had been recently treated or noted for treatment that day by our technician. Follow-up treatments will be applied as necessary.

We utilized the boat on SV11 to "chop" the algae up and combined it with our most aggressive treatment before treating, and noticed the best results we have seen on this pond. We applied the same treatment to SV3 using a UTV and will continue to monitor the results to see if the same outcome is achieved. If not, we will increase the frequency of deploying the boat on the problem lakes to achieve better results. The only concern is that when the boat is used, it is far less efficient and not as many lakes can be treated per visit. There are minimal shoreline weeds and minimal submerged vegetation on the property. Overall, considering the algae's rapid regrowth, I would say the property is in decent shape.

As promised, SePRO, the manufacturer of Eutrosorb, has sampled ponds' SV18 & SV25A sediment to determine if the phosphorus is leaching from the sediment into the water column. It will take approximately a month to obtain these results, as the testing is more in-depth. Something to observe in the pictures for SV25A and SV18 is the substantial difference in color from the samples from the center of the pond at the bottom and the shoreline. This is indicative of a muck buildup in the deeper portions of the pond that could be full of phosphorus.

CELEBRATION
Community Development District
Financial Report
July 31, 2025



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CELEBRATION

Community Development District

Financial Statements

(Unaudited)

July 31, 2025

Balance Sheet

July 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	SERIES 2013A DEBT SERVICE FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2025 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2025 CAPITAL PROJECTS FUND	TOTAL
ASSETS								
Cash - Checking Account	\$ 3,236,518	\$ 2,773,441	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,009,959
Accounts Receivable	163,820	-	-	-	-	-	-	163,820
Due From Other Gov't Units	80	-	-	-	-	-	-	80
Due From Other Districts	2,408	-	-	-	-	-	-	2,408
Due From Other Funds	351,013	-	36,319	-	-	-	-	387,332
Investments:								
Money Market Account	676,509	-	-	-	-	-	-	676,509
Acquisition & Construction Account	-	-	-	-	-	-	5,552,269	5,552,269
Capitalized Interest Account	-	-	-	-	175,557	-	-	175,557
Construction Fund	-	-	-	-	-	66,134	-	66,134
Cost of Issuance Fund	-	-	-	-	-	-	50,806	50,806
Prepayment Account	-	-	131	81	-	-	-	212
Reserve Fund	-	-	196,563	207,000	215,242	-	-	618,805
Reserve Fund A	-	-	-	-	-	-	-	-
Revenue Fund	-	-	459,946	158,643	1,681	-	-	620,270
Prepaid Items	15,750	-	-	-	-	-	-	15,750
Deposits	3,719	-	-	-	-	-	-	3,719
TOTAL ASSETS	\$ 4,449,817	\$ 2,773,441	\$ 692,959	\$ 365,724	\$ 392,480	\$ 66,134	\$ 5,603,075	\$ 14,343,630
LIABILITIES								
Accounts Payable	\$ 131,873	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 131,873
Accrued Expenses	27,706	-	-	-	-	-	-	27,706
Unearned Revenue	543,662	-	-	-	-	-	-	543,662
Due To Other Districts	58,265	-	-	-	-	-	-	58,265
Accrued Taxes Payable	141	-	-	-	-	-	-	141
Sales Tax Payable	19	-	-	-	-	-	-	19
Other Current Liabilities	206,677	-	-	-	-	-	-	206,677
Due To Other Funds	-	368,973	-	18,359	-	-	-	387,332
TOTAL LIABILITIES	968,343	368,973	-	18,359	-	-	-	1,355,675
FUND BALANCES								
Nonspendable:								
Prepaid Items	15,750	-	-	-	-	-	-	15,750
Deposits	3,719	-	-	-	-	-	-	3,719
Restricted for:								
Debt Service	-	-	692,959	347,365	392,480	-	-	1,432,804
Capital Projects	-	-	-	-	-	66,134	5,603,075	5,669,209
Assigned to:								
Operating Reserves	1,238,780	-	-	-	-	-	-	1,238,780
Reserves - Annual Contribution	-	100,000	-	-	-	-	-	100,000
Reserves - Boardwalk & Trail R&R	-	375,000	-	-	-	-	-	375,000
Reserves - Capital Projects	-	1,016,278	-	-	-	-	-	1,016,278
Reserves - Disaster Relief	-	755,974	-	-	-	-	-	755,974
Reserves - Roads & Alleyways	-	112,452	-	-	-	-	-	112,452
Unassigned:	2,223,225	44,764	-	-	-	-	-	2,267,989
TOTAL FUND BALANCES	\$ 3,481,474	\$ 2,404,468	\$ 692,959	\$ 347,365	\$ 392,480	\$ 66,134	\$ 5,603,075	\$ 12,987,955
TOTAL LIABILITIES & FUND BALANCES	\$ 4,449,817	\$ 2,773,441	\$ 692,959	\$ 365,724	\$ 392,480	\$ 66,134	\$ 5,603,075	\$ 14,343,630

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-25 ACTUAL
REVENUES						
Interest - Investments	\$ 300,000	\$ 250,000	\$ 234,710	\$ (15,290)	78.24%	\$ 20,032
Right-of-Way Fees Electricity	955,000	795,830	806,775	10,945	84.48%	121,700
Right-of-Way Fees Gas	5,000	4,170	2,888	(1,282)	57.76%	828
Interlocal Agreement - Enterprise (Security)	20,000	-	-	-	0.00%	-
Interlocal Agreement - Enterprise (Field)	20,000	-	-	-	0.00%	-
Interest - Tax Collector	3,800	2,850	4,832	1,982	127.16%	289
Building Rental Income	19,619	5,410	5,410	-	27.58%	541
Building Operating Cost Income	14,448	12,040	12,040	-	83.33%	1,204
Special Assmnts- Tax Collector	4,498,722	4,498,722	4,498,224	(498)	99.99%	-
Special Assmnts- CDD Collected	7,154	7,154	7,154	-	100.00%	-
Special Assmnts- Delinquent	-	-	(983)	(983)	0.00%	-
Special Assmnts- Discounts	(179,949)	(179,949)	(160,216)	19,733	89.03%	-
Other Miscellaneous Revenues	8,500	-	20,517	20,517	241.38%	5,529
TOTAL REVENUES	5,672,294	5,396,227	5,431,351	35,124	95.75%	150,123
EXPENDITURES						
Administration						
P/R-Board of Supervisors	15,000	13,000	7,800	5,200	52.00%	-
FICA Taxes	1,148	995	398	597	34.67%	-
ProfServ-Arbitrage Rebate	1,200	-	-	-	0.00%	-
ProfServ-Dissemination Agent	2,000	-	-	-	0.00%	-
ProfServ-Engineering	24,000	20,000	77,645	(57,645)	323.52%	6,578
ProfServ-Legal Services	40,000	33,330	59,995	(26,665)	149.99%	12,902
ProfServ-Mgmt Consulting	103,509	86,258	86,258	-	83.33%	8,626
ProfServ-Property Appraiser	3,200	799	2,500	(1,701)	78.13%	-
ProfServ-Special Assessment	24,612	24,612	24,612	-	100.00%	-
ProfServ-Trustee Fees	8,081	4,241	4,241	-	52.48%	-
ProfServ-Web Site Development	2,000	1,550	1,553	(3)	77.65%	-
ProfServ- Answering Service	4,500	3,750	3,512	238	78.04%	-
ProfServ-Incorporation Study Legal	20,000	16,670	2,020	14,650	10.10%	-
Auditing Services	5,000	5,000	5,200	(200)	104.00%	-
Communication - Telephone	10,000	8,330	4,479	3,851	44.79%	449
Postage and Freight	700	580	265	315	37.86%	-
Insurance - General Liability	108,718	108,718	133,926	(25,208)	123.19%	-
Insurance-Workmans Comp	850	850	850	-	100.00%	-
Printing and Binding	6,800	5,670	-	5,670	0.00%	-
Legal Advertising	1,800	1,500	1,318	182	73.22%	-
Misc-Assessment Collection Cost	89,974	89,974	86,741	3,233	96.41%	-
Payroll Services	-	-	229	(229)	0.00%	5
Office Supplies	4,200	3,500	1,012	2,488	24.10%	-
Software	17,000	14,170	3,150	11,020	18.53%	3,150
Annual District Filing Fee	175	175	175	-	100.00%	-
Total Administration	494,467	443,672	507,879	(64,207)	102.71%	31,710

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-25 ACTUAL
<u>Public Safety</u>						
Contracts-Security Camera	24,800	20,670	36,115	(15,445)	145.63%	337
Security Service - Sheriff	200,000	166,670	208,472	(41,802)	104.24%	31,336
Total Public Safety	224,800	187,340	244,587	(57,247)	108.80%	31,673
<u>Physical Environment</u>						
Contracts-Water Quality	22,000	-	-	-	0.00%	-
Contracts-Aquatic Control	131,160	109,300	111,520	(2,220)	85.03%	11,300
Contracts-Pest Control	250,000	208,330	207,524	806	83.01%	20,752
R&M-Wetland	1,000	830	3,000	(2,170)	300.00%	-
R&M - Aerators	3,800	3,170	950	2,220	25.00%	-
Total Physical Environment	407,960	321,630	322,994	(1,364)	79.17%	32,052
<u>Flood Control/Stormwater Mgmt</u>						
R&M-Canal Bank Restoration	100,000	83,330	-	83,330	0.00%	-
R&M-Stormwater System	30,000	25,000	59,026	(34,026)	196.75%	32,500
Total Flood Control/Stormwater Mgmt	130,000	108,330	59,026	49,304	45.40%	32,500
<u>Field</u>						
ProfServ-Field Management	1,177,169	980,970	1,084,803	(103,833)	92.15%	111,076
Contracts-Fountain	8,000	6,670	7,737	(1,067)	96.71%	695
Contracts-Landscape	1,095,905	913,250	902,615	10,635	82.36%	91,325
Contracts-Mulch	117,638	98,030	48,750	49,280	41.44%	-
Contracts-Trees & Trimming	170,500	142,080	124,400	17,680	72.96%	-
Contracts-Annuals	16,380	13,650	3,383	10,267	20.65%	-
Fuel, Gasoline and Oil	15,000	12,500	9,787	2,713	65.25%	949
Electricity - General	60,000	50,000	43,911	6,089	73.19%	9,393
Utility - Water	85,000	70,830	49,868	20,962	58.67%	5,826
Utility - Refuse Removal	18,000	15,000	28,160	(13,160)	156.44%	2,528
R&M-Aeration	25,000	20,830	950	19,880	3.80%	-
R&M-Boardwalks	30,000	25,000	27,395	(2,395)	91.32%	-
R&M-Common Area	60,000	50,000	83,157	(33,157)	138.60%	9,959
R&M-Equipment	20,000	16,670	14,158	2,512	70.79%	-
R&M-Fountain	10,000	8,330	11,815	(3,485)	118.15%	-
R&M-Other Landscape	200,000	166,670	234,362	(67,692)	117.18%	10,590
R&M-Irrigation	65,000	54,170	26,902	27,268	41.39%	2,808
R&M-Roads & Alleyways	18,000	15,000	7,418	7,582	41.21%	-
R&M-Sidewalks	50,000	41,670	71,361	(29,691)	142.72%	17,138
R&M-Pressure Washing	10,000	8,330	39	8,291	0.39%	-
R&M- Tree Removal/Replacement	100,000	83,330	43,726	39,604	43.73%	975
R&M-Fire Equipment	1,100	920	-	920	0.00%	-
R&M-Painting	10,000	8,330	13,295	(4,965)	132.95%	371
Misc-Contingency	15,000	12,500	8,206	4,294	54.71%	-
Building Op Costs	15,000	12,500	13,517	(1,017)	90.11%	1,346
Total Field	3,392,692	2,827,230	2,859,715	(32,485)	84.29%	264,979
<u>Road and Street Facilities</u>						
Electricity - Streetlights	195,000	162,500	148,313	14,187	76.06%	2,585
R&M-Road Cleaning	108,000	90,000	90,640	(640)	83.93%	2,833
R&M-Streetlights	120,000	100,000	128,106	(28,106)	106.76%	22,989
R&M-Signage/Radar Sign Maintenance	15,000	12,500	5,696	6,804	37.97%	-
Total Road and Street Facilities	438,000	365,000	372,755	(7,755)	85.10%	28,407
<u>Reserves</u>						
Reserves-Annual Contribution	584,375	109,113	423,031	(313,918)	72.39%	-
Total Reserves	584,375	109,113	423,031	(313,918)	72.39%	-

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-25 ACTUAL
TOTAL EXPENDITURES & RESERVES	5,672,294	4,362,315	4,789,987	(427,672)	84.45%	421,321
Excess (deficiency) of revenues						
Over (under) expenditures	-	1,033,912	641,364	(392,548)	0.00%	(271,198)
OTHER FINANCING SOURCES (USES)						
Transfer to Reserve Fund	(584,375)	-	-	-	0.00%	-
Contribution to (Use of) Fund Balance	(584,375)	-	-	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	(1,168,750)	-	-	-	0.00%	-
Net change in fund balance	\$ (584,375)	\$ 1,033,912	\$ 641,364	\$ (392,548)	-109.75%	\$ (271,198)
FUND BALANCE, BEGINNING (OCT 1, 2024)	2,840,110	2,840,110	2,840,110			
FUND BALANCE, ENDING	\$ 2,255,735	\$ 3,874,022	\$ 3,481,474			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-25 ACTUAL
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 52,441	\$ 52,441	0.00%	\$ 9,975
Other Miscellaneous Revenues	-	-	9,664	9,664	0.00%	-
TOTAL REVENUES	-	-	62,105	62,105	0.00%	9,975
EXPENDITURES						
Administration						
ProfServ-Engineering	-	-	13,480	(13,480)	0.00%	-
Total Administration	-	-	13,480	(13,480)	0.00%	-
Public Safety						
Contracts-Security Camera	-	-	38,595	(38,595)	0.00%	-
Total Public Safety	-	-	38,595	(38,595)	0.00%	-
Flood Control/Stormwater Mgmt						
R&M-Stormwater System	-	-	25,728	(25,728)	0.00%	-
Total Flood Control/Stormwater Mgmt	-	-	25,728	(25,728)	0.00%	-
Field						
ProfServ-Engineering	-	-	6,740	(6,740)	0.00%	6,740
R&M-Common Area	-	-	10,950	(10,950)	0.00%	-
R&M- Tree Removal/Replacement	-	-	122,422	(122,422)	0.00%	-
Misc-Hurricane Expense	-	-	103,939	(103,939)	0.00%	-
Misc-Contingency	-	-	53,398	(53,398)	0.00%	1,398
Total Field	-	-	297,449	(297,449)	0.00%	8,138
Capital Expenditures & Projects						
R&M-Roof	-	-	77,715	(77,715)	0.00%	-
Misc-Contingency	-	-	10,305	(10,305)	0.00%	10,305
Total Capital Expenditures & Projects	-	-	88,020	(88,020)	0.00%	10,305
TOTAL EXPENDITURES	-	-	463,272	(463,272)	0.00%	18,443
Excess (deficiency) of revenues Over (under) expenditures	-	-	(401,167)	(401,167)	0.00%	(8,468)
OTHER FINANCING SOURCES (USES)						
Transfer In - Reserves	584,375	-	-	-	0.00%	-
Contribution to (Use of) Fund Balance	584,375	-	-	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	1,168,750	-	-	-	0.00%	-
Net change in fund balance	\$ 584,375	\$ -	\$ (401,167)	\$ (401,167)	0.00%	\$ (8,468)
FUND BALANCE, BEGINNING (OCT 1, 2024)	2,805,635	-	2,805,635			
FUND BALANCE, ENDING	\$ 3,390,010	\$ -	\$ 2,404,468			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-25 ACTUAL
<u>REVENUES</u>						
Interest - Investments	\$ -	\$ -	\$ 24,754	\$ 24,754	0.00%	\$ 2,103
Special Assmnts- Tax Collector	424,664	424,664	424,665	1	100.00%	-
Special Assmnts- Delinquent	-	-	(93)	(93)	0.00%	-
Special Assmnts- Discounts	(16,987)	(16,987)	(15,126)	1,861	89.04%	-
TOTAL REVENUES	407,677	407,677	434,200	26,523	106.51%	2,103
<u>EXPENDITURES</u>						
<u>Administration</u>						
Misc-Assessment Collection Cost	8,493	8,493	8,189	304	96.42%	-
Total Administration	8,493	8,493	8,189	304	96.42%	-
<u>Debt Service</u>						
Debt Retirement Series A	245,000	245,000	245,000	-	100.00%	-
Interest Expense Series A	151,194	151,194	150,944	250	99.83%	-
Total Debt Service	396,194	396,194	395,944	250	99.94%	-
TOTAL EXPENDITURES	404,687	404,687	404,133	554	99.86%	-
Excess (deficiency) of revenues Over (under) expenditures	2,990	2,990	30,067	27,077	0.00%	2,103
<u>OTHER FINANCING SOURCES (USES)</u>						
Interfund Transfer - In	-	-	24,074	24,074	0.00%	-
Contribution to (Use of) Fund Balance	2,990	-	-	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	2,990	-	24,074	24,074	0.00%	-
Net change in fund balance	\$ 2,990	\$ 2,990	\$ 54,141	\$ 51,151	0.00%	\$ 2,103
FUND BALANCE, BEGINNING (OCT 1, 2024)	638,818	638,818	638,818			
FUND BALANCE, ENDING	\$ 641,808	\$ 641,808	\$ 692,959			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-25 ACTUAL
<u>REVENUES</u>						
Interest - Investments	\$ -	\$ -	\$ 15,415	\$ 15,415	0.00%	\$ 1,274
Special Assmnts- Tax Collector	440,599	440,599	440,598	(1)	100.00%	-
Special Assmnts- Delinquent	-	-	(96)	(96)	0.00%	-
Special Assmnts- Discounts	(17,624)	(17,624)	(15,693)	1,931	89.04%	-
TOTAL REVENUES	422,975	422,975	440,224	17,249	104.08%	1,274
<u>EXPENDITURES</u>						
<u>Administration</u>						
Misc-Assessment Collection Cost	8,812	8,812	8,496	316	96.41%	-
Total Administration	8,812	8,812	8,496	316	96.41%	-
<u>Debt Service</u>						
Debt Retirement Series A	170,000	170,000	170,000	-	100.00%	-
Interest Expense Series A	243,594	243,594	243,594	-	100.00%	-
Total Debt Service	413,594	413,594	413,594	-	100.00%	-
TOTAL EXPENDITURES	422,406	422,406	422,090	316	99.93%	-
Excess (deficiency) of revenues Over (under) expenditures	569	569	18,134	17,565	0.00%	1,274
<u>OTHER FINANCING SOURCES (USES)</u>						
Operating Transfers-Out	-	-	(31,664)	(31,664)	0.00%	(722)
Contribution to (Use of) Fund Balance	569	-	-	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	569	-	(31,664)	(31,664)	0.00%	(722)
Net change in fund balance	\$ 569	\$ 569	\$ (13,530)	\$ (14,099)	0.00%	\$ 552
FUND BALANCE, BEGINNING (OCT 1, 2024)	360,895	360,895	360,895			
FUND BALANCE, ENDING	\$ 361,464	\$ 361,464	\$ 347,365			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-25 ACTUAL
<u>REVENUES</u>						
Interest - Investments	\$ -	\$ -	\$ 3,041	\$ 3,041	0.00%	\$ 1,365
TOTAL REVENUES	-	-	3,041	3,041	0.00%	1,365
<u>EXPENDITURES</u>						
TOTAL EXPENDITURES	-	-	-	-	0.00%	-
Excess (deficiency) of revenues						
Over (under) expenditures	-	-	3,041	3,041	0.00%	1,365
<u>OTHER FINANCING SOURCES (USES)</u>						
Proceeds of Refunding Bonds	-	-	389,439	389,439	0.00%	-
TOTAL FINANCING SOURCES (USES)	-	-	389,439	389,439	0.00%	-
Net change in fund balance	\$ -	\$ -	\$ 392,480	\$ 392,480	0.00%	\$ 1,365
FUND BALANCE, BEGINNING (OCT 1, 2024)	-	-	-			
FUND BALANCE, ENDING	\$ -	\$ -	\$ 392,480			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-25 ACTUAL
<u>REVENUES</u>						
Interest - Investments	\$ -	\$ -	\$ 2,223	\$ 2,223	0.00%	\$ 227
TOTAL REVENUES	-	-	2,223	2,223	0.00%	227
<u>EXPENDITURES</u>						
TOTAL EXPENDITURES	-	-	-	-	0.00%	-
Excess (deficiency) of revenues						
Over (under) expenditures	-	-	2,223	2,223	0.00%	227
<u>OTHER FINANCING SOURCES (USES)</u>						
Interfund Transfer - In	-	-	7,591	7,591	0.00%	722
TOTAL FINANCING SOURCES (USES)	-	-	7,591	7,591	0.00%	722
Net change in fund balance	\$ -	\$ -	\$ 9,814	\$ 9,814	0.00%	\$ 949
FUND BALANCE, BEGINNING (OCT 1, 2024)	-	-	56,320			
FUND BALANCE, ENDING	\$ -	\$ -	\$ 66,134			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-25 ACTUAL
REVENUES				
Interest - Investments	\$ 43,033	\$ 43,033	0.00%	\$ 19,307
Interest - Tax Collector	431	431	0.00%	177
TOTAL REVENUES	43,464	43,464	0.00%	19,484
EXPENDITURES				
Debt Service				
Cost of Issuance	210,250	(210,250)	0.00%	-
Total Debt Service	210,250	(210,250)	0.00%	-
TOTAL EXPENDITURES	210,250	(210,250)	0.00%	-
Excess (deficiency) of revenues Over (under) expenditures	(166,786)	(166,786)	0.00%	19,484
OTHER FINANCING SOURCES (USES)				
Proceeds of Refunding Bonds	5,769,861	5,769,861	0.00%	-
TOTAL FINANCING SOURCES (USES)	5,769,861	5,769,861	0.00%	-
Net change in fund balance	\$ 5,603,075	\$ 5,603,075	0.00%	\$ 19,484
FUND BALANCE, BEGINNING (OCT 1, 2024)	-			
FUND BALANCE, ENDING	\$ 5,603,075			

Notes to the Financial Statements
July 31, 2025

General Fund

► **Assets**

- **Cash and Investments** - See Cash and Investment Report for further details
- **Accounts Receivable** - Right-of Way (ROW) Electricity Fees; Engineering; Legal
- **Due from Other Gov'tl Units** - Reimbursement from Enterprise CDD for monthly water management services
- **Due From Other Districts** - Due from Enterprise CDD.
- **Due From Other Funds** - Due from revenue and debt service funds.
- **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** - Paid quarterly due to Enterprise.
- **Accrued Taxes Payable** - Taxes paid to the State of Florida for FICA taxes.
- **Sales Tax Payable** - Taxes paid to the State of Florida for rent revenue collected from IMS (maintenance building).
- **Other Current Liabilities** - AT&T easement agreement
- **Due to Other Funds** - Amounts due from revenue and debt service funds.

► **Assigned to**

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

Notes to the Financial Statements
July 31, 2025

Financial Overview / Highlights

- Total general fund expenditures budget target is 83%. Expenses are approximately 85% compared to the adopted budget through July.
- Significant variances are explained below.

Variance Analysis

Revenues (General Fund)

Account Name	Annual Adopted Budget	YTD Actual	% of Budget	Explanation
Interest - Investments	\$300,000	\$234,711	78%	Interest earned on checking accounts and Money Market accounts.
Right-of-Way Fees Electricity	\$955,000	\$806,775	84%	Right-of-Way utilization fees collected through June with an accrual for July.
Right-of-Way Fees Gas	\$5,000	\$2,888	58%	Right-of-Way utilization fees collected through July.
Interlocal Agreement	\$40,000	\$0	0%	Both interlocal agreements for Security and Field are collected at Year End.
Interest - Tax Collector	\$3,800	\$4,832	n/a	Interest earned quarterly on assessments collected and held by the tax collector.
Special Assents- Tax Collector	\$4,498,722	\$4,498,224	100%	Collections are 100% collected.
Special Assessments-CDD Collected	\$7,154	\$7,154	100%	Non Ad-Valorem taxes 100% collected.
Other Miscellaneous Revenues	\$8,500	\$20,517	241%	Gray Robinson attorney fees reimb. and drainage fees.
Account Name	Annual Adopted Budget	YTD Actual	% of Budget	Explanation

Expenditures (General Fund)

Administration

Proserv-Arbitrage Rebate	\$1,200	\$0	0%	This service is no longer performed.
Proserv-Dissemination Agent	\$2,000	\$0	0%	IMS annual dissemination
Proserv-Engineering	\$24,000	\$77,645	324%	Hanson, Walter fees thru July 2025 includes Island Village work
Proserv-Legal Services	\$40,000	\$59,995	150%	Latham, Luna thru July 2025
Proserv-Property Appraiser	\$3,200	\$2,500	78%	Non ad valorem assessments
Proserv-Special Assessments	\$24,612	\$24,612	100%	IMS annual billing for assessments fees paid in full
Proserv-Trustee Fees	\$8,081	\$4,241	52%	U.S. Bank fees, Series 2013A paid in full
Proserv-Website Development	\$2,000	\$1,553	78%	ADA safe compliance
Proserv-Answering Service	\$4,500	\$3,512	78%	Sunshine Communication to-date increase in roll-over calls
Auditing Services	\$5,000	\$5,200	104%	FY 2024 audit fees

Notes to the Financial Statements
July 31, 2025

Account Name	Annual Adopted Budget	YTD Actual	% of Budget	Explanation
Postage and Freight	\$700	\$265	38%	IMS & FedEx charges to-date
Insurance - General Liability	\$108,718	\$133,926	123%	EGIS Insurance Advisors LLC paid In full
Insurance - Workers Comp	\$300	\$850	283%	EGIS Insurance Advisors LLC
Legal Advertising	\$1,800	\$1,318	73%	Osceola News Gazette/Orlando Sentinel legal ads to-date
Payroll Services	\$0	\$229	0%	ADP payroll services
Office Supplies	\$4,200	\$1,012	24%	Nameplate sliders.
Software	\$17,000	\$3,150	19%	IMS digital conversion. Half collected from Enterprise and posted to Other Miscellaneous Revenues
<u>Public Safety</u>				
Contracts-Security Camera	\$24,800	\$36,115	146%	Complete IT Security Camera/monthly monitoring; Motorola LPR Cameras
Security Service - Sheriff	\$200,000	\$208,472	104%	Osceola Sheriff to-date
<u>Physical Environment</u>				
Contracts-Water Quality	\$22,000	\$0	0%	Contractual account use as needed
R&M-Wetland	\$1,000	\$3,000	300%	Vegetation removal
R&M-Aerators	\$3,800	\$950	25%	Aerator maintenance when needed.
<u>Flood Control/Stormwater Mgmt</u>				
R&M-Stormwater System	\$30,000	\$59,026	197%	Repairs to-date
<u>Field</u>				
ProfServ-Field Management	\$1,177,169	\$1,084,803	92%	Contract was budgeted for \$98,097 per month. December 2024 increase to \$111,076 per month.
Contracts-Fountain	\$8,000	\$7,737	97%	Budgeted for \$666 per month; November 2024 \$630
Contracts-Mulch	\$117,638	\$48,750	41%	Contractual account use as needed
Contracts-Trees & Trimming	\$170,500	\$124,400	73%	Contractual account use as needed
Contracts-Annals	\$16,380	\$3,383	21%	Contractual account use as needed
Utility - Refuse Removal	\$18,000	\$28,160	156%	Refuse removal to-date
R&M-Common Area	\$60,000	\$83,157	139%	Wall repair \$9,870 added to the variance
R&M-Equipment	\$20,000	\$14,158	71%	Rental World of Osceola to-date
R&M-Other Landscape	\$200,000	\$234,362	117%	United Land Services to-date
R&M-Tree Removal/Replacement	\$100,000	\$43,726	44%	Tree removals/replacements.
R&M-Painting	\$10,000	\$13,295	133%	Paint/Supplies to-date

Notes to the Financial Statements
July 31, 2025

Account Name	Annual Adopted Budget	YTD Actual	% of Budget	Explanation
<u>Road and Street Facilities</u>				
R&M-Road Cleaning	\$108,000	\$90,640	84%	USA Seal & Stripe to-date
R&M-Streetlights	\$120,000	\$128,106	107%	Streetlight materials and repairs.
R&M-Signage/Radar Sign Maintenance	\$15,000	\$5,696	38%	Street signs/posts
<u>Reserves</u>				
Reserves-Annual Contribution	\$584,375	\$423,031	72%	Sidewalk, roof, camera repair and other misc. items.

CELEBRATION

Community Development District

Supporting Schedules

July 31, 2025

**Non-Ad Valorem Special Assessments
Osceola County Tax Collector - Monthly Collection Report
For the Fiscal Year Ending September 30, 2025**

					Allocated by Fund		
Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	General Fund	Series 2013A Debt Service Fund	Series 2021 Debt Service Fund
ASSESSMENTS LEVIED FY25				\$ 5,363,487	\$ 4,498,224	\$ 424,665	\$ 440,598
Allocation %				100%	84%	8%	8%
Real Estate Installment							
11/18/24	\$ 41,813	\$ 2,247	\$ 853	\$ 44,914	\$ 37,668	\$ 3,556	\$ 3,690
12/10/24	477	-	10	486	408	39	40
01/09/25	22,542	697	460	23,699	19,876	1,876	1,947
02/10/25	2,479	21	51	2,551	2,139	202	210
03/11/25	1,341	-	27	1,369	1,148	108	112
04/09/25	21,263	-	434	21,697	18,196	1,718	1,782
05/12/25	3,359	(40)	69	3,388	2,841	268	278
06/09/24	703	(21)	14	697	584	55	57
Real Estate Current							
11/22/24	712,568	30,297	14,542	757,407	635,218	59,969	62,219
12/11/24	3,335,573	141,820	68,073	3,545,466	2,973,494	280,719	291,252
12/20/24	253,638	10,258	5,176	269,072	225,664	21,304	22,104
01/09/25	210,076	6,630	4,287	220,993	185,341	17,498	18,154
02/10/25	110,187	2,611	2,249	115,047	96,487	9,109	9,451
03/11/25	54,078	599	1,104	55,781	46,782	4,417	4,582
04/09/25	153,672	5	3,136	156,813	131,515	12,416	12,882
05/12/25	33,462	(855)	683	33,290	27,919	2,636	2,735
06/09/25	38,291	(1,084)	781	37,988	31,860	3,008	3,121
Real Estate Delinquent							
06/14/25	73,516	(2,185)	1,500	72,831	61,082	5,767	5,983
Real Estate Delinquent FY 2021							
06/09/25	(1,183)	35	(24)	(1,172)	(983)	(93)	(96)
TOTAL	\$ 5,067,855	\$ 191,035	\$ 103,426	\$ 5,362,315	\$ 4,497,241	\$ 424,572	\$ 440,502
% COLLECTED				100%	100%	100%	100%
TOTAL OUTSTANDING				\$ 1,171	\$ 982	\$ 93	\$ 96

Cash and Investment Report
July 31, 2025

General Funds

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	Valley National Bank	Government Checking	n/a	4.33%	\$ 3,236,390
				Subtotal	3,236,390
Money Market Account	BankUnited	Public Funds MMA Variance Account	n/a	4.06%	676,509
				Subtotal	676,509

Reserve Funds

Reserve Account	Valley National Bank	Government Checking (Reserve)	n/a	4.33%	2,773,441
				Subtotal	2,773,441

Debt Service and Capital Projects Funds

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
2013A Series Prepayment Fund	US Bank, Revenue Fund	First American Government Obligation Fund	n/a	3.96%	131
2013A Series Reserve Fund	US Bank, Reserve Fund	First American Government Obligation Fund	n/a	3.96%	196,563
2013A Series Revenue Fund	US Bank, Revenue Fund	First American Government Obligation Fund	n/a	3.96%	459,946
2021 Series Prepayment Fund	US Bank, Revenue Fund	US Bank Nat'l Association Commercial Paper	n/a	4.25%	81
2021 Series Reserve Fund	US Bank, Reserve Fund	US Bank Nat'l Association Commercial Paper	n/a	4.25%	207,000
2021 Series Revenue Fund	US Bank, Revenue Fund	US Bank Nat'l Association Commercial Paper	n/a	4.25%	158,643
2025 Series CAP Interest Fund	US Bank, Revenue Fund	US Bank Nat'l Association Commercial Paper	n/a	4.25%	175,557
2025 Series Reserve Fund	US Bank, Revenue Fund	US Bank Nat'l Association Commercial Paper	n/a	4.25%	215,242
2025 Series Revenue Fund	US Bank, Revenue Fund	US Bank Nat'l Association Commercial Paper	n/a	4.25%	1,681
				Subtotal	1,414,846
Capital Projects Funds					
2021 Series Acquisition and Construction Fund	US Bank Nat'l Association Cor US Bank, Construction Fund		n/a	4.25%	66,134
2025 Series Acquisition Fund	US Bank Nat'l Association Cor US Bank, Construction Fund		n/a	4.25%	5,552,269
2025 Series Cost of Issuance Fund	US Bank Nat'l Association Cor US Bank, Construction Fund		n/a	4.25%	50,806
				Subtotal	5,669,209
				Total	\$ 13,770,393

Right-of-Way Fees Electricity

July 31, 2025

Posting Date	Payment Month	Amount \$
10/31/2024	October	\$ 84,674.06
11/30/2024	November	86,640.52
12/31/2024	December	67,920.38
1/31/2025	January	69,894.65
2/28/2025	February	72,005.75
3/31/2025	March	69,818.21
4/30/2025	April	74,212.53
5/31/2025	May	90,909.64
6/30/2025	June	100,699.70
7/31/2025	July	90,000.00
Total		<u>\$ 806,775.44</u>

Note: July will be received in mid Aug

CELEBRATION

Community Development District

Due To Other Districts
For the Period from 10/1/24 to 9/30/25

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
		10/01/24		BEGINNING BALANCE		BALANCE FORWARD FROM FY 2024			(\$36,918.58)
JE	ACCRUAL	10/01/24	Vendor	DUKE ENERGY-ACH	ACCRUAL	BILL PRD SEPT 2024	Due To Other Districts	206500	\$11,800.00
ACH	ACH	10/18/24	Vendor	DUKE ENERGY-ACH	092724 ACH	BILL PRD 8/28-9/25/24	Due To Other Districts	206500	(\$11,827.17)
ACH	ACH	11/20/24	Vendor	DUKE ENERGY-ACH	103024 ACH	BILL PRD 9/26-10/28/24	Due To Other Districts	206500	(\$11,832.81)
ACH	ACH	11/22/24	Vendor	ENTERPRISE CDD	111124 3965-2	DUE TO ECDD THRU 9/30/24 DUKE ENERGY	Due To Other Districts	206500	\$36,945.75
ACH	ACH	12/18/24	Vendor	DUKE ENERGY-ACH	112724 ACH	BILL PRD 10/29-11/25/24	Due To Other Districts	206500	(\$11,825.92)
ACH	ACH	01/21/25	Vendor	DUKE ENERGY-ACH	123024 ACH	BILL PRD 11/26-12/26/24	Due To Other Districts	206500	(\$11,827.80)
ACH	ACH	02/12/25	Vendor	ENTERPRISE CDD	021225 3965-2	DUE TO ECDD THRU 12/31/24 DUKE ENERGY	Due To Other Districts	206500	\$35,486.53
ACH	ACH	02/20/25	Vendor	DUKE ENERGY-ACH	012725 ACH	BILL PRD 12/26/24-1/24/25	Due To Other Districts	206500	(\$10,928.12)
ACH	ACH	03/21/25	Vendor	DUKE ENERGY-ACH	022825 ACH	BILL PRD 1/24/25-2/26/25	Due To Other Districts	206500	(\$10,930.12)
ACH	ACH	04/17/25	Vendor	DUKE ENERGY-ACH	032825 ACH	BILL PRD 2/27/25-3/26/25	Due To Other Districts	206500	(\$14,751.84)
ACH	ACH	04/29/25	Vendor	DUKE ENERGY-ACH	042925 ACH	BILL PRD 3/27/25-4/25/25	Due To Other Districts	206500	(\$14,751.84)
ACH	ACH	05/16/25	Vendor	ENTERPRISE CDD	051625 3965	DUE TO ECDD THRU 3/31/25 DUKE ENERGY	Due To Other Districts	206500	\$36,610.08
ACH	ACH	06/24/25	Vendor	DUKE ENERGY-ACH	062425 ACH	BILL PERIOD 4/25/25 - 5/23/25	Due To Other Districts	206500	(\$14,756.34)
ACH	ACH	07/17/25	Vendor	DUKE ENERGY-ACH	072525 ACH	BILL PERIOD 5/28/25 - 6/25/25	Due To Other Districts	206500	(\$14,756.34)
ACCRUAL	ACCRUAL	07/31/25	Vendor	DUKE ENERGY-ACH	ACCRUAL	BILL PERIOD 6/25/25 - 7/23/25	Due To Other Districts	206500	(\$14,000.00)
DUE TO OTHER DISTRICTS A/C #206500									(\$58,264.52)

Quarterly True Up invoice pending.

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>GENERAL FUND - 001</u>							
CHECK # 100343							
001	06/04/25	CELEBRATION HARDWARE	450636	MAY HARDWARE	R&M-Common Area	546016-53901	\$134.91
001	06/04/25	CELEBRATION HARDWARE	450696	MAY HARDWARE	R&M-Common Area	546016-53901	\$58.61
001	06/04/25	CELEBRATION HARDWARE	450764	MAY HARDWARE	R&M-Common Area	546016-53901	\$14.57
001	06/04/25	CELEBRATION HARDWARE	450813	MAY TOOLS	R&M-Common Area	546016-53901	\$23.99
001	06/04/25	CELEBRATION HARDWARE	450888	MAY PAINT SUPPLIES	R&M-Common Area	546016-53901	\$236.35
001	06/04/25	CELEBRATION HARDWARE	450891	MAY HARDWARE	R&M-Common Area	546016-53901	\$45.16
Check Total							\$513.59
CHECK # 100344							
001	06/04/25	BRIGHTVIEW LANDSCAPING	9320125	APRIL REMOVAL OF TREES AND STUMP GRINDING	Contracts-Trees & Trimming	534085-53901	\$10,100.00
Check Total							\$10,100.00
CHECK # 100345							
001	06/04/25	EHLERT / BRYAN INC	76596	ENGINEERING SVC PERIOD 4/21 - 5/18	ProfServ-Engineering	531013-51501	\$13,480.00
Check Total							\$13,480.00
CHECK # 100346							
001	06/04/25	COMPLETE IT	16686	June Eagle Eye Cloud Recording	Building Op Costs	563034-53901	\$209.00
Check Total							\$209.00
CHECK # 100347							
001	06/04/25	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	150423175-001	MARCH IRRIGATION REPAIRS	R&M-Irrigation	546041-53901	\$409.57
001	06/04/25	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	150187665-001	FEB IRRIGATION REPAIRS	R&M-Irrigation	546041-53901	\$642.18
001	06/04/25	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	149987793-001	FEB IRRIGATION REPAIRS	R&M-Irrigation	546041-53901	\$1,248.92
Check Total							\$2,300.67
CHECK # 100348							
001	06/04/25	BENCHMARK LANDSCAPING LLC	125887	Tree Removal and Replacement	TREE REMOVAL / AND INSTALL	546213-53901	\$15,250.00
Check Total							\$15,250.00
CHECK # 100349							
001	06/04/25	INFRAMARK LLC	150827	JUNE MGMT SERVICES	ProfServ-Field Management	531016-53901	\$111,076.00
001	06/04/25	INFRAMARK LLC	150827	JUNE MGMT SERVICES	ProfServ-Mgmt Consulting	531027-51201	\$8,625.75
Check Total							\$119,701.75
CHECK # 100350							
001	06/04/25	VANGUARD CLEANING SYSTEMS	39937	JUNE CLEANING	Building Op Costs	563034-53901	\$438.00
Check Total							\$438.00
CHECK # 100351							
001	06/04/25	JNS ENVIRONMENTAL	3218	MAY ROADWAYS	R&M-Roads & Alleyways	546081-53901	\$5,217.50
Check Total							\$5,217.50
CHECK # 100352							
001	06/04/25	PPG ARCHITECTURAL FINISHES	919920020324	Painting Supplies - May	R&M-Painting	546313-53901	\$1,293.96
Check Total							\$1,293.96
CHECK # 100353							
001	06/04/25	VICTOR STANELY, INC.	051225-0417	JUNE BENCHES	R&M-Common Area	546016-53901	\$10,277.00
Check Total							\$10,277.00
CHECK # 100354							
001	06/04/25	SOUTHERN PINE LUMBER CO. OF ORLANDO, INC.	20295401	MAY LUMBER - BOARDWALKS	R&M-Boardwalks	546009-53901	\$1,446.12
Check Total							\$1,446.12
CHECK # 100355							
001	06/04/25	PREMIER LAKES INC	2435	JUNE LAKE MAINT / AERATION	JUNE LAKE MAINT/AERATION	534067-53901	\$11,300.00
Check Total							\$11,300.00
CHECK # 100356							

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

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Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	06/05/25	FEDEX	8-867-94771	May Postage/Mailing	May Postage/Freight	541006-51301	\$46.89
CHECK # 100357							Check Total
001	06/05/25	SOUTHERN PINE LUMBER CO. OF ORLANDO, INC.	060325-	JUNE MATERIAL/BOARDWALKS	R&M-Boardwalks	546009-53901	\$287.20
CHECK # 100358							Check Total
001	06/05/25	LYNCH FUEL COMPANY, LLC	16565720	JUNE FUEL AND GASOLINE	MAY FUEL	540004-53901	\$926.17
CHECK # 100359							Check Total
001	06/05/25	RENTAL WORLD OF OSCEOLA	435978	SPRAYER RENTAL	R&M-Equipment	546022-53901	\$1,184.32
CHECK # 100360							Check Total
001	06/09/25	INFRAMARK LLC	150067	April Services CC	Adobe License	552097-51301	\$22.99
001	06/09/25	INFRAMARK LLC	150067	April Services CC	Budget Workshop	549900-51301	\$17.45
001	06/09/25	INFRAMARK LLC	150067	April Services CC	Sidewalk Project	564104-53918	\$13,666.15
001	06/09/25	INFRAMARK LLC	150067	April Services CC	Crosswalk signs	546084-53901	\$443.07
001	06/09/25	INFRAMARK LLC	150067	April Services CC	IV Umbrella Replacement	546016-53901	\$1,231.06
001	06/09/25	INFRAMARK LLC	150067	April Services CC	Equipment repair	546022-53901	\$504.57
CHECK # 100361							Check Total
001	06/12/25	CELEBRATION HARDWARE	451730	Common Area supplies	FASTENERS	546016-53901	\$14.33
001	06/12/25	CELEBRATION HARDWARE	451675	Common Area supplies	R&M-Common Area	546016-53901	\$89.96
CHECK # 100362							Check Total
001	06/17/25	OSCEOLA SHERIFF'S OFFICE	57072	May Security Services	MAY SEC SVCS	534365-52001	\$11,287.56
CHECK # 100363							Check Total
001	06/17/25	CONCRETE MIX USA LLC	3148	R & M Sidewalks - June	R & M Siewalks - June	546084-53901	\$1,005.38
CHECK # 100364							Check Total
001	06/17/25	LATHAM, LUNA, EDEN & BEAUDINE, LLP	140744	GEN COUNSEL THRU MAY 2025	GEN COUNSEL	531023-51401	\$5,311.50
CHECK # 100365							Check Total
001	06/17/25	INFRAMARK LLC	150718	Sidewalk Panel Replacement Mar through Apr	Capital Projects	564104-53901	\$117,800.00
CHECK # 100366							Check Total
001	06/18/25	CELEBRATION HARDWARE	452500	JUNE HARDWARE	R&M-Common Area	546016-53901	\$107.96
001	06/18/25	CELEBRATION HARDWARE	452316	JUNE HARDWARE	R&M-Common Area	546016-53901	\$41.74
CHECK # 100367							Check Total
001	06/18/25	UNITED LAND SERVICES	155149	JUNE LANDSCAPE MAINT.	GRNDS MAINT	534050-53901	\$91,325.42
CHECK # 100368							Check Total
001	06/18/25	MOTOROLA SOLUTIONS INC	1411183266	Device Licensing Fee - May	Contracts-Security Camera	534036-52001	\$4,368.00
CHECK # 100369							Check Total
001	06/20/25	CELEBRATION HARDWARE	452606	FASTENERS	R&M-Common Area	546016-53901	\$25.35
001	06/20/25	CELEBRATION HARDWARE	452904	JUNE HARDWARE	R&M-Common Area	546016-53901	\$52.85
001	06/20/25	CELEBRATION HARDWARE	452973	PAINTING SUPPLIES JUNE	R&M-Painting	546313-53901	\$28.37
001	06/20/25	CELEBRATION HARDWARE	452613	Drum Liners	R&M-Common Area	546016-53901	\$45.28

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CHECK # 100370							Check Total <u>\$151.85</u>
001	06/20/25	CLARKE ENVIRONMENTAL MOSQUITO	001036780	JUNE PEST MGMT	Contracts-Pest Control	534125-53001	\$20,752.42
CHECK # 100371							Check Total <u>\$20,752.42</u>
001	06/20/25	SOUTHERN PINE LUMBER CO. OF ORLANDO, INC.	40083231	LUMBER - BOARDWALKS	R&M-Boardwalks	546009-53901	\$145.94
CHECK # 100372							Check Total <u>\$145.94</u>
001	06/20/25	HANSON, WALTER & ASSOCIATES, I	5294148	ENGINEERING MAY SVCS	ProfServ-Engineering	531013-51501	\$6,647.75
CHECK # 100373							Check Total <u>\$6,647.75</u>
001	06/20/25	REXEL USA	S142432642.001	MAY STREETLIGHT REPAIR	R&M-Streetlights	546095-54101	\$122.55
001	06/20/25	REXEL USA	S142399393.001	MAY STREETLIGHT REPAIR	R&M-Streetlights	546095-54101	\$374.40
CHECK # 100374							Check Total <u>\$496.95</u>
001	06/20/25	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	154940525-001	IRRIGATION REPAIR JUNE	R&M-Irrigation	546041-53901	\$2,155.51
CHECK # 100375							Check Total <u>\$2,155.51</u>
001	06/20/25	USA SEAL & STRIPE, LLC	388	June Road Sweeping	R&M-Road Cleaning	546080-54101	\$2,832.50
CHECK # 100376							Check Total <u>\$2,832.50</u>
001	06/24/25	PROPET DISTRIBUTORS	148418-1	March Pet Supplies	R&M-Common Area	546016-53901	\$72.10
CHECK # 100377							Check Total <u>\$72.10</u>
001	06/24/25	CELEBRATION HARDWARE	453038	June Supplies	R&M-Common Area	546016-53901	\$111.92
001	06/24/25	CELEBRATION HARDWARE	453033	JUNE HARDWARE	R&M-Common Area	546016-53901	\$19.58
001	06/24/25	CELEBRATION HARDWARE	453028	June Paint Supplies	R&M-Common Area	546016-53901	\$6.88
CHECK # 100378							Check Total <u>\$138.38</u>
001	06/25/25	MAXWELL LIGHTNING PROTECTION	17027	LIGHTNING PROT. PROJECT	Capital Projects	564104-53001	\$12,582.00
CHECK # 100379							Check Total <u>\$12,582.00</u>
001	06/25/25	INFRAMARK LLC	151826	MAY CONCRETE	Capital Projects	564104-53901	\$7,837.72
001	06/25/25	INFRAMARK LLC	151826	MAY CONCRETE	STEERING WHEEL REPLACEMENT	546022-51201	\$165.19
CHECK # 100380							Check Total <u>\$8,002.91</u>
001	06/25/25	CELEBRATION HARDWARE	453415	JUNE PRESSURE PIPE	R&M-Common Area	546016-53901	\$54.89
CHECK # 100381							Check Total <u>\$54.89</u>
001	06/25/25	COMPLETE IT	16162	APRIL IT SERVICES	Building Op Costs	563034-53901	\$1,352.49
CHECK # 100382							Check Total <u>\$1,352.49</u>
001	06/27/25	SCIENS ORLANDO, LLC	MON-7244	QUARTERLY FIRE ALARM MONITORING JULY - SEPT	Building Op Costs	563034-53901	\$105.00
CHECK # 100383							Check Total <u>\$105.00</u>
001	06/27/25	CONCRETE MIX USA LLC	3221	JUNE CONCRETE MIX	R&M-Sidewalks	546084-53901	\$3,231.54
CHECK # 100384							Check Total <u>\$3,231.54</u>

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
001	06/27/25	CELEBRATION HARDWARE	453871	LACQUER THINNER	R&M-Painting	546313-53901	\$95.96	
CHECK # 100385							Check Total	\$95.96
001	06/27/25	OSCEOLA NEWS GAZETTE	F7BA084D-0101	NOTICE OF MEETING JUNE	Legal Advertising	548002-51301	\$58.16	
CHECK # 300053							Check Total	\$58.16
001	06/04/25	SMART CITY TELECOM - AUTOPAY	060125-0025	JUNE COMMUNICATIONS	Communication - Telephone	541003-51301	\$181.49	
CHECK # 300054							Check Total	\$181.49
001	06/04/25	REPUBLIC SERVICES - ACH	0690-000773815	May Refuse removal	Utility - Refuse Removal	543020-53901	\$1,219.97	
CHECK # 300055							Check Total	\$1,219.97
001	06/04/25	DUKE ENERGY - ACH	051425 ACH	ELECTRIC SVC PERIOD MAR 28 - MAY 6	Electricity - Streetlights	543013-54101	\$1,887.57	
001	06/04/25	DUKE ENERGY - ACH	051425 ACH	ELECTRIC SVC PERIOD MAR 28 - MAY 6	Electricity - General	543006-53901	\$4,114.38	
001	06/04/25	DUKE ENERGY - ACH	051425 ACH	ELECTRIC SVC PERIOD MAR 28 - MAY 6	Building Op Costs	563034-53901	\$437.05	
001	06/04/25	DUKE ENERGY - ACH	051425 ACH	ELECTRIC SVC PERIOD MAR 28 - MAY 6	R&M-Irrigation	546041-53901	\$237.92	
CHECK # 300056							Check Total	\$6,676.92
001	06/04/25	SMART CITY TELECOM - AUTOPAY	060125-1187	JUNE COMMUNICATIONS	BILL PRD 8/1-8/31/24	541003-51301	\$139.51	
CHECK # 300057							Check Total	\$139.51
001	06/04/25	SMART CITY TELECOM - AUTOPAY	060125-0231	JUNE NETWORK	Communication - Telephone	541003-51301	\$128.31	
CHECK # 300058							Check Total	\$128.31
001	06/16/25	REPUBLIC SERVICES - ACH	0690-000775648	June Refuse Removal	Utility - Refuse Removal	543020-53901	\$3,632.02	
CHECK # 852							Check Total	\$3,632.02
001	06/17/25	ENTERPRISE CDD	052225-8003352021CHK	WATER UTILITIES BILL PRD 4/10-5/10/25	Utility - Water	543018-53901	\$888.41	
CHECK # 853							Check Total	\$888.41
001	06/17/25	ENTERPRISE CDD	052225-8003355021CHK	UTILITY WATER BILL PRD 4/11-5/10/25	Utility - Water	543018-53901	\$536.59	
CHECK # 854							Check Total	\$536.59
001	06/27/25	ENTERPRISE CDD	062325-8003351022CHK	BILL PRD 5/9-6/10/25	Utility - Water	543018-53901	\$580.31	
CHECK # 855							Check Total	\$580.31
001	06/27/25	ENTERPRISE CDD	062325-800335221CHK	BILL PRD 5/9-6/10/25	Utility - Water	543018-53901	\$848.70	
CHECK # 856							Check Total	\$848.70
001	06/27/25	ENTERPRISE CDD	062325-8003353021CHK	BILL PRD 5/9-6/10/25	Utility - Water	543018-53901	\$974.86	
CHECK # 857							Check Total	\$974.86
001	06/27/25	ENTERPRISE CDD	062325-8003355021CHK	BILL PRD 5/9-6/10/25	Utility - Water	543018-53901	\$603.80	
CHECK # DD867							Check Total	\$603.80
001	06/11/25	ENTERPRISE CDD	052225-8003005611ACH	UTILITY WATER SVC PERIOD 4/11 TO 5/12	R&M-Irrigation	546041-53901	\$54.40	
CHECK # DD868							Check Total	\$54.40

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001	06/11/25	ENTERPRISE CDD	052225-8003210013ACH	UTILITY WATER SVC PERIOD 4/10 - 5/12/25	Utility - Water	543018-53901	\$284.99
CHECK # DD869							Check Total
001	06/16/25	ENTERPRISE CDD	052225-8003356022ACH	WATER UTILITY BILL PRD 4/10-5/10/25	Utility - Water	543018-53901	\$316.27
CHECK # DD870							Check Total
001	06/16/25	ENTERPRISE CDD	052225-8003312722ACH	UTILITY WATER BILL PRD 4/11-5/10/25	Utility - Water	543018-53901	\$399.91
CHECK # DD871							Check Total
001	06/16/25	ENTERPRISE CDD	052225-8003353021ACH	WATER UTILITIES BILL PRD 4/10-5/10/25	R&M-Irrigation	546041-53901	\$495.79
CHECK # DD872							Check Total
001	06/16/25	ENTERPRISE CDD	052225-8003354022ACH	WATER UTILITY BILL PRD 4/10-5/10/25	Utility - Water	543018-53901	\$285.67
CHECK # DD875							Check Total
001	06/26/25	DAVID HULME - EFT	DH-062325	BOARD 6/23/25	P/R-Board of Supervisors	511001-51101	\$200.00
CHECK # DD883							Check Total
001	06/27/25	VERIZON WIRELESS - ACH	6115778015-A	5/12-6/11/25	Contracts-Security Camera	534036-51301	\$128.48
							Check Total
							Fund Total
							\$518,662.06

RESERVE FUND - 002

CHECK # 100349							
002	06/04/25	INFRAMARK LLC	051625 8600	EMINENT DOMAIN SVCS/FDOT SETTLEMENT	EMINENT DOMAIN FDOT SETTLEMENT	369900-58001	\$810.00
							Check Total
							\$810.00
							Fund Total
							\$810.00

Total Checks Paid	\$519,472.06
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Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 100386							
001	07/02/25	PPG ARCHITECTURAL FINISHES	919920021565	JUNE PAINTING SUPPLIES	R&M-Painting	546313-53901	\$1,794.20
Check Total							\$1,794.20
CHECK # 100387							
001	07/02/25	CELEBRATION HARDWARE	454245	JUNE SUPPLIES	R&M-Common Area	546016-53901	\$55.78
001	07/02/25	CELEBRATION HARDWARE	454334	JUNE DRUM LINERS	R&M-Common Area	546016-53901	\$75.98
Check Total							\$131.76
CHECK # 100388							
001	07/02/25	OSCEOLA SHERIFF'S OFFICE	57116	JUNE SEC. SERVICES	Security Service - Sheriff	534365-52001	\$10,618.72
Check Total							\$10,618.72
CHECK # 100389							
001	07/02/25	VANGUARD CLEANING SYSTEMS	40084	JULY MONTHLY CLEANING SVCS	Building Op Costs	563034-53901	\$438.00
Check Total							\$438.00
CHECK # 100390							
001	07/08/25	EASY ICE	01660210	ICE MACHINE REPAIR - JUNE	Building Op Costs	563034-53901	\$240.00
Check Total							\$240.00
CHECK # 100391							
001	07/08/25	PREMIER LAKES INC	2519	July Aquatic Control	Contracts-Aquatic Control	534067-53001	\$11,300.00
Check Total							\$11,300.00
CHECK # 100392							
001	07/08/25	CELEBRATION HARDWARE	454665	DRUM LINER JUNE	R&M-Common Area	546016-53901	\$113.97
Check Total							\$113.97
CHECK # 100393							
001	07/08/25	COMPLETE IT	16988	JULY SECURITY CAMERA	Contracts-Security Camera	534036-51301	\$209.00
Check Total							\$209.00
CHECK # 100394							
001	07/09/25	PPG ARCHITECTURAL FINISHES	063025-0000	June Paint Supplies	R&M-Painting	546313-53901	\$1,355.65
Check Total							\$1,355.65
CHECK # 100395							
001	07/09/25	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	154940525-002	JULY IRRIGATION REPAIR	R&M-Irrigation	546041-53901	\$167.85
001	07/09/25	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	155626319-001	JULY IRRIGATION REPAIR	R&M-Irrigation	546041-53901	\$361.02
001	07/09/25	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	155629558-001	JULY IRRIGATION REPAIR	R&M-Irrigation	546041-53901	\$577.85
Check Total							\$1,106.72
CHECK # 100396							
001	07/09/25	CONCRETE MIX USA LLC	3177	JUNE CONCRETE MIX	R & M Sidewalks	546084-53901	\$938.97
001	07/09/25	CONCRETE MIX USA LLC	3122	SIDEWALK REPAIRS	SIDEWALKS	546084-53901	\$1,214.81
Check Total							\$2,153.78
CHECK # 100398							
001	07/09/25	CELEBRATION HARDWARE	454913	JULY PAINT SUPPLIES	R&M-Common Area	546016-53901	\$58.97
001	07/09/25	CELEBRATION HARDWARE	454915	JULY PAINT SUPPLIES	R&M-Common Area	546016-53901	\$47.92
001	07/09/25	CELEBRATION HARDWARE	455166	JULY HARDWARE SUPPLIES	R&M-Common Area	546016-53901	\$22.61
001	07/09/25	CELEBRATION HARDWARE	455476	JULY HARDWARE SUPPLIES	R&M-Common Area	546016-53901	\$88.35
001	07/09/25	CELEBRATION HARDWARE	455496	JULY SUPPLIES	R&M-Common Area	546016-53901	\$29.97
Check Total							\$247.82
CHECK # 100399							
001	07/14/25	CELEBRATION HARDWARE	455589	JULY PAINT SUPPLIES	R&M-Common Area	546016-53901	\$62.34

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001	07/14/25	CELEBRATION HARDWARE	455647	JULY HARDWARE SUPPLIES	R&M-Common Area	546016-53901	\$38.27
Check Total							\$100.61
CHECK # 100400							
001	07/14/25	UNITED LAND SERVICES	159822	July Debris Removal/Site Prep	R&M-Other Landscape	546036-53901	\$685.00
001	07/14/25	UNITED LAND SERVICES	159821	546026	GRNDS MAINT	546036-53901	\$2,925.00
001	07/14/25	UNITED LAND SERVICES	159524	June Turf and Plants	R&M-Other Landscape	546036-53901	\$3,850.00
001	07/14/25	UNITED LAND SERVICES	159819	July Sod Install	R&M-Other Landscape	546036-53901	\$755.00
Check Total							\$8,215.00
CHECK # 100401							
001	07/14/25	JNS ENVIRONMENTAL	3250	JUNE CLEAN STORM LINE	R&M-Stormwater System	546090-53801	\$32,500.00
Check Total							\$32,500.00
CHECK # 100402							
001	07/14/25	AMERICAN HOLTZKRAFT INC.	250228	UMBRELLA FINAL PMT	R&M-Common Area	546016-53901	\$1,406.50
Check Total							\$1,406.50
CHECK # 100403							
001	07/14/25	OSCEOLA SHERIFF'S OFFICE	57162	JUNE SEC SVCS	Security Service - Sheriff	534365-52001	\$10,768.60
Check Total							\$10,768.60
CHECK # 100405							
001	07/14/25	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	155927006-001	JULY IRRIGATION REPAIR	R&M-Irrigation	546041-53901	\$427.15
001	07/14/25	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	155964671-001	JULY IRRIGATION REPAIR	R&M-Irrigation	546041-53901	\$995.44
Check Total							\$1,422.59
CHECK # 100406							
001	07/14/25	SESCO LIGHTING, INC.	INV249843	May Streetlight Materials	R&M-Streetlights	546095-54101	\$16,770.00
Check Total							\$16,770.00
CHECK # 100407							
001	07/14/25	CERTIFIED POOL LEAK INSPECTION LLC	780	July Monthly Splash Pad Maint.	Contracts-Fountain	534023-53901	\$695.00
Check Total							\$695.00
CHECK # 100408							
001	07/14/25	PROPET DISTRIBUTORS	148946	May Pet Bags	R&M-Common Area	546016-53901	\$1,510.44
001	07/14/25	PROPET DISTRIBUTORS	148953	June trash bags/pet	R&M-Common Area	546016-53901	\$216.30
Check Total							\$1,726.74
CHECK # 100409							
001	07/14/25	CELEBRATION HARDWARE	455870	July Bleach	R&M-Common Area	546016-53901	\$13.98
001	07/14/25	CELEBRATION HARDWARE	455902	JULY HARDWARE SUPPLIES	R&M-Common Area	546016-53901	\$31.96
Check Total							\$45.94
CHECK # 100410							
001	07/14/25	UNITED LAND SERVICES	159838	July tree removal	Contracts-Trees & Trimming	534085-53901	\$975.00
Check Total							\$975.00
CHECK # 100412							
001	07/17/25	UNITED LAND SERVICES	159502	JUNE PLANT INSTALLATION	R&M-Other Landscape	546036-53901	\$1,275.00
Check Total							\$1,275.00
CHECK # 100413							
001	07/17/25	GOGOV, INC	25-374	Admin Software Annual Renewal	Annual Software Renewal 8/1/25 - 9/30/25	552097-51301	\$3,150.00
001	07/17/25	GOGOV, INC	25-374	Admin Software Annual Renewal	SOFTWARE FOR PERIOD 10-1 - 7/31/26	155000	\$15,750.00
Check Total							\$18,900.00
CHECK # 100414							
001	07/22/25	TERMINIX INTERNATIONAL CO.	458541243	April Routine pest control 313-	APRIL PEST CONTORL	534125-53001	\$116.00

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2025 to 07/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100415							Check Total <u>\$116.00</u>
001	07/22/25	NORTHERN SAFETY CO INC	906919241	June screws and washers for repairs	June Screws & Washers for repairs	546016-53901	\$126.96
001	07/22/25	NORTHERN SAFETY CO INC	906956978	June Screws & washers fr repairs	June Screws & Washers for repairs	546016-53901	\$102.33
CHECK # 100416							Check Total <u>\$229.29</u>
001	07/22/25	INFRAMARK LLC	154280	June Annual Notices and Sidewalk Proj.	Mail annual notices	541006-51301	\$6,646.94
001	07/22/25	INFRAMARK LLC	154280	June Annual Notices and Sidewalk Proj.	Building plumbing repair	563034-53001	\$2,013.19
001	07/22/25	INFRAMARK LLC	154280	June Annual Notices and Sidewalk Proj.	Concrete dumpster sidewalk project	549900-53901	\$296.13
001	07/22/25	INFRAMARK LLC	154280	June Annual Notices and Sidewalk Proj.	Dump Trailer	549900-53901	\$679.88
001	07/22/25	INFRAMARK LLC	154280	June Annual Notices and Sidewalk Proj.	Equipment Repair	546022-53901	\$35.60
CHECK # 100417							Check Total <u>\$9,671.74</u>
001	07/23/25	CELEBRATION HARDWARE	456915	July Garbage Liners	R&M-Common Area	546016-53901	\$75.98
001	07/23/25	CELEBRATION HARDWARE	456341	July Paint Supplies	R&M-Painting	546313-53901	\$29.36
CHECK # 100418							Check Total <u>\$105.34</u>
001	07/23/25	LATHAM, LUNA, EDEN & BEAUDINE, LLP	142379	May/June Legal Fees Bonds	ProfServ-Legal Services	531023-51401	\$578.00
001	07/23/25	LATHAM, LUNA, EDEN & BEAUDINE, LLP	142378	Legal Fees June	JUNE LEGAL SVCS.	531023-51401	\$7,902.44
CHECK # 100419							Check Total <u>\$8,480.44</u>
001	07/23/25	BRIGHTVIEW LANDSCAPING	94290098	Arborist quarterly inspection	Miscellaneous Services	549001-53901	\$600.00
CHECK # 100420							Check Total <u>\$600.00</u>
001	07/23/25	TERMINIX INTERNATIONAL CO.	460653698	June Routine pest control 313	JUNE PEST CONTORL	534125-53001	\$116.00
CHECK # 100421							Check Total <u>\$116.00</u>
001	07/23/25	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	156052369-001	July Tools	R&M-Common Area	546016-53901	\$118.11
001	07/23/25	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	156050805-001	July Irrigation fittings	JULY IRR REPAIRS	546041-53901	\$287.02
CHECK # 100422							Check Total <u>\$405.13</u>
001	07/23/25	USA SEAL & STRIPE, LLC	389	Street Sweeping July	JULY STREET SWEEPING	546080-54101	\$2,832.50
CHECK # 100423							Check Total <u>\$2,832.50</u>
001	07/23/25	CONCRETE MIX USA LLC	3327	July Sidewalk Repair	R&M-Sidewalks	546084-53901	\$1,461.83
CHECK # 100424							Check Total <u>\$1,461.83</u>
001	07/23/25	CLARKE ENVIRONMENTAL MOSQUITO	001037388	Monthly Mosquito Application July	JULY 2025 MOSQUITO MGMT	534125-53001	\$20,752.42
CHECK # 100425							Check Total <u>\$20,752.42</u>
001	07/23/25	SCIENS ORLANDO, LLC	WO-17826	Fire Protection inspection Quarterly	QUARTERLY SPRINKLER SYSTEM INSPECTION	563034-53901	\$156.00
CHECK # 100426							Check Total <u>\$156.00</u>
001	07/28/25	CELEBRATION HARDWARE	457383	July Paint Supplies	R&M-Common Area	546016-53901	\$171.94
CHECK # 100427							Check Total <u>\$171.94</u>
001	07/28/25	OSCEOLA SHERIFF'S OFFICE	57215	Sheriff Detail July	Security Service - Sheriff	534365-52001	\$11,399.44
CHECK # 100427							Check Total <u>\$11,399.44</u>

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2025 to 07/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300061							
001	07/03/25	SMART CITY TELECOM - AUTOPAY	070125-0025	JULY COMMUNICATIONS	Communication - Telephone	541003-51301	\$181.19
Check Total							<u>\$181.19</u>
CHECK # 300062							
001	07/03/25	SMART CITY TELECOM - AUTOPAY	070125-1187	July Communication	Communication - Telephone	541003-51301	\$139.29
Check Total							<u>\$139.29</u>
CHECK # 300063							
001	07/16/25	SMART CITY TELECOM - AUTOPAY	070125-0231	7/1-7/30/25	7/1-7/31/25	541003-51301	\$128.09
Check Total							<u>\$128.09</u>
CHECK # 300064							
001	07/21/25	REPUBLIC SERVICES - ACH	0690-000779252	June Refuse Removal	Utility - Refuse Removal	543020-53901	\$1,652.79
Check Total							<u>\$1,652.79</u>
CHECK # 300066							
001	07/15/25	HOME DEPOT - ACH	062725-6774 ACH	MAY/JUNE PURCHASES	R&M-Common Area	546016-53901	\$5,118.50
Check Total							<u>\$5,118.50</u>
CHECK # 858							
001	07/07/25	INFRAMARK LLC	153030	JULY MGMT SVCS.	JULY MGMT SVCS	531016-53901	\$111,076.00
001	07/07/25	INFRAMARK LLC	153030	JULY MGMT SVCS.	JULY MGMT SVCS	531027-51201	\$8,625.75
Check Total							<u>\$119,701.75</u>
CHECK # 859							
001	07/09/25	REXEL USA	S142196297.003	Credit Memo 000498	R&M-Streetlights	546095-54101	(\$48.65)
001	07/09/25	REXEL USA	S142357427.004	Credit Memo 000500	R&M-Streetlights	546095-54101	(\$1,678.02)
001	07/09/25	REXEL USA	S142410383.001	MAY STREETLIGHTS REPAIR	R&M-Streetlights	546095-54101	\$639.08
001	07/09/25	REXEL USA	S142558215.001	JUNE STREETLIGHT REPAIRS	R&M-Streetlights	546095-54101	\$526.12
001	07/09/25	REXEL USA	S142535776.001	JUNE STREETLIGHT REPAIRS	R&M-Streetlights	546095-54101	\$2,922.30
001	07/09/25	REXEL USA	S142739782.001	JUNE HARDWARE	R&M-Streetlights	546095-54101	\$199.18
001	07/09/25	REXEL USA	S142768489.001	JUNE STREETLIGHT REPAIRS	R&M-Streetlights	546095-54101	\$3,850.54
Check Total							<u>\$6,410.55</u>
CHECK # 860							
001	07/25/25	CONCRETE MIX USA LLC	3346	Sidewalk Panel Replacement Project	Sidewalk Project	546084-53901	\$2,104.44
Check Total							<u>\$2,104.44</u>
CHECK # 861							
001	07/29/25	REXEL USA	CM-S140834193.001	Credit Memo 000501	R&M-Streetlights	546095-54101	(\$608.36)
001	07/29/25	REXEL USA	CM-S142357427.005	Credit Memo 000502	R&M-Streetlights	546095-54101	(\$1,004.29)
001	07/29/25	REXEL USA	S142056597.004	July Fuses	R&M-Streetlights	546095-54101	\$740.65
001	07/29/25	REXEL USA	S142844419.001	July Photocells streetlights	JULY STREET LIGHTS	546095-54101	\$360.00
001	07/29/25	REXEL USA	S142972804.001	Street Lamps Repair	STREET LIGHTS Street Lamps Repair	546095-54101	\$1,850.37
Check Total							<u>\$1,338.37</u>
CHECK # 862							
001	07/29/25	ENTERPRISE CDD	72325-8003355021 CHK	BILL PRD 6/10-7/11/25	Utility - Water	543018-53901	\$705.91
Check Total							<u>\$705.91</u>
CHECK # 863							
001	07/29/25	ENTERPRISE CDD	72325-8003353021 CHK	BILL PRD 6/10-7/11/25	Utility - Water	543018-53901	\$981.97
Check Total							<u>\$981.97</u>
CHECK # 864							
001	07/29/25	ENTERPRISE CDD	72325-8003351022 CHK	BILL PRD 6/10-7/11/25	Utility - Water	543018-53901	\$1,126.54
Check Total							<u>\$1,126.54</u>
CHECK # 865							
001	07/29/25	ENTERPRISE CDD	72325-8003352021 CHK	BILL PRD 6/10-7/11/25	Utility - Water	543018-53901	\$1,016.93

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
						Check Total	\$1,016.93
CHECK # DD876							
001	07/14/25	ENTERPRISE CDD	062325-8003354022ACH	BILL PRD 5/9-6/10/25	Utility - Water	543018-53901	\$326.47
						Check Total	\$326.47
CHECK # DD877							
001	07/14/25	ENTERPRISE CDD	062325-8003005611ACH	BILL PRD 5/9-6/10/25	Utility - Water	543018-53901	\$16.00
						Check Total	\$16.00
CHECK # DD878							
001	07/14/25	ENTERPRISE CDD	062325-8003210013ACH	BILL PRD 5/9-6/10/25	Utility - Water	543018-53901	\$295.19
						Check Total	\$295.19
CHECK # DD879							
001	07/14/25	ENTERPRISE CDD	062325-8003312722ACH	BILL PRD 5/9-6/10/25	Utility - Water	543018-53901	\$357.07
						Check Total	\$357.07
CHECK # DD880							
001	07/14/25	ENTERPRISE CDD	062325-8003356022ACH	BILL PRD 5/9-6/10/25	Utility - Water	543018-53901	\$336.67
						Check Total	\$336.67
CHECK # DD881							
001	07/05/25	REPUBLIC SERVICES - ACH	0690-000777466	June Refuse Removal	Utility - Refuse Removal	543020-53901	\$2,088.60
						Check Total	\$2,088.60
CHECK # DD885							
001	07/27/25	VERIZON WIRELESS - ACH	6118290515 ACH	BILL PRD 6/12-7/11/25	6/12-7/11/24 LINES CHGS	534036-51301	\$128.48
						Check Total	\$128.48
CHECK # DD886							
001	07/01/25	DUKE ENERGY - ACH	61325 ACH	BILL SVC PERIOD 4/29 - 6/5	Electricity - Streetlights	543013-54101	\$1,801.31
001	07/01/25	DUKE ENERGY - ACH	61325 ACH	BILL SVC PERIOD 4/29 - 6/5	Electricity - General	543006-53901	\$4,679.78
001	07/01/25	DUKE ENERGY - ACH	61325 ACH	BILL SVC PERIOD 4/29 - 6/5	Building Op Costs	563034-53901	\$508.21
001	07/01/25	DUKE ENERGY - ACH	61325 ACH	BILL SVC PERIOD 4/29 - 6/5	R&M-Irrigation	546041-53901	\$223.45
001	07/01/25	DUKE ENERGY - ACH	61325 ACH	Credit Memo 000507	BILL SVC PERIOD 4/29 - 6/5	543006-53901	(\$15.40)
						Check Total	\$7,197.35
						Fund Total	\$332,360.82
RESERVE FUND - 002							
CHECK # 100397							
002	07/09/25	CARPET ONE OF CENTRAL FLORICA	CG500177	Flooring 313 Campus	Misc-Contingency	549900-53918	\$10,304.85
						Check Total	\$10,304.85
CHECK # 100404							
002	07/14/25	MAXWELL LIGHTNING PROTECTION	17041	549900	Lightning Rods	549900-53901	\$1,398.00
						Check Total	\$1,398.00
CHECK # 100411							
002	07/14/25	EHLERT / BRYAN INC	76877	June Engineering Boardwalk assessment	Boardwalk Expenses	531013-53901	\$6,740.00
						Check Total	\$6,740.00
						Fund Total	\$18,442.85

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**Payment Register by Fund**

For the Period from 07/01/2025 to 07/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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Total Checks Paid	\$350,803.67
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Celebration Community Development District Field Management Report

CELEBRATION AUDIT, JULY 2025

Tuesday, July 1, 2025

57 Issues Identified

**SV31**

Nearly entirely clear of algae, very healthy looking. Small intermittent collections of plankton on banks.

**SV33**

No algae blooms but a fair amount of Slender Spikerush. The Spikerush has been treated as dead vegetation is floating to the surface, but some still persists on the floor of the pond banks.

**SV32**

Fresh algae blooms intermittently around pond, although it has been treated it persists.

**SV9**

Minimal algae along pond banks but large blooms of plankton making the pond unseemly.

**SV11**

This pond has consistently aggressive algae blooms, although there is a large amount of algae it has all been treated and appears dead.



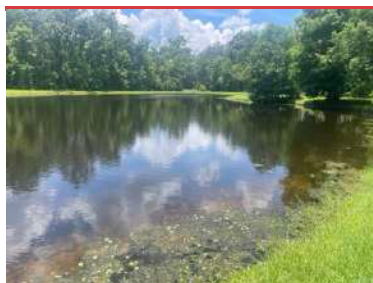
SV12

Algae blooms along banks, none seems fresh or alive. There is an accumulation of plankton at the north end of the pond.



SV13

Minimal sparse algae throughout pond, mostly clear and beautiful.



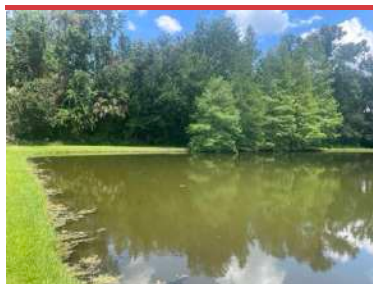
SV14

One run of algae behind 1508 Hubbard Ct, otherwise pond is extremely clear.



SV17

Algae along pond bank towards Stickley Avenue as well as small patches floating on pond surface.



SV18

Minimal algae along bank of pond, otherwise clear.



SV19

Large algae bloom along entirety of pond, it has been treated given its dark color.



SV21A

This pond has rather consistent and aggressive blooms, although it has been treated a new bloom is throughout the dead algae. The algae is along the entirety of the ponds banks and floating across its surface.



SV25A

Sizeable algae bloom on pond bank facing Oak Shadows.



SV26

Minimal algae along banks, otherwise extremely clear and healthy.



SV27

Algae blooms intermittently along banks of pond.



SV28

Minimal algae along pond banks as well as some floating blooms on the far side of the dock.



SV22

Fresh algae blooms along pond banks, minimal floating algae.



LV8A

Minimal algae blooms throughout pond.



LV8 (NORTH SIDE)

Consistent large algae blooms next to bridge from Eastlawn, it has been treated and is dead given its color.



LV8 (SOUTH SIDE)

Intermittent algae blooms along pond banks, much less aggressive with blooms than the North Side of the pond.



LV7

Extremely minimal algae, sizeable plankton bloom at the north corner of pond. Overall pond is healthy and clear.



LV6

Large algae bloom at the north corner of pond as well as other smaller blooms intermittently along bank of pond.



LV3

Large algae bloom on bank facing Spring Park Loop and intermittent blooms both along the banks of pond and floating on the surface.



LV5

Sizeable algae bloom facing Celebration Avenue becoming lighter as it wraps behind resident properties.



SV1

Minor algae bloom along the entirety of the pond bank in front of homes.

**SV3**

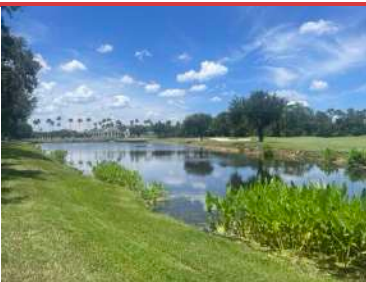
One of our consistent problem ponds, it is regularly treated but maintains its aggressive blooms. An immense amount of algae covers the banks and surface of the pond.

**LV2**

Algae bloom line the banks of the pond, in some areas more densely than others.

**15B (WEST SIDE)**

Barring the stagnant water in the center that connects the two halves of the pond it is entirely clear of algae.

**15B (EAST SIDE)**

Barring the stagnant water in the center that connects the two halves of the pond it is entirely clear of algae.

**14**

Completely clear of algae.



13A (NORTH SIDE)

Almost entirely clear of algae except for minimal blooms along the north bank of pond.



13A (SOUTH SIDE)

Nearly entirely clear of algae barring minimal blooms along pond back.



12B

Completely clear of algae, extremely healthy looking.



LV9

Large algae bloom concentrated on the north bank and intermittently throughout the remainder of pond.



LV9 (DREDGED AREA)

This is where the vegetation was dredged out of the pond, it seems that dirt has culminated here and is now breaching the surface of the pond.



CV1

Algae bloom lining the entirety of pond along banks.



17B

Sparse blooms lining banks of pond and a large algae bloom towards the golf course.



GC10

Concentrated algae bloom in west end of pond and small clumps of algae throughout the rest of the ponds banks and its surface.



CV2A

Clear of algae.



CV2BC

Clear of algae.



CV2D

Clear of algae.



GC9B

Extremely minimal algae, nearly entirely clear.



GC9A

Entirely clear of algae.



CV2E

Small sparse algae blooms can be found along the lake but it is almost entirely clear, major improvement given its prior state.



CV3 (WEST END)

Clear of algae, great advancement given the previous month there was an aggressive algae bloom.

**CV3 (EAST END)**

Far end near Mirasol looks poor with a large accumulation of plankton and some exposed dirt breaching the surface of the pond. Otherwise the pond is completely clear of algae blooms.

**CV4**

Small algae bloom following the banks of pond and dead, previously submerged, slender Spikerush that has risen to the surface after treatment.

**CV5**

Extremely light layer of algae running along the bank of the pond towards Celebration Avenue.

**MAINLINE REPAIR**

Lightning strike caused break in mainline on Celebration Boulevard, it has been repaired.

**REPLACED BOARDS IN CLOCKS**

After lightning strike 2 circuit boards were fried in clocks across Celebration Boulevard.



CLEAN OR REPLACE

Clarke signs extremely dirty.



ROOT REMOVAL

Just an example of things that can slow our crew down, root grew completely around irrigation line.



PAINTING

Repainted the island village pillars to combat wear and tear.



ISLAND VILLAGE BRIDGE

Lights are functional along the bridge!



PRUNED LIMBS

All the limbs trimmed during the preparation for the 4th of July parade.



REPAIRED ROADWAY

White Moss



REPAIRED ALLEYWAY

Arbor Circle

CELEBRATION AUDIT, AUGUST 2025

Friday, August 1, 2025

37 Issues Identified



PANEL REPLACEMENT

Multiple sidewalk panels replaced on rear side of roundabout in rear of North Village.



POTHOLE REPAIR

Spring Park Loop alleyway exit pothole repaired.



IRRIGATION CLOCK REPAIR



BOARD REPLACEMENT



EASTLAWN POND VEGETATION REMOVAL



EASTLAWN POND VEGETATION REMOVAL



MACHINE PRESSURE WASHING

Path behind tennis courts.



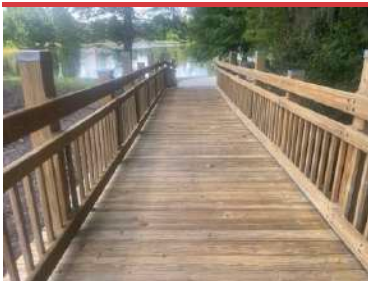
AERATOR REPAIR

SV9 Aerator that was failing to properly function was repaired and now operates at its maximum ability.



AERATOR COMPONENT REPLACEMENT

SV27 in Aquila Loop, Aerator had been physically damaged. It has now been repaired and replaced.



PRESSURE WASH OF BOARDWALK

Boardwalks behind Eastlawn Pond have been washed.



PRESSURE WASHING

Canopy on Old blush overlooking pond has been cleaned and revitalized.



PRESSURE WASHING

Entirety of sidewalk cleaned running around and throughout the bridge leading into the Acacias and ponds.



PREMIER TREATMENT

At the beginning of this month Premier took a boat out into LV8 and SV11 to combat aggressive algae blooms and grasses growing on the bank of ponds they could not normally access.

The result of these treatments is effective, with SV11 being especially clear.



IV1

Algae lining the entirety of pond banks, barely visible from road and being actively treated.



IV2

Completely clear of algae and sub-surface vegetation with a small amount of plankton.



IV3

Consistent algae growth following the bank of the pond.



IV4

Small algae bloom but an intense amount of slender Spikerush below the surface of the water.



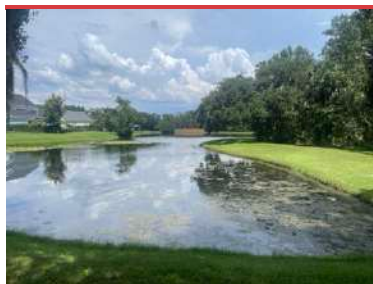
IV5

Completely free and clear of algae.



4A

No algae blooms and minor plankton.



NV2

Small sudden algae bloom in corner of pond facing golf course, otherwise clear.



NV1A

Minimal algae blooms intermittently along banks.



NV1B

Small, sparse patches of algae along the pond bank but otherwise very clear and healthy.



NV3

One of our problem children, always violent algae blooms. Premier has been treating this pond with the maximum amount of product at the most frequent intervals they can. The algae has lessened since last month but persists.



LV3

The portion of the pond in the rear behind homeowner properties is extremely clear, but pictured above is the view from the bench aside Spring Park Loop. Decently aggressive algae bloom across surface of pond.



SV12

Minimal algae lining bank of pond.



SV13

Small algae bloom in front pocket of pond that continues along bank to the right behind homeowner property.



SV14

Extremely sparse algae remains from treatment but pond is extremely clear.



SV17

One run of algae along bank of pond, otherwise very clear and healthy.



SV9

Sparse algae along pond banks, otherwise very clear.

**SV11**

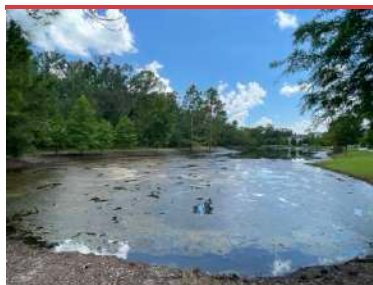
One of the more consistently problematic ponds, intense algae blooms and we have been receiving complaints. This has been brought to Premier's attention and they are treating it as heavily and consistently that they can.

**SV18**

Extremely sparse, small algae clumps. They have been treated and are dead.

**SV1**

Minimal algae blooms along the bank of the pond, but mostly clear and healthy.

**SV3**

One of our consistently worst ponds, although the majority of the algae is dead there is just an immense amount. We have premier treating this pond as consistently and with as much product as is permitted.

**SV19**

Concentrated bloom of algae behind beneficals, other than that moderately clear.



SV21A

Another pond that persists with its aggressive algae blooms, although it is treated there is still ample algae across the surface of the pond.



SV25A

Intermittent algae blooms along bank of pond.



LV2

Pond along the Boulevard, although it has algae on its banks it is always treated and dead. The algae that remains just refuses to drop.



Celebration CDD

Sheriff Details



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
6/13/25	1400-1800			
	1440	Celebration Ave/Golf Park Dr	Traffic Stop/Speeding	
	1500	Celebration Ave/Golf Park Dr	Traffic Stop/Speeding	
	1535	Celebration Ave/Waterside Dr	Traffic Stop/Ran stop sign	
	1555	Waterside Dr	Traffic Stop/Speeding	
	1635	Celebration PL/Celebration PL	Traffic Stop/Speeding	
	1705	Celebration PL/Celebration PL	Traffic Stop/Speeding	
	1740	Celebration Ave/Sycamore Dr	Traffic Stop/Speeding	
	1755	Front St/Campus St	Parking Violation	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	5	Citations	1	Parks	1
Back-up		Felony		Written Warning	2	Written Warning		Schools/Library	2
Self-Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	1
Reports		Ordinance						Construction	

Name: LT Griffin ID #: 1527 Date: 6/13/25



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
06/13/25	2100-2200	Downtown Celebration	Patrolled lake area/ park	
	2200-2300	Downtown Celebration	Patrolled downtown	
	2300-0030	Downtown Celebration	Patrolled lake	
	0030-0100	Downtown Celebration	Patrolled downtown	



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

Name: B. Ortiz ID #: 2925 Date: 05/31/25



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: Celebration CDD

[illegible]

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

Name: LT Griffin ID #: 1527 Date: 6/14/25

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**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: CELEBRATION FOOT PATROL

[illegible]

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	0	Misdemeanor		Citations		Citations		Parks	3
Back-up		Felony		Written Warning		Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	5
Reports		Ordinance						Construction	

Name: ALEXANDER HOGUE ID #: 2207 Date: 06/14/25

Public-Unrestricted



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
06/15/2025	1829	Celebration Ave & Westpark Dr	Seized Tag/Traffic Stop	25I064742
06/15/2025	1915	Celebration Ave & Teal Ave	Traffic Stop/Speeding	
06/15/2025	1935	Celebration Ave & Celebration Blvd	Traffic Stop/Speeding	
06/15/2025	2001	Celebration Ave & Teal Ave	Traffic Stop/Speeding	
06/15/2025	2022	Celebration Ave & Teal Ave	Traffic Stop/Misc	
06/15/2025	2122	Celebration Ave & Charleston Pl	Traffic Stop/Motorcycle (No Tag)	25I064791
06/15/2025	2130	604 Mulberry Avenue Apt#1203	Disturbance Call	25I064793

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

Name: D. LOPEZ ID #: 3212 Date: 6/15/2025

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



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION

DATE	TIME	LOCATION		ACTIVITY	INCIDENT #
06/16/2025	0700	CAMPUS ST		ON DUTY/ROUTINE CHECKS	
"	0700	FRONT STREET/LAKESIDE PARK /CELEBRATION AVE	AREA CHECKS	PATROL	
"	0725	NORTH VILLAGE/ACADIAS AREAS	AREA CHECKS	PATROL/ NO VIOLATIONS	
"	0755	CELEBRATION BLVD/CAMPUS ST/CELEBRATION PLACE	AREA CHECKS/TRAFFIC ENF	PATROL/3WW SPEED	
"	0845	WATERSIDE DRIVE/CELEBRATION AVE	AREA CHECKS	PATROL/NO VIOLATIONS	
"	0915	EAST LAWN/AQUILA LOOP/OAK SHADOWS AREAS	AREA CHECKS	PATROL	
"	0930	CELEBRATION AVE/ ARTISAN PARK AREAS	AREA CHECKS	PATROL/1WW STOP SIGN	
"	0954	313 CAMPUS STREET	TRESPASS	REF INC #251064945	
"	1015	CELEBRATION BLVD/ISLAND VILLAGE AREA	AREA CHECKS	PATROL/NO VIOLATIONS	
"					
"					
"					
"					
06/16/2025	1100	OFF DUTY		**WW = WRITTEN WARNING	
				**VW = VERBAL WARNING	
				**CC=CRIMINAL CITATON	



Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	0	Misdemeanor	0	Citations		Citations		Parks	2
Back-up	0	Felony	0	Written Warning		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: 06/16/2025



Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
06-16-25	1600	CELEBRATION	ON DUTY	
	1600	CELEBRATION BLVD	RADAR	
	1711	WATERSIDE DR	RADAR	
	1830	CELEBRATION AV & ARBOR CIR	RADAR	
	1901	ROVING	RADAR, STOPS	
	2000	CELEBRATION	OFF DUTY	
		MARKED UNIT & RADAR		

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	4	Citations		Parks	
Back-up		Felony		Written Warning	6	Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: E. Cabot ID #: 369 Date: 06-16-25



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: Celebration CDD #383

[illegible]

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	2	Citations		Parks	4
Back-up		Felony		Written Warning	2	Written Warning		Schools/Library	2
Self Initiated	1	Traffic		Verbal Warning	4	Verbal Warning	3	Businesses	10
Reports		Ordinance						Construction	

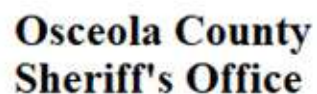
Name: Raymond West ID #: 898 Date: 6/17/25

Detail Activity Sheet

Job Site: 313 CAMPUS STREET, CELEBRATION CDD

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

Name: Evelith Garcia ID #:2865



Job Site: Celebration

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	8	Citations		Parks	
Back-up		Felony		Written Warning	3	Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning	1	Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: E. Cabot ID #: 369 Date: 06-18-25



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
6/19/25	1211	Celeb Pl & Celeb Ave	Traffic stop	
	1224	Campus St & <u>Golf park Dr</u>	Traffic stop	
	1253	Celeb Blvd & Campus St	Traffic stop	
	1328	1022 Waterside Dr	Traffic stop	
	1400	Celeb Blvd	Area patrol	
	1430	Celeb Place	Area patrol	
	1500	Celeb Ave	Area patrol	
	1530	Downtown Celeb	Area patrol	
	1550	Celeb Ave	Area patrol	



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

Name: Jacob Santiago ID #: 2852 Date: 6/19/25



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
06-19-25	1600	CELEBRATION	ON DUTY	
	1600	CELEBRATION – pouring		
	1715	CELEBRATION BLVD – BUSINESS SIDE	RADAR	
	1745	WATERSIDE DR	RADAR & STOP SIGN	
	1817	ROVING – RAINING AGAIN		
	2000	CELEBRATION	OFF DUTY	
		MARKED UNIT & RADAR		

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	5	Citations		Parks	
Back-up		Felony		Written Warning	1	Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: E. Cabot ID #: 369 Date: 06-19-25



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION

DATE	TIME	LOCATION		ACTIVITY	INCIDENT #
06/20/2025	0700	CAMPUS ST		ON DUTY/ROUTINE CHECKS	
"	0705	NORTH VILLAGE/ACADIAS AREAS	AREA CHECKS	PATROL	
"	0740	CELEBRATION BLVD/CAMPUS ST/CELEBRATION PLACE	AREA CHECKS	PATROL/ 3 WW SPEED	
"	0830	FRONT STREET/LAKESIDE PARK	AREA CHECKS	PATROL	
"	0848	WATERSIDE DRIVE/CELEBRATION AVE	AREA CHECKS	PATROL	
"	0910	CELEBRATION AVE/ ARTISAN PARK AREAS	AREA CHECKS	PATROL/1 WW EXP TAG	
"	0940	EAST LAWN/AQUILA LOOP/OAK SHADOWS AREAS	AREA CHECKS	PATROL	
"	1015	CELEBRATION BLVD/ISLAND VILLAGE AREA	AREA CHECKS	PATROL/NO VIOLATIONS	
"					
"					
"					
"					
"					
06/20/2025	1100	OFF DUTY		**WW = WRITTEN WARNING	
				**VW = VERBAL WARNING	
				**CC=CRIMINAL CITATON	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	0	Misdemeanor	0	Citations		Citations		Parks	2
Back-up	0	Felony	0	Written Warning	4	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: 06/20/2025



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION

DATE	TIME	LOCATION		ACTIVITY	INCIDENT #
06/20/25	1200	CAMPUS ST		ON DUTY/ROUTINE CHECKS	
"	1203	Shoppes at Celebration	Business/Area Checks	Patrol	
"	1212	Library	Business/Area Check	Patrol	
"	1219	1420 Celebration Blvd.	Business/Area Check	Patrol	
"	1232	Celebration Pl	Traffic Enforcement	1C	
"	1306	Downtown area	Area Check	Patrol	
"	1325	Celebration Pl	Traffic Enforcement	1WW	
"	1344	380 Celebration Pl	251066646	Traffic Complaint	
"	1420	Island Village area	Area Checks	Patrol	
"	1438	Artisan Park area	Area Checks	Patrol	
"	1450	Eastlawn area	Area Checks	Patrol	
"	1516	Celebration Pl	Traffic Enforcement	1C	
"					
06/20/25	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	2	Citations	1	Parks	
Back-up	0	Felony	0	Written Warning	1	Written Warning		Schools/Library	1
Self Initiated	0	Traffic	0	Verbal Warning		Verbal Warning		Businesses	3
Reports	0	Ordinance	0					Construction	

Name: C. Bhulai ID #: 3086 Date: 06/20/25



Detail Activity Sheet

Job Site: Celebration CDD (Celebration Town Center Walking Detail)

[illegible]

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations		Parks	
Back-up		Felony		Written Warning		Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	11
Reports		Ordinance						Construction	

Name: D/S M. Claudio ID #: 2456 Date: June 20, 2025

Detail Activity Sheet



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Name: Irizarry ID #: 2620 Date: 6/21/2025



Detail Activity Sheet

Job Site: Celebration CCD

[illegible]

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	2	Misdemeanor		Citations	1	Citations		Parks	3
Back-up	1	Felony		Written Warning	4	Written Warning		Schools/Library	3
<u>Self Initiated</u>		Traffic		Verbal Warning	2	Verbal Warning		Businesses	3
Reports		Ordinance						Construction	

Name: Irizarry ID #: 2620 Date: 6/21/2025



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: Celebration CDD

[illegible]

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

Name: B. Ortiz ID #: 2925 Date: 06/21/25



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION TRAFFIC

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
06/22/25	903	709 BLOOM ST	PARKING VIOLATION	CITATION
	0925	595 CELEBRATION PL	TRAFFIC STOP - SPEED	CITATION
	0950	709 BLOOM ST	PARKING VIOLATION	CITATION
	1005	PANERA	TRESPASS	25I067401
	1030	CELEBRATION PL / LATTA	TRAFFIC STOP - SPEED	WRITTEN WARNING
	1100	WATERSIDE DR / WATERSIDE LN	TRAFFIC STOP - SPEED	WRITTEN WARNING
	1115	CAMPUS / MARKET	PARKING VIOLATION	CITATION
	1120	CELEBRATION AVE / MARKET ST	TRAFFIC STOP - IMPEADING TRAFFIC	VERBAL WARNING
	1145	100 CELEBRATION AVE	PARKING VIOLATION	CITATION
	1205	CELEBRATION PL / WATERSIDE	TRAFFIC LIGHTS OUT	25I067432
	1220	1370 CELEBRATION PL	911 HANG UP	25I067433

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

Name: DS HELLER ID #: 2948 Date: 06/22/25

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



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: Celebration CDD

[illegible]

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	1	Citations		Parks	2
Back-up		Felony		Written Warning	3	Written Warning		Schools/Library	1
Self-Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance		Criminal Citation				Construction	

Name: Francis Santaniello ID #: 2974 Date: 06/23/25

Public-Unrestricted



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration/CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
6/23/25	1500	Celeb Ave	Area patrol	
	1530	Celeb Blvd	Area patrol	
	1600	Downtown Celeb	Area patrol	
	1630-1800	Celeb Place	Speed enforcement	10 Traffic stops
	1820	Waterside Dr	Area patrol	
	1850	Celeb Ave	Area patrol	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	4	Citations		Parks	2
Back-up		Felony		Written Warning	5	Written Warning		Schools/Library	
Self-Initiated		Traffic		Verbal Warning	1	Verbal Warning		Businesses	
Reports		Ordinance		Criminal Citation				Construction	

Name: Jacob Santiago ID #: 2852 Date: 6/23/25



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION CDD

LOCATION	ACTIVITY	INCIDENT #
<u>CELEBRATION CDD</u>	START SHIFT	N/A
CELEBRATION BLVD & 417 RAMP	TRAFFIC STOP	A09166P
CELEBRATION BLVD & WATERPARK DR	TRAFFIC STOP	VERBAL WARNING
CELEBRATION HOSPITAL	911 DISCONNECT	251068088
CELEBRATION BLVD & CELEBRATION AVE	TRAFFIC STOP	133721W
CELEBRATION AVE & WATER ST	TRAFFIC STOP	133722W
CORPUS CHRISTI CATHOLIC CHURCH	ROUTINE CHECK	N/A
CELEBRATION GOLF CLUB	ROUTINE CHECK	N/A
<u>CELEBRATION CDD</u>	END SHIFT	N/A

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	1	Misdemeanor	0	Citations	1	Citations	0	Parks	0
Back-up	0	Felony	0	Written Warning	2	Written Warning	0	Schools/Library	0
Self Initiated	6	Traffic	0	Verbal Warning	1	Verbal Warning	0	Businesses	2
Reports	0	Ordinance	0					Construction	0

Name: D/S J. BILLITTIER ID #: 3289 Date: June 24, 2025

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



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
06-24-2025	0700	On Duty		
	0700	Celebration Ave/Golf Park Drive	Radar	
	0740	Celebration Ave/Market Street	Stop Sign	
	0800	Downtown	Patrol	
	0840	East Lawn/Celebration Ave	Stop Sign	
	0910	Celebration Blvd	Radar	
	0945	Island Village/Celebration Pointe	Patrol	
	1035	Waterside Street	Radar	
	1100	Off Duty		

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

Name: Bryan McMahon ID #: 1247 Date: 06-24-2025

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
6/24/2025	1500	START AT CAMPUS STREET SM: 14570		
6/24/2025	1515	CAMPUS AND CELEBRATION	STOP SIGN CHECKS	
6/24/2025	1519	CAMPUS STREET AND CELEBRATION	TRAFFIC STOP	
6/24/2025	1530	CELEBRATION AVE AND CELEBRATION PLACE	TRAFFIC ACCIDENT	
6/24/2025	1605	CELEBRATION AND CAMPUS STREET	TRAFFIC STOP	
6/24/2025	1645	TEAL STREET	NEIGHBORHOOD CHECK	
6/24/2025	1655	WESTPARK DRIVE	NEIGHBORHOOD CHECK	
6/24/2025	1705	MULBERRY AND CAMPUS STREET	TRAFFIC STOP	
6/24/2025	1730	CELEBRATION AVE	NEIGHBORHOOD CHECK	
6/24/2025	1752	MELIA HOTEL	SUSPICIOUS INCIDENT	25I068260
6/24/2025	1800	END DETAIL	END MILEAGE: 14602	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	1	Misdemeanor		Citations		Citations		Parks	2

Back-up		Felony		Written Warning		Written Warning		Schools/Library	2
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	2
Reports		Ordinance						Construction	

Name: Evelith Garcia ID #:2865



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration



DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
06-25-25	1700	CELEBRATION	ON DUTY	
	1700	CELEBRATION BLVD	RADAR	
	1755	CELEBRATION AV & JEATER BEND	RADAR	
	1840	WATERSIDE DR	RADAR	
	1945	ROVING	RADAR & STOP SIGNS	
	2100	CELEBRATION	OFF DUTY	
		MARKED UNIT & RADAR		



Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	6	Citations		Parks	
Back-up		Felony		Written Warning	5	Written Warning		Schools/Library	
<u>Self Initiated</u>		Traffic		Verbal Warning	1	Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: E. Cabot ID #: 369 Date: 06-25-25



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION

DATE	TIME	LOCATION		ACTIVITY	INCIDENT #
06/26/2025	0700	CAMPUS ST		ON DUTY/ROUTINE CHECKS	
"	0705	FRONT STREET/LAKESIDE PARK	AREA CHECKS	PATROL	
"	0725	NORTH VILLAGE/ACADIAS AREAS	AREA CHECKS	PATROL	
"	0755	GOLFPARK DR/ GREENBRIER AVE /CELEBRATION AVE	AREA CHECKS	PATROL	
"	0810	WATERSIDE DR/SPRINGPARK LOOP	AREA CHECKS	PATROL	
"	0830	CELEBRATION BLVD/CAMPUS ST/CELEBRATION PLACE	AREA CHECKS	PATROL	
"	0935	EAST LAWN/AQUILA LOOP/OAK SHADOWS AREAS	AREA CHECKS	PATROL	
"	1015	CELEBRATION BLVD/ISLAND VILLAGE AREA	AREA CHECKS	PATROL	
"					
"	0700-1100	ALL CELEBRATION AREAS	TRAFFIC ENFORCEMENT	5 WW SPEED- 1WW EXP REG	
"					
"					
"					
06/26/2025	1100	OFF DUTY		**WW = WRITTEN WARNING	
				**VW = VERBAL WARNING	
				**CC=CRIMINAL CITATON	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	0	Misdemeanor	0	Citations		Citations		Parks	2
Back-up	0	Felony	0	Written Warning	6	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: 06/26/2025



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: Celebration

[illegible]

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

Name: **Daryl Cunningham**

ID #: 790

Date: 06/27/2025

Detail Activity Sheet

[illegible]

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

Name: B. Ortiz ID #: 2925 Date: 06/27/25



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION

DATE	TIME	LOCATION		ACTIVITY	INCIDENT #
06/28/2025	1100	CAMPUS ST		ON DUTY/ROUTINE CHECKS	
"	1130	FRONT ST/ LAKESIDE PARK	AREA CHECKS	PATROL	
"	1200	EASTLAWN AREA	AREA CHECKS	PATROL	
"	1230	ARTISAN PARK	AREA CHECKS	PATROL	
"	1300	NORTH VILLAGE/ACADIA	AREA CHECKS	PATROL	
"	1330	SHOPPES AT CELEBRATION PLACE	AREA/BUSINESS CHECKS	PATROL	
"	1400	ISLAND VILLAGE	AREA CHECKS	PATROL	
"	1430	CELEBRATION POINTE	AREA CHECKS	PATROL	
"					
"	1110	CELEBRATION PLACE	TRAFFIC STOP	WW-SPEED	
"	1140	CELEBRATION PLACE	TRAFFIC STOP	WW-SPEED	
"	1245	WATERSIDE DR @ CELEBRATION AVE	TRAFFIC STOP	WW-STOP SIGN	
"					
"					
"				**WW = WRITTEN WARNING	
6/28/2025	1500	OFF DUTY		**VW = VERBAL WARNING	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	0	Misdemeanor	0	Citations		Citations		Parks	2
Back-up	0	Felony	0	Written Warning	3	Written Warning		Schools/Library	2
Self Initiated	0	Traffic	0	Verbal Warning		Verbal Warning		Businesses	2
Reports	0	Ordinance	0					Construction	

Name: J. LENNON ID #: 1425 Date: 06/28/2025

Detail Activity Sheet

[illegible]

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

Name: B. Zachary ID #: 3129 Date: June 28-29, 2025

[illegible]

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

Name: LT Griffin ID #: 1527 Date: 6/29/25



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: CELEBRATION

DATE	TIME	LOCATION		ACTIVITY	INCIDENT #
06/30/2025	0700	CAMPUS ST		ON DUTY/ROUTINE CHECKS	
"	0701	WATERSIDE DR/SPRINGPARK LOOP	AREA CHECKS	PATROL	
"	0730	ARTISAN PARK/TAPESTRY/ROYCROFT AREAS	AREA CHECKS	PATROL	
"	0802	FRONT STREET/LAKESIDE PARK	AREA CHECKS	PATROL	
"	0830	NORTH VILLAGE/ACADIAS AREAS/CELEBRATION BLVD	AREA CHECKS	PATROL	
"	0855	CELEBRATION BLVD/CAMPUS ST/CELEBRATION PLACE	AREA CHECKS	PATROL	
"	0955	EAST LAWN/AQUILA LOOP/OAK SHADOWS AREAS	AREA CHECKS	PATROL	
"	1030	CELEBRATION BLVD/ISLAND VILLAGE AREA	AREA CHECKS	PATROL	
"					
"	0700-1100	ALL CELEBRATION AREAS	TRAFFIC ENFORCEMENT	3 WW SPEED- 1WW EXP REG-1 WW EXP DL	
"					
"					
"					
06/30/2025	1100	OFF DUTY		**WW = WRITTEN WARNING	
				**VW = VERBAL WARNING	
				**CC=CRIMINAL CITATON	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	0	Misdemeanor	0	Citations		Citations		Parks	2
Back-up	0	Felony	0	Written Warning	5	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: 06/30/2025

Public-Unrestricted



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION CDD

DATE	LOCATION	ACTIVITY	INCIDENT #
06/30/2025	<u>CELEBRATION CDD</u>	START SHIFT	N/A
06/30/2025	CELEBRATION AVE & WATER ST	TRAFFIC STOP	134100W
06/30/2025	CELEBRATION AVE & WATER ST	TRAFFIC STOP	VERBAL WARNING
06/30/2025	CELEBRATION AVE & TEAL AVE	TRAFFIC STOP	AL655XE
06/30/2025	CELEBRATION GOLF CLUB	ROUTINE CHECK	N/A
06/30/2025	EASTLAWN DR & OAK SHADOWS RD	PARKING VIOLATION (2 VEHICLES)	CONTACT MADE WITH OWNERS
06/30/2025	CORPUS CHRISTI CATHOLIC CHURCH	ROUTINE CHECK	N/A
06/30/2025	<u>CELEBRATION CDD</u>	END SHIFT	N/A

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	0	Misdemeanor	0	Citations	1	Citations	0	Parks	0
Back-up	0	Felony	0	Written Warning	1	Written Warning	0	Schools/Library	0
Self Initiated	4	Traffic	0	Verbal Warning	1	Verbal Warning	2	Businesses	2
Reports	0	Ordinance	0	Criminal Citation	0			Construction	0

Name: D/S J. BILLITTIER ID #: 3289 Date: June 30, 2025

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



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION

DATE	TIME	LOCATION		ACTIVITY	INCIDENT #
07/01/2025	0700	CAMPUS ST		ON DUTY/ROUTINE CHECKS	
"	0705	EAST LAWN/AQUILA LOOP/OAK SHADOWS AREAS	AREA CHECKS	PATROL	
"	0730	ARTISAN PARK/TAPESTRY/ROYCROFT AREAS	AREA CHECKS	PATROL	
"	0755	WATERSIDE DR/SPRINGPARK LOOP/CELEBRATION AVE	AREA CHECKS	PATROL	
"	0820	CELEBRATION BLVD/CAMPUS ST/CELEBRATION PLACE	AREA CHECKS	PATROL	
"	0855	FRONT STREET/LAKESIDE PARK	AREA CHECKS	PATROL	
"	0920	NORTH VILLAGE/ACADIAS AREAS/CELEBRATION BLVD	AREA CHECKS	PATROL	
"	1015	CELEBRATION BLVD/ISLAND VILLAGE AREA	AREA CHECKS	PATROL	
"					
"	0700-1100	ALL CELEBRATION AREAS	TRAFFIC ENFORCEMENT	5 WW SPEED-1 WW STOP SIGN	
"					
"					
"					
07/01/2025	1100	OFF DUTY		**WW = WRITTEN WARNING	
				**VW = VERBAL WARNING	
				**CC=CRIMINAL CITATON	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	0	Misdemeanor	0	Citations		Citations		Parks	2
Back-up	0	Felony	0	Written Warning	6	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: 07/01/2025



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION CDD

DATE	LOCATION	ACTIVITY	INCIDENT #
07/01/2025	<u>CELEBRATION CDD</u>	START SHIFT	N/A
07/01/2025	CORPUS CHRISTI CATHOLIC CHURCH	ROUTINE CHECK	N/A
07/01/2025	CELEBRATION TOWN HALL	BURG ALARM	251070787
07/01/2025	CELEBRATION AVE & WATERSIDE DR	TRAFFIC STOP	VERBAL WARNING
07/01/2025	CELEBRATION AVE & WATERSIDE DR	TRAFFIC STOP	VERBAL WARNING
07/01/2025	CELEBRATION GOLF CLUB	ROUTINE CHECK	N/A
07/01/2025	CORPUS CHRISTI CATHOLIC CHURCH PARKING LOT	WALK-UP	N/A
07/01/2025	CELEBRATION TOWN HALL	ROUTINE CHECK	N/A
07/01/2025	NADINA PARK	ROUTINE CHECK	N/A
07/01/2025	CELEBRATION K-8 SCHOOL	ROUTINE CHECK	N/A
07/01/2025	105 GRACE AVE	SUSP PERSON	251070902
07/01/2025	CORPUS CHRISTI CATHOLIC CHURCH PARKING LOT	WALK-UP REF QUESTIONS	N/A
07/01/2025	CORPUS CHRISTI CATHOLIC CHURCH	ROUTINE CHECK	N/A
07/01/2025	CELEBRATION GOLF CLUB	ROUTINE CHECK	N/A
07/01/2025	<u>CELEBRATION CDD</u>	END SHIFT	N/A

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	4	Misdemeanor	0	Citations	0	Citations	0	Parks	1
Back-up	0	Felony	0	Written Warning	0	Written Warning	0	Schools/Library	1
Self Initiated	2	Traffic	0	Verbal Warning	2	Verbal Warning	0	Businesses	5
Reports	0	Ordinance	0					Construction	0

Name: D/S J. BILLITTIER ID #: 3289 Date: JULY 1, 2025


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



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
7/2/25	1700-2100	Celebration Community	Patrol	
		Celebration Ave	Traffic/Speeding	
		Celebration Blvd	Traffic/Stop Sign/Speeding	
		Celebration Pl/Shopping Plazas	Traffic	
	1925	1396 Celebration Blvd	911 Call	Unknown, system down


Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations		Parks	4
Back-up		Felony		Written Warning	10	Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	4
Reports		Ordinance						Construction	

Name: KRISTIN MINERVINO ID #: 1412 Date: 7/2/25



Detail Activity Sheet

 Job Site: Celebration CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
07/03/25	1715	Celebration Blvd	Area patrol	
	1730	Celebration Pl	Traffic Stop	
	1745	Celebration Pl	Traffic Stop	
	1815	Spring Lakes	Area Patrol	
	1845	Celebration PL	Traffic Stop	
	1915	Celebration Pl	Area Patrol	
	1945	Celebration Pl & Celebration Blvd	Traffic Stop	
	2015	Downtown Celebration	Area Patrol	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	1	Citations		Parks	2
Back-up		Felony		Written Warning	3	Written Warning		Schools/Library	1
Self-Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance		Criminal Citation				Construction	

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 Name: Francis Santaniello ID #: 2974 Date: 07/03/25



Detail Activity Sheet

Job Site: Celebration CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
7/04/2025	2140	CELEBRATION LAKESIDE PARK	ROUTINE CHECK COMPL	
7/04/2025	2146	CELEBRATION LAKESIDE PARK	911 Hangup	251072079
7/04/2025	2148	Celebration Ave & Sycamore	Parking Violation	
7/04/2025	2203	ALL OF REQUESTED DOWNTOWN AREA	ROUTINE CHECK COMPL	
7/04/2025	2218	Celebration & Arbor	Traffic Stop	
7/04/2025	2307	CELEBRATION LAKESIDE PARK	ROUTINE CHECK COMPL	
7/4/2025	2335	ALL OF REQUESTED DOWNTOWN AREA	ROUTINE CHECK COMPL	
7/5/2025	0030	CELEBRATION LAKESIDE PARK	ROUTINE CHECK COMPL	
7/5/2025	0100	ALL OF REQUESTED DOWNTOWN AREA	ROUTINE CHECK COMPL	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	1	Misdemeanor		Citations		Citations		Parks	3
Back-up		Felony		Written Warning		Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning	2	Businesses	3
Reports		Ordinance						Construction	

Public-Unrestricted

Name: Matthew Olka ID #: 2700 Date: 7/05/2025



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
07/04/25	1700-1745	CELEBRATION BLVD BUSINESSES	PATROL/PARKING ENFORCEMENT	
	1745-1830	CAMPUS ST	PATROL/TRAFFIC ENFORCEMENT	
	1830-1930	CELEBRATION AVE	PATROL/TRAFFIC ENFORCEMENT	
	1930-1957	604 MULBERRY ST	RESPONDED TO A DISTURBANCE	25I072010
	1957-2030	CELEBRATION AVE	PATROL/TRAFFIC ENFORCEMENT	
	2030-2100	CELEBRATION BLVD BUSINESSES	PATROL	
	2100	313 CAMPUS ST	LOCATED FOUND PROPERTY // REPORT TAKEN	25I072092

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations		Parks	3
Back-up	1	Felony		Written Warning		Written Warning		Schools/Library	
Self-Initiated	1	Traffic		Verbal Warning		Verbal Warning		Businesses	2
Reports	1	Ordinance						Construction	

Name: L. HERRERA ID #: 3258 Date: 07/04/2025

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Job Site: _____ Celebration CDD Job #108691 _____

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
7/5/2025	1000	Celebration CDD	ON DUTY	N/A
	1005	Downtown (up to the "road closed" barricades)/Park	Patrol	N/A
	1016-1040	Waterside Drive/Waterside Lane	Radar-No Stops Fastest Speed 29mph	N/A
	1050-1108	Celebration/Teal	Radar-No Stops Fastest Speed 28mph	N/A
	1110-1125	Celebration Ave/Publix Plaza	Patrol/Bathroom Break	N/A
	1130-1150	Celebration Ave / Front of FD	Radar-No Stops Fastest Speed 33mph	N/A
	1200-1235	Celebration Ave/Banks Rose St	Radar-No Stops Fastest Speed 30mph	N/A
	1235-1250	Eastlawn Area	Patrol/Moving Radar-No Violations	N/A
	1300-1315	North Village/Parks	Patrol/Moving Radar-No Violations	N/A
	1315-1335	Around downtown/Parks	Patrol/Moving Radar-No Violations	N/A
7/5/2025	1000	Celebration CDD	OFF DUTY	N/A

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

Reports		Ordinance						Construction	
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Name: _____ Sgt. J. Ciola _____ ID #: _____ 1369 _____ Date: _____ 07-05-2025 _____



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION WALKING DETAIL

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
07/05/25	2100	LAKESIDE PARK	PATROL	
	2130	BLOOM STREET	FOOT PATROL	
	2200	FRONT STREET	PATROL	
	2230	MARKET STREET	FOOT PATROL	
	2300	LAKESIDE PARK	PATROL	
	2330	FRONT STREET	FOOT PATROL	
	0000	PARKING LOT CHECKS	PATROL	
	0020	FRONT ST & SYCAMORE ST	SUSPICIOUS VEHICLE	251072606
	0040	MARKET STREET	PATROL	

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

Name: DS CRUZ ID #: 3019 Date: 01/30/25

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Osceola County Sheriff's Office

Detail Activity Sheet

 Job Site: Celebration Cdd


DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
7/7/25	0800-1200			
	0805	Celebration Place/Fire Station	Traffic Stop/Speeding	
	0835	Celebration PL/Celebration PL	Traffic Stop/Speeding	
	0915	Celebration Ave/Golf Park Dr	Traffic Stop/Speeding	
	0945	Celebration Ave/Golf Park Dr	Traffic Stop/Speeding	
	1100	Celebration Ave/Mulberry	Traffic Stop/Speeding	
	1140	Celebration Ave/Mulberry	Traffic Stop/Speeding	



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


 Name: LT Griffin ID #: 1527 Date: 7/7/25



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
7/7/25	1700-2100	Celebration Community	Patrol	
		Celebration Blvd	Traffic/Speeding	
		Celebration Place	Traffic/Speeding	
		Celebration Ave/Downtown	Traffic	
	1745	Celebration Blvd	Agg. Assault	Unknown, system down
	2000	1370 Celebration Blvd	No Vitals	Unknown, system down

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

Name: KRISTIN MINERVINO ID #: 1412 Date: 7/7/25



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION

DATE	TIME	LOCATION		ACTIVITY	INCIDENT #
07/09/2025	0800	CAMPUS ST		ON DUTY/ROUTINE CHECKS	
"	0800	FRONT STREET/LAKESIDE PARK	AREA CHECKS	PATROL	
"	0820	NORTH VILLAGE/ACADIAS AREAS/CELEBRATION BLVD	AREA CHECKS	PATROL	
"	0855	CELEBRATION BLVD/CAMPUS ST/CELEBRATION PLACE	AREA CHECKS	PATROL	
"	0930	WATERSIDE DR/SPRINGPARK LOOP/CELEBRATION AVE	AREA CHECKS	PATROL	
"	0955	ARTISAN PARK/TAPESTRY/ROYCROFT AREAS	AREA CHECKS	PATROL	
"	1020	EAST LAWN/AQUILA LOOP/OAK SHADOWS RD AREAS	AREA CHECKS	PATROL	
"	1110	CELEBRATION BLVD/ISLAND VILLAGE AREA	AREA CHECKS	PATROL	
"					
"	0800-1200	ALL CELEBRATION AREAS	TRAFFIC ENFORCEMENT	5 WW SPEED	
"					
"					
"					
07/09/2025	1200	OFF DUTY		**WW = WRITTEN WARNING	
				**VW = VERBAL WARNING	
				**CC=CRIMINAL CITATON	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	0	Misdemeanor	0	Citations		Citations		Parks	2
Back-up	0	Felony	0	Written Warning	5	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: 07/09/2025



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
07/09/25	1700-1800	CELEBRATION AVE	PATROL/PARKING ENFORCEMENT (2 ILLEGAL PARK)	
	1800-1900	CELEBRATION BLVD BUSINESSES	PATROL/TRAFFIC ENFORCEMENT	
	1900-1930	CAMPUS ST	PATROL/TRAFFIC ENFORCEMENT	
	1930-1940	CELEBRATION AVE	PATROL/TRAFFIC ENFORCEMENT (2 ILLEGAL PARK)	
	1940-2020	WATERSIDE DR	PATROL/TRAFFIC ENFORCEMENT	
	2020-2100	CELEBRATION BLVD	PATROL	

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

Name: Sergeant I. Rodriguez ID #: 2344 Date: 07/09/2025

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Job Site: Celebration CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
07/10/25	0915	Celebration Blvd	Area patrol	
	0945	Celebration PI	Traffic Stop	
	1015	Celebration PI	Traffic Stop	
	1045	Spring Lakes	Area Patrol	
	1115	Celebration PL	Traffic Stop	
	1145	Celebration PI	Area Patrol	
	1215	Celebration PI & Celebration Blvd	Traffic Stop	
	1245	Downtown Celebration	Area Patrol	
	1330	Celebration PL	Traffic Stop	
	1400	Celebration PI	Area Patrol	
	1430	Celebration PL	Traffic Stop	
	1500	Downtown Celebration	Area Patrol	
	1530	Celebration PL & Celebration Blvd	Traffic Stop	
	1600	Celebration PL & Celebration Blvd	Traffic Stop	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	2	Citations		Parks	2
Back-up		Felony		Written Warning	7	Written Warning		Schools/Library	1
Self-Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance		Criminal Citation				Construction	

Restricted: This material contains sensitive content.

Name: Francis Santaniello ID #: 2974 Date: 07/10/25



Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
07-10-25	1700	CELEBRATION	ON DUTY	
	1700	WATERSIDE DR	RADAR	
	1815	ROVING	RADAR, STOPS, PARKING	
	1915	CELEBRATION AV & ARBOR CIR	RADAR	
	2016	ROVING	RADAR & STOP	
	2100	CELEBRATION	OFF DUTY	
		MARKED UNIT & RADAR		

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	12	Citations		Parks	
Back-up		Felony		Written Warning	4	Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning	1	Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: E. Cabot ID #: 369 Date: 07-10-25



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: _____ Celebration CDD _____

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
7/11/25	1300-1700			
	1335	Celebration Ave/Golf Park Dr	Traffic Stop/Speeding	
	1400	Celebration Ave/Golf Park Dr	Traffic Stop/Speeding/ No DL	
	1415	29 Blake Blvd; Publix	Trespass	
	1510	Celebration Ave/Waterside Dr	Traffic Stop/Ran stop Sign	
	1615	Celebration Ave/Mulberry	Traffic Stop/Speeding	
	1635	Celebration Ave/Starling Dr	Traffic Stop/Speeding	

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

Name: _LT Griffin_____ ID #: _1527_____ Date: _7/11/25_____



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: Celebration CDD

[illegible]

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

Name: B. Ortiz ID #: 2925 Date: 07/11/25

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Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: 313 CAMPUS ST; CLEBRATION CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
07/12/2025	1503	CELEBRATION HIGH SCHOOL	ROUTINE CHECK	
07/12/2025	1512	950 CELEBRATION BLVD	BURGLARY ALARM	25I075162
07/12/2025	1550	951 STERLING DR	SUSPISCIOUS VEHICLE	
07/12/2025	1559	1241 WHARTON DR; APT 203	APARTMENT FIRE	25I075175
07/12/2025	1640	CELEBRATION K-8	ROUTINE CHECK	
07/12/2025	1657	CELEBRATION AND 417	VEHICLE CRASH w INJURIES	25I075184
07/12/2025	1740	CELEBRATION LAKEFRONT PARK	ROUTINE CHECK	
07/12/2025	1750	CELEBRATION PL AND CELEBRATION BLVD	TRAFFIC STOP	
07/12/2025	1813	SPRING PARK LOOP AND SPRING PARK ST	PARKING VIOLATION	
07/12/2025	1828	WATERSIDE AND CELEBRATION BLVD	TRAFFIC STOP	
07/12/2025	1840	CELEBRATION LIBRARY	ROUTINE CHECK	
07/12/2025	1851	CELEBRATION BLVD AND WORLD DR	TRAFFIC STOP	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	3	Misdemeanor		Citations	1	Citations		Parks	
Back-up	2	Felony		Written Warning	1	Written Warning		Schools/Library	3
Self-Initiated	3	Traffic		Verbal Warning		Verbal Warning	1	Businesses	1
Reports		Ordinance						Construction	

Name: M. ROMERO-PEREZ ID #: 3151 Date: 07/12/2025



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
07/12/2025	2100	CELEBRATION	ON DUTY	
	2100-2130	Market Street- Celebration	Stationary Patrol	
	2130-2145	Front St-Bloom St. (parking Lot)	Patrol	
	2145-2230	Market Street- Celebration	Stationary Patrol	
	2230-2245	Bloom Street-Front Street	Stationary Patrol	
	2245-2315	Sycamore Street-Front Street	Stationary Patrol	
	2315-0000	Bloom Street-Front Street	Stationary Patrol	
	0000-0030	Patrol all streets	Patrol	
	0030-0100	Market Street- Celebration	Stationary Patrol	
	0100	end		

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

Name: E. Cabot ID #: 369 Date: 06-19-23



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION

DATE	TIME	LOCATION		ACTIVITY	INCIDENT #
07/14/2025	0800	CAMPUS ST		ON DUTY/ROUTINE CHECKS	
"	0800	WATERSIDE DR/SPRINGPARK LOOP/CELEBRATION AVE	AREA CHECKS	PATROL	
"	0827	ARTISAN PARK/TAPESTRY/ROYCROFT AREAS	AREA CHECKS	PATROL	
"	0900	EAST LAWN/AQUILA LOOP/OAK SHADOWS RD AREAS	AREA CHECKS	PATROL	
"	0925	FRONT STREET/LAKESIDE PARK	AREA CHECKS	PATROL	
"	0940	CELEBRATION BLVD/CAMPUS ST/GOLFPARK DR	AREA CHECKS	PATROL	
"	1035	CELEBRATION BLVD BUSINESSES/APTS	AREA CHECKS	PATROL	
"	1115	CELEBRATION BLVD/ISLAND VILLAGE AREA	AREA CHECKS	PATROL	
"					
"	0800-1200	ALL CELEBRATION AREAS	TRAFFIC ENFORCEMENT	4 WW SPEED	
"					
"					
"					
07/14/2025	1200	OFF DUTY		**WW = WRITTEN WARNING	
				**VW = VERBAL WARNING	
				**CC=CRIMINAL CITATON	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	0	Misdemeanor	0	Citations		Citations		Parks	2
Back-up	0	Felony	0	Written Warning	4	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: 07/14/2025



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION

DATE	TIME	LOCATION		ACTIVITY	INCIDENT #
07/14/2025	1300	CAMPUS ST		ON DUTY/ROUTINE CHECKS	
"	1330	FRONT ST/ LAKESIDE PARK	AREA CHECKS	PATROL	
"	1400	EASTLAWN AREA	AREA CHECKS	PATROL	
"	1430	ARTISAN PARK	AREA CHECKS	PATROL	
"	1500	NORTH VILLAGE/ACADIA	AREA CHECKS	PATROL	
"	1530	SHOPPES AT CELEBRATION PLACE	AREA/BUSINESS CHECKS	PATROL	
"	1600	ISLAND VILLAGE	AREA CHECKS	PATROL	
"	1630	CELEBRATION POINTE	AREA CHECKS	PATROL	
"					
"	1315	CELEBRATION PLACE	TRAFFIC STOP	VW-SPEED	
"	1345	CELEBRATION BLVD @ WATERSIDE	TRAFFIC STOP	WW-SPEED	
"	1420	CELEBRATION PLACE	TRAFFIC STOP	WW-SPEED	
"					
"					
"				**WW = WRITTEN WARNING	
7/14/2025	1700	OFF DUTY		**VW = VERBAL WARNING	

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

Name: J. LENNON ID #: 1425 Date: 07/14/2025



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: Celebration CDD Traffic Detail[illegible]

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	6	Citations		Parks	
Back-up		Felony		Written Warning	5	Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance		Traffic Stops	8			Construction	

Name: Deputy Josh Beekman

ID #: 1797

Date: 07/15/2025



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: 313 CAMPUS STREET, CELEBRATION CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
7/16/2025	0800	STARTING MILEAGE: 15760		
7/16/2025	0825	CELEBRATION BLVD IN FRONT OF FIRE DEPARTMENT	TRAFFIC STOP	
7/16/2025	0850	MOSAIC DRIVE AND CRAFTSMAN AVE	TRAFFIC STOP	
7/16/2025	0915	MULBERRY AVE	NEIGHBORHOOD CHECK	
7/16/2025	0920	TEAL AVE	NEIGHBORHOOD CHECK	
7/16/2025	0930	GOLFPARK DRIVE	NEIGHBORHOOD CHECK	
7/16/2025	0940	MARKET STREET	BUISINESS CHECK	
7/16/2025	1000	GREENBRIER AVE	NEIGHBORHOOD CHECK	
7/16/2025	1100	CORPUS CHRIST CHURCH	BUISINESS CHECK	
7/16/2025	1115	WATERSIDE DRIVE	STOP SIGN CHECKS	
7/16/2025	1145	CELEBRATION AVE	RUNNING RADAR	
7/16/2025	1228	CELEBRATION BLVD, PUBLIX	ARREST	25I076483
7/16/2025	1355	CELEBRATION BLVD	TRAFFIC STOP	
7/16/2025	1500	CELEBRATION BLVD	ASSIST MOVE A VEHICLE	NO INCIDENT NUMBER
7/16/2025	1600	END MILEAGE 15790		

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	1	Misdemeanor		Citations		Citations		Parks	2
Back-up		Felony	1	Written Warning	3	Written Warning		Schools/Library	2
Self Initiated	1	Traffic	1	Verbal Warning		Verbal Warning		Businesses	2
Reports		Ordinance						Construction	

Name: Evelith Garcia ID #:2865

SO-09-238 Rev. 4/6/17



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration CDD # 108708



DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
07/16/25	1700	Celebration CDD	On Duty	
07/16/25	1710	Market Street	Patrol	
07/16/25	1730	700 Bloom St, The Inn at celebration	Threats	
07/16/25	1750	Celebration Ave/Waterside Drive	3 Way Stop Sign	0 violation
07/16/25	1820	Celebration Ave/ Artisan Park	Radar Enforcement	0 violation
07/16/25	1845	1000 Waterside Dr	Suspicious Vehicle	
07/16/25	1915	Celebration Lakeside Park	Patrol	
07/16/25	1940	Celebration Blvd/Waterside Drive	3 Way Stop Sign	0 violation
07/16/25	2000	Market Street	Patrol	
07/16/25	2030	Celebration Ave & Campus St	Stop Sign	0 violation
07/16/25	2100	Celebration CDD	Off Duty	
		Raining all afternoon.		

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

Name: Gerardo Pabon

ID #: 2060

Date: 07/16/25



Osceola County Sheriff's Office

Detail Activity Sheet

+ Job Site: CELEBRATION

DATE	TIME	LOCATION		ACTIVITY	INCIDENT #
07/18/25	1200	CAMPUS ST		ON DUTY/ROUTINE CHECKS	
"	1203	Shoppes at Celebration	Business/Area Checks	Patrol	
"	1212	Library	Business/Area Check	Patrol	
"	1214	1119 Celebration Ave.	25I077192	Burglary Alarm	
"	1235	1420 Celebration Blvd.	Business/Area Checks	Patrol	
"	1334	107 Acadia Terrace	25I077225	Stolen Vehicle In Progress	
"	1530	East lawn area	Area Checks	Area Checks	
"	1550	1811 Wharfside Lane; Apt 102	25I077269	Noise Complaint	
"					
"					
"					
"		Celebration Pl./Campus St.	Traffic Enforcement	3WW	
"					
07/18/25	1614	OFF DUTY		**WW = WRITTEN WARNING	
				**VW = VERBAL WARNING	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	2	Misdemeanor	0	Citations	0	Citations	0	Parks	
Back-up	1	Felony	0	Written Warning	3	Written Warning		Schools/Library	1
Self Initiated	0	Traffic	0	Verbal Warning		Verbal Warning		Businesses	2
Reports	1	Ordinance	0					Construction	

Name: C. Bhulai ID #: 3086 Date: 07/18/25



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: 313 Campus St; Celebration CDD (WALKING DETAIL)

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
07/18/25	2100	313 Campus St; Celebration CDD	START DETAIL	
	2115	MARKET ST & CELEBRATION AVE	PATROL	
	2130	MARKET ST & FRONT ST	PATROL	
	2145	FRONT ST & BLOOM ST	PATROL	
	2200	LAKESIDE PARK	PATROL	
	2215	FRONT ST & SYCAMORE ST	PATROL	
	2230	SYCAMORE ST & CELEBRATION AVE	PATROL	
	2245	MARKET ST & CELEBRATION AVE	PATROL	
	2300	LAKESIDE PARK	PATROL	
	2315	SYCAMORE ST & CELEBRATION AVE	PATROL	
	2330	MARKET ST & CELEBRATION AVE	PATROL	
	2345	MARKET ST & FRONT ST	PATROL	
	0000	LAKESIDE PARK	PATROL	
	0015	FRONT ST & BLOOM ST	PATROL	
	0030	CAMPUS ST & FRONT ST	PATROL	
	0045	MARKET ST & CELEBRATION AVE	PATROL	
	0100	313 Campus St; Celebration CDD	END DETAIL	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations		Parks	4
Back-up		Felony		Written Warning		Written Warning		Schools/Library	
<u>Self Initiated</u>		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports	0	Ordinance						Construction	

Name: PABLO URENA

ID #: 3101 Date:

07/18/25



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: ____ Celebration CDD Job #108719 ____



DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
07-19-2025	1100	Celebration CDD	On-Duty	N/A
	1100	Waterside Dr/Waterside Ln	Radar—WW	N/A
	1115	Celebration Ave / East lawn Dr	Traffic Stop—WW	N/A
	1125-1138	Downtown	Patrol—No Parking Vios	N/A
	1150-1245	Waterside Dr/Waterside Ln	Radar—WWx2	N/A
	1300-1330	Island Village Area	Patrol—Parking Vio—WW	N/A
	1400-1410	Downtown	Patrol—No Parking Vios	N/A
	1410-1425	North Village/Publix	Patrol—No Violations	N/A
	1435	Dumont St/ Celebration Blvd	Traffic Stop—WW	N/A
07-19-2025	1500	Celebration CDD	On-Duty	N/A



Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations		Parks	Multiple
Back-up		Felony		Written Warning	5	Written Warning	1	Schools/Library	Multiple
Self-Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	Multiple
Reports		Ordinance						Construction	Multiple

Name: ____ Sgt. J. Ciola ____ ID #: ____ 1369 ____ Date: ____ 07-19-2025 ____



Osceola County Sheriff's Office

Detail Activity Sheet



Job Site: _____ CELEBRATION CDD 8HRS _____

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
7/21	1300-1700	CELEBRATION BLVD / WATERSIDE DR	TRAFFIC STOP	2 CITATIONS
		CELEBRATION BLVD	TRAFFIC STOP	1 CITATION
		CELEBRATION BLVD / WORLD DRIVE	TRAFFIC STOP	1 CITATION, 1 CRIMINAL CIT.
		CELEBRATION BLVD / PARK	TRAFFIC STOP	2 CITATIONS
		CELEBRATION BLVD	TRAFFIC STOP	1 CITATION
		CELEBRATION BLVD	TRAFFIC STOP	VERBAL WARNING
		CELEBRATION BLVD / PONCE DR	TRAFFIC STOP	2 CITATIONS



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

Name: _____ D/S MCDONALD #3139 _____ ID: _____ 3139 _____ Date: _____ 7/21/25 _____



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: Celebration CDD

[illegible]

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations		Parks	
Back-up		Felony		Written Warning	3	Written Warning		Schools/Library	
Self-Initiated		Traffic		Verbal Warning	4	Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: D/S J. Fowler

ID #: 2277

Date: 07/22/2025

Restricted: This material contains sensitive content.



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
07/22/25	1715	Celebration Blvd	Area patrol	
	1745	Celebration Pl	Traffic Stop	
	1815	Celebration Pl	Traffic Stop	
	1845	Spring Lakes	Area Patrol	
	1915	Celebration PL	Traffic Stop	
	1945	Celebration Pl	Area Patrol	
	2015	Celebration Pl & Celebration Blvd	Traffic Stop	
	2045	Celebration Pl & Celebration Blvd	Traffic Stop	



Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	2	Citations		Parks	2
Back-up		Felony		Written Warning	7	Written Warning		Schools/Library	1
Self-Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance		Criminal Citation				Construction	

Name: Francis Santaniello ID #: 2974 Date: 07/22/25

Public-Unrestricted



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site_CELEBRATION__7/23/2025 // 1100-1500__

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
7-23-2025	1100-1200	CELEBRATION COMMUNITY	PATROL/SPEED	
	1200-1230	CELEBRATION AVE & WATERSIDE	OBSERVED FOR STOP SIGN VIOLATIONS	
	1230-1304	CELEBRATION BLVD	STATIONARY RADAR	
	1304-1306	CELEBRATION & WORLD DR	DISABLE VEHICLE	
	1306-1410	CELEBRATION COMMUNITY	PATROL/SPEED	
	1410-1420	CELEBRATION AVE & ARBOR CIR	TRAFFIC COMPLAINT/PARKING CITATION ISSUED	251078997
	1420-1443	7441 ESTUARY LAKE LOOP	ALARM CALL	251078986
	1443-1500	CELEBRATION COMMUNITY	patrol	

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

Name: _____ L. MORALES _____ ID #: _____ 2784 _____ Date: _____ 7/23/2025 _____

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



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
07/23/25	1700-1730	CELEBRATION AVE	PATROL/PARKING/TRAFFIC ENFORCEMENT (RAIN)	
	1730-1800	WATERSIDE DR	PATROL/TRAFFIC ENFORCEMENT (RAIN)	
	1800-1815	CELEBRATION BLVD BUSINESSES	PATROL/TRAFFIC ENFORCEMENT (RAIN)	
	1815-1900	CELEBRATION AVE	PATROL/PARKING ENFORCEMENT (1 ILLEGAL PARK)	SYCAMORE/CEL BLVD 1830HRS
	1900-1910	FRONT ST/MARKET ST	PATROL/PARKING ENFORCEMENT (2 ILLEGAL PARK)	
	1910-1930	CAMPUS ST	PATROL	
	1930-1940	CELEBRATION AVE/MARKET ST	PATROL/PARKING ENFORCEMENT (1 ILLEGAL PARK)	
	1940-2020	WATERSIDE DR	PATROL/SPEED ENFORCEMENT	
	2020-2100	CELEBRATION BLVD BUSINESSES	PATROL	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations		Parks	
Back-up		Felony		Written Warning		Written Warning	1	Schools/Library	
Self Initiated	4	Traffic		Verbal Warning		Verbal Warning	3	Businesses	1
Reports		Ordinance						Construction	

Name: Sergeant I. Rodriguez ID #: 2344 Date: 07/23/2025

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



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION

DATE	TIME	LOCATION		ACTIVITY	INCIDENT #
07/24/2025	0830	CAMPUS ST		ON DUTY/ROUTINE CHECKS	
"	0840	FRONT STREET/LAKESIDE PARK	AREA CHECKS	PATROL	
"	0910	NORTH VILLAGE/ACADIAS AREAS/CELEBRATION BLVD	AREA CHECKS	PATROL	
"	0940	CELEBRATION BLVD/CAMPUS ST/CELEBRATION PLACE	AREA CHECKS	PATROL	
"	1025	WATERSIDE DR/SPRINGPARK LOOP/CELEBRATION AVE	AREA CHECKS	PATROL	
"	1055	ARTISAN PARK/TAPESTRY/ARTISAN AVE	AREA CHECKS	PATROL	
"	1115	EAST LAWN/AQUILA LOOP/OAK SHADOWS RD	AREA CHECKS	PATROL	
"	1140	CELEBRATION BLVD BUSINESSES	AREA CHECKS	PATROL	
"	1200	CELEBRATION BLVD/ISLAND VILLAGE AREA	AREA CHECKS	PATROL	
"					
"	0830-1230	ALL CELEBRATION AREAS	TRAFFIC ENFORCEMENT	3 WW SPEED-1VW LANE CHANGE	
"					
"					
07/24/2025	1230	OFF DUTY		**WW = WRITTEN WARNING	
				**VW = VERBAL WARNING	
				**CC=CRIMINAL CITATON	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	0	Misdemeanor	0	Citations		Citations		Parks	2
Back-up	0	Felony	0	Written Warning	3	Written Warning		Schools/Library	2
Self Initiated	0	Traffic	0	Verbal Warning	1	Verbal Warning		Businesses	0
Reports	0	Ordinance	0					Construction	

Name: M. Sudio ID #: 2355 Date: 07/24/2025

Public-Unrestricted



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site_CELEBRATION__7/24/2025 // 1200-1600__

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
7-24-2025	1200-1214	LONGVIEW AVE & DRAKE ST	RECKLESS OPERATOR	25I079331
	1214-1240	CELEBRATION COMMUNITY	PATROL	
	1240-1244	CELEBRATION AVE & CAMPUS ST	TRAFFIC STOP VERBAL WARNING STOP SIGN	
	1244-1303	CELEBRATION AVE & CAMPUS STREET	OBSERVED FOR STOP SIGN VIOLATIONS	
	1303-1322	WHARFSIDE LN & ISLAND	TRAFFIC COMPL PARKING VIOLATION ISSUED	25I079359
	1322-1342	CELEBRATION COMMUNITY	PATROL	
	1342-1415	1530 CELEBRATION BLVD	BAKER ACT, CALL FOR SERVICE	25I079365
	1415-1500	2601 CORAL AVE	BLOODHOUND CALL OUT	25I079373
	1500-1600	FLEET SERVICE CENTER	TRANSMISSION ISSUED	

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

Name: _____ L. MORALES _____ ID #: _____ 2784 _____ Date: _____ 7/24/2025 _____



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: Celebration Suites

[illegible]

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

Name: B. Zachary ID #: 3129 Date: July 25, 2025



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: _____ CELEBRATION CDD _____

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
7/25	1330-1400	CELEBRATION BLVD / WORLD DRIVE	TRAFFIC STOP CRIMINAL INVESTIGATION	1 CRIMINAL CITATION IN LIEU OF ARREST
	1400-1445	CELEBRATION BLVD / <u>DT</u> CELEBRATION / CELE AVE FRONT / SYCAMORE	GENERAL PATROL	NO VIOLATIONS OBSERVED, INCLUDING PARKING
	1515-1545	ISLAND VILAGE WAY / CELE BLVD	ABANDON VEH CALL 4 SERVICE	25I079775
	1610-1622	CELEBRATION BLVD	TRAFFIC STOP	1 WRITTEN WARNING
	1630-1640	CELEBRATION AVE	TRAFFIC STOP	1 CITATION
	1640-1700	DOWNTOWN (DT) CELEBRATION	GENERAL PATROL	NO PARKING VIO., NO STOP SIGN RUNNERS



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

Name: _____ D/S MCDONALD _____ ID #: 3139 Date: 07/25/25 _____



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: ____ CELEBRATION CDD ____

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
7/26/25	12-1245	DT CELEBRATION	GENERAL PATROL	NO PARKING / MOVING VIOLATION
	1250 – 1400	CELEBRATION AVE (DT)	STOP SIGN WATCHING	4 TRAFFIC STOP
	1256	CELEBRATION / SYCAMORE ST	TRAFFIC STOP	1 CITATION
	1314	CELEBRATION / SYCAMORE ST	TRAFFIC STOP	1 CITATION
	1329	CELEBRATION / SYCAMORE ST	TRAFFIC STOP	1 CITATION
	1342	CELEBRATION / SYCAMORE ST	TRAFFIC STOP	1 CITATION
	1406	CELEBRATION BLVD / 7-11	TRAFFIC STOP	1 CITATION
	1417	CELEBRATION BLVD / WORLD DR	TRAFFIC STOP	1 CITATION
	1456	CELEBRATION BLVD / WORLD DR	TRAFFIC STOP	VERBAL WARNING
	1514	CELEBRATION AVE / 417	TRAFFIC STOP	1 CITATION
	1539-1836	CELEBRATION AVE / BLAKE AVE	TRAFFIC STOP / CRIMINAL INVESTIGATION	ARREST / 25I080209 / JAIL



Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	8	Citations		Parks	
Back-up		Felony	1	Written Warning		Written Warning		Schools/Library	
Self-Initiated		Traffic		Verbal Warning	1	Verbal Warning		Businesses	1
Reports		Ordinance						Construction	

Name: ____ D/S A. MCDONALD ____ ID #: ____ 3139 ____ Date: ____ 7/26/25 ____

Public-Unrestricted



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration CDD (Celebration Town Center Walking Detail)

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
7/26/2025	2100-2120	FRONT ST	ROUTINE CHECK	N/A
7/26/2025	2125	MARKET ST	ROUTINE CHECK	N/A
7/26/2025	2127	STARBUCKS	ROUTINE CHECK	N/A
7/26/2025	2133	CELE HOTEL	ROUTINE CHECK	N/A
7/26/2025	2151	FRONT ST	ROUTINE CHECK	N/A
7/26/2025	2200	SYCAMORE & FRONT ST	ROUTINE CHECK	N/A
7/26/2025	2217	TRUIST BANK	ROUTINE CHECK	N/A
7/26/2025	2220	STARBUCKS	ROUTINE CHECK	N/A
7/26/2025	2249	CELE HOTEL	ROUTINE CHECK	N/A
7/26/2025	2253	SYCAMORE & FRONT	ROUTINE CHECK	N/A
7/26/2025	2300	CELE TOWN TAVERN	ROUTINE CHECK	N/A
7/26/2025	2315	BANK OF AMERICA	ROUTINE CHECK	N/A
7/26/2025	2329	FRONT ST	ROUTINE CHECK	N/A
7/26/2025	2343	CELE HOTEL	ROUTINE CHECK	N/A
7/26/2025	2357	MARKET ST	ROUTINE CHECK	N/A
7/27/2025	0007	SYCAMORE & FRONT ST	ROUTINE CHECK	N/A
7/27/2025	0022	CELE HOTEL	ROUTINE CHECK	N/A
7/27/2025	0042	BANK OF AMERICA	ROUTINE CHECK	N/A
7/27/2025	-0100	MARKET ST	ROUTINE CHECK	N/A

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations		Parks	
Back-up		Felony		Written Warning		Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	19
Reports		Ordinance						Construction	

Name: D/S M. Claudio ID #: 2456 Date: July 26, 2025

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



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION TRAFFIC

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
07/27/25	1010	CAMPUS / FRONT	PARKING VIOLATION	CITATION
	1030	AVE / CAMPUS	PARKING VIOLATION	CITATION
	1050	WATERSIDE / SPRINGPARK	TRAFFIC STOP – SPEED	VERBAL WARNING TO COMP ISSUES
	1125	1675 FUTURE WAY	DISTURBANCE	25I080538
	1150	1343 AVE	ALARM	25I080549
	1210	409 SYCAMORE ST	ABANDONED VEHICLE	25I080550
	1225	ISLAND VILLAGE WAY / COLBURN WAY	RECKLESS DRIVER / DISTURBANCE	25I080554
	1230	AVE / STARLING	TRAFFIC STOP – EXP TAG	VERBAL WARNING TO COMP ISSUES
	1340	AVE / MARKET	PARKING VIOLATION X2	VERBAL WARNING TO DRIVERS

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

Name: DS HELLER ID #: 2948 Date: 07/27/2025

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



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION CDD #108721

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
07/28/2025	1054	<u>CELEBRATION CDD</u>	START SHIFT	N/A
07/28/2025	1101-1125	CELEBRATION AVE & E IRLO BRONSON MEM HWY	VEHICLE ACCIDENT	25I080869
07/28/2025	1140-1150	CELEBRATION AVE & WATER STREET	TRAFFIC STOP	135666W
07/28/2025	1205-1220	CELEBRATION AVE & WATER STREET	TRAFFIC STOP	ALTLC1E
07/28/2025	1240-1255	CELEBRATION AVE & WATER STREET	TRAFFIC STOP	135667W
07/28/2025	1300-1315	CELEBRATION AVE & WATER STREET	TRAFFIC STOP	ALTLC8E
07/28/2025	1400	CORPUS CHRISTI CATHOLIC CHURCH	ROUTINE CHECK	N/A
07/28/2025	1430	CELEBRATION GOLF CLUB	ROUTINE CHECK	N/A
07/28/2025	1500	<u>CELEBRATION CDD</u>	END SHIFT	N/A

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	1	Misdemeanor	0	Citations	2	Citations	0	Parks	0
Back-up	0	Felony	0	Written Warning	2	Written Warning	0	Schools/Library	0
Self Initiated	4	Traffic	0	Verbal Warning	0	Verbal Warning	0	Businesses	2
Reports	0	Ordinance	0					Construction	0

Name: D/S J. BILLITTIER ID #: 3289 Date: July 28, 2025

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

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Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION CDD #108725

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
07/28/2025	1555	<u>CELEBRATION CDD</u>	START SHIFT	N/A
07/28/2025	1614-1625	CELEBRATION AVE & MARKET STREET	PARKING VIOLATION	VERBAL WARNING
07/28/2025	1630-1645	CELEBRATION AVE & MARKET STREET	TRAFFIC STOP	VERBAL WARNING
07/28/2025	1645-1700	CELEBRATION AVE & WATER STREET	TRAFFIC STOP	135692W
07/28/2025	1700-1715	CELEBRATION AVE & WATER STREET	TRAFFIC STOP	ALTLD1E
07/28/2025	1800	CORPUS CHRISTI CATHOLIC CHURCH	ROUTINE CHECK	N/A
07/28/2025	1900	CELEBRATION GOLF CLUB	ROUTINE CHECK	N/A
07/28/2025	1930	CELEBRATION K-8 SCHOOL	ROUTINE CHECK	N/A
07/28/2025	1947	CELEBRATION AVE & MARKET STREET	PARKING VIOLATION	VERBAL WARNING
07/28/2025	1947	CELEBRATION AVE & MARKET STREET	TRAFFIC STOP	VERBAL WARNING
07/28/2025	2000	<u>CELEBRATION CDD</u>	END SHIFT	N/A

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	0	Misdemeanor	0	Citations	1	Citations	0	Parks	1
Back-up	0	Felony	0	Written Warning	1	Written Warning	0	Schools/Library	0
Self Initiated	4	Traffic	0	Verbal Warning	2	Verbal Warning	2	Businesses	2
Reports	0	Ordinance	0					Construction	0

Name: D/S J. BILLITTIER ID #: 3289 Date: July 28, 2025

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



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: | CELEBRATIO CDD

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

Name: Edgar Grady ID #: _____ Date: 7/29/25



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION CDD



DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
07/29/2025	1515	LONGVIEW AVE / CELEBRATION BLVD	TRAFFIC STOP	
	1534	LONGVIEW AVE / CELEBRATION BLVD	TRAFFIC STOP	
	1558	700 CELEBRATION AVENUE	PARKING VIOLATION	
	1558	700 CELEBRATION AVENUE	PARKING VIOLATION	
	1708	600 MARKET ST	PARKING VIOLATION	
	1732	SYCAMORE ST. / CELEBRATION AVE.	TRAFFIC STOP	
	1747	100 FRONT ST	PARKING VIOLATION	
	1756	SYCAMORE ST. / CELEBRATION AVE.	TRAFFIC STOP	
	1808	CELEBRATION AVE. / CAMPUS ST.	TRAFFIC STOP	
	1813	700 CELEBRATION AVE.	PARKING VIOLATION	
	1855	CELEBRATION AVE. / CAMPUS ST.	TRAFFIC STOP	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations		Parks	5
Back-up		Felony		Written Warning	6	Written Warning		Schools/Library	1
Self-Initiated		Traffic		Verbal Warning		Verbal Warning	5	Businesses	2
Reports		Ordinance						Construction	

Name: D/S D. FERMIN

ID #: 2867

Date: 07/29/2025

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Osceola County Sheriff's Office

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Detail Activity Sheet

Job Site: _____ CELEBRATION CDD _____ 07/30/2025 1300 TO 2100 _____

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
07/30/2025	1244	313 CAMPUS STREET CELEBRATION	START	25C130326
07/30/2025	1942	MULBERRY AND CELEBRATION	TRAFFIC	135841W
07/30/2025	1526	CELEBRATION AND GOLFPARK	TRAFFIC	135801W
07/30/2025	1404	FRONT ST AND MARKET ST	TRAFFIC	135785W
07/30/2025	2009	CELEBRATION AND FRONT ST	TRAFFIC	135843W
07/30/2025	2045	SYCAMORE AND CELEBRATION	TRAFFIC	135844W
07/30/2025	1256	SERVICE CENTER REF VEH	VEH CHANGE	
07/30/2025	1335	CELEBRATION AND MIRASOL	TRAFFIC	VERBAL
07/30/2025	1525	MIRASOL AND MIRASOL	TRAFFIC	VERBAL
07/30/2025	1818	MARKET ST	TRAFFIC/PARKING	VERBAL
07/30/2025	1935	PARKING VIOLATION	PARKING	CITED
07/30/2025	1941	PARKING VIOLATION	PARKING	CITED
07/30/2025	2100	CELEBRATION AVE	DISSABLED VEH	ASSISTED

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

Name: _____ Santiago Zuluaga _____

ID #: _____

Date: _____

7/30/25 _____

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Osceola County Sheriff's Office

Detail Activity Sheet

 Job Site: Celebration CDD #383


DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
07/31/25	1000	Onsite	10-8	
	1030	Main street	Patrol	
	1043	Celebration Ave/ Golfpark	Speeding	
	1118	Celebration Pl	Traffic stop	
	1200	Celebration Ave/ Waterside	Patrol	
	1220	All Areas	Patrol	
	1245	Downtown	Walking	
	1330	Celebration Blvd	Speeding	
	1340	Celebration Pl	Traffic Stop	
	1355	Celebration/ Golfpark	Traffic stop	
	1405	Celebration/ Golfpark	Traffic stop	
07/31/25	1410	End of Detail	10-7	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations		Parks	5
Back-up		Felony		Written Warning		Written Warning		Schools/Library	3
Self-Initiated	3	Traffic		Verbal Warning	2	Verbal Warning		Businesses	6
Reports		Ordinance						Construction	

Name: Raymond WestID #: 898Date: 07/31/25

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Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: _____ Celebration CDD #383 _____

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
07/31/25	1700	Onsite	10-8	
	1735	Main street	Patrol	
	1800	Celebration Ave/ Golfpark	Speeding	
	1845	Celebration Pl	Traffic stop	
	1900	Celebration Ave/ Waterside	Patrol	
	1945	All Areas	Patrol	
	1950	Downtown	Walking	
	2000	Celebration Blvd	Speeding	
	2015	All Areas	patrol	
	2034	Celebration/ Golfpark	Traffic stop	
	2045	Downtown	Waking	
07/31/25	2100	End of Detail	10-7	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	1	Citations		Parks	5
Back-up		Felony		Written Warning	1	Written Warning		Schools/Library	3
Self Initiated	3	Traffic		Verbal Warning	2	Verbal Warning		Businesses	6
Reports		Ordinance						Construction	

Name: _____ Raymond West _____ ID #: _____ 898 _____ Date: _____ 07/31/25 _____



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION

DATE	TIME	LOCATION		ACTIVITY	INCIDENT #
08/01/25	1200	CAMPUS ST		ON DUTY/ROUTINE CHECKS	
"	1208	Shoppes at Celebration	Business/Area Checks	Patrol	
"	1215	Library	Business/Area Check	Patrol	
"					
"					
"					
"					
"					
"					
"					
"					
"		Celebration Pl./Campus St./Celebration Blvd. <u>Kindercare</u>	Traffic Enforcement	4WW	
"					
08/01/25	1600	OFF DUTY		**WW = WRITTEN WARNING	
				**VW = VERBAL WARNING	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	0	Misdemeanor	0	Citations	0	Citations	0	Parks	
Back-up	0	Felony	0	Written Warning	4	Written Warning		Schools/Library	1
Self Initiated	0	Traffic	0	Verbal Warning		Verbal Warning		Businesses	1
Reports	1	Ordinance	0					Construction	

Name: C. Bhulai ID #: 3086 Date: 08/01/25



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration CDD



DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
08/1/25	1700-1730	Downtown Celebration	Patrolled lake area and park/pool	
	1730-1930	Downtown Celebration	Patrolled downtown area/Shops	
	1930-2100	Downtown Celebration	downtown area/shops/park	



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

Name: B. Ortiz ID #: 2925 Date: 08/1/25

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



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION

DATE	TIME	LOCATION		ACTIVITY	INCIDENT #
08/02/2025	0900	CAMPUS ST		ON DUTY/ROUTINE CHECKS	
"	0930	FRONT ST/ LAKESIDE PARK	AREA CHECKS	PATROL	
"	1000	EASTLAWN AREA	AREA CHECKS	PATROL	
"	1030	ARTISAN PARK	AREA CHECKS	PATROL	
"	1100	NORTH VILLAGE/ACADIA	AREA CHECKS	PATROL	
"	1130	SHOPPES AT CELEBRATION PLACE	AREA/BUSINESS CHECKS	PATROL	
"	1200	ISLAND VILLAGE	AREA CHECKS	PATROL	
"	1230	CELEBRATION POINTE	AREA CHECKS	PATROL	
"					
"	0925	CELEBRATION BLVD @ WATERSIDE DR	TRAFFIC STOP	WW-RED LIGHT	
"	0940	CELEBRATION BLVD @ CELEBRATION PL	TRAFFIC STOP	WW-STOP SIGN	
"	0940	CELEBRATION PLACE	TRAFFIC STOP	WW-SPEED	
"	1115	WATERSIDE DR @ CELEBRATION AVE	TRAFFIC STOP	WW-STOP SIGN	
"	1115	CELEBRATION AVE @ EASTLAWN DR	TRAFFIC STOP	WW-SPEED	
"				**WW = WRITTEN WARNING	
7/14/2025	1300	OFF DUTY		**VW = VERBAL WARNING	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	0	Misdemeanor	0	Citations		Citations		Parks	2
Back-up	0	Felony	0	Written Warning	5	Written Warning		Schools/Library	2
Self Initiated	0	Traffic	0	Verbal Warning		Verbal Warning		Businesses	2
Reports	0	Ordinance	0					Construction	

Name: J. LENNON ID #: 1425 Date: 08/02/2025



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION

DATE	TIME	LOCATION		ACTIVITY	INCIDENT #
08/02/2025	1300	CAMPUS ST		ON DUTY/ROUTINE CHECKS	
"	1330	FRONT ST/ LAKESIDE PARK	AREA CHECKS	PATROL	
"	1400	EASTLAWN AREA	AREA CHECKS	PATROL	
"	1430	ARTISAN PARK	AREA CHECKS	PATROL	
"	1500	NORTH VILLAGE/ACADIA	AREA CHECKS	PATROL	
"	1530	SHOPPES AT CELEBRATION PLACE	AREA/BUSINESS CHECKS	PATROL	
"	1600	ISLAND VILLAGE	AREA CHECKS	PATROL	
"	1630	CELEBRATION POINTE	AREA CHECKS	PATROL	
"					
"	1310	CELEBRATION PLACE	TRAFFIC STOP	VW-SPEED	
"	1400	WATERSIDE DR @ CELEBRATION AVE	TRAFFIC STOP	WW-STOP SIGN	
"	1400	CELEBRATION AVE @ SPRING PARK ST	TRAFFIC STOP	VW-STOP SIGN	
"					
"					
"				**WW = WRITTEN WARNING	
8/02/2025	1700	OFF DUTY		**VW = VERBAL WARNING	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	0	Misdemeanor	0	Citations		Citations		Parks	2
Back-up	0	Felony	0	Written Warning	3	Written Warning		Schools/Library	2
Self Initiated	0	Traffic	0	Verbal Warning		Verbal Warning		Businesses	2
Reports	0	Ordinance	0					Construction	

Name: J. LENNON ID #: 1425 Date: 08/02/2025



Detail Activity Sheet

Job Site: CELEBRATION WALKING DETAIL

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
08/02/25	1710	SYCAMORE NORTH&SOUTH PARKING LOTS	SECURITY CHECKS	
08/02/25	1721	LAKESIDE PARK	SECURITY CHECKS	
08/02/25	1729	FRONT ST BUSINEES FROM SYCAMORE TO CAMPUS	BUSINESS CHECKS	
08/02/25	1734	MARKET ST BUSINESS BOTH SIDES	BUSINESS CHECKS	
08/02/25	1740	CELEBRATION AVE BUSINESS	BUSINESS CHECKS	
08/02/25	1745	SYCAMORE ST	BUSINESS CHECKS	
08/02/25	1803	LAKE RIANHARD PERIMETER	SECURITY CHECK	
08/02/25	1815	BLOOM ST/CELEBRATION HOTEL	BUSINESS CHECKS	
08/02/25	1837	LAKESIDE PARK	SECURITY CHECKS	
08/02/25	1848	FRONT ST BUSINEES FROM SYCAMORE TO CAMPUS	BUSINESS CHECKS	
08/02/25	1853	MARKET ST BUSINESS BOTH SIDES	BUSINESS CHECKS	
08/02/25	1901	CELEBRATION AVE BUSINESS	BUSINESS CHECKS	
08/02/25	1912	SYCAMORE ST AND PARKING LOTS	SECURITY CHECKS	
08/02/25	1935	LAKE RIANHARD PERIMETER	SECURITY CHECKS	
08/02/25	2002	BLOOM ST/CELEBRATION HOTEL	BUSINESS CHECKS	
08/02/25	2020	LAKESIDE PARK	BUSINESS CHECK	
08/02/25	2027	FRONT ST BUSINEES FROM SYCAMORE TO CAMPUS	BUSINESS CHECKS	
08/02/25	2035	MARKET ST BUSINESS BOTH SIDES	BUSINESS CHECK	
08/02/25	2041	CELEBRATION AVE BUSINESS	BUSINESS CHECKS	
08/02/25	2053	SYCAMORE ST AND PARKING LOTS	SECURITY CHECKS	

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

Sensitive: This material contains sensitive content.

Name: D/S CABLE ID #: 1080 Date: 8/02/25



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION

DATE	TIME	LOCATION		ACTIVITY	INCIDENT #
08/03/2025	0800	CAMPUS ST		ON DUTY/ROUTINE CHECKS	
"	0830	FRONT ST/ LAKESIDE PARK	AREA CHECKS	PATROL	
"	0900	EASTLAWN AREA	AREA CHECKS	PATROL	
"	0930	ARTISAN PARK	AREA CHECKS	PATROL	
"	1000	NORTH VILLAGE/ACADIA	AREA CHECKS	PATROL	
"	1030	SHOPPES AT CELEBRATION PLACE	AREA/BUSINESS CHECKS	PATROL	
"	1100	ISLAND VILLAGE	AREA CHECKS	PATROL	
"	1130	CELEBRATION POINTE	AREA CHECKS	PATROL	
"					
"	0800	CELEBRATION PLACE @ CELEBRATION BLVD	TRAFFIC STOP	WW-STOP SIGN	
"	0830	CELEBRATION PLACE	TRAFFIC STOP	WW-SPEED	
"	1030	CELEBRATION PLACE	TRAFFIC STOP	WW-SPEED	
"					
"					
"				**WW = WRITTEN WARNING	
8/02/2025	1200	OFF DUTY		**VW = VERBAL WARNING	

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

Name: J. LENNON ID #: 1425 Date: 08/03/2025

Public-Unrestricted



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
8/4/25	1110	Celeb Blvd	Area patrol	
	1140	Celeb Ave	Area patrol	
	1230	Waterside Dr	Area patrol	
	1300	Celeb Pl	Area patrol	
	1330-1600	Celeb Pl & Celeb Blvd	Speed Enforcement	7 traffic stops
	1626	Celeb Ave & Campus St	Juv Complaint	25I083596
	1700-1800	Celeb Blvd	Speed Enforcement	2 traffic stops
	1830	Celeb Ave	Area patrol	
	1855	Celeb Pl	Area patrol	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	2	Misdemeanor		Citations	7	Citations		Parks	2
Back-up		Felony		Written Warning	3	Written Warning		Schools/Library	
<u>Self Initiated</u>		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance		Criminal Citation				Construction	

Name: Jacob Santiago ID #: 2852 Date: 8/4/25



Osceola County Sheriff's Office

Detail Activity Sheet



Job Site: Celebration CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
08/04/25	1718	Celebration Blvd	Traffic Stop	
	1744	Celebration Pl	Traffic Stop	
	1815	Celebration Pl	Traffic Stop	
	1845	Spring Lakes	Area Patrol	
	1909	Celebration PL	Traffic Stop	
	1937	Celebration Pl	Area Patrol	
	2011	Celebration Pl & Celebration Blvd	Traffic Stop	
	2032	Celebration Pl & Celebration Blvd	Traffic Stop	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	1	Citations		Parks	1
Back-up		Felony		Written Warning	5	Written Warning		Schools/Library	1
Self-Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance		Criminal Citation				Construction	

Name: Francis Santaniello ID #: 2974 Date: 08/04/25



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
	8/5/25	1035	Celeb Blvd	Area patrol
		1100	Celeb Ave	Area patrol
		1125	Waterside Dr	Area patrol
		1140-1300	Celeb Pl	Speed Enforcement
		1330	Celeb Bvd	Area patrol
		1400	Celeb Ave	Area patrol
		1430-1600	Waterside Dr	Speed Enforcement
		1600-1800	Celeb Ave	Speed Enforcement
		1825	Celeb Blvd	Area patrol

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	6	Citations		Parks	2
Back-up		Felony		Written Warning	4	Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance		Criminal Citation				Construction	

Name: Jacob Santiago ID #: 2852 Date: 8/5/25



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
08/06/2025	0710	<u>CELEBRATION CDD</u>	START SHIFT	N/A
08/06/2025	0731	CELEBRATION AVE & WATER STREET	TRAFFIC STOP	VERBAL WARNING
08/06/2025	0754	CELEBRATION AVE & CELEBRATION BLVD	TRAFFIC STOP	136143W
08/06/2025	0810	CELEBRATION AVE & WATER STREET	TRAFFIC STOP	ALTLUQE
08/06/2025	0825	407 ARBOR CIR	PERSONAL ALARM	25I084158
08/06/2025	0917	CELEBRATION AVE & WATERSIDE DR	TRAFFIC STOP	136147W
08/06/2025	0935	CORPUS CHRISTI CATHOLIC CHURCH	ROUTINE CHECK	N/A
08/06/2025	1000	CELEBRATION GOLF CLUB	ROUTINE CHECK	N/A
08/06/2025	1033	501 MIRASOL CIR	ABANDONED VEHICLE	25I084208
08/06/2025	1135	603 MARKET STREET	PARKING CITATION	WP114826
08/06/2025	1200	<u>CELEBRATION CDD</u>	END SHIFT	N/A

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	1	Misdemeanor	0	Citations	1	Citations	1	Parks	0
Back-up	1	Felony	0	Written Warning	2	Written Warning	0	Schools/Library	0
Self Initiated	5	Traffic	0	Verbal Warning	1	Verbal Warning	0	Businesses	2
Reports	0	Ordinance	0					Construction	0

Name: D/S J. BILLITTIER ID #: 3289 Date: August 6, 2025

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**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: Celebration CDD

[illegible]

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	
<u>Self Initiated</u>		Traffic		Verbal Warning		Verbal Warning	2	Businesses	
Reports		Ordinance						Construction	

Name: J. MURTINGER ID #: 2464 Date: 08/06/2025



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site_CELEBRATION__8/6/2025 // 1600-2000__

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
8-6-2025	1600-1650	CELEBRATION COMMUNITY	PATROL/OBSERVED FOR VIOLATIONS	
	1650-1700	CELEBRATION BLVD & WORLD DR	HIT & RUN	251084353
	1700-1710	CELEBRATION BLVD & WATERSIDE	STATIONARY RADAR	
	1710-1717	CELEBRATION COMMUNITY	PATROL DUE TO RAIN, UNABLE TO USE RADAR	
	1717-1728	CELEBRATION PL & CELEBRATION PL	SUSPICIOUS PERSON	251084362
	1728-1828	CELEBRATION COMMUNITY	PATROL/OBSERVED FOR VIOLATIONS	
	1828-1900	CELEBRATION BLVD	STATIONARY RADAR	
	1900-1924	CELEBRATION HOSPITAL	ATTEMPT TO CONTACT	251084407
	1925-2000	CELEBRATION COMMUNITY	PATROL	

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

Name: _____ L. MORALES _____ ID #: _____ 2784 _____ Date: _____ 8/6/2025 _____

Public-Unrestricted



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
08/07/2025	0947	<u>CELEBRATION CDD</u>	START SHIFT	N/A
08/07/2025	1020	CELEBRATION AVE & WATER ST	TRAFFIC STOP	136179W
08/07/2025	1049	74 BLAKE BLVD; TRUIST	SUSP INCIDENT//FRAUD	25I084613
08/07/2025	1217	721 FRONT ST; CELEBRATION TOWN TAVERN	SUSP INCIDENT	25I084652
08/07/2025	1302	400 CELEBRATION PL; CELEBRATION HOSPITAL	ARMED DISTURBANCE//ARREST	25I084667
08/07/2025	1425	407 CAMPUS ST; RESIDENCE	PERSONAL ALARM//FALLS	25I084691
08/07/2025	1530	CORPUS CHRISTI CATHOLIC CHURCH	ROUTINE CHECK	N/A
08/07/2025	1605	1530 CELEBRATION BLVD; LIVING WILL	THREATS//ROUTINE CHECK	25I084668
08/07/2025	1700	CELEBRATION GOLF CLUB	ROUTINE CHECK	N/A
08/07/2025	1720	CORPUS CHRISTI CATHOLIC CHURCH	ROUTINE CHECK	N/A
08/07/2025	1737	603 MARKET STREET	PARKING VIOLATION	VERBAL WARNING
08/07/2025	1800	<u>CELEBRATION CDD</u>	END SHIFT	N/A

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	2	Misdemeanor	1	Citations	0	Citations	0	Parks	0
Back-up	2	Felony	0	Written Warning	1	Written Warning	0	Schools/Library	0
Self Initiated	1	Traffic	0	Verbal Warning	0	Verbal Warning	1	Businesses	3
Reports	1	Ordinance	0					Construction	0

Name: D/S J. BILLITTIER ID #: 3289 Date: August 7, 2025

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Osceola County Sheriff's Office

Detail Activity Sheet

 Job Site: Celebration CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
8/8/25	1010	Celeb Blvd	Area patrol	
	1030	Waterside Dr	Area patrol	
	1035	Latta Dr & Celeb Blvd.	Traffic stop	
	1049	Celeb Blvd & World Dr	Traffic stop	
	1113	192 & Celeb Pl	Stolen Veh	25I084965
	1400-1530	Celeb Pl & Celeb Blvd	Speed Enforcement	3 traffic stops
	1600	Celeb Ave	Area patrol	
	1625	Celeb Blvd	Area patrol	
	1630-1745	Celeb Ave	Speed Enforcement	1 traffic stop
	1754	6050 W 192	Robbery Alarm	25I085101



Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	2	Citations		Parks	2
Back-up		Felony		Written Warning	5	Written Warning		Schools/Library	
Self-Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance		Criminal Citation				Construction	

 Name: Jacob Santiago ID #: 2852 Date: 8/8/25



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration CDD



DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
08/8/25	1700-1730	Downtown Celebration	Inclement weather	
	1730-2000	Downtown Celebration	downtown area/Shops/park/lake	
	2000-2100	Downtown Celebration	Inclement weather	



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

Name: B. Ortiz ID #: 2925 Date: 08/8/25

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Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION

DATE	TIME	LOCATION		ACTIVITY	INCIDENT #
08/09/2025	0900	CAMPUS ST		ON DUTY/ROUTINE CHECKS	
"	0930	FRONT ST/ LAKESIDE PARK	AREA CHECKS	PATROL	
"	1000	EASTLAWN AREA	AREA CHECKS	PATROL	
"	1030	ARTISAN PARK	AREA CHECKS	PATROL	
"	1100	NORTH VILLAGE/ACADIA	AREA CHECKS	PATROL	
"	1130	SHOPPES AT CELEBRATION PLACE	AREA/BUSINESS CHECKS	PATROL	
"	1200	ISLAND VILLAGE	AREA CHECKS	PATROL	
"	1230	CELEBRATION POINTE	AREA CHECKS	PATROL	
"					
"	0900	CELEBRATION PLACE @ CELEBRATION BLVD	TRAFFIC STOP	WW-STOP SIGN	
"	0930	CELEBRATION PLACE @ CELEBRATION BLVD	TRAFFIC STOP	WW-STOP SIGN	
"	1030	CELEBRATION PLACE @ CELEBRATION BLVD	TRAFFIC STOP	WW-STOP SIGN	
"	1120	CELEBRATION BLVD @ WATERSIDE DR	TRAFFIC STOP	WW-SPEED	
"					
"				**WW = WRITTEN WARNING	
8/09/2025	1300	OFF DUTY		**VW = VERBAL WARNING	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	0	Misdemeanor	0	Citations		Citations		Parks	2
Back-up	0	Felony	0	Written Warning	4	Written Warning		Schools/Library	2
Self Initiated	0	Traffic	0	Verbal Warning		Verbal Warning		Businesses	2
Reports	0	Ordinance	0					Construction	

Name: J. LENNON ID #: 1425 Date: 08/09/2025



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION

DATE	TIME	LOCATION		ACTIVITY	INCIDENT #
08/09/2025	1300	CAMPUS ST		ON DUTY/ROUTINE CHECKS	
"	1330	FRONT ST/ LAKESIDE PARK	AREA CHECKS	PATROL	
"	1400	EASTLAWN AREA	AREA CHECKS	PATROL	
"	1430	ARTISAN PARK	AREA CHECKS	PATROL	
"	1500	NORTH VILLAGE/ACADIA	AREA CHECKS	PATROL	
"	1530	SHOPPES AT CELEBRATION PLACE	AREA/BUSINESS CHECKS	PATROL	
"	1600	ISLAND VILLAGE	AREA CHECKS	PATROL	
"	1630	CELEBRATION POINTE	AREA CHECKS	PATROL	
"					
"	1315	CELEBRATION PLACE @ CELEBRATION BLVD	TRAFFIC STOP	VW-STOP SIGN	
"	1400	WATERSIDE DR @ CELEBRATION AVE	TRAFFIC STOP	WW-STOP SIGN	
"	1510	400 CELEBRATION PLACE	TRAFFIC STOP	WW-SPEED	
"					
"					
"				**WW = WRITTEN WARNING	
8/09/2025	1700	OFF DUTY		**VW = VERBAL WARNING	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	0	Misdemeanor	0	Citations		Citations		Parks	2
Back-up	0	Felony	0	Written Warning	3	Written Warning		Schools/Library	2
Self Initiated	0	Traffic	0	Verbal Warning		Verbal Warning		Businesses	2
Reports	0	Ordinance	0					Construction	

Name: J. LENNON ID #: 1425 Date: 08/09/2025

Sensitive: This material contains sensitive content.



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION WALKING DETAIL

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
08/09/25	1717	LAKESIDE PARK	SECURITY CHECKS	
08/09/25	1728	FRONT ST BUSINEES FROM SYCAMORE TO CAMPUS	BUSINESS CHECKS	
08/09/25	1742	CITIZEN CONTACT DOWNTOWN DINNER	SUSPICIOUS PERSON	
08/09/25	1749	MARKET ST BUSINESS BOTH SIDES	BUSINESS CHECKS	
08/09/25	1756	CELEBRATION AVE BUSINESS	BUSINESS CHECKS	
08/09/25	1802	SYCAMORE ST & PARKING LOTS	BUSINESS CHECKS	
08/09/25	1824	LAKE RIANHARD PERIMETER	SECURITY CHECK	
08/09/25	1840	BLOOM ST/CELEBRATION HOTEL	BUSINESS CHECKS	
08/09/25	1858	LAKESIDE PARK	SECURITY CHECK	
08/09/25	1915	FRONT ST BUSINEES FROM SYCAMORE TO CAMPUS	BUSINESS CHECKS	
08/09/25	1924	MARKET ST BUSINESS BOTH SIDES	BUSINESS CHECKS	
08/09/25	1930	CELEBRATION AVE BUSINESS	BUSINESS CHECKS	
08/09/25	1941	SYCAMORE ST & PARKING LOTS	SECURITY CHECKS	
08/09/25	2015	LAKESIDE PARK	SECURITY CHECK	
08/09/25	2022	FRONT ST BUSINEES FROM SYCAMORE TO CAMPUS	BUSINESS CHECKS	
08/09/25	2032	MARKET ST BUSINESS BOTH SIDES	BUSINESS CHECKS	
08/09/25	2038	CELEBRATION AVE BUSINESS	BUSINESS CHECKS	
08/09/25	2046	SYCAMORE ST & PARKING LOTS	SECURITY CHECKS	

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

Name: D/S CABLE ID #: 1080 Date: 8/09/25



Osceola County Sheriff's Office

Detail Activity Sheet

+ Job Site: CELEBRATION

DATE	TIME	LOCATION		ACTIVITY	INCIDENT #
08/11/2025	0700	CAMPUS ST		ON DUTY/ROUTINE CHECKS	
"	0730	FRONT ST/ LAKESIDE PARK	AREA CHECKS	PATROL	
"	0800	EASTLAWN AREA	AREA CHECKS	PATROL	
"	0830	ARTISAN PARK	AREA CHECKS	PATROL	
"	0900	NORTH VILLAGE/ACADIA	AREA CHECKS	PATROL	
"	0930	SHOPPES AT CELEBRATION PLACE	AREA/BUSINESS CHECKS	PATROL	
"	1000	ISLAND VILLAGE	AREA CHECKS	PATROL	
"	1030	CELEBRATION POINTE	AREA CHECKS	PATROL	
"					
"	0700	CELEBRATION BLVD	TRAFFIC STOP	WW-SPEED	
"	0810	CELEBRATION PLACE	TRAFFIC STOP	WW-SPEED	
"	0830	CELEBRATION PLACE	TRAFFIC STOP	WW-SPEED	
"					
"					
"				**WW = WRITTEN WARNING	
8/11/2025	1100	OFF DUTY		**VW = VERBAL WARNING	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	0	Misdemeanor	0	Citations		Citations		Parks	2
Back-up	0	Felony	0	Written Warning	3	Written Warning		Schools/Library	2
Self Initiated	0	Traffic	0	Verbal Warning		Verbal Warning		Businesses	2
Reports	0	Ordinance	0					Construction	

Name: J. LENNON ID #: 1425 Date: 08/11/2025



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
08/11/2025	1505	510 CAMPUS ST	PARKING VIOLATION	
	1510	575 CAMPUS ST	PARKING VIOLATION	
	1524	FRONT ST / MARKET ST	PARKING VIOLATION	
	1528	CELEBRATION AVE. / CAMPUS ST.	TRAFFIC STOP	
	1535	700 CELEBRATION AVENUE	PARKING VIOLATION	
	1602	CAMPUS ST. / CELEBRATION AVE.	PARKING VIOLATION	
	1612	CELEBRATION AVE. / CAMPUS ST.	TRAFFIC STOP	
	1618	MULBERRY AVE. / CAMPUS ST.	PARKING VIOLATION	
	1648	FRONT ST. / FRONT ST.	TRAFFIC STOP	
	1705	CELEBRATION AVE. / LAKE EVALYN DR	TRAFFIC STOP	
	1728	400 CELEBRATION HEALTH PL.	CIVIL MATTER	251086241
	1817	CELEBRATION AVE / ARBOR CIRCLE	TRAFFIC STOP	
	1845	CELEBRATION AVE. / CAMPUS ST.	TRAFFIC STOP	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	1	Misdemeanor		Citations	1	Citations	2	Parks	3
Back-up		Felony		Written Warning	5	Written Warning		Schools/Library	2
Self Initiated		Traffic		Verbal Warning	1	Verbal Warning	4	Businesses	3
Reports		Ordinance						Construction	

Name: D/S D. Fermin ID #: 2867 Date: 08/11/2025

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Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
08/12/2025	1242	707 EASTLAWN DR	BURGLARY ALARM	25I086517
	1331	CELEBRATION AVE. / CAMPUS ST.	TRAFFIC STOP	
	1341	700 CELEBRATION AVE.	PARKING VIOLATION	
	1344	221 EASTPARK DR	VIN VERIFY	25I086539
	1419	631 SYCAMORE ST	SUSPICIOUS PACKAGE	25I086548
	1538	510 CAMPUS ST.	PARKING VIOLATION	
	1549	510 CAMPUS ST.	PARKING VIOLATION	
	1557	700 CELEBRATION AVE.	PARKING VIOLATION	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	3	Misdemeanor		Citations		Citations	3	Parks	2
Back-up		Felony		Written Warning	1	Written Warning		Schools/Library	1
Self Initiated		Traffic		Verbal Warning		Verbal Warning	1	Businesses	3
Reports	1	Ordinance						Construction	

Name: D/S D. Fermin ID #: 2867 Date: 08/12/2025



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: Celebration CDD

[illegible]

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	1	Citations		Parks	1
Back-up		Felony		Written Warning	5	Written Warning		Schools/Library	1
Self-Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance		Criminal Citation				Construction	

Name: Francis Santaniello ID #: 2974 Date: 08/12/25



Detail Activity Sheet

Job Site: Celebration CDD

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2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408</
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Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations		Parks	1
Back-up		Felony		Written Warning	5	Written Warning		Schools/Library	1
Self-Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance		Criminal Citation				Construction	

Name: Francis Santaniello ID #: 2974 Date: 08/13/25



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration



DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
8/14/2025	1150	Celebration	Begin detail	25C139431
8/14/2025	1223	Celebration Place / Celebration Hospital	Traffic stop 44/30, written	Warning issued.
8/14/2025	1247	Campus Street in front of Celebration K-8	I observed a silver Toyota Prius	That I green tagged in June
2025, under	Osceola County	Sheriff's Office case number 25I063253, because it	Appeared to be abandoned and	Had a license plate on it that
Expired in 2023	Due to the	Vehicle not being moved within the ten days of when I	Green tagged the vehicle, I	Notified dispatch and
Dellwood	Towing	Responded to the scene and towed the vehicle away	Under Osceola County Sheriff's	Office case number
25I087353.				
8/14/2025	1408	Library	Area checked. All appears to be	In order.
8/14/2025	1450	Celebration Place / Celebration Hospital	Traffic stop 45/30, citation	Issued.
8/14/2025	1527	Celebration Place / Celebration Avenue	Traffic stop / expired license	Plate. Citation issued.
8/14/2025	1601	Celebration	End detail	25C139431

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

Name: Brad Butler

ID #: 1209

Date: 8/14/2025

Mistletoe Management

Compiled by Jane Morse, UF/IFAS Extension, Pinellas County



Eastern mistletoe (*Phoradendron serotinum*) is an evergreen parasitic plant that is native to the southeastern part of the country. It grows on a number of landscape tree species including pecan, oak and maple.

IDENTIFICATION

Leafy mistletoes have green stems with thick leaves that are nearly oval in shape. Plants often develop a rounded form up to 2 feet or more in diameter. The small, sticky, whitish berries are produced from October to December. Evergreen clumps of mistletoe are easily seen on deciduous (bare) trees in winter.

LIFE CYCLE AND BIOLOGY

Mistletoe plants are either female (produce berries) or male (produce only pollen). The berries of the female plant are small, sticky, and whitish; they are very attractive to birds such as cedar waxwings, robins, and others. The birds feed on and digest the pulp of the berries. The living seeds they excrete stick tightly to any branch they fall upon. The early infestation occurs on larger or older trees because birds prefer to perch in the tops of taller trees.

Seeds fall from mistletoe plants in the upper part of the tree, creating new infestations on the lower branches. How fast mistletoe spreads is directly related to how close and how severe other trees are infested. Newly planted trees can be quickly infested if they are growing near old, heavily infested trees.

After the mistletoe seed germinates, it grows through the bark and into the trees water-conducting tissues where it takes vital nutrients from the tree. It grows root-like structures called haustoria inside the tree. The haustoria gradually extend up and down within the branch as the mistletoe grows. Initially, the parasitic plant grows slowly; it may take years before the plant blooms and produces seed. Broadleaf mistletoes have succulent stems that become woody at the base. Old, mature mistletoe plants may be several feet in diameter, and on some host species, large swollen areas develop on the infected branches where the mistletoe penetrates. If the visible portion of the mistletoe is removed, new plants often re-sprout from the haustoria.

DAMAGE

Broadleaf mistletoe absorbs both water and mineral nutrients from its host tree. Healthy trees can tolerate a few mistletoe branch infections, but individual branches may be weakened or sometimes killed. Heavily infested trees may be stunted, or even killed, especially if they are stressed by other problems such as drought or disease.

MANAGEMENT

In newly developed areas, or in older established areas where trees are being replaced, the ideal method of preventing mistletoe is to plant tree species that are resistant or moderately resistant to mistletoe. Reduce the spread of mistletoe to new trees by controlling it in the surrounding trees.

It is important to remove mistletoe before it produces seed and spreads to other limbs or trees. Mechanical control through pruning is the most effective method for removal. To protect surrounding trees remove severely infested trees and replace with resistant species.

MECHANICAL CONTROL

The most effective way to control mistletoe and prevent its spread is to prune out infected branches as soon as the parasite appears. Using thinning-type pruning cuts, remove infected branches at their point of origin or back to large lateral branches. Infected branches need to be cut at least one foot below the point of mistletoe attachment in order to completely remove the haustoria. Done properly, limb removal for mistletoe control can maintain or even improve tree structure. Severe heading (topping) to remove heavy mistletoe infestations destroys a tree's structure. It is best to remove severely infested trees because they are a source of mistletoe seed.

Mistletoes infecting a major branch or the trunk where it cannot be pruned may be controlled by cutting off the mistletoe flush with the limb or trunk. Then wrap the area with a few layers of wide, black polyethylene to exclude light. Use twine or tape to secure the plastic to the limb, but do not wrap it too tightly or the branch may be damaged. In some tree species, callus tissue will form under the plastic further weakening the limb. Broadleaf mistletoe requires light and will die within a couple of years without it. It may be necessary to repeat this treatment, especially if the wrapping falls apart or the mistletoe does not die.

Simply cutting the mistletoe out of an infested tree each winter, even without wrapping, is better than doing nothing at all. Even though the parasite will grow back, spread is reduced because broadleaf mistletoe must be several years old before it can bloom and produce seed.

CHEMICAL CONTROL

The plant growth regulator ethephon (Monterey Florel Brand) may be used as directed by the label to control mistletoe in dormant host trees. To be effective, the spray must thoroughly wet the mistletoe foliage. The ideal time to treat is in early spring as temperatures begin to warm, but before the tree begins to grow new leaves. Daytime temperatures must be above 65 degrees Fahrenheit for good results. Spray only the individual mistletoe plants, not the entire tree. By treating when trees are dormant, the tree foliage will not get in the way of the treatment and the mistletoe is more visible than when leaves are on the tree. Spraying provides only temporary control, especially on well-established infestations, by causing some of the mistletoe plant to fall off. The mistletoe will soon regrow at the same point, requiring re-treatment.

RESISTANT SPECIES

Some tree species appear resistant to broadleaf mistletoe. Sweetgum, sycamore, and conifers such as redwood and cedar are rarely infested. These or other resistant species should be considered when planting in infested areas.

INTEGRATED PEST MANAGEMENT IN A COMMUNITY

An effective mistletoe control program in a community requires a combination of methods and the cooperation of developers, homeowners, businesses, and public agencies. Property owners can greatly reduce mistletoe infestations in their own trees, but without community cooperation, infestations will recur. Public wooded areas, such as parks and stream banks next to urban areas, can be a constant source of seed and, therefore, mistletoe

infestation. For this reason, the planting of tree species resistant to mistletoe infestation should be a part of every city and park plan.

DANGER

Mistletoe is poisonous to cats, cattle, and many other animals including humans.

COMPILED FROM

Perry, E. J. 1995. *Broadleaf Mistletoe in Landscape Trees*. Univ. Calif. Coop. Ext., Marin County, HortScript #14.

Torngren, T. S., E. J. Perry, and C. L. Elmore. 1980. *Mistletoe Control in Shade Trees*. Oakland: Univ. Calif. Agric. Nat. Res. Leaflet 2571.

Modified February 14, 2006 by Jane Morse, Extension Agent, from document obtained at <http://www.ipm.ucdavis.edu/PMG/PESTNOTES/pn7437.html>



Celebration CDD

To Whom It May Concern,

SUMMARY

An arborist assessment was performed on June 25, 2025, to review the health of various trees as chosen by a representative of Celebration CDD. Trees were evaluated based on a walk around assessment with no aerial observations and without the use of any testing equipment, i.e. Resistograph or Sonic Tomography, for signs of defect, canopy decline/growth/color, and recommendations were given based on current health and conditions of tree relative to use of the area – high/low occupancy or use of space. Trees observed to be in severe decline are recommended to be removed within a reasonable time frame to when areas can be blocked off, residents notified for clearance of area, and a tree removal company can be organized. Trees labeled for pruning should have reasonable efforts made to schedule a tree pruning crew to remove dead/broken branches, reduce end weight where possible to reduce strain on heavy branches/unions, and the removal of Mistletoe, a saprophyte that steals nutrients from trees and causes decline of branches, by cutting the branch below the infection point at the best possible lateral or scraping off small clumps to slow its spread in the tree. NOTE: Trees are living organisms and not all parts of a tree can be observed and measured for decay, fungal activity, or insect activity and are subject to changes due to sudden weather impact (i.e. thunderstorms, wind events, or drought/excess rainfall) any observation periods are a recommendation for owner to review for changes and not a set time frame to expect dramatic shifts in tree decline or recovery.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Provencher".

Mike Provencher

ISA Certified Arborist FL-5424A

ISA Tree Risk Assessment Qualified (TRAQ)

NOTICE

This Tree Risk Report meets and sometimes exceeds the required components of a tree risk report as required by ANSI A300 (Part 9), and the related BMP. This report is not endorsed, recognized, sanctioned, approved, or recommended by: the International Society of Arboriculture, or The Florida Chapter ISA or any of their employees, directors, or members.

This Tree Risk Report is the work product, opinion, view, judgement, and conclusion of Michael Provencher, ISA Certified Arborist.

Michael Provencher is not an attorney and is not providing a legal opinion, and is not offering any service that can, by law, be performed only by an attorney.

CELEBRATION TREE EVALUATIONS - JUNE 25, 2025

ID	Inspection	Species	Recommendation	DBH	Health	Location	Note
1	06-25-2025	Laurel Oak	Monitor	21"	Good	813 Veranda Place	No indication of stress/decline - tree was hard pruned on house side for clearance but appears to be filling in
2	06-25-2025	Shumard Oak	Prune for hazards and monitor	17"	Fair	714 Teal Ave	Some decline and Mistletoe clumps - Prune out as possible and monitor tree health within 6-12 months
3	06-25-2025	American Sycamore	Removal and Stump Grind	12"	Poor	504 Golf Park - Across Street	Tree in decline and large cavity at base of tree - risk to street and sidewalk - Remove within 30-90 days
4	06-25-2025	Laurel Oak	Prune for hazards and monitor	18"	Fair	Celebration Blvd	Oak has vertical seam along trunk that is trying to form callous tissue, some canopy decline/sparseness - Prune out as possible and monitor tree health within 6-12 months
5	06-25-2025	Laurel Oak	Prune for hazards and monitor	20"	Fair	Celebration Blvd	Oak has vertical seam along trunk that is trying to form callous tissue, some canopy decline/sparseness - Prune out as possible and monitor tree health within 6-12 months
6	06-25-2025	Laurel Oak	Prune for hazards and monitor	17"	Fair	Celebration Blvd	Oak has vertical seam along trunk that is trying to form callous tissue, some canopy decline/sparseness - Prune out as possible and monitor tree health within 6-12 months
7	06-25-2025	Laurel Oak	Prune for hazards and monitor	18"	Fair	Celebration Blvd	Oak some canopy decline/sparseness - Prune out as possible and monitor tree health within 6-12 months
8	06-25-2025	Shumard Oak	Removal and Stump Grind	20"	Poor	708 Mulberry Ave	Tree is in severe decline with little to no viable canopy and conk activity throughout major branches indicating internal decay - High risk to street and sidewalk areas - Remove 30 days or less
9	06-25-2025	Laurel Oak	Prune for hazards and monitor	21"	Fair	408 Greenbrier	Possible sun scald due to nearby tree removal in recent past - Prune to remove hazard branches and monitor tree within 6-12 months
10	06-25-2025	Laurel Oak	Prune for hazards and monitor	23"	Fair	409 Iris	Canopy is showing some indications of stress with thinning and lighter color than normal for species - Prune to remove hazard branches and monitor tree within 6-12 months
11	06-25-2025	Shumard Oak	Removal and Stump Grind	14"	Poor	412 Greenbrier	Tree is in severe decline with little to no viable canopy and conk activity throughout major branches indicating internal decay - High risk to street and sidewalk areas - Remove 30 days or less
12	06-25-2025	Shumard Oak	Removal and Stump Grind	10"	Poor	510 Greenbrier	Street tree with canopy decline and decay in trunk near high traffic area of school with use of sidewalk and vehicular traffic - Remove within 30-90 days

13	06-25-2025	Shumard Oak	Removal and Stump Grind	13"	Poor	510 Greenbrier	Street tree with canopy decline and decay in trunk near high traffic area of school with use of sidewalk and vehicular traffic - Remove within 30-90 days
14	06-25-2025	Shumard Oak	Removal and Stump Grind	12"	Poor	510 Greenbrier	Street tree with canopy decline and decay in trunk near high traffic area of school with use of sidewalk and vehicular traffic - Remove within 30-90 days
15	06-25-2025	Shumard Oak	Removal and Stump Grind	12"	Poor	510 Greenbrier	Street tree with canopy decline and decay in trunk near high traffic area of school with use of sidewalk and vehicular traffic - Remove within 30-90 days
16	06-25-2025	Shumard Oak	Removal and Stump Grind	17"	Poor	537 Greenbrier	Oak has pockets of decay in upper canopy and conk growth along trunk indicating internal decay along with decline of central leader - Remove within 30-90 days
17	06-25-2025	Shumard Oak	Removal and Stump Grind	10"	Poor	219 East Park	Tree in decline with loss of central leader and large Mistletoe clumps throughout canopy - Remove within 30-90 days

NOTE: Recommendations that call for "Prune for hazards and monitor" would be to remove dead/broken branches ~2" and greater in diameter, prune to reduce end weight on long heavy branches for weight reduction, and for those with Mistletoe clumps recommended method is to cut branch below infection point at best possible lateral branch for large clumps and scrape off smaller clumps on branches with good "green" canopy growth.

CELEBRATION TREE EVALUATION



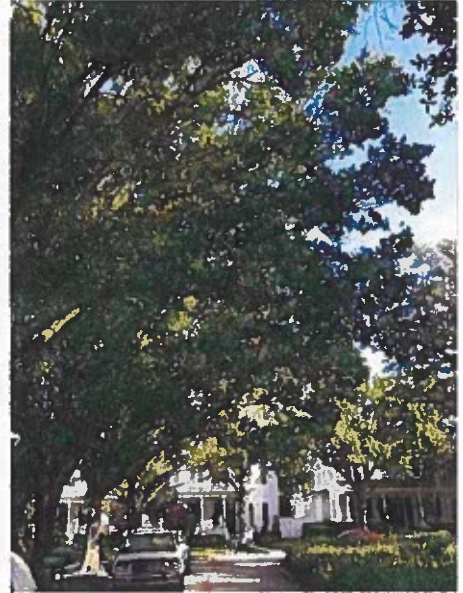
June 25, 2025

Quercus laurifolia ID# 1
Laurel Oak
DBH: 21"



June 25, 2025

Quercus laurifolia ID# 1
Laurel Oak
DBH: 21"



June 25, 2025

Quercus laurifolia ID# 1
Laurel Oak
DBH: 21"



Google
813 Veranda Place



Google
813 Veranda Place



Google
813 Veranda Place

CELEBRATION TREE EVALUATION



June 25, 2025

Quercus laurifolia ID# 1
Laurel Oak
DBH: 21"



June 25, 2025

Quercus shumardii ID# 2
Shumard Oak
DBH: 17"



June 25, 2025

Quercus shumardii ID# 2
Shumard Oak
DBH: 17"



813 Veranda Place

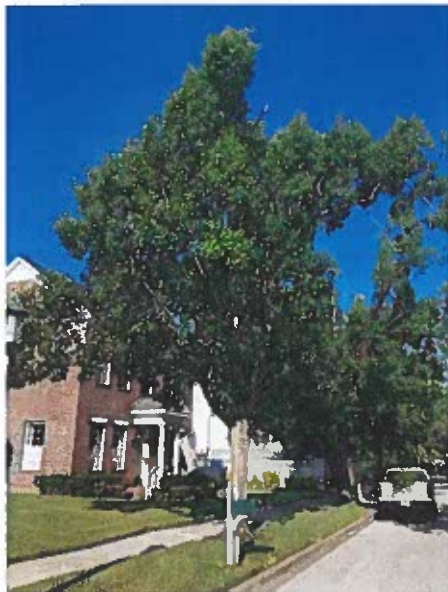


714 Teal Ave



714 Teal Ave

CELEBRATION TREE EVALUATION

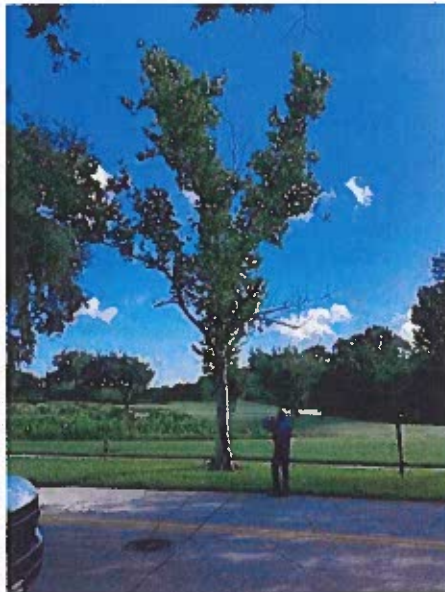


June 25, 2025

Quercus shumardii
Shumard Oak

ID# 2

DBH: 17"



June 25, 2025

Platanus occidentalis
American Sycamore

ID# 3

DBH: 12"



June 25, 2025

Platanus occidentalis
American Sycamore

ID# 3

DBH: 12"



714 Teal Ave



504 Golf Park - Across Street



504 Golf Park - Across Street

CELEBRATION TREE EVALUATION



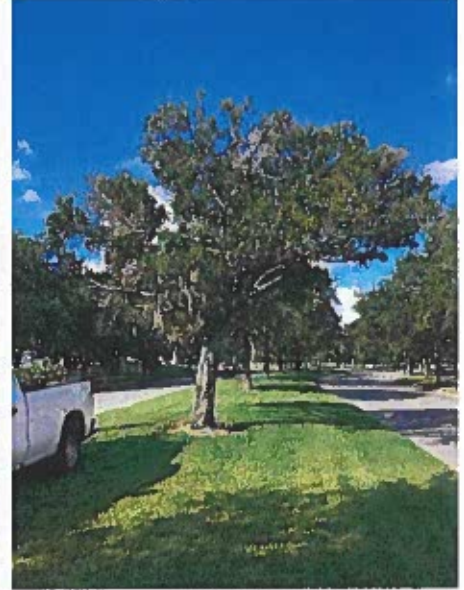
June 25, 2025

Platanus occidentalis ID# 3
American Sycamore
DBH: 12"



June 25, 2025

Quercus laurifolia ID# 4
Laurel Oak
DBH: 18"



June 25, 2025

Quercus laurifolia ID# 4
Laurel Oak
DBH: 18"



504 Golf Park - Across Street



Celebration Blvd



Celebration Blvd

CELEBRATION TREE EVALUATION



June 25, 2025

Quercus laurifolia
Laurel Oak

ID# 5

DBH: 20"



June 25, 2025

Quercus laurifolia
Laurel Oak

ID# 5

DBH: 20"



June 25, 2025

Quercus laurifolia
Laurel Oak

ID# 5

DBH: 20"



Celebration Blvd

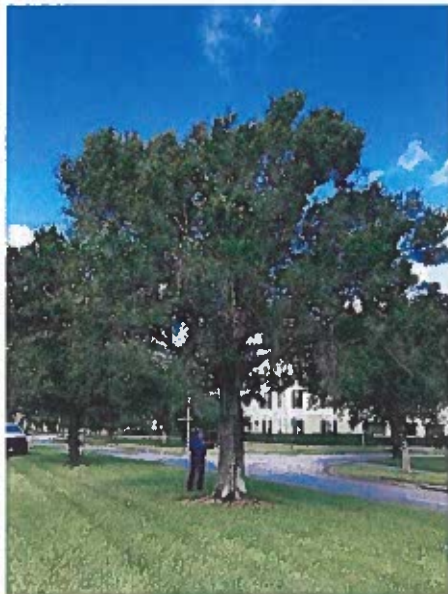


Celebration Blvd



Celebration Blvd

CELEBRATION TREE EVALUATION

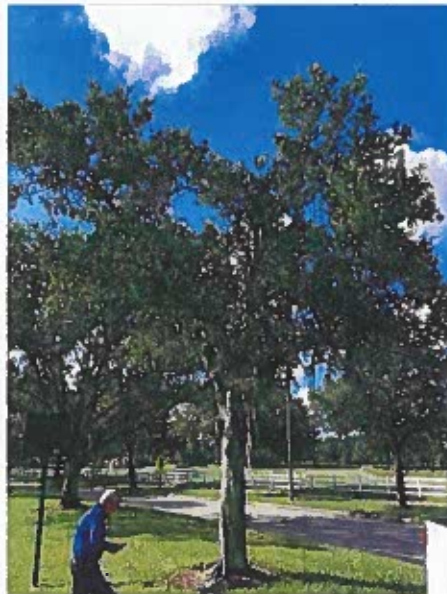


June 25, 2025

Quercus laurifolia
Laurel Oak

ID# 5

DBH: 20"



June 25, 2025

Quercus laurifolia
Laurel Oak

ID# 6

DBH: 17"



June 25, 2025

Quercus laurifolia
Laurel Oak

ID# 6

DBH: 17"



Celebration Blvd



Celebration Blvd



Celebration Blvd

CELEBRATION TREE EVALUATION



June 25, 2025

Quercus laurifolia ID# 7
Laurel Oak
DBH: 18"



June 25, 2025

Quercus laurifolia ID# 7
Laurel Oak
DBH: 18"



June 25, 2025

Quercus shumardii ID# 8
Shumard Oak
DBH: 20"



Celebration Blvd



Celebration Blvd



708 Mulberry Ave

CELEBRATION TREE EVALUATION



June 25, 2025

Quercus shumardii ID# 8
Shumard Oak
DBH: 20"



June 25, 2025

Quercus shumardii ID# 8
Shumard Oak
DBH: 20"



June 25, 2025

Quercus laurifolia ID# 9
Laurel Oak
DBH: 21"



708 Mulberry Ave



708 Mulberry Ave



408 Greenbrier

Possible sun scald due to nearby tree removal in recent past.

CELEBRATION TREE EVALUATION



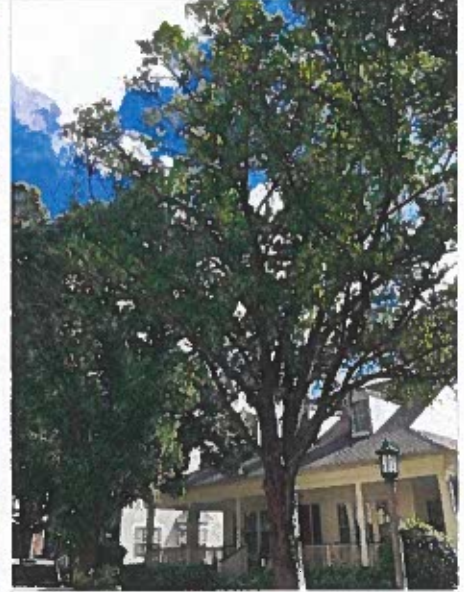
June 25, 2025

Quercus laurifolia ID# 9
Laurel Oak
DBH: 21"



June 25, 2025

Quercus laurifolia ID# 10
Laurel Oak
DBH: 23"



June 25, 2025

Quercus laurifolia ID# 10
Laurel Oak
DBH: 23"



408 Greenbrier
Possible sun scald due to nearby tree removal in recent past.



409 Iris



409 Iris

CELEBRATION TREE EVALUATION



June 25, 2025

Quercus shumardii ID# 11
Shumard Oak
DBH: 14"



June 25, 2025

Quercus shumardii ID# 11
Shumard Oak
DBH: 14"



June 25, 2025

Quercus shumardii ID# 12
Shumard Oak
DBH: 10"



412 Greenbrier
Removal and Stump Grind



412 Greenbrier
Removal and Stump Grind



510 Greenbrier
Removal and Stump Grind



CELEBRATION TREE EVALUATION



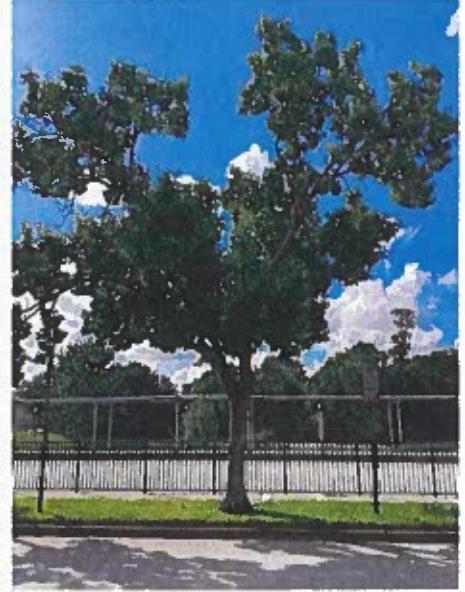
June 25, 2025

Quercus shumardii ID# 12
Shumard Oak
DBH: 10"



June 25, 2025

Quercus shumardii ID# 13
Shumard Oak
DBH: 13"



June 25, 2025

Quercus shumardii ID# 13
Shumard Oak
DBH: 13"



510 Greenbrier
Removal and Stump Grind



510 Greenbrier
Removal and Stump Grind



510 Greenbrier
Removal and Stump Grind

CELEBRATION TREE EVALUATION



June 25, 2025

Quercus shumardii ID# 14
Shumard Oak
DBH: 12"



June 25, 2025

Quercus shumardii ID# 14
Shumard Oak
DBH: 12"



June 25, 2025

Quercus shumardii ID# 14
Shumard Oak
DBH: 12"



510 Greenbrier
Removal and Stump Grind



510 Greenbrier
Removal and Stump Grind



510 Greenbrier
Removal and Stump Grind

CELEBRATION TREE EVALUATION



June 25, 2025

Quercus shumardii ID# 15
Shumard Oak
DBH: 12"



June 25, 2025

Quercus shumardii ID# 15
Shumard Oak
DBH: 12"



June 25, 2025

Quercus shumardii ID# 16
Shumard Oak
DBH: 17"



510 Greenbrier
Removal and Stump Grind



510 Greenbrier
Removal and Stump Grind



537 Greenbrier
Removal and Stump Grind



CELEBRATION TREE EVALUATION



June 25, 2025

Quercus shumardii ID# 16
Shumard Oak
DBH: 17"



June 25, 2025

Quercus shumardii ID# 16
Shumard Oak
DBH: 17"



June 25, 2025

Quercus shumardii ID# 17
Shumard Oak
DBH: 10"



537 Greenbrier
Removal and Stump Grind



537 Greenbrier
Removal and Stump Grind



219 East Park
Removal and Stump Grind



CELEBRATION TREE EVALUATION



June 25, 2025

Quercus shumardii
Shumard Oak

ID# 17

DBH: 10"



219 East Park
Removal and Stump Grind

Jan Carpenter

From: Billy Dove <Billy.Dove@gray-robinson.com>
Sent: Thursday, August 14, 2025 2:31 PM
To: Jan Carpenter; Kent L. Hipp
Cc: Jay Lazarovich; Amber Cartieri; Jamal Wilson; Andera Fisher
Subject: RE: Celebration CDD - Eminent Domain Update
Attachments: 158 WIP.pdf; 160 WIP.pdf

Jan,

The currently active parcels for Celebration CDD are as follows:

158 – Fee Simple
 160 – Fee Simple
 166 – *Fee Simple*
 167 – *Fee Simple*
 703 – Temporary Construction Easement
 839 – Permanent Easement

Attached are diagrams (not exact surveys) from that show parcels 158, 160, 703, and 839. The PDF titled 160 WIP includes Parcels 160, 703, and 839. FDOT's appraiser has inspected these areas and is working on preparing their appraisal for those parcels. We do not yet have an update on the timing of their final appraisal, but will provide same once we know more.

We do not yet have diagrams for Parcels 166 and 167, but we have requested them as soon as they are available. FDOT has not scheduled site inspections for these parcels, so their timing will be slightly behind those listed above.

Let me know if you need any other information.

Best,

Billy

Billy Dove
 Associate

T 407.843.8880 F 407.244.5690	    
--	---

GrayRobinson, P.A. • 301 East Pine Street, Suite 1400, Orlando, Florida 32801

GRAYROBINSON
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From: Jan Carpenter <JCarpenter@lathamluna.com>
Sent: Wednesday, August 13, 2025 10:46 AM
To: Billy Dove <Billy.Dove@gray-robinson.com>; Kent L. Hipp <Kent.Hipp@gray-robinson.com>
Cc: Jay Lazarovich <jlazarovich@lathamluna.com>; Amber Cartieri <acartieri@lathamluna.com>
Subject: Celebration CDD - Eminent Domain Update

This message originated outside of GrayRobinson.

Can you give us a quick update on where we are on the parcels for Celebration?

Did we get maps for this

We need this by the 17th

thanks

Jan Albanese Carpenter,



LATHAM, LUNNEY,
EDEN & BEAULIEU
ATTORNEYS AT LAW

201 S. Orange Avenue, Suite 200
Orlando, Florida 32801
407-481-5800 Main
407-481-5872 Direct

jcarpenter@lathamluna.com

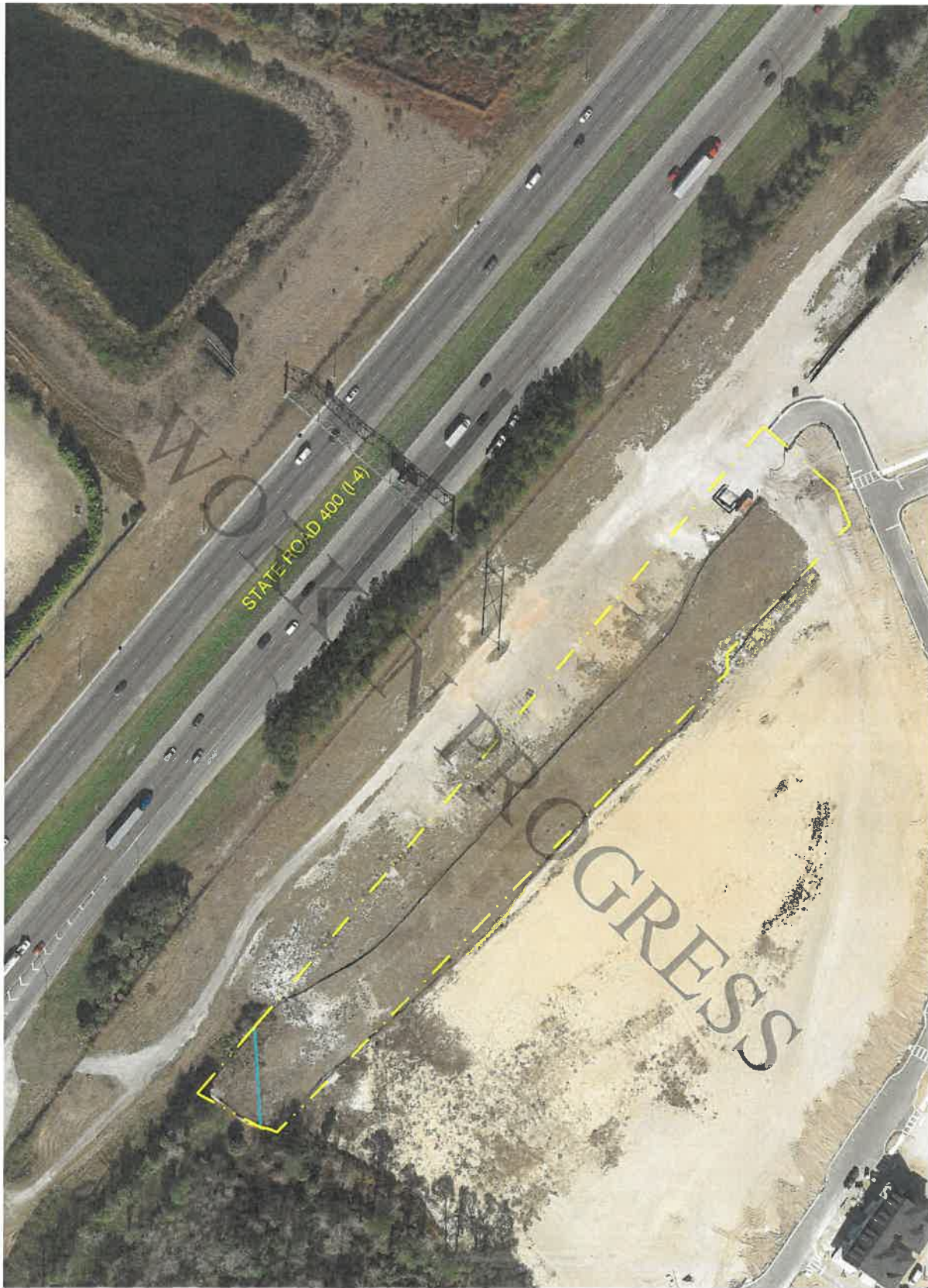
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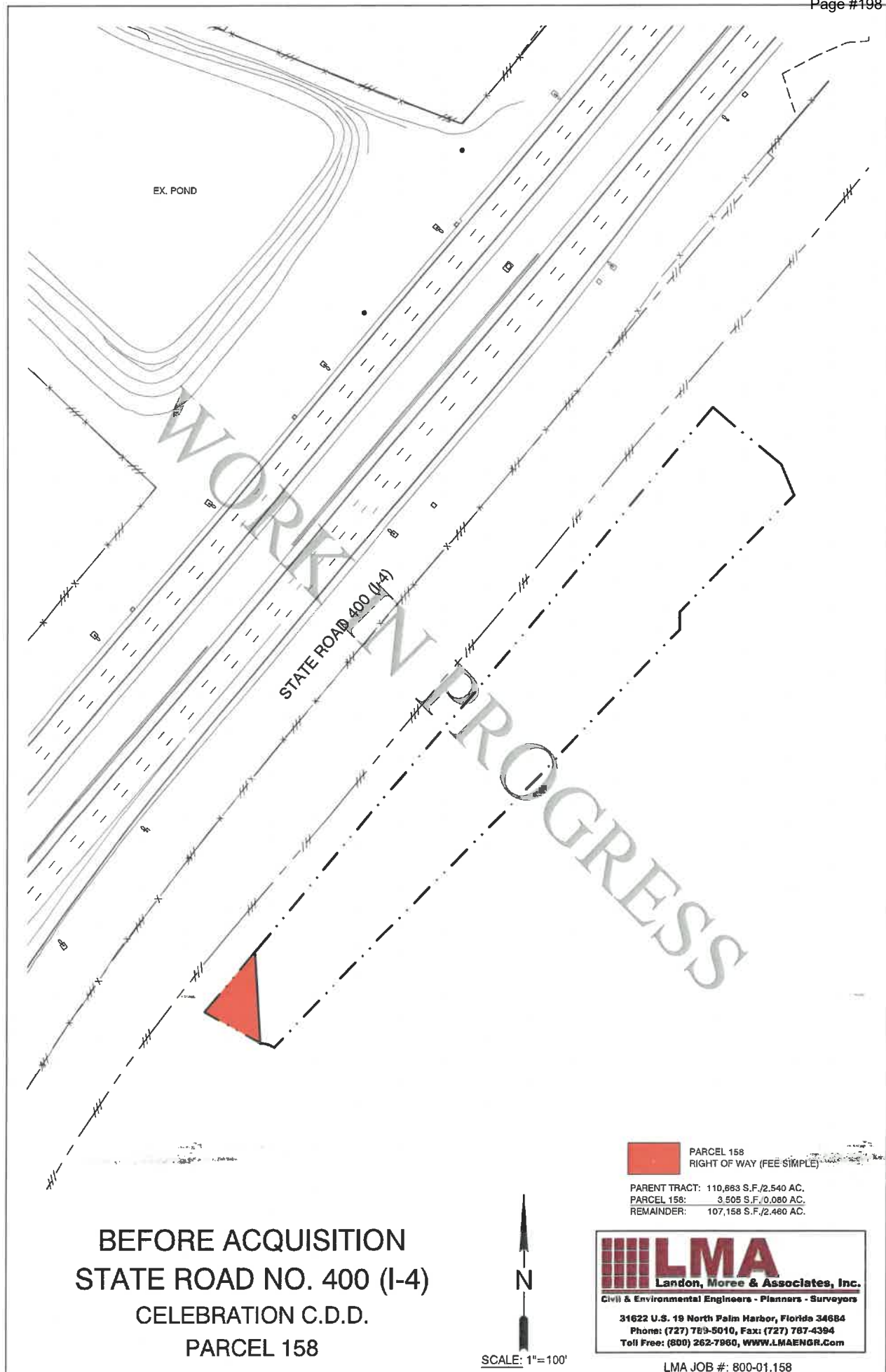
BEFORE ACQUISITION
STATE ROAD NO. 400 (I-4)
CELEBRATION C.D.D.
PARCEL 158



SCALE: 1"=100'

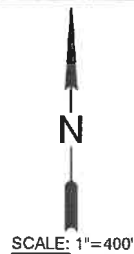
LMA
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Phone: (727) 789-5010, Fax: (727) 787-4394
Toll Free: (800) 262-7960, WWW.LMAENGR.COM

LMA JOB #: 800-01.158



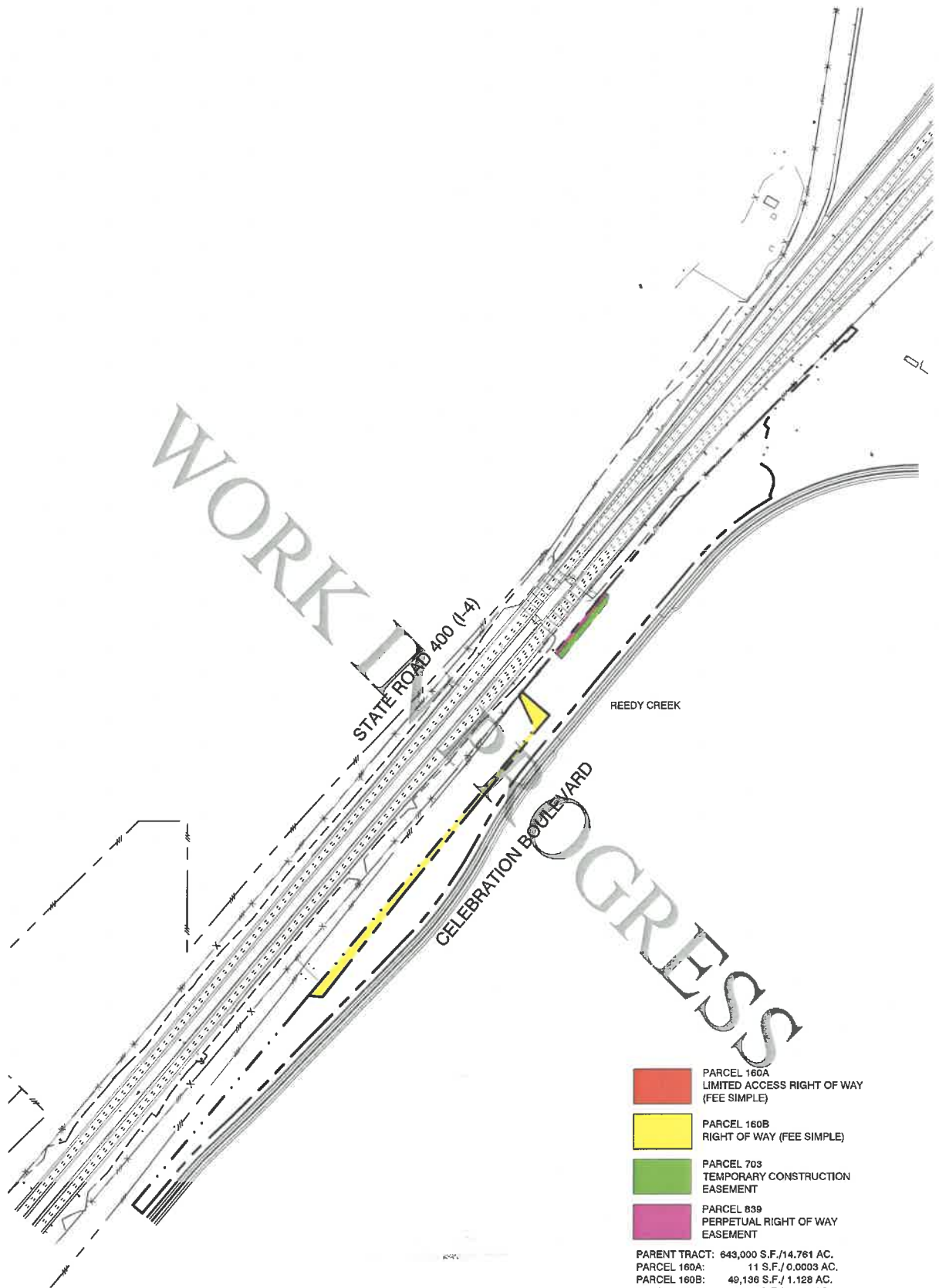


BEFORE ACQUISITION
STATE ROAD NO. 400 (I-4)
CELEBRATION C.D.D.
PARCELS 160 / 703 / 839



LMA
Landon, Moree & Associates, Inc.
Civil & Environmental Engineers - Planners - Surveyors
31622 U.S. 19 North Palm Harbor, Florida 34684
Phone: (727) 789-5010, Fax: (727) 787-4394
Toll Free: (800) 262-7960, WWW.LMAENR.COM

LMA JOB #: 800-01.160



BEFORE ACQUISITION
STATE ROAD NO. 400 (I-4)
CELEBRATION C.D.D.
PARCELS 160 / 703 / 839

N
SCALE: 1"=400'

- PARCEL 160A
LIMITED ACCESS RIGHT OF WAY
(FEE SIMPLE)
- PARCEL 160B
RIGHT OF WAY (FEE SIMPLE)
- PARCEL 703
TEMPORARY CONSTRUCTION
EASEMENT
- PARCEL 839
PERPETUAL RIGHT OF WAY
EASEMENT

PARENT TRACT: 643,000 S.F./14.761 AC.
PARCEL 160A: 11 S.F./0.0003 AC.
PARCEL 160B: 49,136 S.F./1.128 AC.
PARCEL 703: 8,278 S.F./0.190 AC.
PARCEL 839: 5,160 S.F./0.118 AC.
REMAINDER: 593,853 S.F./13.633 AC.

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LMA JOB #: 800-01.160

GUIDE TO E-BIKES, MOPEDS, AND MOTOR SCOOTERS

WHAT IS AN "E-BIKE" UNDER FLORIDA LAW?

In Florida, an E-Bike is defined under FSS 316.003(23) as a bicycle or tricycle that: (1) has operable pedals; (2) has electric motor of less than 750 watts; and (3) fits within three classifications: Class 1, Class 2 or Class 3.

- **Class 1 (Pedal Assist Only):** Class 1 E-Bikes are equipped with a motor that aids propulsion only when the rider is pedaling. It ceases to aid propulsion when the bicycle reaches the speed of 20 miles per hour.
- **Class 2 (Throttles Assisted):** Class 2 E-Bikes are equipped with a motor that may be used to propel the bicycle without any pedaling. It ceases to aid propulsion when the bicycle reaches the speed of 20 miles per hour.
- **Class 3 (High Speed Pedal Assist Only):** Class 3 E-Bikes are equipped with a motor that aids propulsion only when the rider is pedaling. The motor ceases to run when the bicycle reaches the speed of 28 miles per hour. Note that the only difference with Class 1 E-Bikes is the top speed at which the motor stops running.



If an electric bicycle is modified to exceed power/speed limits for their classifications or have inoperable pedals, it can be treated as a motor vehicle under the law, which triggers strict requirements (see FSS 320.01).

MOTORIZED SCOOTERS

Motorized Scooter per FSS 316.003(48) means: any vehicle or micromobility device that is powered by a motor with or without a seat or saddle for the use of the rider, which is designed to travel on not more than three wheels, and which is not capable of propelling the vehicle at a speed greater than 20 miles per hour on level ground.



CONSEQUENCES AND VIOLATIONS

- Possible infraction for operating a moped or motorized bicycle using engine power, or a motorized scooter, go-ped, or pocket bike, **on a sidewalk** pursuant to FSS 316.1995.
- Possible violations for driving anything that exceeds the statutory requirements of an "E-Bike" or "Motorized Scooter." If exceeding the legal definition, the vehicle could be considered a "Motor Vehicle."

<u>COMMON TRAFFIC VIOLATIONS FOR E-BIKES AND BICYCLES</u>	<u>COMMON VIOLATIONS FOR MODIFIED/ OVERPOWERED OR ELECTRIC BIKES</u>
Failing to Stop at Stop Signs (316.2065(6)(b))	Operating an Unregistered Motor Vehicle (320.02 and 320.07(3)(b) and (c))
Driving Upon a Sidewalk (316.1995)	No Valid Driver License (322.03)
Failing to Wear a Helmet (under 16) (316.2065(15)(a))	No Insurance (316.646(3))
Lack of Proper Lights for Night/Low Visibility (316.2065(7))	DUI (316.193)
Lack of Proper Rear Reflectors (316.2065(7))	No Motorcycle Endorsement (322.03(5))

For more information, please visit the FLHSMV website at:

<https://www.flhsmv.gov/driver-licenses-id-cards/motorcycle-rider-education-endorsements/motorcycle-motor-scooter-moped-and-motorized-scooter/>



August 12, 2025

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. Site visit to Celebration Ave. and Greenbriar sidewalk drop offs, measure lengths for proposed fencing and paint distances on sidewalk and provide plan to Russ/Kerry.
2. Island Village weekly meetings
3. Island Village Bridge repairs east side walk thru inspections.
4. Island Village Phase 2A walk through inspections, punchlist updates, and completion letter to release contractor transferring maintenance to Mattamy during housing construction until remaining landscape, lighting, signage is installed.
5. Island Village Phase 1A/1B walk through inspections for hardscape items. Conference call with attorney for conveyances.
6. Review and corresp. on lexin kiosk sign downtown, coordinate surveying of location, and preparation of sketch of legal for easement.
7. Island Village pond maintenance letters review and corresp. for Mattamy's permitting with SFWMD.
8. Review and Corresp. on Celebration Pointe with Unicorp and County for re-platting Celebration Blvd. at roundabout.
9. Perform annual stormwater structure inspections and begin preparation of report and exhibits.
10. Golf course pond O&M list for aquatic treatment and mowing corresp. with Russ/Kerry and update spreadsheet and overall key map listing.
11. Stickely Ave pond bank erosion site visit, homeowners roof drains causing the issue.
12. Island Village Ph 2A & 2B concrete flatwork walk thru and handicap ramp positive drainage slope check and paver trip hazard checks.
13. Corresp. with Kimley Horne on new project on Celebration Blvd.
14. Island Village Phase 2B final plat review and corresp.

Sincerely,

Mark Vincutonis

Mark Vincutonis, P.E.

RESOLUTION 2025-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYANCE OF BRIDGE LIGHTING IMPROVEMENTS FROM MATTAMY ORLANDO LLC; AUTHORIZING DISTRICT STAFF AND THE CHAIRMAN TO REVIEW, EXECUTE AND ACCEPT ALL DOCUMENTS TO EFFECTUATE SUCH CONVEYANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Celebration Community Development District (the “District”) is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”), for the purpose of, among other things, financing and managing the acquisition, construction, maintenance and operation of certain infrastructure within and without the boundaries of the premises to be governed by the District; and

WHEREAS, the District has the authority, generally under the Act, and specifically under Section 190.012, *Florida Statutes*, to acquire real property and improvements for, among other things, the purposes of operating and maintaining systems, facilities, and basic infrastructure within the District; and

WHEREAS, the District has the authority, generally under Florida Law and the Act, and specifically under Section 190.011(7)(a), *Florida Statutes*, to acquire, dispose of any real property, dedications or platted reservations in any manner, so long as it is in the best interest of the District; and

WHEREAS, Mattamy Orlando LLC, a Delaware limited liability company authorized to transact business in Florida (the “Developer”), has requested the transfer and acceptance of infrastructure improvements, as more particularly described in the Bill of Sale Absolute and Agreement and the Owner’s Affidavit, attached hereto as composite Exhibit “A” (the “Conveyance Documents”), from Developer to the District; and

WHEREAS, the District Counsel and the District Manager have reviewed the conveyances from Developer, and the District Engineer has also reviewed the conveyances and has provided a Certificate of District Engineer for the conveyance, attached hereto as Exhibit “B,” to evidence compliance with plans and specifications and the requirements of the District for accepting the conveyances.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the District (the “Board”), as follows:

1. **Incorporation of Recitals.** The above recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. Approval of Acquisition and Transfer of the Improvements. The Board hereby approves the transfer and acceptance of the improvements described in Exhibit "A," from Developer to the District, and approves and accepts the documents evidencing such conveyances in Exhibit "A," in substantially final form. The Bond held by the District for the Celebration Bridge may be released

3. Authorization of District Officers and Staff. The Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), District Counsel, and the District Engineer are hereby authorized and directed to take all actions necessary or desirable in connection with the conveyance of the improvements described in Exhibit "A," and all transactions in connection therewith. The District Officers are hereby authorized and directed to agree to final forms of documents and execute all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions contemplated by this Resolution.

4. Ratification of Prior Actions. All actions taken to date by the District Officers, District Manager, District Counsel, District Engineer, are hereby ratified and authorized on behalf of the District.

5. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

6. Effective Date. This Resolution shall take effect immediately upon its adoption.

[Continues on the Following Pages]

PASSED in public meeting of the Board of Supervisors of the Celebration Community Development District, this _____ day of August, 2025.

**CELEBRATION COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

Print: _____
Secretary/Asst. Secretary

By: _____
Name: _____
Title: _____

EXHIBIT “A”

CONVEYANCE DOCUMENTS

1. Bill of Sale Absolute and Agreement
2. Owner’s Affidavit

BILL OF SALE ABSOLUTE AND AGREEMENT

Celebration Community Development District
(Celebration Boulevard Extension - Bridge Lighting)

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (“Agreement”) is made as of this ____ day of August, 2025, by and between **CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Osceola County, Florida, c/o Inframark, LLC, 313 Campus Street, Celebration, Florida 34747 (the “District”), and **MATTAMY ORLANDO LLC**, a Delaware limited liability company d/b/a MATTAMY HOMES, whose principal address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811 (“Developer”).

RECITALS

WHEREAS, Developer owns certain improvements, equipment and personal property located within the boundaries of the District, and the extent, nature and location of such improvements and equipment is more fully set forth in Exhibit “A” attached hereto (collectively, the “Improvements”); and

WHEREAS, both Developer and the District find it to be in the best interest of both parties for the District to perpetually own, operate and maintain the Improvements, as the District may deem reasonable or appropriate, within its sole discretion, for the benefit of the District; and

WHEREAS, Developer desires to convey the Improvements to the District to allow such perpetual ownership, operation and maintenance, and the District desires to accept such ownership, operation and maintenance.

NOW, THEREFORE, the parties hereto hereby agree to and acknowledge the following:

1. The above recitals are true and correct and are hereby incorporated into this Agreement.

2. **KNOW ALL MEN BY THESE PRESENTS** that Developer, of the County of Osceola and the State of Florida, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States, to it paid by the District, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, and the District hereby accepts, all of Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, together with all of Developer’s right and title to any and all contracts, warranties, guarantees, permits, approvals and similar rights in favor of or which may have accrued to Developer from any and all persons, firms, agencies or corporations who have performed work or

labor or supplied goods, materials or services to or for the benefit of or comprising any part of the Improvements to the extent they are assignable, together with any related documents, materials, data, letters, and agreements, to have and to hold unto the District, its successors and assigns, to and for its or their use, forever.

3. Developer agrees that any of the above-referenced contracts, warranties, permits, approvals and guarantees which are not assignable by their terms or in respect of which consents to their assignment are required but are not available, shall be held in trust for the District by Developer (and, if required, performed by Developer on behalf of the District) and all benefits derived thereunder shall be for the benefit of the District.

4. Developer represents and warrants to the District that Developer has good and lawful right, title and interest in the Improvements and that the Improvements are free and clear of any and all liens or encumbrances, that the Improvements are in good working condition, and as of the date hereof, there are no defaults or violations of the terms and conditions of any contracts, warranties, permits, approvals and guarantees.

5. This Bill of Sale may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

/SIGNATURES APPEAR ON THE FOLLOWING PAGES/

COUNTERPART SIGNATURE PAGE TO BILL OF SALE

Celebration Community Development District
(Celebration Boulevard Extension - Bridge Lighting)

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names, by their proper officer thereunto duly authorized, as of the day and year first above written.

WITNESSES:

Signed, sealed and delivered in the
presence of:

Print: _____

Print: _____

DEVELOPER:

MATTAMY ORLANDO LLC,
a Delaware limited liability company

By: _____

Print Name: _____

Title: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of August, 2025, by _____, as _____ of Mattamy Orlando LLC, a Delaware limited liability company, on behalf of said entity. Said person is ☐ personally known to me or ☐ has produced a valid driver's license as identification.

Notary Public; State of Florida
Print Name: _____
My Commission Expires: _____
My Commission No.: _____

COUNTERPART SIGNATURE PAGE TO BILL OF SALE

Celebration Community Development District
(Celebration Boulevard Extension - Bridge Lighting)

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names, by their proper officer thereunto duly authorized, as of the day and year first above written.

Signed, sealed and delivered in our presence:

ATTEST:

DISTRICT:

**CELEBRATION COMMUNITY
DEVELOPMENT DISTRICT**

Print: _____

By: _____
Name: Tom Touzin
Title: Chairman

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of August, 2025, by Tom Touzin, as Chairman of the Board of Supervisors, of the **CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**, a community development district organized under the laws of the State of Florida, and was attested to by _____, as the Secretary/Assistant Secretary of the **CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**, on behalf of the community development district, who are ☐ personally known to me, or ☐ have each produced a valid driver's license as identification.

Notary Public; State of Florida
Print Name: _____
My Commission Expires: _____
My Commission No.: _____

EXHIBIT “A”

DESCRIPTION OF IMPROVEMENTS

1. Celebration Boulevard Extension Bridge lighting
2. Permits, Warranties, Purchase Orders, Specification and Plans

OWNER'S AFFIDAVIT

Celebration Community Development District
(Celebration Boulevard Extension - Bridge Lighting)

STATE OF FLORIDA
COUNTY OF _____

BEFORE ME, the undersigned authority, personally appeared _____
("Affiant") as _____ of MATTAMY ORLANDO L ---LC, a
Delaware limited liability company, authorized to transact business in the State of Florida, d/b/a
MATTAMY HOMES, whose principal address is 4901 Vineland Road, Suite 450, Orlando,
Florida 32811 ("Owner"), who being first duly sworn on oath says:

1. That Affiant knows of his own knowledge that Owner is the fee simple title holder to certain infrastructure improvements (the "Improvements"), as more particularly described on Exhibit "A" attached hereto, and that Affiant is the _____ of Owner, is making this Affidavit in that capacity only, and that no recourse shall be made against Affiant individually.

2. That the Improvements, as described in the Bill of Sale Absolute and Agreement, dated as of the date hereof, are free and clear of all liens and encumbrances.

3. That Affiant knows of no facts by reason of which the title to, or possession of, the Improvements might be disputed or questioned, or by reason of which any claim to any part of the Property and Improvements might be asserted adversely to Owner.

4. That there have been no claims or liens filed against Improvements or on the property underlying the Improvements as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge, nor any unpaid bills of any nature as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge either for services of any architect, engineer, or surveyor, or for labor or material that may have been placed on the property underlying the Improvements or the Improvements, either in the construction or repair of the Improvements, or otherwise in connection with the underlying property on which the Improvements are located which bills may have been incurred during the last ninety (90) days.

5. That no proceedings in bankruptcy or receivership have ever been instituted by or against Owner, nor has Owner ever made an assignment for the benefit of its creditors.

6. That Affiant knows of no action or proceeding relating to the Improvements which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Improvements or the property underlying the Improvements.

7. That this Affidavit is given for the purposes of inducing the Celebration Community Development District (the "District"), a Florida community development district and

local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, to accept the Owner's conveyance of the Improvements to the District.

8. That there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Improvements or the property underlying the Improvements between the effective date of the Bill of Sale, and that Affiant shall not execute nor permit the execution or recording of any instruments that would adversely affect title of the ownership of the Improvements.

9. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the District and Latham, Luna, Eden & Beaudine, LLP ("LLEB"), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to the District and LLEB that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of 47-2432811; (v) has a mailing address of 4901 Vineland Road, Suite 450, Orlando, Florida 32811. Affiant understands that this certification may be disclosed to the Internal Revenue Service by Owner and that any false statement contained herein could be punished by fine, imprisonment, or both. Affiant understands that the District and LLEB are relying on this certification in determining whether withholding is required upon said transfer.

10. In accordance with Section 787.06 (13), Florida Statutes, the undersigned Affiant, on behalf of the Owner, hereby attests under penalty of perjury that Owner, to the best of my knowledge and reasonable belief, does not use coercion for labor or services as defined in Section 787.06, Florida Statutes, entitled "Human Trafficking."

11. That Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

[SIGNATURES ON FOLLOWING PAGE]

FURTHER AFFIANT SAYETH NAUGHT.

DATED: August __, 2025

WITNESSES:

Signed, sealed and delivered in the presence of:

Print: _____

Print: _____

GRANTOR:

MATTAMY ORLANDO LLC,
a Delaware limited liability company

By: _____

Print Name: _____

Title: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this ____ day of August, 2025, by _____, as _____ of **MATTAMY ORLANDO LLC**, a Delaware limited liability company, on behalf of said entity. Said person is [] personally known to me or [] has produced a valid driver's license as identification.

Notary Public; State of Florida

Print Name: _____

My Commission Expires: _____

My Commission No.: _____

EXHIBIT “A”

DESCRIPTION OF IMPROVEMENTS

1. Celebration Boulevard Extension Bridge lighting
2. Permits, Warranties, Purchase Orders, Specification and Plans

EXHIBIT “B”
CERTIFICATE OF DISTRICT ENGINEER

CERTIFICATE OF DISTRICT ENGINEER

Celebration Community Development District
(Celebration Boulevard Extension - Bridge Lighting)

I, **Mark Vincutonis, P.E. of Hanson, Walter & Associates, Inc.**, a Florida corporation, and licensed to provide professional engineering services to the public in the State of Florida under Florida Certificate of Authorization No. 3265, with offices located at 8 Broadway, Suite 104, Kissimmee, Florida 34741 ("HWA"), hereby acknowledges and certifies the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

1. That I, through Hanson, Walter & Associates, Inc., currently serve as District Engineer to the Celebration Community Development District (the "District").

2. That the District proposes to accept from **MATTAMY ORLANDO LLC**, a Delaware limited liability company d/b/a MATTAMY HOMES ("Developer"), for ownership, operation and maintenance, certain infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, also as described more completely in Exhibit "A" attached hereto and incorporated herein (collectively, the "Improvements"). No real property being conveyed to the District at this time.

3. That this certification (the "Certification") is provided in conjunction with, and in support of, the District's approval of the conveyance of the Improvements from Developer to the District and the District's acceptance of such Improvements. The District will rely on this Certification for such purposes.

4. That the Improvements were constructed, installed, and/or completed, as appropriate, in accordance with known plans, specifications, contracts and permits required and/or approved by any known governmental authorities, as applicable. The Improvements are in a condition acceptable for acceptance by the District.

5. That the Improvements are properly permitted by the appropriate governmental entities, and that copies of the applicable plans, specifications and permits relating to the Improvements, if any, that have actually been provided to HWA are being held by HWA as records of the District on its behalf.

6. I have reviewed the actual cost of the Improvements built or constructed by or at the direction of the Developer, and the District is paying no more than the actual cost incurred, or the current value thereof, whichever is less, as determined by the District Engineer.

[Signature page to follow.]

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER

Celebration Community Development District
(Celebration Boulevard Extension - Bridge Lighting)

DATED: August 21, 2025

Witness: [Signature]

Print: Pedro Carral

Witness: [Signature]

Print: KIRK HASLAM

[Signature]

Mark Vincutonis, P.E.
Professional License No.: FL 54646
on behalf of the company,
Hanson, Walter & Associates, Inc., a Florida
corporation
8 Broadway, Suite 104
Kissimmee, Florida 34741

**STATE OF FLORIDA
COUNTY OF OSCEOLA**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of August, 2025 by MARK VINCUTONIS of Hanson, Walter & Associates, Inc., a Florida corporation, on behalf of said corporation. Said person is ☒ personally known to me or ☐ has produced a valid driver's license as identification.

(SEAL)



ANGELY ANDINO FUENTES
Commission # HH 188521
Expires October 22, 2025

[Signature]
Notary Public, State of Florida

Print Name: Angely Andino Fuentes

Comm. Exp.: 10-22-25

Comm. No.: HH 188521

EXHIBIT "A"

DESCRIPTION OF IMPROVEMENTS

1. Celebration Boulevard Extension Bridge lighting
2. Permits, Warranties, Purchase Orders, Specification and Plans



Proposal #176711

Date: 7/9/2025

PO #

Customer:

Angel Montagna
Inframark
313 Campus Street
Celebration, FL 34747

Property:

Celebration CDD
313 Campus St
Celebration, FL 34747

1003 Jeater Crescent St. Bradford Pear Tree Install

Majority of the cost for this tree is freight as it will be coming from North Carolina. I suggest that we remove the invasive trees and install with Drake Elms. We will not warranty this tree if it dies.

Default Group

Property Improvements

Items	Quantity	Unit	Price/Unit	Price
Demo / Debris Removal / Site Prep	10.00	Hr	\$85.00	\$850.00
Bradford Pear Tree 45 Gallon	1.00	45 gal	\$7,000.00	\$7,000.00
Gator Bag	1.00	Dollars	\$40.00	\$40.00
Tree Stakes- Installed	1.00	ea	\$110.00	\$110.00

Property Improvements: \$8,000.00

PROJECT TOTAL: \$8,000.00

Terms & Conditions

By _____

Joel T Winternitz

Date 7/9/2025

United Land Services

By _____

Date _____

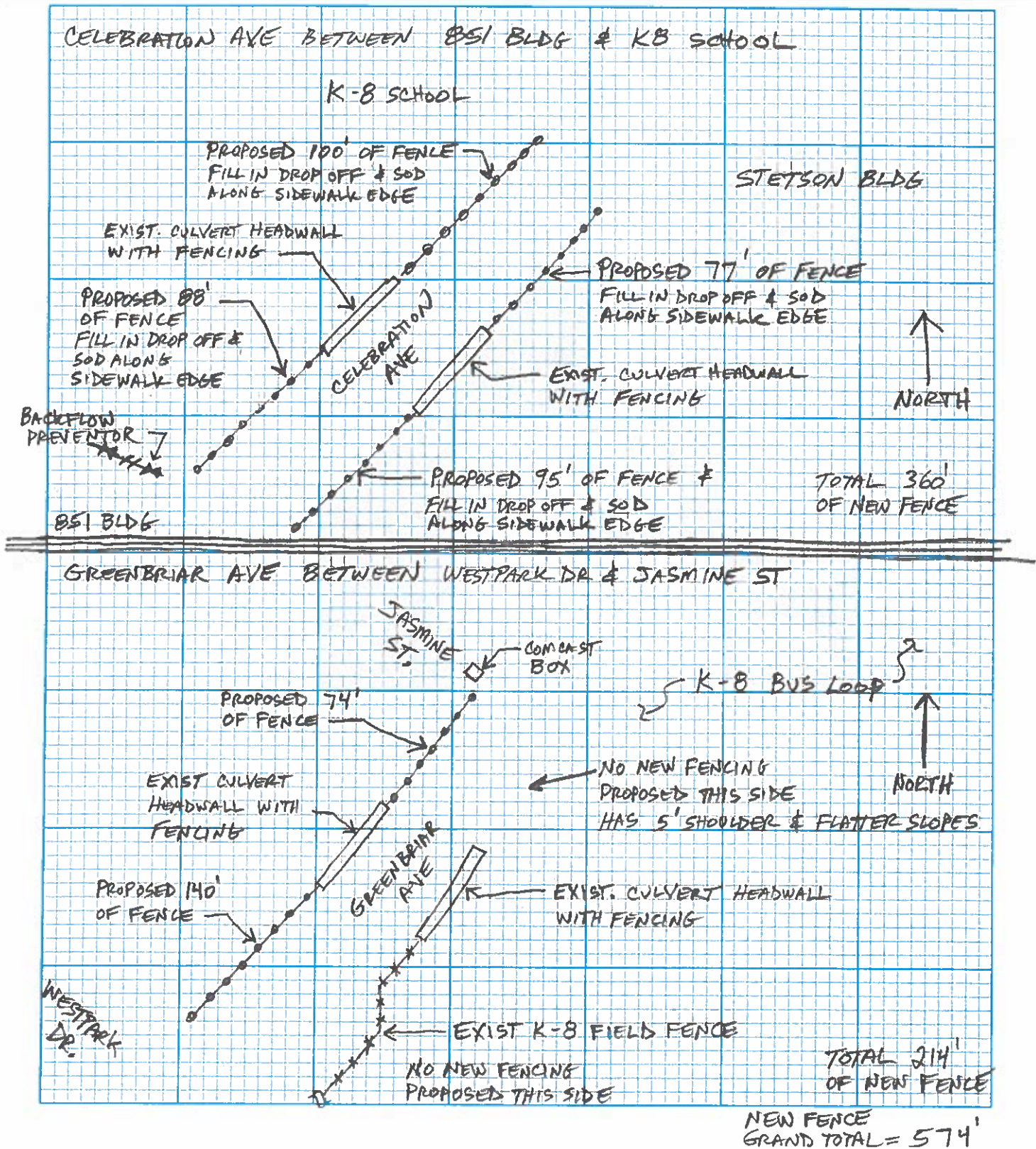
Celebration CDD

CELEBRATION

LOCATION SIDEWALK DROP-OFFS

HANSON, WALTER & ASSOCIATES, INC.
ENGINEERING • SURVEYING • PLANNING

8 Broadway, Suite 104
Kissimmee, Florida 34741

PROJ. NO. 4204DATE 6-11-25DESIGNER MWPAGE 1 OF 1

ESTIMATE

Anchor Structural Design Build
 289 Seminole Avenue
 Lake Mary, FL 32746

accounting@anchordesignbuild.com
 +1 (407) 871-2109



Celebration CDD:A25-4829 Celebration CDD Railing

Bill to

Celebration CDD

Ship to

Celebration CDD

Estimate details

Estimate no.: A25-4829

Estimate date: 04/17/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Railing	Installation of Celebration Green Aluminum Railing - 42" 8 rail handrail - price includes material and labor for install. Set in ground with concrete.	536	\$360.00	\$192,960.00
Total					\$192,960.00

Accepted date

Accepted by



PROPOSAL

920 S. Bradshaw Rd.
Apopka, Fl. 32703

phone: 407-889-8960

TO: Inframark

DATE: 07/24/2025

ATTN: Russ Simmons

PHONE: 407-947-1238

PROJECT: Celebration Fencing at Sidewalk Drop-offs

We propose to FURNISH MATERIAL, FABRICATE, DELIVER & ERECT the following list of items:

568 LF – Aluminum Fence

Materials

Post	Tube 6 x 3 x 1/8
Post	Tube 3 x 3 x 1/8
Top Horizontal	Tube 3 x 2 x 1/8
Bottom Horizontal	Tube 3 x 2 x 1/8
Middle Horizontals	Tube 2 x 1 1/2 x 1/8
Powder Coated	

Post Holes	12" Diameter x 30" Deep – Large Post
	8" Diameter x 30" Deep – Small Post

Total – F & I - \$ 127,232.00

General Exclusions:

- Cost of testing, inspection, any type of engineering, bid or performance bond
- Demolition of any kind
- Any and all work involving modifications to existing structures
- Embeds and anchor bolts for any items other than to support our work
- Permits of any kind
- Light gage metals, supports, fasteners, etc.
- All survey work
- Barricades
- Abatement of existing materials, and removal of said materials
- Saw Cutting & Concrete Removal
- Deck Removal or Replacement
- Special Wages – Union, Davis Bacon, etc.
- Any items not specifically identified in the above scope of work

Note:

1. Jobsite must be accessible to cranes, forklift, etc. As may be required for erection
2. Terms of payment: Net 30 days.
3. This proposal must be attached with and become an integral part of contract
4. Due to the fluctuation of the steel market, this proposal is valid for a period of 30 days only without additional material cost reviews

SUBMITTED BY: KEVIN HARBIN - kharbin@sunbeltmetals.com