

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, September 23, 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 will attend October Meeting
 - C. Vendor Reports
 - i. United Landscape
 - ii. Premier Lakes
6. **Consent Agenda**
 - A. Minutes (*August 11, 2025 and August 26, 2025*)
 - B. Financial Statements (*August*)
 - C. Check Register (*August*)
7. **Regular Reports**
 - A. Field Manager
 - i. Regular Reports
 - B. District Manager
 - C. Legal Counsel
 - i. Update on County Concerns (*Signage*)
 - D. Engineer
 - i. Regular Report
 - E. Liaisons
8. **Business Matters**
 - A. Consideration of CROA Memorandum of Understanding
 - B. Ratification of Settlement of Insurance Defense Case, Morales, A. vs. CCDD
 - C. Premier Shore Circulators Quote
9. **Discussion Items**
 - A. Sunbelt Metals Railing Proposal Clarifications
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, October 28, 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

September Lake Report

9/11/2025

www.premierlakesfl.com

CustomerSupport@PremierLakesFL.com

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



CV2E



Comments:

This lake looks very good, other than minor algae along the steps.

Action Required

Discussed with Dylan our plan to propose water circulation devices to make this area look pristine

Target:

CD 5



Comments:

Overall, looks good minor algae along shoreline edge

Action Required

Routine maintenance

Target:



NV3



Comments:

Overall this lakes very good. Minor algae growth blown into downwind side

Action Required

Routine maintenance

Target:

Algae

LV5



Comments:

Looks good other than minor plankton accumulating along the shoreline

Action Required

Routine maintenance

Target:

Plankton algae



SV11



Comments:

Considering this lake was one of the most problematic to achieve control in, it looks amazing.

Action Required

Routine maintenance

Target:

Algae

SV9



Comments:

Overall, this lake looks great. Minor algae present in narrow corner

Action Required

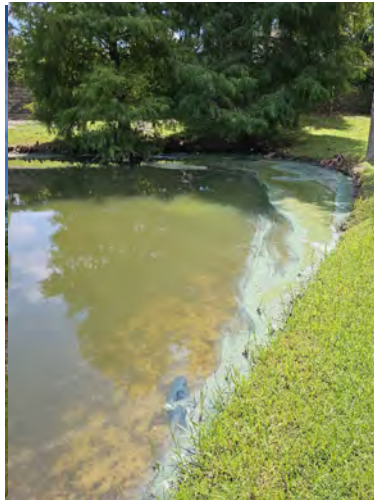
Routine maintenance

Target:

Algae



SV12



Comments:

Looks good. Minor Plankton algae blown into downwind corner

Action Required

Routine maintenance

Target:

Plankton algae

SV13



Comments:

Minor algae on edges

Action Required

Routine maintenance

Target:

Algae



LV2



Comments:

This lake looks great. Minor algae growth on edge

Action Required

Routine maintenance

Target:

Algae

SV3



Comments:

Looks good. Minor algae growth along the shoreline

Action Required

Routine maintenance

Target:

Algae



Summary

I toured the lakes with Dylan Campbell, my first ride through with him. We tried to focus on the most problematic lakes within Celebration, which Dylan felt looked the best they have ever looked for this time of year. Although I have not been involved as heavily as Alex Kurth in managing your lake system, I have toured it several times, and we frequently discuss the challenges, our successes and in our view, failures.

This month's inspection gives evidence of success. Currently, we are experiencing more algae growth on lakes we manage statewide than we have seen all year, due to high water temperatures and nutrient loading from significant rainfall. The lakes at Celebration have been challenging this summer because of excessive algae growth, but at least today, we saw significantly better results than the last few months have shown.

I do not believe it is a surprise that these lakes grow a lot of algae, and with the nutrient levels we have seen, that will not stop. As we learn more about managing these lakes, we are constantly planning and adjusting treatment protocol in an effort to provide the best control possible. It feels like our treatment plan, coupled with extra labor provided recently to chop up the algae to aid in herbicide contact and penetration, has yielded very good results.

On the lakes toured, floating weeds, submersed weeds, and shoreline grasses were almost non-existent. If not for the excessive growth of algae that we constantly battle, our results should be considered outstanding. We will continue to strive to continue to improve our results. We do feel that in a month when rainy season ends and days become shorter and cooler, the slowdown in the excessive growth will enhance our ability to make these lakes look as good as can be.

Bill Kurth

MINUTES OF MEETING CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Celebration Community Development District was held Monday, August 11, 2025, at 5:00 p.m. at the District Office, 313 Campus Street, Celebration, Florida 34747.

Present and constituting a quorum were:

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

Also present, either in person or via Zoom Video Communications, were:

Angel Montagna	Manager: Inframark, Management Division
Jan Carpenter	Attorney: Latham, Luna, Eden & Beaudine
Mark Vincutonis	Engineer: Hanson, Walter & Associates
Kerry Satterwhite	Inframark, Field Services, Area Manager
Russ Simmons	Inframark, Field Services
Residents and Members of the Public	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS Call to Order and Roll Call

Mr. Touzin called the meeting to order at 5:00 p.m.

Ms. Montagna called the roll and indicated a quorum was present for the meeting.

SECOND ORDER OF BUSINESS Pledge of Allegiance

Mr. Touzin led the *Pledge of Allegiance*.

THIRD ORDER OF BUSINESS Approval of the Meeting Agenda

Mr. Touzin reviewed the meeting agenda and requested additions or changes.

Mr. Satterwhite provided changes to the agenda – eliminate third party reports, there is a representative from Representative Spencer's office, resolution resetting the public hearing.

Mr. Filak made a MOTION to approve the meeting agenda, as amended.
Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the meeting agenda, as amended.

Mr. Satterwhite reported yesterday was Mr. Simmons 27th anniversary.

FOURTH ORDER OF BUSINESS Public Comment Period

There being none, the next order of business followed.

FIFTH ORDER OF BUSINESS Third-Party Reports and Presentations

- A. CROA**
- B. Osceola County Sheriff's Department**
- C. Vendor Reports and Presentations**

SIXTH ORDER OF BUSINESS Consent Agenda

- A. Minutes of June 23, 2025, Regular Meeting
- B. Financial Statements (*June*)
- C. Check Register (*June*)

Mr. Filak made a MOTION to approve the consent agenda.
Mr. McLaughlin seconded the motion.

Ms. Montagna noted the financials included were May and should have been June. The June financials were distributed via email.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the consent agenda.

SEVENTH ORDER OF BUSINESS Public Hearing for Adoption of the Fiscal Year 2026 Budget

On MOTION by Mr. Touzin seconded by Mr. Filak, with all in favor, unanimous approval was given to adoption of Resolution 2025-13, ratifying the actions of the District Manager and Chairman resetting the public hearing to August 11, 2025.

E. Representative Spencer – Legislative Update

Representative Spencer provided an update on the State Legislative Session.

A. Proposed Budget

Mr. McLaughlin made a MOTION to open the public hearing for adoption of the fiscal year 2026 budget.
Mr. Filak seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to open the public hearing for adoption of the fiscal year 2026 budget.

Ms. Montagna reviewed the FY 2026 budget.

Discussion ensued on Reserves and general ledger classifications

Ms. Montagna will provide a financial snapshot monthly.

On MOTION by Mr. seconded by Mr. Filak, with all in favor, anything not budgeted and approved for will be coded to reserves as well as a quarterly financial snapshot effective October 1, 2025 was approved.

Sidewalk repairs were discussed with a question being raised of how many repairs are needed.
Can \$1.6 million (\$160,000) be used from Reserves to utilize for sidewalk repairs now.

B. Public Comment

Mr. Gary Hucksmith addressed scheduled paving and weir repairs. It was noted there are none budgeted.

C. Resolution 2025-11, Adopting the Budget

Mr. Touzin made a MOTION to adopt Resolution 2025-11, adopting the budget for fiscal year 2026.
Mr. Filak seconded the motion.

Discussion on engineer study.

Discussion ensued on bonds with it being noted they do not have the support for it.

Upon VOICE VOTE, with Mr. Touzin, Mr. Hulme, Mr. Hart and Mr. McLaughlin voting aye and Mr. Filak voting nay, approval was given to Resolution 2025-11, adopting the budget for fiscal year 2026.

D. Resolution 2025-12, Levying the Assessments

Mr. Mr. McLaughlin made a MOTION to adopt Resolution 2025-12, imposing and levying assessments for fiscal year 2026.
Mr. Touzin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to Resolution 2025-12, imposing and levying assessments for fiscal year 2026.

Mr. Filak made a MOTION to close the public hearing for adoption of the fiscal year 2026 budget.
Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to open the public hearing for adoption of the fiscal year 2026 budget.

Mr. McLaughlin reviewed a slide presentation on the budget and assessments levels over the years noting costs exceeding contributions.

Ms. Montagna reported that she received an email about Board member pet projects and noted there are no pet projects in the budget and have not been for five years.

Mr. Touzin made a MOTION to approve removing the alley replacement schedule from the website.
Mr. Filak seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to remove the alley replacement schedule from the website.

NINTH ORDER OF BUSINESS

Discussion Items

Ms. Montagna reported the next meeting will have the items pushed from this meeting.

Ms. Montagna addressed the Fiscal Year 2026 Meeting schedule

Mr. McLaughlin made a MOTION to approve the fiscal year 2026 meeting schedule.
Mr. Filak seconded the motion.

Mr. Hulme inquired about why they hold schedule workshops. Discussion ensued on workshops and changing to meetings for May 26, 2026 and July 28, 2026.

Mr. Hulme reported he has a May, June and July 2026 conflict

The regular meeting August 25th

It was not they need to schedule sign meeting

TENTH ORDER OF BUSINESS

Other Business, Updates, Supervisor Comments

Ms. Montagna addressed the rapid flashing crosswalk.

Ms. Carpenter noted the county is in charge of traffic control

Ms. Montagna stated the county does a study to determine if anything is warranted.

Mr. Fialek addressed that the county should bear the cost of the signposts for signage installed.

Celebration CDD
August 11, 2025, meeting

Ms. Carpenter addressed an interlocal agreement for signage.

Ms. Montagna noted previous discussion regarding the right-hand turn extension and inquired what the Board wants staff to do.

Mr. Hulme noted the CDD owned land was to be researched.

Mr. Vincutanis reported the developer of the Publix did not replat the property.

Mr. Hulme stated on the south side there is a turn lane and it is CDD land. The county is asking for dedication of CDD land.

Ms. Carpenter noted they need design plans and a legal description of the land to be dedicated.

Dedication of property on August agenda invite county to meeting

A tree agreement with CROA was discussed

Mattemy – bridge turnover

Mr. Touzin noted he is not available for the September meeting.

ELEVENTH ORDER OF BUSINESS Public Comment Period

There being none, the next order of business followed.

TWELFTH ORDER OF BUSINESS Adjournment

The next regular meeting is scheduled for Tuesday, August 26, 2025, at 5:00 p.m.

On MOTION by Mr. Filak, seconded by Mr. Hart, with all in favor, the meeting was adjourned at 7:29 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

MINUTES OF MEETING CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Celebration Community Development District was held Tuesday, August 26, 2025, at 5:00 p.m. at the District Office, 313 Campus Street, Celebration, Florida 34747.

Present and constituting a quorum were:

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

Also present, either in person or via Zoom Video Communications, were:

Angel Montagna	Manager: Inframark, Management Division
Jan Carpenter	Attorney: Latham, Luna, Eden & Beaudine
Mark Vincutonis	Engineer: Hanson, Walter & Associates
Kerry Satterwhite	Inframark, Field Services, Area Manager
Russ Simmons	Inframark, Field Services
Bill Kurth	Premier Lakes
Residents and Members of the Public	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

Mr. Satterwhite called the meeting to order at 5:00 p.m.

Mr. Satterwhite called the roll and indicated a quorum was present for the meeting.

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

Mr. Touzin led the *Pledge of Allegiance*.

THIRD ORDER OF BUSINESS **Approval of the Meeting Agenda**

Mr. Touzin reviewed the meeting agenda and requested additions or changes.

Mr. Touzin made a MOTION to approve the meeting agenda, as amended.
Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the meeting agenda, as amended.

FOURTH ORDER OF BUSINESS **Public Comment Period**

Ms. Jackson, Parks, noted she received a question about when the busy season is for mosquitoes; it would have started earlier but it has been a pretty dry year up until now.

FIFTH ORDER OF BUSINESS

Third-Party Reports and Presentations

A. CROA

B. Osceola County Sheriff's Department

C. Vendor Reports and Presentations

i. United Landscape

Maintenance activities were reviewed. Next month annuals will be changed out to a winter/cool season and pine straw is scheduled for October. All the projects they have gone over with Mr. Satterwhite will start October 1.

Mr. Touzin addressed the outstanding items, noting he wants to make sure they schedule something soon.

ii. Premier Lakes

The aquatic reports were included in the agenda package and available on the website or in the District Office for public review during normal business hours.

Mr. Bill Kurth from Premier Lakes addressed fighting algae during the summer. Recently they used Eutrosorb treatment on SV-18 and SV-25A. One of the significant improvement lakes has been SV-11. For Lake Rianhard there were comments about algae congregating by the wall by the steps and we discussed options – treating every time we are onsite pushes the limit of the labels. One thing we have had success with on sections of lakes you want to keep clear is circulators. He believes Alex provided a quote or idea of where it might be \$3,500 per surface aerator and he had to check on whether there was still electric available. By using two water movers it uses a current to create an area where it keeps the algae spread out.

Discussion ensued on water circulators for Lake Rianhard and the muck in SV18 and SV25A. They are looking at the use of phosphorus remediation products to help with the muck. SV3 and LV2 were addressed with regard to the comment that regrowth is outpacing treatments with it being noted there are use stipulations to some of the products they use because as they kill off algae, they can get reductions in dissolved oxygen.

SIXTH ORDER OF BUSINESS

Consent Agenda

A. Financial Statements (*July*)

B. Check Register (*June and July*)

Mr. Hulme made a MOTION to approve the consent agenda. Mr. McLaughlin seconded the motion.

Mr. Hulme addressed the field items that were noted last month to be at 100% and inquired if they are stopping all of those activities until next fiscal year.

Mr. Satterwhite stated most of them.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the consent agenda.

SEVENTH ORDER OF BUSINESS

Regular Reports

A. Filed Manager

i. Regular Report

ii. Arborist Report

The field reports were included in the agenda package and available on the website or in the District Office for public review during normal business hours.

Discussion ensued regarding the following: One of the fountains is down at the splash pad and it will be \$2,000.00 to \$5,000.00 to get it fixed. Dead trees will be cut down next month and billed in October. Palms trees will be trimmed next month and also billed in October. Mistletoe was addressed with it being noted the recommendation is to cut the tree down. Pressure washing is going well. Light poles and batteries going bad; they have said if need be, they will run electric and put the electric elements in for the ones not working. Eight lights have been out for months with it being noted the expectation is the lights are 100% of the time when it is dark. A question was raised whether this is legally enforceable and Ms. Carpenter noted they can do a post-closing for the eight lights, if they fail within 180 days, they will replace them or make them electric.

North Village sidewalks were discussed with it being noted there are 230 panels raised/damaged and 50 plus is Georgetown. The panels are 8'x8' and there is discussion of doing partial panels. It was suggested that a GoGov blast be made including the new policy and addressed at the next CROA meeting as it should be worked into their process if someone is requesting to do something on their house that requires heavy equipment there should be a trigger in the CROA process that says there is a CDD consideration.

Mr. Raul Pavone was introduced, he will be coming on staff to support Mr. Simmons and Mr. Satterwhite.

B. District Manager

No report.

C. Legal Counsel

i. Eminent Domain Update

Ms. Carpenter reported she has asked the Eminent Domain Counsel to provide an update and there are maps of four parcels that have been identified and being appraised as well as three parcels, one of which is fee simple, and the other are easements. The appraisers are still out there, and they do not have numbers.

ii. Update on County Concerns

Ms. Carpenter reported she has been unable to reach the County Attorney. When she spoke with him before the last meeting, he was still trying to get input on the signage issue. Discussion ensued on an Interlocal Agreement with Mattamy for the signage.

iii. CROA MOU Update

Ms. Carpenter reported she had a good call with CROA Counsel. She thinks he misunderstood what the MOU was. He will come back with a draft very soon. She noted they most likely will not want to give an Indemnification Clause and she told them she would bring it to the Board. Discussion continued on an Indemnification Clause and the MOU.

iv. Downtown Sign – Lexin

Ms. Carpenter reported they did not like having to indemnify the CDD or take care of the CDD they would be crossing to maintain or do something on the sign. Mr. Vincutonis did give a legal description of the property showing that they could walk to the site. She has taken out everything she could take out and shortened the agreement. Discussion continued with the consensus being

Mr. Hulme made a motion that Ms. Carpenter was not spending any more time on this matter if they do not agree to the last version of the agreement as submitted, if there is a rejection of the proposal Ms. Carpenter can put them on formal notice that the Board is revoking the prior agreement. Additionally, after October 1st if step two should happen staff is to pull the sign out and pave it over. Mr. McLaughlin seconded the motion.

On VOICE vote, with all in favor, unanimous approval was given to the motion.

v. E-Bike Flyer

Ms. Carpenter noted she had distributed at a previous meeting, but some Board members had not seen it. Discussion followed on the flyer with it being noted there are gaps such as e-bikes not being allowed on sidewalks. It was suggested they provide feedback and the inconsistencies they are seeing should be provided to the State Senator copying the Sheriff's Counsel and County Counsel.

Celebration CDD
August 26, 2025, meeting

Mr. Hulme raised a question on where they are with the permit analysis. Ms. Carpenter noted it is in her hands now.

Mr. Hulme inquired about ECDD Bond Counsel. Ms. Carpenter inquired whether Ms. Sandy has come up with a good reason to stop the Interlocal for funding.

Ms. Montagna responded they have to draft the Interlocal and send it to Ms. Sandy. She will review it next week. They did talk preliminarily on what they want to see it and there is no dispute on that.

Ms. Montagna reported that she has received several calls on the CROA budget including a line item for 'CDD Tree Fee'. There is confusion that this is a CDD fee and it is not, she is unsure how they address this.

Mr. Filak noted he will bring it up with the CROA management team.

It was suggested that a statement be placed on the website noting it is not a CDD fee.

Mr. Filak inquired about quotes for a full-time deputy.

Ms. Montagna responded they have the fees that they are charging for the details. She spoke with Alex Guevara and has not received a return call, she also spoke with the lady they schedule details with and she said if they would let them get settled in and then circle back with her in early to mid-September she thinks she will have an answer at that point.

D. Engineer

i. Regular Report

The engineering monthly report is included in the agenda package and available on the website or in the District Office for public review during normal business hours.

Mr. Vincutonis addressed Island Village work noting the next thing coming up on the agenda is the bridge turnover. They have done the walks and are satisfied with everything they have done.

Discussion followed on: Item #13 concerning the correspondence with Kimley Horne. Mr. Vincutonis noted they were working on a new project on Celebration Blvd, but he had not seen any plans. Pond ownership was addressed with Ms. Carpenter noting they are still working on it.

E. Liaisons

Mr. Hart reported he is corresponding with the county transportation on the improvements at World Drive and Celebration Blvd.

EIGHTH ORDER OF BUSINESS

Business Matters

A. Celebration Blvd. Extension Lighting Conveyance

Ms. Carpenter reported this is Resolution 2025-14. It would approve the bill of sale transferring the bridge lights, finishing up the Celebration Blvd. extension completely and releasing the bond.

Mr. McLaughlin made a motion to approve 2025-14 approving the conveyance of bridge lighting improved from Mattamy Orlando LLC; authorizing District Staff and the Chairman to review, execute and accept all documents to effectuate such conveyance.
Mr. Hulme seconded the motion.

A question was raised about warranties. Ms. Carpenter noted this usually means manufacturers' warranty.

On VOICE vote, with all in favor, unanimous approval was given to the motion.

B. United Land Servies Proposal #176711

This item was removed from the agenda.

Discussion followed on Bradford Pear trees and any restrictions with the County on replacements.

C. Railing Proposals

- i. Anchor Structural Design Build**
- ii. Sunbelt Metals**

Mr. McLaughlin made a motion to approve the Sunbelt Metals proposal.
Mr. Hulme seconded the motion.

Discussion ensued on clarifications needed regarding the exclusions. A question was raised on when the work would start and the duration of the job.

On VOICE vote, with Mr. Hulme voting nay, approval was given to the motion pending the clarifications requested and to allow for a 10% overage.

Mr. Simmons addressed the light poles around the lake and the posts for the metal railing around the lake noting the company will not be making those for the CDD any longer. Sunbelt will see if he can get the aggregate from them to make his own.

NINTH ORDER OF BUSINESS

Discussion Items

Mr. Hulme noted on the running task list there are a lot of dates of September 1 which is in five days. They are looking for realistic expectations for the items on the list.

TENTH ORDER OF BUSINESS

Other Business, Updates, Supervisor Comments

Mr. McLaughlin addressed the gate in North Village reporting they found the person, they have video, and the person will be paying for it.

Mr. Touzin reported on Greenbrier near the school someone hit the green metal fence in two different spots. It was noted this is not the CDD's fence.

ELEVENTH ORDER OF BUSINESS

Public Comment Period

A resident addressed Bradford Pear trees planted in Virginia Beach and after every windstorm caused trees to fall and broken branches and in the early 2000s the city decided to stop planting them.

It was requested Mr. Simmons provide a count on the number of Bradford Pear trees.

TWELFTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Filak, seconded by Mr. Hart, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

CELEBRATION
Community Development District

Financial Statements

(Unaudited)

August 31, 2025

CELEBRATION
Community Development District

Financial Report

August 31, 2025



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Balance Sheet
August 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	\$ 2,930,366	\$ 2,783,452	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,713,818
Accounts Receivable	164,380	-	-	-	-	-	-	164,380
Due From Other Gov'tl Units	80	-	-	-	-	-	-	80
Due From Other Districts	3,612	-	-	-	-	-	-	3,612
Due From Other Funds	935,388	-	36,319	-	-	-	-	971,707
Investments:								
Money Market Account	678,807	-	-	-	-	-	-	678,807
Acquisition & Construction Account	-	-	-	-	-	-	5,623,305	5,623,305
Capitalized Interest Account	-	-	-	-	176,191	-	-	176,191
Construction Fund	-	-	-	-	-	67,119	-	67,119
Prepayment Account	-	-	132	81	-	-	-	213
Reserve Fund	-	-	196,563	207,000	215,242	-	-	618,806
Reserve Fund A	-	-	-	-	-	-	-	1
Revenue Fund	-	-	462,129	158,644	2,464	-	-	623,237
Prepaid Items	15,950	-	-	-	-	-	-	15,950
Deposits	3,719	-	-	-	-	-	-	3,719
TOTAL ASSETS	\$ 4,732,302	\$ 2,783,452	\$ 695,143	\$ 365,725	\$ 393,897	\$ 67,119	\$ 5,623,305	\$ 14,660,945
LIABILITIES								
Accounts Payable	\$ 73,353	\$ 1,401	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74,754
Accrued Expenses	19,706	-	-	-	-	-	-	19,706
Unearned Revenue	543,662	-	-	-	-	-	-	543,662
Due To Other Districts	73,032	-	-	-	-	-	-	73,032
Accrued Taxes Payable	141	-	-	-	-	-	-	141
Sales Tax Payable	19	-	-	-	-	-	-	19
Other Current Liabilities	206,677	-	-	-	-	-	-	206,677
Due To Other Funds	-	953,348	-	18,359	-	-	-	971,707
TOTAL LIABILITIES	916,590	954,749	-	18,359	-	-	-	1,889,698

Balance Sheet
August 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
FUND BALANCES								
Nonspendable:								
Prepaid Items	15,950	-	-	-	-	-	-	15,950
Deposits	3,719	-	-	-	-	-	-	3,719
Restricted for:								
Debt Service	-	-	695,143	347,366	393,897	-	-	1,436,408
Capital Projects	-	-	-	-	-	67,119	5,623,305	5,690,424
Assigned to:								
Operating Reserves	1,238,780	-	-	-	-	-	-	1,238,780
Unassigned:	2,557,263	1,828,703	-	-	-	-	-	4,385,966
TOTAL FUND BALANCES	\$ 3,815,712	\$ 1,828,703	\$ 695,143	\$ 347,366	\$ 393,897	\$ 67,119	\$ 5,623,305	\$ 12,771,247
TOTAL LIABILITIES & FUND BALANCES	\$ 4,732,302	\$ 2,783,452	\$ 695,143	\$ 365,725	\$ 393,897	\$ 67,119	\$ 5,623,305	\$ 14,660,945

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	AUG-25 ACTUAL
REVENUES						
Interest - Investments	\$ 300,000	\$ 275,000	\$ 248,258	\$ (26,742)	82.75%	\$ 13,548
Right-of-Way Fees Electricity	955,000	875,413	915,529	40,116	95.87%	108,754
Right-of-Way Fees Gas	5,000	4,587	2,888	(1,699)	57.76%	-
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%	-
Building Rental Income	19,619	5,951	5,951	-	30.33%	541
Building Operating Cost Income	14,448	13,244	13,244	-	91.67%	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	-	20,518	20,518	241.39%	-
TOTAL REVENUES	5,672,294	5,502,972	5,555,399	52,427	97.94%	124,047

EXPENDITURES

Administration

P/R-Board of Supervisors	15,000	14,000	8,600	5,400	57.33%	800
FICA Taxes	1,148	1,071	459	612	39.98%	61
ProfServ-Arbitrage Rebate	1,200	-	-	-	0.00%	-
ProfServ-Dissemination Agent	2,000	-	-	-	0.00%	-
ProfServ-Engineering	24,000	22,000	83,496	(61,496)	347.90%	5,851
ProfServ-Legal Services	40,000	36,663	66,670	(30,007)	166.68%	6,675
ProfServ-Mgmt Consulting	103,509	94,883	94,883	-	91.67%	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	4,125	4,512	(387)	100.27%	1,000
ProfServ-Incorporation Study Legal	20,000	18,337	2,020	16,317	10.10%	-
Auditing Services	5,000	5,000	5,200	(200)	104.00%	-
Communication - Telephone	10,000	9,163	4,927	4,236	49.27%	449
Postage and Freight	700	638	7,650	(7,012)	1092.86%	7,385
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	6,237	-	6,237	0.00%	-
Legal Advertising	1,800	1,650	1,552	98	86.22%	234
Misc-Assessment Collection Cost	89,974	89,974	86,741	3,233	96.41%	-
Payroll Services	-	-	234	(234)	0.00%	5
Office Supplies	4,200	3,850	1,012	2,838	24.10%	-
Software	17,000	15,587	3,230	12,357	19.00%	80
Annual District Filing Fee	175	175	175	-	100.00%	-
Total Administration	494,467	464,123	539,043	(74,920)	109.01%	31,166

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	AUG-25 ACTUAL
<u>Public Safety</u>						
Contracts-Security Camera	24,800	22,737	36,324	(13,587)	146.47%	209
Security Service - Sheriff	200,000	183,337	227,943	(44,606)	113.97%	19,471
Total Public Safety	224,800	206,074	264,267	(58,193)	117.56%	19,680
<u>Physical Environment</u>						
Contracts-Water Quality	22,000	-	-	-	0.00%	-
Contracts-Aquatic Control	131,160	120,230	122,820	(2,590)	93.64%	11,300
Contracts-Pest Control	250,000	229,163	228,277	886	91.31%	20,752
R&M-Wetland	1,000	913	3,000	(2,087)	300.00%	-
R&M - Aerators	3,800	3,487	950	2,537	25.00%	-
Total Physical Environment	407,960	353,793	355,047	(1,254)	87.03%	32,052
<u>Flood Control/Stormwater Mgmt</u>						
R&M-Canal Bank Restoration	100,000	91,663	-	91,663	0.00%	-
R&M-Stormwater System	30,000	27,500	59,026	(31,526)	196.75%	-
Total Flood Control/Stormwater Mgmt	130,000	119,163	59,026	60,137	45.40%	-
<u>Field</u>						
ProfServ-Field Management	1,177,169	1,079,067	1,195,879	(116,812)	101.59%	111,076
Contracts-Fountain	8,000	7,337	8,432	(1,095)	105.40%	695
Contracts-Landscape	1,095,905	1,004,575	993,940	10,635	90.70%	91,325
Contracts-Mulch	117,638	107,833	48,750	59,083	41.44%	-
Contracts-Trees & Trimming	170,500	156,288	124,400	31,888	72.96%	-
Contracts-Annuaals	16,380	15,015	3,383	11,632	20.65%	-
Fuel, Gasoline and Oil	15,000	13,750	12,000	1,750	80.00%	2,213
Electricity - General	60,000	55,000	44,380	10,620	73.97%	469
Utility - Water	85,000	77,913	47,352	30,561	55.71%	2,484
Utility - Refuse Removal	18,000	16,500	32,327	(15,827)	179.59%	4,167
R&M-Aeration	25,000	22,913	950	21,963	3.80%	-
R&M-Boardwalks	30,000	27,500	27,395	105	91.32%	-
R&M-Common Area	60,000	55,000	82,827	(27,827)	138.05%	2,174
R&M-Equipment	20,000	18,337	15,165	3,172	75.83%	1,008
R&M-Fountain	10,000	9,163	12,510	(3,347)	125.10%	695
R&M-Other Landscape	200,000	183,337	234,797	(51,460)	117.40%	435
R&M-Irrigation	65,000	59,587	28,186	31,401	43.36%	1,284
R&M-Roads & Alleyways	18,000	16,500	7,418	9,082	41.21%	-
R&M-Sidewalks	50,000	45,837	81,087	(35,250)	162.17%	9,726
R&M-Pressure Washing	10,000	9,163	39	9,124	0.39%	-
R&M- Tree Removal/Replacement	100,000	91,663	43,726	47,937	43.73%	-
R&M-Fire Equipment	1,100	1,012	-	1,012	0.00%	-
R&M-Painting	10,000	9,163	14,493	(5,330)	144.93%	1,198
Misc-Contingency	15,000	13,750	18,604	(4,854)	124.03%	10,397
Building Op Costs	15,000	13,750	15,022	(1,272)	100.15%	1,505

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	AUG-25 ACTUAL
Total Field	3,392,692	3,109,953	3,093,062	16,891	91.17%	240,851
<u>Road and Street Facilities</u>						
Electricity - Streetlights	195,000	178,750	164,026	14,724	84.12%	16,583
R&M-Road Cleaning	108,000	99,000	93,473	5,527	86.55%	2,833
R&M-Streetlights	120,000	110,000	164,286	(54,286)	136.91%	36,180
R&M-Signage/Radar Sign Maintenance	15,000	13,750	8,911	4,839	59.41%	3,215
Total Road and Street Facilities	438,000	401,500	430,696	(29,196)	98.33%	58,811
<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%	-
TOTAL EXPENDITURES & RESERVES	5,672,294	4,763,719	5,164,172	(400,453)	91.04%	382,560
Excess (deficiency) of revenues						
Over (under) expenditures	-	739,253	391,227	(348,026)	0.00%	(258,513)
<u>OTHER FINANCING SOURCES (USES)</u>						
Transfer to Reserve Fund	(584,375)	-	584,375	584,375	-100.00%	584,375
TOTAL FINANCING SOURCES (USES)	(584,375)	-	584,375	584,375	-100.00%	584,375
Net change in fund balance	\$ (584,375)	\$ 739,253	\$ 975,602	\$ 236,349	-166.95%	\$ 325,862
FUND BALANCE, BEGINNING (OCT 1, 2024)	2,840,110	2,840,110	2,840,110			
FUND BALANCE, ENDING	\$ 2,255,735	\$ 3,579,363	\$ 3,815,712			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	AUG-25 ACTUAL
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 62,452	\$ 62,452	0.00%	\$ 10,011
Other Miscellaneous Revenues	-	-	9,664	9,664	0.00%	-
TOTAL REVENUES	-	-	72,116	72,116	0.00%	10,011
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%	-
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%	-
Total Field	-	-	297,449	(297,449)	0.00%	-
Capital Expenditures & Projects						
R&M-Roof	-	-	77,715	(77,715)	0.00%	-
Misc-Contingency	-	-	11,706	(11,706)	0.00%	1,401
Total Capital Expenditures & Projects	-	-	89,421	(89,421)	0.00%	1,401
TOTAL EXPENDITURES	-	-	464,673	(464,673)	0.00%	1,401
Excess (deficiency) of revenues						
Over (under) expenditures	-	-	(392,557)	(392,557)	0.00%	8,610
OTHER FINANCING SOURCES (USES)						
Transfer In - Reserves	584,375	-	(584,375)	(584,375)	-100.00%	(584,375)
TOTAL FINANCING SOURCES (USES)	584,375	-	(584,375)	(584,375)	-100.00%	(584,375)
Net change in fund balance	\$ 584,375	\$ -	\$ (976,932)	\$ (976,932)	n/a	\$ (575,765)
FUND BALANCE, BEGINNING (OCT 1, 2024)	2,805,635	-	2,805,635			
FUND BALANCE, ENDING	\$ 3,390,010	\$ -	\$ 1,828,703			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	AUG-25 ACTUAL
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 26,938	\$ 26,938	0.00%	\$ 2,183
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	436,384	28,707	107.04%	2,183
EXPENDITURES						
Administration						
Misc-Assessment Collection Cost	8,493	8,493	8,189	304	96.42%	-
Total Administration	8,493	8,493	8,189	304	96.42%	-
Debt Service						
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	32,251	29,261	n/a	2,183
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	-	-	24,074	24,074	0.00%	-
TOTAL FINANCING SOURCES (USES)	-	-	24,074	24,074	0.00%	-
Net change in fund balance	\$ 2,990	\$ 2,990	\$ 56,325	\$ 53,335	n/a	\$ 2,183
FUND BALANCE, BEGINNING (OCT 1, 2024)	638,818	638,818	638,818			
FUND BALANCE, ENDING	\$ 641,808	\$ 641,808	\$ 695,143			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	AUG-25 ACTUAL
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 16,163	\$ 16,163	0.00%	\$ 747
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	440,972	17,997	104.25%	747
EXPENDITURES						
Administration						
Misc-Assessment Collection Cost	8,812	8,812	8,496	316	96.41%	-
Total Administration	8,812	8,812	8,496	316	96.41%	-
Debt Service						
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	18,882	18,313	n/a	747
OTHER FINANCING SOURCES (USES)						
Operating Transfers-Out	-	-	(32,411)	(32,411)	0.00%	(747)
TOTAL FINANCING SOURCES (USES)	-	-	(32,411)	(32,411)	0.00%	(747)
Net change in fund balance	\$ 569	\$ 569	\$ (13,529)	\$ (14,098)	n/a	\$ -
FUND BALANCE, BEGINNING (OCT 1, 2024)	360,895	360,895	360,895			
FUND BALANCE, ENDING	\$ 361,464	\$ 361,464	\$ 347,366			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	AUG-25 ACTUAL
<u>REVENUES</u>						
Interest - Investments	\$ -	\$ -	\$ 4,458	\$ 4,458	0.00%	\$ 1,415
TOTAL REVENUES	-	-	4,458	4,458	0.00%	1,415
<u>EXPENDITURES</u>						
TOTAL EXPENDITURES	-	-	-	-	0.00%	-
<u>Reserves</u>						
	-	-	-	-	0.00%	-
Total Reserves	-	-	-	-	0.00%	-
TOTAL EXPENDITURES	-	-	-	-	0.00%	-
Excess (deficiency) of revenues						
Over (under) expenditures	-	-	4,458	4,458	0.00%	1,415
<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	\$ -	\$ -	\$ 393,897	\$ 393,897	0.00%	\$ 1,415
FUND BALANCE, BEGINNING (OCT 1, 2024)	-	-	-			
FUND BALANCE, ENDING	\$ -	\$ -	\$ 393,897			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	AUG-25 ACTUAL
<u>REVENUES</u>						
Interest - Investments	\$ -	\$ -	\$ 2,462	\$ 2,462	0.00%	\$ 238
TOTAL REVENUES	-	-	2,462	2,462	0.00%	238
<u>EXPENDITURES</u>						
TOTAL EXPENDITURES	-	-	-	-	0.00%	-
<u>Reserves</u>						
	-	-	-	-	0.00%	-
Total Reserves	-	-	-	-	0.00%	-
TOTAL EXPENDITURES	-	-	-	-	0.00%	-
Excess (deficiency) of revenues						
Over (under) expenditures	-	-	2,462	2,462	0.00%	238
<u>OTHER FINANCING SOURCES (USES)</u>						
Interfund Transfer - In	-	-	8,337	8,337	0.00%	747
TOTAL FINANCING SOURCES (USES)	-	-	8,337	8,337	0.00%	747
Net change in fund balance	\$ -	\$ -	\$ 10,799	\$ 10,799	0.00%	\$ 985
FUND BALANCE, BEGINNING (OCT 1, 2024)	-	-	56,320			
FUND BALANCE, ENDING	\$ -	\$ -	\$ 67,119			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	AUG-25 ACTUAL
<u>REVENUES</u>						
Interest - Investments	\$ -	\$ -	\$ 63,263	\$ 63,263	0.00%	\$ 20,229
Interest - Tax Collector	-	-	431	431	0.00%	-
TOTAL REVENUES	-	-	63,694	63,694	0.00%	20,229
<u>EXPENDITURES</u>						
<u>Debt Service</u>						
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	-	-	(146,556)	(146,556)	0.00%	20,229
<u>OTHER FINANCING SOURCES (USES)</u>						
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	\$ -	\$ -	\$ 5,623,305	\$ 5,623,305	0.00%	\$ 20,229
FUND BALANCE, BEGINNING (OCT 1, 2024)	-	-	-			
FUND BALANCE, ENDING	\$ -	\$ -	\$ 5,623,305			

**Notes to the Financial Statements
August 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 for February 2012.
- **Due From Other Districts** - Due from Enterprise CDD.
- **Due To/From Other Funds** - Debit Service Fund transfer in September to trustee
- **Prepaid Items** - Software Annual Renewal
- **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** - Payroll taxes paid in September 2025
- **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

► **Assigned to**

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

**Notes to the Financial Statements
August 31, 2025**

Financial Overview / Highlights

- ▶ The Non-Ad Valorem assessments collected are at 100% as of August.
- ▶ Total general fund expenditures budget target is 91.67%. Expenses are approximately 91% compared to the adopted budget.
 - ▶ Significant variances are explained below.

Variance Analysis

Revenues (General Fund)

Account Name	Adopted Budget	YTD Actual	% of Budget	Explanation
Interest - Investments	\$300,000	\$248,258	83%	Interest earned on checking accounts and Money Market accounts
Right-of-Way Fees Electricity	\$955,000	\$915,529	96%	Right-of-Way utilization fees collected through August
Right-of-Way Fees Gas	\$5,000	\$2,888	58%	Right-of-Way utilization fees collected through August
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	127%	Interest earned quarterly on assessments collected and held by the tax collector
Special Assessments-CDD Collected	\$7,154	\$7,154	100%	Non Ad Valorem Taxes 100% collected
Other Miscellaneous Revenues	\$8,500	\$20,518	241%	Reimbursement of a duplicated legal invoice from FY24 from Gray Robinson

Expenditures (General Fund)

Administration

Proserv-Arbitrage Rebate	\$1,200	\$0	0%	This service is no longer performed
Proserv-Dissemination Agent	\$2,000	\$0	0%	This service is provided at the required times during each fiscal year and is billed at the end of the fiscal year thus YTD budget is not a straight-line proration. Invoice is generally received in September
ProfServ - Engineering	\$24,000	\$83,496	348%	Additional services for Island Villages from March through May
Proserv-Legal Services	\$40,000	\$66,670	167%	Latham, Luna through August 2025
Proserv-Property Appraiser	\$3,200	\$2,500	78%	Non advalorem 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%	Trustee fees for FY25
Proserv-Website Development	\$2,000	\$1,553	78%	Innersync Studio fees to-date, ADA compliance
ProfServ - Answering Service	\$4,500	\$4,512	100%	Sunshine Communication increase in roll-over call to-date
Proserv-Incorporation Study Legal	\$20,000	\$2,020	10%	Feasibility Study
Auditing Services	\$5,000	\$5,200	104%	FY 2024 audit fees
Postage and Freight	\$700	\$7,650	1093%	IMS/FedEx charges to-date, including meeting notices mailed
Insurance-General Liability	\$108,718	\$133,926	123%	EGIS Insurance paid in full
Insurance-Workman's Comp	\$850	\$850	100%	FMIT paid in full

**Notes to the Financial Statements
August 31, 2025**

Account Name	Adopted Budget	YTD Actual	% of Budget	Explanation
Legal Advertising	\$1,800	\$1,552	86%	Osceola News Gazette/Orlando Sentinel legal ads to-date
Payroll Services	\$0	\$234	0%	ADP payroll services
Office Supplies	\$4,200	\$1,012	24%	Nameplate sliders
<u>Public Safety</u>				
Contracts - Security Camera	\$24,800	\$36,324	146%	Complete IT Security Camera/monthly monitoring, and Motorola LPR Cameras
Security Service - Sheriff	\$200,000	\$227,943	114%	Osceola Sheriff's Office 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	\$1,195,879	102%	Contract was budgeted for \$98,097 per month. December 2024 increased to \$111,076 per month.
Contracts-Fountain	\$8,000	\$8,432	105%	Budgeted for \$666 per month; Nov 2024 increased to \$630 per month.
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-Annuals	\$16,380	\$3,383	21%	Contractual account use as needed
Utility - Refuse Removal	\$18,000	\$32,327	180%	Refuse removal to-date
R&M-Common Area	\$60,000	\$82,827	138%	Wall repair \$9,870 added to variance
R&M-Fountain	\$10,000	\$12,510	125%	Fountain repairs to-date
R&M-Other Landscape	\$200,000	\$234,797	117%	United Land Services to-date
R&M - Sidewalks	\$50,000	\$81,087	162%	Repair of sidewalks to-date
R&M - Painting	\$10,000	\$14,493	145%	Paint Supplies to-date
Misc-Contingency	\$15,000	\$18,604	124%	Miscellaneous repairs and holiday decor to-date
<u>Road and Street Facilities</u>				
R&M-Streetlights	\$120,000	\$164,286	137%	Streetlight materials and repairs
<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

August 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

August 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	Checking Account	n/a	4.33%	\$2,930,366
				Subtotal	\$2,930,366
Money Market	Bank United	Money Market	n/a	4.33%	\$678,807
				Subtotal	\$678,807

RESERVE FUND

Reserve Account	Valley National Bank	Government Checking (Reserve)	n/a	4.33%	\$2,783,452
				Subtotal	\$2,783,452

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	First American Funds Inc. SHSInstitutional Govt. Fund	n/a	4.25%	\$132
2013A Series Reserve Fund	US Bank	First American Funds Inc. SHSInstitutional Govt. Fund	n/a	4.25%	\$196,563
2013A Series Revenue Fund	US Bank	First American Funds Inc. SHSInstitutional Govt. Fund	n/a	4.25%	\$462,129
2021 Series Prepayment Fund	US Bank	US Bank Nat'l Association Commercial Paper	n/a	4.25%	\$81
2021 Series Reserve Fund	US Bank	US Bank Nat'l Association Commercial Paper	n/a	4.25%	\$207,000
2021 Series Revenue Fund	US Bank	US Bank Nat'l Association Commercial Paper	n/a	4.25%	\$158,644
2025 Series Cap Interest Fund	US Bank	US Bank Nat'l Association Commercial Paper	n/a	4.25%	\$176,191
2025 Series Reserve Fund	US Bank	US Bank Nat'l Association Commercial Paper	n/a	4.25%	\$215,242
2025 Series Revenue Fund	US Bank	US Bank Nat'l Association Commercial Paper	n/a	4.25%	\$2,464
				Subtotal	\$1,418,444
2021 Series Acquisition and Construction Fund	US Bank	US Bank Nat'l Association Commercial Paper	n/a	4.25%	\$67,119
2025 Series Acquisition and Construction Fund	US Bank	US Bank Nat'l Association Commercial Paper	n/a	4.25%	\$5,623,305
				Subtotal	\$5,690,424
				TOTAL	\$13,501,495

Right-of-Way Fees Electricity
August 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	108,753.91
8/31/2025	August	90,000.00
Total		<u>\$ 915,529.35</u>

Note: Aug will be received in mid Sept.

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)
ACH	ACH	08/18/25	Vendor	DUKE ENERGY-ACH	073025 ACH	BILL PERIOD 6/25/25 - 7/25/25	Due To Other Districts	206500	(\$14,767.75)
ACCRUAL	ACCRUAL	08/31/25	Vendor	DUKE ENERGY-ACH	ACCRUAL	BILL PERIOD AUG 2025	Due To Other Districts	206500	(\$14,000.00)
DUE TO OTHER DISTRICTS A/C #206500									(\$73,032.27)

Quarterly True Up invoice pending.

001	08/05/25	CONCRETE MIX USA LLC	3361	July Sidewalk Project NV	Capital Projects	564104-53901	\$2,184.99
Check Total							\$2,184.99

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2025 to 08/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100437							
001	08/05/25	HANSON, WALTER & ASSOCIATES, I	5294512	June Engineering Services	ProfServ-Engineering	531013-51501	\$6,578.15
Check Total							\$6,578.15
CHECK # 100438							
001	08/13/25	CELEBRATION HARDWARE	459470	August Garbage Liners	R&M-Common Area	546016-53901	\$135.97
Check Total							\$135.97
CHECK # 100439							
001	08/13/25	UNITED LAND SERVICES	164052	July Landscape Improvement	R&M-Other Landscape	546036-53901	\$435.00
001	08/13/25	UNITED LAND SERVICES	164053	July Sod Installation 202 Acadia	R&M-Other Landscape	546036-53901	\$500.00
Check Total							\$935.00
CHECK # 100440							
001	08/13/25	PREMIER LAKES INC	2695	August Littoral Shelf Project Spray and Contracts-Aquatic Control		534067-53901	\$6,000.00
Check Total							\$6,000.00
CHECK # 100441							
001	08/13/25	CERTIFIED POOL LEAK INSPECTION LLC	782	August Splash Pad Maintenance	R&M-Fountain	546032-53901	\$695.00
Check Total							\$695.00
CHECK # 100442							
001	08/13/25	REXEL USA	S143084176.001	August Street Lights Parts	R&M-Streetlights	546095-54101	\$74.31
001	08/13/25	REXEL USA	S143113092.001	Aug. Streetlights Fuse Holders	R&M-Streetlights	546095-54101	\$1,258.20
001	08/13/25	REXEL USA	S143051344.009	August Street Lamps Parts	R&M-Streetlights	546095-54101	\$1,565.86
Check Total							\$2,898.37
CHECK # 100443							
001	08/13/25	CONCRETE MIX USA LLC	3429	August Sidewalk Repair	R&M-Sidewalks	546084-53901	\$2,367.57
Check Total							\$2,367.57
CHECK # 100444							
001	08/15/25	INFRAMARK LLC	155320	August Fees	ProfServ-Field Management	531016-53901	\$111,076.00
001	08/15/25	INFRAMARK LLC	155320	August Fees	ProfServ-Mgmt Consulting	531027-51201	\$8,625.75
Check Total							\$119,701.75
CHECK # 100445							
001	08/15/25	CELEBRATION HARDWARE	460035	August Pest Control	R&M-Common Area	546016-53901	\$27.98
Check Total							\$27.98
CHECK # 100446							
001	08/15/25	LATHAM, LUNA, EDEN & BEAUDINE, LLP	142897	July Legal Svcs	ProfServ-Legal Services	531023-51401	\$3,629.50
001	08/15/25	LATHAM, LUNA, EDEN & BEAUDINE, LLP	142898	July Legal Svcs. Island Village Convey	ProfServ-Legal Services	531023-51401	\$792.00
001	08/15/25	LATHAM, LUNA, EDEN & BEAUDINE, LLP	142899	July Eminent Domain Parcels	ProfServ-Legal Services	531023-51401	\$35.50
001	08/15/25	LATHAM, LUNA, EDEN & BEAUDINE, LLP	140115	April Legal Svc	ProfServ-Legal Services	531023-51401	\$640.12
001	08/15/25	LATHAM, LUNA, EDEN & BEAUDINE, LLP	140112	April Legal Svcs	ProfServ-Legal Services	531023-51401	\$5,998.97

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2025 to 08/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100447							Check Total <u>\$11,096.09</u>
001	08/15/25	REXEL USA	S143084176.002	August Street Lights Parts	R&M-Streetlights	546095-54101	\$104.03
CHECK # 100448							Check Total <u>\$104.03</u>
001	08/15/25	CONCRETE MIX USA LLC	3414	Aug. North Village Sidewalk project	R&M-Sidewalks	546084-53901	\$2,118.76
CHECK # 100449							Check Total <u>\$2,118.76</u>
001	08/21/25	OSCEOLA SHERIFF'S OFFICE	57293	7/27-8/9 Security Svc.	Security Service - Sheriff	534365-52001	\$10,384.64
CHECK # 100450							Check Total <u>\$10,384.64</u>
001	08/21/25	REXEL USA	S143186148.001	Aug Street Lights parts	R&M-Streetlights	546095-54101	\$1,677.60
CHECK # 100451							Check Total <u>\$1,677.60</u>
001	08/21/25	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	157385477-001	Aug. Irrigation fittings	R&M-Irrigation	546041-53901	\$504.64
CHECK # 100452							Check Total <u>\$504.64</u>
001	08/21/25	USA SEAL & STRIPE, LLC	390	Aug 15 Sweeping service	R&M-Road Cleaning	546080-54101	\$2,832.50
CHECK # 100453							Check Total <u>\$2,832.50</u>
001	08/21/25	LYNCH FUEL COMPANY, LLC	16714782	Monthly Fuel August	Fuel, Gasoline and Oil	540004-53901	\$1,024.87
CHECK # 100454							Check Total <u>\$1,024.87</u>
001	08/21/25	CELEBRATION HARDWARE	460340	Can Liners August	R&M-Common Area	546016-53901	\$165.30
001	08/21/25	CELEBRATION HARDWARE	460796	Aug Sprayer	R&M-Painting	546313-53901	\$37.99
001	08/21/25	CELEBRATION HARDWARE	460826	Alley Repairs	R&M-Common Area	546016-53901	\$37.98
CHECK # 100455							Check Total <u>\$241.27</u>
001	08/21/25	RADARSIGN, LLC	081525-	Aug. Replacement Sign	R&M-Signage/Radar Sign Maintenance	546994-53901	\$3,215.00
CHECK # 100456							Check Total <u>\$3,215.00</u>
001	08/21/25	CLARKE ENVIRONMENTAL MOSQUITO	001037958	August Pest Service	Contracts-Pest Control	534125-53001	\$20,752.42
CHECK # 100457							Check Total <u>\$20,752.42</u>
001	08/21/25	HANSON, WALTER & ASSOCIATES, I	5294594	July Fees	ProfServ-Engineering	531013-51501	\$5,850.64
CHECK # 100457							Check Total <u>\$5,850.64</u>

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100458							
001	08/22/25	CELEBRATION HARDWARE	461031	Aug Tools	R&M-Common Area	546016-53901	\$11.18
Check Total							\$11.18
CHECK # 100459							
001	08/25/25	PREMIER LAKES INC	2686	August lake maintenance	Contracts-Aquatic Control	534067-53901	\$11,300.00
Check Total							\$11,300.00
CHECK # 100460							
001	08/25/25	UNITED LAND SERVICES	165819	August Service	Contracts-Landscape	534050-53901	\$91,325.42
Check Total							\$91,325.42
CHECK # 100461							
001	08/27/25	CELEBRATION HARDWARE	461224	Can Liners August	R&M-Common Area	546016-53901	\$77.57
001	08/27/25	CELEBRATION HARDWARE	461370	August Tools & Supplies	R&M-Common Area	546016-53901	\$12.58
001	08/27/25	CELEBRATION HARDWARE	461365	August Repair Parts	R&M-Common Area	546016-53901	\$97.90
Check Total							\$188.05
CHECK # 100462							
001	08/27/25	REXEL USA	S143221996.001	Halide Lamps	R&M-Streetlights	546095-54101	\$3,157.57
Check Total							\$3,157.57
CHECK # 100463							
001	08/27/25	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	157573889-001	Aug Irrigation fittings	R&M-Irrigation	546041-53901	\$293.88
Check Total							\$293.88
CHECK # 100464							
001	08/27/25	LYNCH FUEL COMPANY, LLC	16731670	August Fuel	Fuel, Gasoline and Oil	540004-53901	\$1,187.66
Check Total							\$1,187.66
CHECK # 300065							
001	08/04/25	REPUBLIC SERVICES - ACH	0690-000781021	July Monthly dumpster service	Utility - Refuse Removal	543020-53901	\$875.54
Check Total							\$875.54
CHECK # 300068							
001	08/11/25	ENTERPRISE CDD	72325-8003210013 ACH	BILL PRD 6/10-7/11/25	Utility - Water	543018-53901	\$309.47
Check Total							\$309.47
CHECK # 300069							
001	08/11/25	ENTERPRISE CDD	72325-8003354022 ACH	BILL PRD 6/10-7/11/25	Utility - Water	543018-53901	\$401.95
Check Total							\$401.95
CHECK # 300070							
001	08/11/25	ENTERPRISE CDD	72325-8003356022 ACH	BILL PRD 6/10-7/11/25	Utility - Water	543018-53901	\$375.43
Check Total							\$375.43

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300071							
001	08/11/25	ENTERPRISE CDD	72325-8003312722 ACH	BILL PRD 6/10-7/11/25	Utility - Water	543018-53901	\$389.71
Check Total							\$389.71
CHECK # 300072							
001	08/11/25	SMART CITY TELECOM - AUTOPAY	080125-0025	August Communication - Telephone	Communication - Telephone	541003-51301	\$181.19
Check Total							\$181.19
CHECK # 300073							
001	08/11/25	SMART CITY TELECOM - AUTOPAY	080125-1187	August Communications - Telephone	Communication - Telephone	541003-51301	\$139.29
Check Total							\$139.29
CHECK # 300074							
001	08/20/25	REPUBLIC SERVICES - ACH	0690-000782840	July Svcs	Utility - Refuse Removal	543020-53901	\$1,940.04
Check Total							\$1,940.04
CHECK # 300075							
001	08/15/25	SMART CITY TELECOM - AUTOPAY	080125-0231 ACH	BILL PRD 8/1/25-8/31/25	Communication - Telephone	541003-51301	\$128.09
Check Total							\$128.09
CHECK # DD884							
001	08/12/25	ENTERPRISE CDD	72325-8003005611 ACH	BILL PRD 6/10-7/11/25	Utility - Water	543018-53901	\$12.80
Check Total							\$12.80
CHECK # DD887							
001	08/22/25	DAVID HULME - EFT	DH-081125-EFT	BOARD 8/11/25	P/R-Board of Supervisors	511001-51101	\$200.00
Check Total							\$200.00
CHECK # DD888							
001	08/27/25	HOME DEPOT - ACH	072825-6774	July Field Supplies	R&M-Common Area	546016-53901	\$404.34
Check Total							\$404.34
CHECK # DD889							
001	08/29/25	DAVID HULME - EFT	MI-DH-082625	BOARD 8/26/25	P/R-Board of Supervisors	511001-51101	\$200.00
Check Total							\$200.00
CHECK # DD890							
001	08/05/25	DUKE ENERGY - ACH	071525 ACH	Bill Period May 29 to July 7 electric	Electricity - Streetlights	543013-54101	\$1,828.61
001	08/05/25	DUKE ENERGY - ACH	071525 ACH	Bill Period May 29 to July 7 electric	Electricity - General	543006-53901	\$4,892.70
001	08/05/25	DUKE ENERGY - ACH	071525 ACH	Bill Period May 29 to July 7 electric	R&M-Irrigation	546041-53901	(\$8.64)
001	08/05/25	DUKE ENERGY - ACH	071525 ACH	Bill Period May 29 to July 7 electric	Building Op Costs	563034-53901	\$520.38
001	08/05/25	DUKE ENERGY - ACH	071525 ACH	Credit Memo 000518	BILL PRD 4/27-6/6/24	543013-54101	(\$869.40)
Check Total							\$6,363.65

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2025 to 08/31/2025

(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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CHECK # DD891

001	08/27/25	VERIZON WIRELESS - ACH	6120791691	BILL PRD 7/12-8/11/25	Contracts-Security Camera	534036-52001	\$128.48
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Check Total	<u>\$128.48</u>
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Fund Total	<u>\$429,313.84</u>
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Total Checks Paid	\$429,313.84
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Celebration Community Development District Field Management Report

CELEBRATION AUDIT, SEPTEMBER 2025

Monday, September 1, 2025

25 Issues Identified



SV33

Algae build up on banks, some slender Spikerush as well.



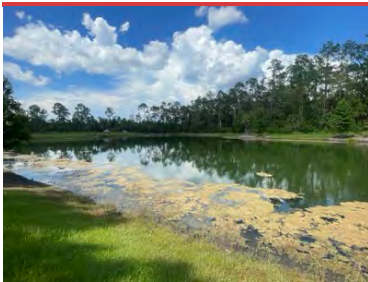
SV31

Minor amount of plankton on surface of pond, otherwise completely clear and healthy.



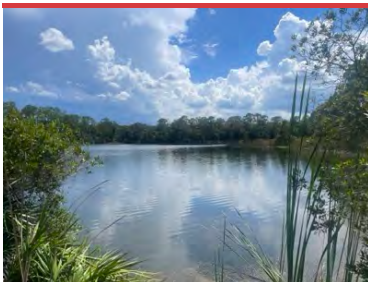
SV32

Pond is mostly clear but the subsurface netting is loose and giving algae blooms a surface to grow on.



SV29

Algae lining entirety of pond bank consistently, but it is always treated and dead.



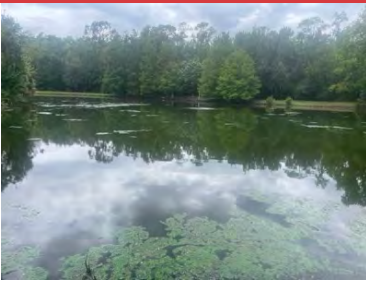
SV30

Completely clear.



LV2

Entirely clear is algae, major improvement.



LV3

Moderate amount of algae but clearer than last month.



SV3

Usually a problem pond. Extreme improvement compared to previous months. Nearly clear of algae.



SV1

Very healthy and clear, another improvement from the previous month.



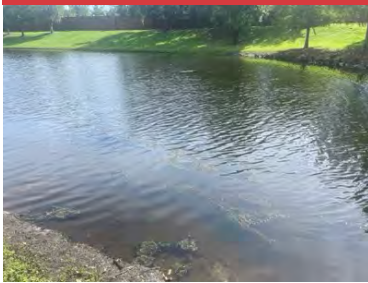
CV2E

Amazing improvement, absolutely no algae visible. Spoke with premier about installation of sub surface jets to remove any algae that accumulate near the fountain.



CV5

Minimal algae, mostly clear.



NV3

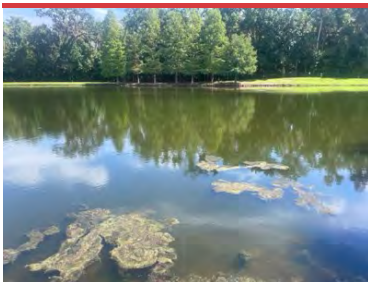
Extreme improvement, this was one of our biggest problem children among the ponds. There is minimal algae in both far corners, but compared to when recently it was nearly entirely covered we are satisfied.



LV5

Minimal algae and some plankton, otherwise extremely clear and well cared for.



SV11

SV9

Minimal algae but compared to previous month's vast improvement.



SV12

Clear, no algae in sight. Very impressed.



SV13

Minimal algae, very clear as well.



ALLEY SEWER MAINTENANCE

The alleyway drains from Nash Drive to Wild Elm Street were filling with water, we had a team come out to plug and jet the area. Glad to say the issue was solved prior to any flooding.



STORM CLEANUP

We had a rough storm at the top of the month, luckily the damage wasn't too intense - with this image showing the largest tree to take a fall. Within a single day our staff had all of the debris and hazards removed and disposed of.



TREE REMOVALS

We had Brightview come out to remove some of our trees that were dying, dead, and diseased.



TREE REMOVALS CONT.



STUMP REMOVALS

Once again Brightview was on property to grind away stumps. Not only the ones they removed by us previously, but also the trees they recently removed themselves.



POTHOLE REPAIR

This large pothole on Celebration Avenue between Sycamore and Mulberry was repaired.



NEW BENEFICIALS

Behind Eastlawn on pond LV8 the previous month the plantings were removed. They have just been replanted and seem to be taking well.



ISSUE 25



Celebration CDD

Sheriff Details

Public-Unrestricted



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
08-15-2025	0800	CELEBRATION	ON DUTY	
	0825	CELEBRATION AVE – WATERSIDE DR	RADAR/STOP SIGNS	
	0845	CELEBRATION AVE – EASTLAWN	LASER/SCHOOL ZONE	
	0930	CELEBRATION AVE – CAMPUS ST	LASER/SCHOOL ZONE	
	1015	CELEBRATION PLACE	RADAR	
	1045	CELEBRATION PLACE	RADAR	
	1110	CELEBRATION BLVD – CELEBRATION PLACE	RADAR/STOP SIGNS	
	1130	DOWNTOWN ROVING	STOP SIGNS/PARKING	
	1200	CELEBRATION	OFF DUTY	
		UNMARKED UNIT & RADAR/LASER		

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

Name: A. PADIN ID #: 3040 Date: 08-15-2025

Sensitive: This material contains sensitive content.



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION

DATE	TIME	LOCATION		ACTIVITY	INCIDENT #
08/15/25	1200	CAMPUS ST		ON DUTY/ROUTINE CHECKS	
"	1204	1420 Celebration Blvd.	Business/Area Checks	Patrol	
"	1215	Library	Business/Area Check	Patrol	
"	1330	Island Village Area	Business/Area Check	PATROL	
"	1350	Downtown Celebration	Area Check	PATROL	
"	1400	Artisan Park Area	Area Check	Patrol	
"	1410	Eastlawn Area	Area Check	Patrol	
"	1415	Acacias	Area Check	Patrol	
"	1435	Shoppes At Celebration Place	Business/Area Check	Patrol	
"					
"					
"		Campus St./Celebration Blvd.	Traffic Enforcement	2C 5WW 1VW	
"					
08/15/25	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	2	Citations	0	Parks	
Back-up	0	Felony	0	Written Warning	5	Written Warning		Schools/Library	1
Self-Initiated	0	Traffic	0	Verbal Warning	1	Verbal Warning		Businesses	4
Reports	0	Ordinance	0					Construction	

Name: C. Bhulai ID #: 3086 Date: 08/15/25



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION WALKING DETAIL

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
08/15/25	1700	LAKESIDE PARK	PATROL	
	1730	FRONT STREET	FOOT PATROL	
	1800	MARKET STREET	PATROL	
	1830	LAKESIDE PARK	FOOT PATROL	
	1900	PARKING LOTS	PATROL	
	1930	FRONT STREET	FOOT PATROL	
	2000	FRONT ST & SYCAMORE ST	PATROL	
	2030	FRONT ST & SYCAMORE ST	FOOT (HEAVY FOOT TRAFFIC)	
	2100	LAKESIDE	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: 08/15/2025

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



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
08/16/25	1700-1740	CELEBRATION AVE/SYCAMORE ST	PARKING/TRAFFIC ENFORCEMENT	
	1740-1810	WATERSIDE DR	SPEED/TRAFFIC ENFORCEMENT	
	1810-1830	CELEBRATION BLVD BUSINESSES	PATROL/TRAFFIC ENFORCEMENT	
	1830-1930	CELEBRATION AVE	PATROL/PARKING ENFORCEMENT	
	1930-2000	FRONT ST/MARKET ST	PATROL/PARKING ENFORCEMENT	
	2000-2030	CAMPUS ST	PATROL/SPEED/TRAFFIC ENFORCEMENT	
	2030-2100	CELEBRATION BLVD BUSINESSES	PATROL/PARKING ENFORCEMENT	

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	3
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	3
Reports		Ordinance						Construction	

Name: Sergeant I. Rodriguez ID #: 2344 Date: 08/16/2025

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



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION

DATE	TIME	LOCATION		ACTIVITY	INCIDENT #
08/17/2025	1000	CAMPUS ST		ON DUTY/ROUTINE CHECKS	
"	1030	FRONT ST/ LAKESIDE PARK	AREA CHECKS	PATROL	
"	1100	EASTLAWN AREA	AREA CHECKS	PATROL	
"	1130	ARTISAN PARK	AREA CHECKS	PATROL	
"	1200	NORTH VILLAGE/ACADIA	AREA CHECKS	PATROL	
"	1230	SHOPPES AT CELEBRATION PLACE	AREA/BUSINESS CHECKS	PATROL	
"	1300	ISLAND VILLAGE	AREA CHECKS	PATROL	
"	1330	CELEBRATION POINTE	AREA CHECKS	PATROL	
"					
"	1000	CELEBRATION PLACE CELEBRATION BLVD	TRAFFIC STOP	VW-STOP SIGN	
"	1020	CELEBRATION PLACE	TRAFFIC STOP	WW-SPEED	
"	1145	CELEBRATION PLACE	TRAFFIC STOP	WW-SPEED	
"	1200	CELEBRATION BLVD WORLD DR	TRAFFIC STOP	WW SPEED	
"					
"				**WW = WRITTEN WARNING	
8/17/2025	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	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: 08/17/2025



Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
08-18-25	1600	CELEBRATION	ON DUTY	
	1600	GOLFPARK DR & SYCAMORE	RADAR	
		RAIN DELAYED, STORMING	BEING SEEN @ STOP SIGNS	
	1540	CELEBRATION K8	TRAFFIC CONTROL-LATE DIS	
	1815	WATERSIDE DR	RADAR	
	1855	ISLAND VILLAGE	RADAR & STOPS	
	1925	DOWNTOWN	STOPS & PARKING	
	2000	CELEBRATION	OFF DUTY	
		MARKED UNIT & RADAR		

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

Name: E. Cabot ID #: 369 Date: 08-18-25



Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
08-19-25	1700	CELEBRATION	ON DUTY	
	1700	CELEBRATION BLVD	RADAR	
	1800	WATERSIDE DR	RADAR	
	1830	CELEBRATION BLVD	RADAR	
	1905	CELEBRATION AVE & CELEBRATION BLVD	SUS PERSON- BACKUP	
	1920	CELEBTAION AV & ARBOR CIR	RADAR	
	1950	ROVING	RADAR & STOPS	
	2100	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	1	Felony		Written Warning	10	Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: E. Cabot ID #: 369 Date: 08-19-25

Job Site: Celebration CDD
0700-1100

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
08/20/25	0650	Community	Patrolled Celebration Ave	
08/20/25	0700	Community	Patrolled Waterside Dr	
08/20/25	0710	Community	Campus St & Greenbrier	
08/20/25	0720	Community	Mulberry Ave & Campus St	
08/20/25	0740	Campus St & Celebration Ave	Traffic Stop	ALTMMPPE
08/20/25	0750	Community	Patrolled Celebration Ave	
08/20/25	0800	Community	Patrolled Waterside Dr	
08/20/25	0810	Community	Campus St & Greenbrier	
08/20/25	0820	Community	Mulberry Ave & Campus St	
08/20/25	0845	Community	Patrolled Celebration Ave	
08/20/25	0855	Community	Patrolled Waterside Dr	
08/20/25	0905	Community	Campus St & Greenbrier	
08/20/25	0910	Community	Mulberry Ave & Campus St	
08/20/25	0918	Celebration Ave & Sienna Park Dr	Traffic Stop	136973W
08/20/25	0935	Campus St & Mulberry Ave	Traffic Stop	ALTMN2E, 136978W
08/20/25	1000	Community	Patrolled Celebration Ave	
08/20/25	1010	Community	Patrolled Waterside Dr	
08/20/25	1020	Community	Campus St & Greenbrier	
08/20/25	1030	Community	Mulberry Ave & Campus St	

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

Public-Unrestricted

Name: M. Grimaldi ID #: 2878 Date: 08/20/2025

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



Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
08-20-25	1500	CELEBRATION	ON DUTY	
	1500	GOLFPARK DR & WATER ST	RADAR	
	1550	CELEBRATION AVE & ARBOR CIR	RADAR	
	1620	STORMING		
	1710	WATERSIDE DR	RADAR	
	1820	ROVING	STOPS & RADAR	
	1900	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	8	Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning	2	Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: E. Cabot ID #: 369 Date: 08-20-25

Public-Unrestricted



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
08/21/2025	0739	<u>CELEBRATION CDD</u>	START SHIFT	N/A
08/21/2025	0809	CELEBRATION AVE & CELEBRATION BLVD	TRAFFIC COMPLAINT	25I089936
08/21/2025	0843	CELEBRATION AVE & E IRLO BRONSON MEM HWY	TRAFFIC STOP	137040W
08/21/2025	0855	1230 CELEBRATION AVE	CIVIL MATTER	25I089940
08/21/2025	1005	CORPUS CHRISTI CATHOLIC CHURCH	ROUTINE CHECK	N/A
08/21/2025	1115	CELEBRATION GOLF CLUB	ROUTINE CHECK	N/A
08/21/2025	1200	<u>CELEBRATION CDD</u>	END SHIFT	N/A
08/21/2025	1300	<u>CELEBRATION CDD</u>	START SHIFT	N/A
08/21/2025	1310	CELEBRATION AVE & WATERSIDE DR	TRAFFIC STOP	137078W
08/21/2025	1320	1809 CELEBRATION BLVD; CELEBRATION HIGH SCHOOL	SICK PERSON	25I090039
08/21/2025	1345	510 CAMPUS ST; CELEBRATION K-8	JUVENILE COMPLT	25I090023
08/21/2025	1427	CELEBRATION AVE & WATERSIDE DR	TRAFFIC STOP	137081W
08/21/2025	1502	CELEBRATION AVE & WATERSIDE DR	TRAFFIC STOP	VERBAL WARNING
08/21/2025	1530	CELEBRATION AVE & WATERSIDE DR	TRAFFIC STOP	ALTMQTE & ALTMQUE
08/21/2025	1530	CELEBRATION GOLF CLUB	ROUTINE CHECK	N/A
08/21/2025	1555	CORPUS CHRISTI CATHOLIC CHURCH	ROUTINE CHECK	N/A
08/21/2025	1700	<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	3	Felony	0	Written Warning	3	Written Warning	0	Schools/Library	0
Self Initiated	0	Traffic	0	Verbal Warning	1	Verbal Warning	0	Businesses	4
Reports	0	Ordinance	0					Construction	0

Name: D/S J. BILLITTIER ID #: 3289 Date: August 21, 2025

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Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
08/22/2025	1200-1300	CELEBRATION COMMUNITY	PATROL/PARKING ENFORCEMENT	
	1222	1530 CELEBRATION BLVD	TRAFFIC STOP/ WARNING ISSUED	
	1239	1700 CELEBRATION BLVD	TRAFFIC STOP/ 2 WARNINGS ISSUED	
	1255	OLD BLUSH RD AND CELE AVE	PARKING VIOL/ CITATION ISSUED	
	1411	CELEBRATION BLVD	TRAFFIC STOP/ WARNING ISSUED	
	1546	CELEBRATION AND WATERVIEW	TRAFFIC STOP WARNING ISSUED	

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

Name: L. HERRERA ID #: 3258 Date: 08/22/2025

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



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION

DATE	TIME	LOCATION		ACTIVITY	INCIDENT #
08/23/2025	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	
"	1020	CELEBRATION PLACE	TRAFFIC STOP	WW-SPEED	
"	1040	CELEBRATION PLACE	TRAFFIC STOP	VW-SPEED	
"					
"					
"				**WW = WRITTEN WARNING	
8/23/2025	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	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: 08/23/2025



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: CELEBRATION

DATE	TIME	LOCATION		ACTIVITY	INCIDENT #
08/23/2025	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	
"					
"	1330	CELEBRATION PLACE @ CELEBRATION BLVD	TRAFFIC STOP	WW-STOP SIGN	
"					
"					
"					
"					
"				**WW = WRITTEN WARNING	
8/23/2025	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	1	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: 08/23/2025



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION TRAFFIC

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
08/24/2025	0840	CELEBRATION HOSP	ASSIST FIRE RESCUE	25I091121
	0950	595 CELEBRATION PL	TRAFFIC STOP – SPEED 51/30	CITATION X2, ALTMWKE
	1040	701 CELEBRATION AVE	PARKING VIOLATION	CITATION
	1055	651 FRONT ST	PARKING VIOLATION	CITATION
	1115	595 CELEBRATION PL	TRAFFIC STOP – SPEED 43/30	CITATION

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

Detail Activity Sheet

[illegible]

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

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



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site CELEBRATION 8/25/2025 // 1200-1600

[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: L. MORALES ID #: 2784 Date: 8/25/2025



Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
08-25-25	1600	CELEBRATION	ON DUTY	
	1600	GOLFPARK DR & SYCAMORE	RADAR	
	1710	WATERSIDE DR	RADAR	
	1815	NORTHVILLAGE	RADAR	
	1845	DOWNTOWN	PARKING, STOPS	
	1905	ROVING	RADAR & STOPS	
	2000	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	10	Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: E. Cabot ID #: 369 Date: 08-25-25

Public-Unrestricted



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
08/26/2025	0944	<u>CELEBRATION CDD</u>	START SHIFT	N/A
08/26/2025	0958	CELEBRATION AVE & CELEBRATION BLVD	TRAFFIC STOP	137360W
08/26/2025	1015	CELEBRATION AVE & WATER ST	TRAFFIC STOP	ALTMZEE
08/26/2025	1106	CELEBRATION AVE & CELEBRATION BLVD	TRAFFIC STOP	137362W
08/26/2025	1215	CELEBRATION AVE & WATER ST	TRAFFIC STOP	137367W
08/26/2025	1300	CORPUS CHRISTI CATHOLIC CHURCH	ROUTINE CHECK	N/A
08/26/2025	1456	400 CELEBRATION PL; CELEBRATION HOSPITAL	911 CALL	25I091908
08/26/2025	1515	1112 TAPESTRY DR	WANTED PERSON	25I091914
08/26/2025	1600	CORPUS CHRISTI CATHOLIC CHURCH	ROUTINE CHECK	N/A
08/26/2025	1623	MULBERRY AVE	TRAFFIC COMPLT	25I091941
08/26/2025	1720	51 CELEBRATION PL; PANERA BREAD	TRESPASS	25I091955
08/26/2025	1738	137 EAST LAKE SHORE BLVD	ASSIST // STOLEN VEHICLE	25I091962
08/26/2025	1800	<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	4	Felony	1	Written Warning	3	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: August 26, 2025

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



Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
08-27-25	1500	CELEBRATION	ON DUTY	
	1500	WATERSIDE DR	RADAR	
	1545	CELEBRATION BLVD – BUSINESS SIDE	RADAR	
	1610	CELEBRATION AVE & ARBOR CIR	RADAR	
	1755	CELEBRATION BLVD & EASTPARK	STOPS	
	1820	ROVING	RADAR, STOPS	
	1900	CELEBRATION	OFF DUTY	
		MARKED UNIT & RADAR		

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	3	Citations		Parks	
Back-up		Felony		Written Warning	11	Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning	1	Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: E. Cabot ID #: 369 Date: 08-27-25



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
8/28	830-930	CELEBRATION AVE, CELE K-8	SCHOOL ZONE ENFORCEMENT	
	0925	CELEBRATION AVE	TRAFFIC STOP	CITATION
	0930-11	DOWNTOWN CELEBRATION DRIVING	TRAFFIC ENFORCEMENT	VERBAL WARNINGS
	1058	CELEBRATION PLACE	TRAFFIC STOP	CITATION
	11-1200	CELEBRATION BLVD / WORLD DRIVE	TRAFFIC ENFORCEMENT	VERBAL WARNINGS
	1219	CELEBRATION PLACE	TRAFFIC STOP	2 CITATIONS
	1258	CELEBRATION / WORLD DRIVE	TRAFFIC STOP	CITATION

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

Name: AVERY MCDONALD ID #: 3139 Date: 8-28-25



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: **Celebration**



DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
08/29/2025	1200	Celebration	On Duty	All Areas
	1210	Celebration Place @ Celebration Health	Radar Enforcement	See Below
	1219	Celebration Place @ Celebration Health	Traffic Stop, Speed 46-30	Citation #ALTN38E
	1237	Celebration Place @ Celebration Health	Traffic Stop, Speed 47-30	Warning #137507W
	1301	Celebration Place @ Celebration Health	Traffic Stop, Speed 50-30	Citation #ALTN39E
	1334	Celebration Place @ Celebration Health	Traffic Stop, Speed 48-30	Citation #ALTN3AE
	1355	Waterside Drive @ Centervale Drive	Radar Enforcement	See Below
	1421	Waterside Drive @ Centervale Drive	Traffic Stop, Speed 43-25	Citation #ALTN3FE
	1430	Celebration	Moving Patrol	See Below
	1432	1237 Roycroft Ave	Parking Violation	Citation #WP122078
	1445	1000 Jeater Bend Drive	Parking Violation	Citation #WP122079
	1500	Starbucks / Avocado Restaurant	Juvenile Complaints	High Visibility



Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	4	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: **08/29/2025**

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



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION

DATE	TIME	LOCATION		ACTIVITY	INCIDENT #
08/30/2025	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	
"					
"	1100	CELEBRATION PL @ CELEBRATION BLVD	TRAFFIC STOP	WW-STOP SIGN	
"	1210	CELEBRATION PL	TRAFFIC STOP	WW-SPEED	
"	1230	GOLFPARK @ CAMPUS ST	TRAFFIC STOP	WW- STOP SIGN	
"					
"					
"				**WW = WRITTEN WARNING	
8/30/2025	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: 08/30/2025



**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: 08/30/25



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: CELEBRATION TRAFFIC

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
08/31/2025	0940	FRONT / MARKET	TRAFFIC STOP – UNREG MV	CRIMINAL CITATION / 25I093763
	1025	WATER / AVE	PARKING VIOLATION	CITATION
	1035	WATERSIDE / AVE	TRAFFIC STOP – SPEED 41/25	CITATION
	1050	WILD ELM	TRAFFIC STOP - JUV ON EBIKE	VERBAL WARNING / EDUCATION
	1150	FRONT / MARKET	TRAFFIC STOP – SUSPENDED DL	CITATION
	1205	225 PLACE	TRAFFIC ACCIDENT	25I093799

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

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Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: _____ Celebration _____

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09-01-2025	0715	On Duty		
	0715	Water St/Celebration Ave	Stop Sign	
	0735	Downtown	Patrol	
	0800	Celebration Blvd	Radar	
	0830	Island Village	Partrol	
	0905	Waterside St/Spring Park Loop	Radar	
	0940	North Village	Patrol	
	0930	Celebration Blvd/North Village	Radar	
	1005	Celebration Ave/ Golf Park Dr	Radar	
	1040	50 Black Blvd; Regions Bank	Alarm	25I094092
	1115	Off Duty		

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

Name: _____ Bryan McMahon _____ ID #: _____ 1247 _____ Date: _____ 09-01-2025 _____



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: _____ Celebration _____

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09-01-2025	1200	On Duty		
	1200	East Lawn/Celebration Ave	Stop Sign	
	1230	Market St/Celebration Ave	Stop Sign	
	1250	Artisan Park	Patrol	
	1320	Celebration Ave/Jeater Bend	Radar	
	1345	1550 Celebration Blvd/Foreign Language School	Suspicious Vehicle	25I094147
	1410	Celebration Pointe	Patrol	
	1435	1530 Celebration Blvd	Medical call/Suspicious Person	25I094155
	1500	A/o Aquila Loop/Oak Shadows	Patrol	
	1520	Downtown	Patrol	
	1530	Celebration Ave/Townhall	Radar	
	1600	Off Duty		

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

Name: _____ Bryan McMahon _____ ID #: _____ 1247 _____ Date: _____ 09-01-2025 _____



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration



DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
9/1/2025	1552	Celebration	Begin detail	25C150524
9/1/2025	1616	Bank of America	Parking violation / parked in a no	Parking zone. Citation issued
9/1/2025	1648	Celebration Avenue / Arbor Circle	Traffic stop 40/25, Citation	Issued.
9/1/2025	1709	Soccer fields behind the library	Area checked. All appears to be	In order.
9/1/2025	1718	Library	Area checked. All appears to be	In order.
9/1/2025	1750	Celebration Place / Celebration Health	Traffic stop 46/30, one citation	And one written warning.
9/1/2025	1810	Bank of America	Parking violation / parked in a no	Parking zone. Citation issued
9/1/2025	1818	Market Street	Parking violation / left wheels to	Curb. Citation issued.
9/1/2025	1823	Celebration Avenue / Sycamore Street	Traffic stop / license plate	Expired in February. Citation
				Issued.
9/1/2025	1846	Celebration Avenue / Arbor Circle	Traffic stop 42/25, one citation	And one written warning.
9/1/2025	1940	Celebration Place / Celebration Health	Traffic stop 46/30, one citation	And one written warning.
9/1/2025	2001	Celebration	End detail	25C150524

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

Name: Brad Butler

ID #: 1209

Date: 9/1/2025

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Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration CDD Job #110601

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09-02-2025	1100	Celebration CDD	On-Duty	N/A
	1105-1120	Downtown	No Parking Violations	N/A
	1125-1235	Waterside Dr/Waterside Ln	WWx2	N/A
	1240	Celebration Ave / Campus St	WWx2	N/A
	1300-1330	Celebration Ave / Campus St	Watching ped viol/stop sign/exp tag—No Violations	N/A
	1330-1340	Downtown	No Parking Violations	N/A
	1340-1400	Celebration Ave / Arbor Circle	WWx1	N/A
	1400-1430	Celebration	Patrol	
	1430-1500	Celebration Ave / Arbor Circle	WWx1	N/A
	1500	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	6	Written Warning		Schools/Library	Multiple
Self-Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	Multiple
Reports		Ordinance						Construction	Multiple

Name: Sgt. J. Ciola ID #: 1369 Date: 09-02-2025



**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		Citations		Parks	4
Back-up		Felony		Written Warning		Written Warning	2	Schools/Library	2
Self Initiated	1	Traffic		Verbal Warning		Verbal Warning		Businesses	10
Reports		Ordinance						Construction	

Name: Raymond West ID #: 898 Date: 9/02/25

Job Site: Celebration CDD
0800-1200

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09/03/25	0745	Community	Patrolled Celebration Ave	
09/03/25	0750	Community	Patrolled Waterside Dr	
09/03/25	0755	Community	Campus St & Greenbrier	
09/03/25	0800	Community	Mulberry Ave & Campus St	
09/03/25	0816	Celebration Ave & Waterside Dr	Traffic stop	137792W
09/03/25	0855	Community	Patrolled Celebration Ave	
09/03/25	0905	Community	Patrolled Waterside Dr	
09/03/25	0908	Community	Campus St & Greenbrier	
09/03/25	0910	Community	Mulberry Ave & Campus St	
09/03/25	0945	Celebration Ave & World Dr	Traffic Stop	25I095225
09/03/25	0950	Community	Patrolled Celebration Ave	
09/03/25	0955	Community	Patrolled Waterside Dr	
09/03/25	1000	Community	Campus St & Greenbrier	
09/03/25	1002	Community	Mulberry Ave & Campus St	
09/03/25				
09/03/25	1114	Community	Patrolled Celebration Ave	
09/03/25	1120	Community	Patrolled Waterside Dr	
09/03/25	1125	Community	Campus St & Greenbrier	
09/03/25	1130	Community	Mulberry Ave & Campus St	



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

Public-Unredacted

Reports		Ordinance		Criminal Citation				Construction	
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Name: M. Grimaldi ID #: 2878 Date: 09/03/2025



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration CDD Traffic Detail

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09/03/2025	1500	Celebration Town Center	Check-in / 10-8	N/A
"	1530	Celebration Blvd at Celebration Place	Proactive Traffic Enforcement	N/A
"	1600	Celebration North Village	Proactive Traffic Enforcement	N/A
"	1630	Celebration Ave / Artisan Drive W	Stop Sign Enforcement	N/A
"	1700	Celebration Ave at Main Entrance	Proactive Traffic Enforcement	N/A
"	1730	Celebration South Village	Traffic Enforcement Patrol	N/A
"	1800	Celebration Ave A/O SR-417 Overpass	Proactive Patrol	N/A
"	1830	Downtown Celebration	Proactive Traffic Enforcement	N/A
09/03/2025	1900	Celebration Avenue/SR 417	Check-Out/10-7	N/A



Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	00	Misdemeanor	00	Citations	00	Citations	00	Parks	8
Back-up	00	Felony	00	Written Warning	04	Written Warning	00	Schools/Library	18
Self-Initiated	00	Traffic	00	Verbal Warning	00	Verbal Warning	04	Businesses	25
Reports	00	Ordinance	00					Construction	02

Name: Master Deputy Sheriff R. Stockman ID#: #917/SRO-45 Date: 09/03/2025 @ 1915 HRS



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09/04/2025	1200	700 CELEBRATION AVENUE	PARKING VIOLATION	
	1210	700 CELEBRATION AVENUE	PARKING VIOLATION	
	1211	WATER ST ROUNDABOUT	PARKING VIOLATION	
	1342	CELEBRATION AVENUE / CAMPUS STREET	TRAFFIC STOP	
	1352	630 CAMPUS STREET	PARKING VIOLATION	
	1412	CELEBRATION AVENUE / CAMPUS STREET	TRAFFIC STOP	
	1418	CELEBRATION AVENUE / CAMPUS STREET	TRAFFIC STOP	
	1422	1290 CELEBRATION BOULEVARD	CALL FOR SERVICE	25I095342
	1453	510 CAMPUS STREET	PARKING VIOLATION	
	1502	SYCAMORE STREET / CELEBRATION AVENUE	TRAFFIC STOP	
	1517	SYCAMORE STREET / CELEBRATION AVENUE	TRAFFIC STOP	
	1533	700 CELEBRATION AVENUE	PARKING VIOLATION	
	1558	700 CELEBRATION AVENUE	PARKING VIOLATION	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	1	Misdemeanor		Citations	1	Citations	2	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: D. FERMIN ID #: 2867 Date: 09/04/2025

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Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09/04/2025	1603	510 CAMPUS STREET	PARKING VIOLATION	
	1605	MULBERRY STREET / CAMPUS STREET	PARKING VIOLATION	
	1618	CAMPUS STREET / CELEBRATION AVENUE	TRAFFIC STOP	
	1632	CAMPUS STREET / MULBERRY AVENUE	PARKING VIOLATION	
	1639	FRONT STREET / FRONT STREET	PARKING VIOLATION	
	1652	FRONT STREET / BLOOM STREET	PARKING VIOLATION	
	1711	1343 CELEBRATION AVE; CELEBRATION ARTISAN PARK	CALL FOR SERVICE	25I095408
	1824	720 FRONT STREET	PARKING VIOLATION	
	1828	721 FRONT STREET	PARKING VIOLATION	
	1834	FRONT STREET / BLOOM STREET	TRAFFIC STOP	
	1935	700 CELEBRATION AVE	PARKING VIOLATION	
	1950	CELEBRATION AVENUE / SYCAMORE STREET	TRAFFIC STOP	
	1955	CELEBRATION AVENUE / SYCAMORE STREET	CALL FOR SERVICE	25I095473

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

Name: D/S D. FERMIN ID #: 2867 Date: 09/04/2025



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: Celebration

[illegible]

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

Name: Sgt. M. Hernandez ID #:1365 Date: 9/5/2025



Detail Activity Sheet

Job Site: Celebration/CDD

[illegible]

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

Name: Francis Santaniello ID #: 2974 Date: 09/05/25

Detail Activity Sheet

Job Site: Celebration CDD

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

Name: B. Zachary ID #: 3129 Date: September 6, 2025



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION

DATE	TIME	LOCATION		ACTIVITY	INCIDENT #
09/06/2025	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 <u>PLACE @</u> CELEBRATION BLVD	TRAFFIC STOP	WW-STOP SIGN	
"	1330	GOLFPARK @ CAMPUS ST	TRAFFIC STOP	WW-STOP SIGN	
"	1420	CELEBRATION <u>BLVD @</u> WATERSIDE DR	TRAFFIC STOP	WW-SPEED	
"	1440	1420 CELEBRATION BLVD	TRAFFIC STOP	CITATION-SUSP DL	
"					
"				**WW = WRITTEN WARNING	
9/06/2025	1700	OFF DUTY		**VW = VERBAL WARNING	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	0	Misdemeanor	0	Citations	1	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: 09/06/2025



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration CDD



DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09/06/25	1700-1900	Downtown Celebration	Inclement weather	
	1900-1930	Downtown Celebration	Patrolled the downtown area	
	1930-2100	Downtown Celebration	Patrolled lake/park/shops	



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: 09/06/25

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



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION

DATE	TIME	LOCATION		ACTIVITY	INCIDENT #
09/08/2025	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 @ CELEBRATION BLVD	TRAFFIC STOP	WW-STOP SIGN	
"	0915	CELEBRATION AVE	TRAFFIC STOP	WW-SPEED SCHOOL ZONE	
"					
"					
"				**WW = WRITTEN WARNING	
9/08/2025	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	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: 09/08/2025



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: Celebration CDD Traffic

[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: Shawn Earl ID #: _____ Date: 9/12/25

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Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09/08/2025	1535	<u>CELEBRATION CDD</u>	START SHIFT	N/A
09/08/2025	1615	6268 W IRLO BRONSON MEM HWY	BURG ALARM	25I096894
09/08/2025	1658	CELEBRATION AVE & WATER STREET	TRAFFIC STOP	138040W
09/08/2025	1731	CELEBRATION AVE & CELEBRATION BLVD	SUSP PERSON	25I096928
09/08/2025	1750	6268 W IRLO BRONSON MEM HWY	BURG ALARM	25I096937
09/08/2025	1800	CORPUS CHRISTI CATHOLIC CHURCH	ROUTINE CHECK	N/A
09/08/2025	1900	CELEBRATION GOLF CLUB	ROUTINE CHECK	N/A
09/08/2025	1930	CELEBRATION K-8 SCHOOL	ROUTINE CHECK	N/A
09/08/2025	1940	MARKET ST	VERBAL WARNING X2	VERBAL
09/08/2025	2000	<u>CELEBRATION CDD</u>	END SHIFT	N/A

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

Name: D/S J. BILLITTIER ID #: 3289 Date: September 8, 2025

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

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Osceola County Sheriff's Office

Detail Activity Sheet

Job Site_CELEBRATION___9/9/2025 // 0800-1200___

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
9-9-2025	0800-0850	CELEBRATION COMMUNITY	PATROL/OBSERVED FOR VIOLATIONS	
	0850-0910	CELEBRATION AVE & CAMPUS ST	SCHOOL SPEED ZONE STATIONARY RADAR	
	0910-0920	CELEBRATION AVE & CAMPUS ST	WRITTEN WARNING SPEED	
	0920-0940	CELEBRATION AVE & CAMPUS ST	SCHOOL SPEED ZONE STATIONARY RADAR	
	0940-1040	CELEBRATION COMMUNITY	PATROL/OBSERVED FOR VIOLATIONS	
	1040-1120	CELEBRATION BLVD & KIAWAH ST	STATIONARY RADAR	
	1130-1135	CELEBRATION BLVD & CAMPUS ST	SUSPICIOUS VEHICLE	25I097170
	1135-1200	CELEBRATION COMMUNITY	PATROL/OBSERVED FOR VIOLATIONS	

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: _____ 9/9/2025 _____

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

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09/09/25	1130	Celebration Ave & Campus St	Suspicious Vehicle	25I097170
09/09/25	1140	Community	Patrolled Celebration Ave	
09/09/25	1150	Community	Patrolled Waterside Dr	
09/09/25	1155	Community	Mulberry Ave & Campus St	
09/09/25	1200	Community	Campus St & Greenbrier	
09/09/25				
09/09/25	1210	Waterside Dr & Celebration Ave	Traffic Stop	138067W
09/09/25	1300	1130 Celebration Blvd	2 18-wheelers blocking roadway	
09/09/25	1305	Community	Patrolled Celebration Ave	
09/09/25	1310	Community	Patrolled Waterside Dr	
09/09/25	1312	Community	Mulberry Ave & Campus St	
09/09/25	1315	Community	Campus St & Greenbrier	
09/09/25	1400	Community	Patrolled Celebration Ave	
09/09/25	1408	Community	Patrolled Waterside Dr	
09/09/25	1410	Community	Mulberry Ave & Campus St	
09/09/25	1412	Community	Campus St & Greenbrier	
09/09/25	1425	Traffic Stop	Celebration Ave & Mulberry Ave	138072W
09/09/25	1435	Sycamore St & Celebration Ave	Parking Violation	138073W
09/09/25				
09/09/25				

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

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Reports		Ordinance		Criminal Citation				Construction	
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Name: M. Grimaldi ID #: 2878 Date: 09/09/2025

Detail Activity Sheet

[illegible]

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

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

Detail Activity Sheet

[illegible]

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

Name: Sgt. M. Hernandez ID #:1365 Date: 9/10/2025



Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09-10-25	1500	CELEBRATION	ON DUTY	
	1500	CELEBRATION BLVD- BUSINESS SIDE	RADAR	
	1610	WATERSIDE DR	RADAR	
	1705	CELEBRATION BLVD & EASTPARK	STOPS & RADAR	
	1740	CELEBRATION AV & ARBOR CIR	RADAR	
	1805	ROVING	RADAR AND STOPS	
	1852	305 CAMPUS ST	JUV ON SCOOTERS COMP	
	1900	CELEBRATION	OFF DUTY	
		MARKED UNIT & RADAR		

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

Name: E. Cabot ID #: 369 Date: 09-10-25



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: Celebration

[illegible]

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

Name: Sgt. M. Hernandez ID #:1365 Date: 9/11/2025


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Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
9/11/25	1410	Celeb Blvd	Area patrol	
	1440	Waterside Dr	Area patrol	
	1510	Celeb Ave	Area patrol	
	1533	Waterside Dr & Celeb Ave	Traffic stop	
	1614	Celeb Pl	Accident	25I098063
	1630	Celeb Blvd	Traffic Enforcement	3 traffic stops
	1730	Celeb Ave	Area patrol	



Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	1	Misdemeanor		Citations	3	Citations		Parks	2
Back-up		Felony		Written Warning	1	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

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

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Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09/12/2025	0648	<u>CELEBRATION CDD</u>	START SHIFT	N/A
09/12/2025	0702	3261 SHERBERTH RD; YMCA	BURG CONVEYANCE	25I098272
09/12/2025	0901	CELEBRATION AVE & WATER STREET	TRAFFIC STOP	138173W
09/12/2025	0910	400 CELEBRATION PL; CELEBRATION HEALTH	911 DISCONNECT	25I098289
09/12/2025	1000	CORPUS CHRISTI CATHOLIC CHURCH	ROUTINE CHECK	N/A
09/12/2025	1024	MARKET STREET	PARKING VIOLATION	VERBAL
09/12/2025	1024	MARKET STREET	TRAFFIC STOP	VERBAL
09/12/2025	1030	CELEBRATION GOLF CLUB	ROUTINE CHECK	N/A
09/12/2025	1050	CELEBRATION PL & CELEBRATION AVE	TRAFFIC STOP	ALTN7E
09/12/2025	1102	<u>CELEBRATION CDD</u>	END SHIFT	N/A

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	2	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	1	Businesses	2
Reports	0	Ordinance	0					Construction	0

Name: D/S J. BILLITTIER ID #: 3289 Date: September 12, 2025

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



September 10, 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. Download and review Island Village Ph 3 SDP plans and Ph 4A landscape plans and corresp. with Mattamy
2. Site visit to Starling Dr. alley for pavement issue review and corresp. with Russ.
3. Celebration Point improvements to Celebration Blvd. plat research and corresp. with attorney.
4. Island Village weekly meetings.
5. Review Spring Lake tract with chairs and pergola for maintenance with Russ.
6. Island Village Ph 2B concrete flatwork and handicap ramp walk thru with Mattamy and SDC Construction.

Sincerely,

Mark Vincutonis

Mark Vincutonis, P.E.

MEMORANDUM OF UNDERSTANDING
Between
CELEBRATION COMMUNITY DEVELOPMENT DISTRICT
and
CELEBRATION RESIDENTIAL OWNERS ASSOCIATION

THIS Memorandum of Understanding ~~the “AgreementMemorandum”~~ is drafted jointly by ~~and between~~ **CELEBRATION RESIDENTIAL OWNERS ASSOCIATION, INC.** (“CROA”), whose mailing address is 851 Celebration Avenue, Celebration, FL 34747, and **CELEBRATION COMMUNITY DEVELOPMENT DISTRICT** (“CCDD”), whose mailing address is 313 Campus Street, Celebration, Florida, 34747, (the “Parties” or individually a “Party”).

1) **PURPOSE AND SCOPE**

The purpose of this AgreementMemorandum is to ~~clarify~~ list the maintenance responsibilities of the Parties for landscape and improvements ~~owned by CROA and~~ located in the District Right-of-Way (defined herein) in a single document for easy future reference. This is not a new agreement, there is no consideration by either Party for the Memorandum and it does not alter any existing or create any new obligations on either Party. This is solely a compilation of the existing duties found in multiple other documents.

2) **BACKGROUND**

The CCDD is a local unit of special purpose special unit of government that owns and maintains certain real property areas in Celebration including the right of way, easement or “verge” which all describe the lawn area located between from curb to sidewalk plus sidewalks the property line of lots and tracts in Celebration and the county roadway. This area is usually, but not always, defined as the area between the edge of the ~~roadway or~~ curb and the edge of adjoining sidewalk farthest from the roadway so as to include the sidewalk (the “District Right-of-Way”). In certain areas that do not have a curb, the area is defined as area between the edge of the paved county roadway and the edge of adjoining sidewalk farthest from the roadway so as to include the sidewalk. Osceola County owns the roads from “curb to curb” (or edge of pavement if no curb).

Commented [JAC1]: This matched the CDD’s rule definition for “verges.”

CROA is a homeowners association that owns and maintains parks and other facilities in Celebration.

3) **CROA RESPONSIBILITIES**

CROA shall conduct maintenance in the District Right-of-Way adjacent to its parks and facilitates to provide the following:

- a) Maintenance, irrigation, and replacement as necessary of lawns, sod,

bushes and other ground-level plantings.

b) Trimming, pruning and replacement of trees when necessary ~~based on CROA Community Standards and County Code and CCDD policies.~~

c) Cleaning, grinding and replacement of sidewalks when necessary ~~based on CROA Community Standards, applicable safety, ADA and industry standards and County Code and CCDD policies.~~

CROA recognizes that any work it performs must comply with Federal State and local statutes and requirements including, but not limited to, ADA requirements and County Code.

4) CCDD RESPONSIBILITIES

The CCDD shall conduct maintenance in the District Right-of-Way adjacent to CROA's parks and facilities ~~to provide the following:~~

a) ~~a)~~ Maintenance repair and replacement of electric light poles and roadway signage (other than traffic signs or other- Osceola County, state or other governmental authority signage) when necessary based on applicable safety and industry standards.

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~~If the CCDD becomes aware of any delinquent maintenance that is necessary or recommended to conform to applicable or customary safety or legal standards (including, but not limited to, ADA, code, law or similar requirements), they shall provide notice to CROA through email or other written means, and CROA shall perform such maintenance work as soon as reasonably possible (but in no event more than three (3) days for safety issues and twenty (20) days for others, after such notice is given). In the event CROA, fails to perform any of its obligations under this Agreement, within the required time period for correction, the CCDD may perform such maintenance and CROA will reimburse the CCDD for the costs incurred in performing the work.~~

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5) RESPONSIBILITIES OF BOTH CROA AND CCDD

(a) CROA and the CCDD shall recognize that they must comply with all applicable laws, regulations, rules, ordinances, policies, permits and orders related to the maintenance obligations, including Osceola County right-of-way utilization regulations and the land development code.

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~~CROA and the CCDD understand that, by virtue of this Memorandum of Understanding, all of their documents, records, and materials of any kind, relating to the relationship created hereby, shall be open to the~~

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public for inspection in accordance with Florida public records law.

~~CROA and the CCDD shall each maintain general liability and property insurance in amounts customary to similar associations and community development districts in the central Florida (or as required by law), but in no event less than \$1 million per occurrence. CROA agrees to have issued a certificate of insurance naming the CDD as an additional insured.~~

~~INDEMNITY~~

~~CROA agrees to indemnify, save harmless and defend the District, its board members, employees, agents and assigns, from and against any and all liabilities, claims, penalties, suits, legal or administrative proceedings, demands, fines, punitive damages, losses, liabilities and interests, and any and all costs and expenses incident thereto (including costs of defense, settlement and reasonable attorneys' fees) which the District, their board members, employees, agents and assigns, may hereafter incur, become responsible for or pay out to the extent arising out of (i) CROA's breach of this Agreement, or (ii) any negligent act or omission, or intentional act or omission of CROA, its agents, employees, or contractors, related to this Agreement. This provision survives the termination of this Agreement.~~

~~Nothing contained herein shall be construed as a waiver of the District's immunity or limitations on liability granted pursuant to section 768.28, Florida Statutes, or other law, and nothing in this Memorandum of Understanding shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.~~

6) EFFECTIVE DATE AND TERM.

5) This Memorandum of Understanding will become effective upon the last signature below and continues ~~until either Party delivers one hundred eighty days prior written notice to the other of the Party of its intended's~~ withdrawal from the Memorandum of Understanding. ~~In the case of a default by either Party, which default has not been cured within twenty (20) days after receipt of written notice hereof from the non defaulting Party, the non defaulting Party may terminate this Memorandum of Understanding upon five (5) days prior written notice to the defaulting Party; provided, however, that if such default is of such a nature that it cannot be cured within such twenty (20) day period, then such period shall be extended for such additional period as may be reasonable necessary to remedy the default but in no event shall such remedy extend beyond any remedial period set by a governmental entity with jurisdiction over the property.~~

7) AMENDMENTS

The provisions of this Memorandum of Understanding shall not be modified or amended except in written instrument signed by both Parties.

**CELEBRATION RESIDENTIAL
OWNERS ASSOCIATION, INC.**

**CELEBRATION COMMUNITY
DEVELOPMENT DISTRICT**

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Authorized signature

Print Name

Title

Date

Authorized signature

Print Name

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Date

DRAFT



One-Time Work Order Agreement

Customer Name: Celebration CDD
Property Contact: Angel Montagna
Work Order Description: CV2E - Lake Rianhard - Aquatic Circulators
Premier Lakes Consultant: Alex Kurth
Consultant Phone Number: 239-707-1575

This Agreement, dated **September 12th, 2025**, is made by and between Premier Lakes, Inc., hereinafter known as "Premier Lakes," and **Celebration CDD**, hereinafter known as "Customer."

Both Customer and Premier Lakes agree to the following terms and conditions:

1. **General Conditions:** Premier Lakes will provide the contract services enumerated below to the Customer under the terms and conditions of this Agreement, and the Customer agrees to pay Premier Lakes for those services as listed below under the terms and conditions of this agreement.
2. **Service Area:** The "Service Area" is described as **Lake CV2E - Lake Rianhard**
3. **One-Time Services:** Premier Lakes will perform the **installation of (3) three aquatic circulators designed to keep the town center frontage clear of debris:**
 - a. **1 ¾ HP Aquaticlear, Clog-Resistant Circulator, 240V, 1PH, Float, and 100' Cord.**
 - b. **1 ¾ HP Aquaticlear, Clog-Resistant Circulator, 240V, 1PH, Float, and 250' Cord with 3' Quick Disconnect Stub Cord**
 - c. **1 ¾ HP Aquaticlear, Clog-Resistant Circulator, 240V, 1PH, Float, and 300' Cord with 3' Quick Disconnect Stub Cord**
 - d. **Price includes labor, miscellaneous parts, and shipping. Electrical is not included, except for connecting the Kasco Circulators to customer-supplied electricity.**
 - e. **The customer is responsible for providing adequate electricity to connect the units to, and for recommending that the connection be made at the existing Kasco Fountain electrical supply.**



4. **Payment Terms:** The total agreement amount is **\$9,300.00**. The total agreement amount will be invoiced upon completion of services. The customer agrees to pay Premier Lakes within thirty (30) days of the invoice. If the customer fails to pay any invoice within sixty (60) days of the invoice date, then a service charge of 1% per month (12% per annum) will be charged to the customer by Premier Lakes on balances not paid within sixty (60) days.
5. **Forms of Payment:** Premier Lakes accepts payment by check, ACH, debit, and credit card.
6. **Credit & Debit Card Fees:** Premier Lakes will charge customers a 3% processing fee for invoices paid by Credit or Debit card.
7. **Contract Void Ab Initio:** This contract will be void ab initio if Premier Lakes, in its sole discretion, determines that the condition of the Service Area has materially declined between the date of this Agreement and the commencement date of the Agreement. If Premier Lakes commences services under this Agreement, this paragraph will not apply.
8. **Force Majeure:** Premier Lakes shall not be liable for any delay in performing the Services nor for any failure to provide the Services due to any cause beyond its reasonable control.
9. **Enforcement and Governing Law:** A default by either Party under this agreement shall entitle the other Party to all remedies available at law or in equity, which shall include, but not be limited to, the right to damages and injunctive relief under Florida law.
10. **Safety:** Premier Lakes agrees to use its best efforts and specialized equipment, products, and procedures to provide safe and effective results hereunder, and Premier Lakes will use all due care to protect the property of the Customer. Premier Lakes will not be liable for plant damage due to disease, pestilence, flood, weather, or any other means unrelated to Premier Lakes' activities. In addition, some collateral damage to beneficial plants might be necessary to treat nuisance plants. Premier Lakes will use its best efforts and professional expertise to limit any damage to beneficial plants, but in no event will Premier Lakes be liable for collateral damage that is less than ten percent (10%) of the beneficial plant population.
11. **Insurance:** Premier Lakes will maintain general liability and other insurances as necessary, given the scope and nature of the services. Premier Lakes will be responsible for those damages, claims, causes of action, injuries, or legal costs to the extent of its direct negligence or misconduct. No party to this agreement will be liable to the other for incidental, consequential, or purely economic damages.

12. **E-Verify:** Premier Lakes utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.
13. **Limited Offer:** This proposal expires sixty (60) days from the issuance date unless modified in writing by Premier Lakes.

Total Agreement Amount: \$9,300.00

Accepted and Approved:

Celebration CDD

Signature:

Printed Name:

Title:

Date:

Customer Address for Notice Purposes:

Premier Lakes, Inc.

Signature: *Alex Kurth*

Name: Alex Kurth

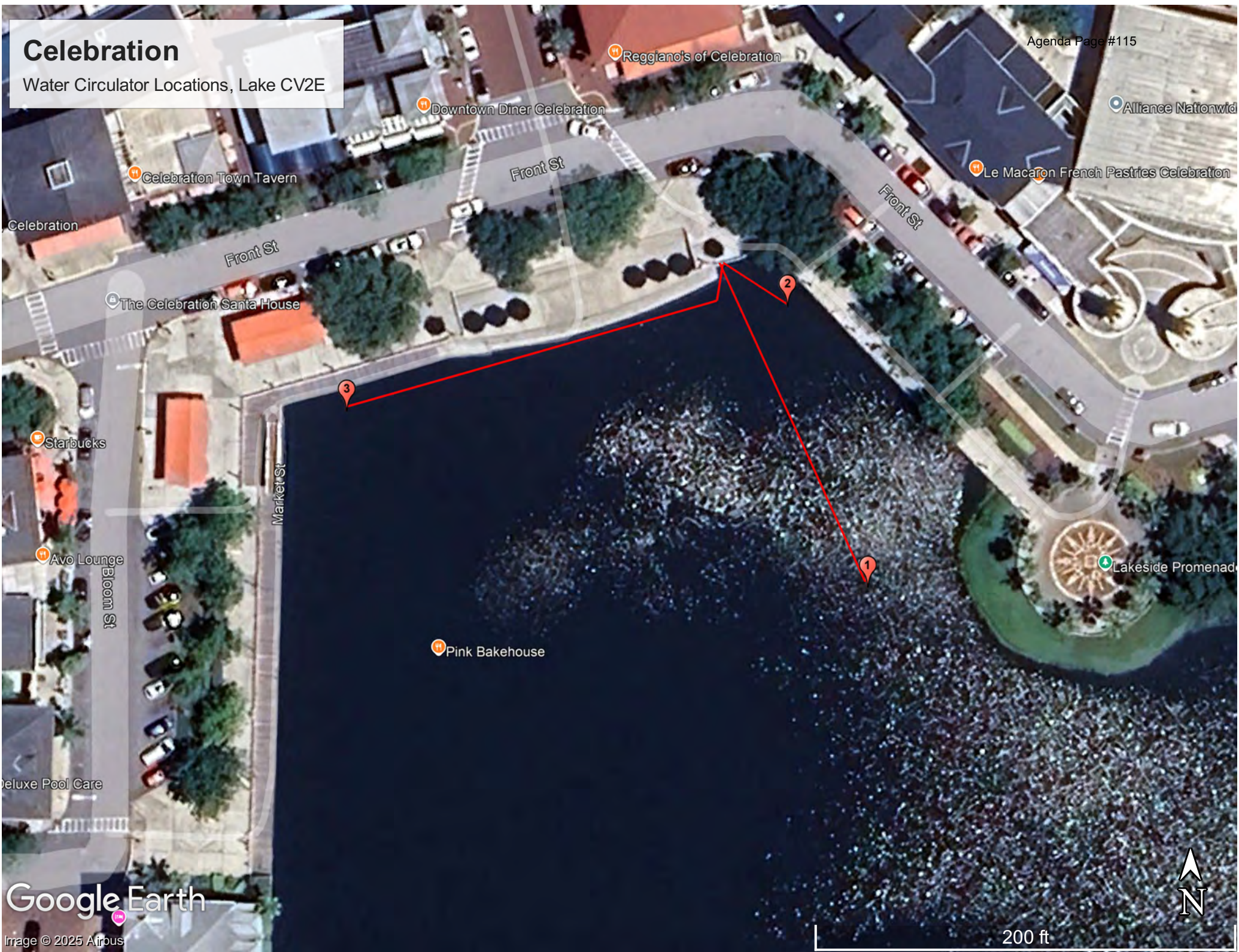
Title: President

Date: 09/12/2025

Please Remit All Payments & Contracts to: 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33544.

Celebration

Water Circulator Locations, Lake CV2E



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BEFORE & AFTER



WARRANTY

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3-YEAR WARRANTY

on Horizontal Float

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kascomarine.com

support@kascomarine.com

AQUATICLEAR

- 120V and 208-240V, single phase options
- Purchased as stand-alone unit, or as part of a Horizontal Float or Universal Mount package
- Universal Mounts include the Simple Swivel bracket
- Complete packages are ETL Listed to UL and CSA standards



1/2, 3/4, & 1HP
Available



Crown-like Prop Guard
Decreases Clogging



Clean Current
Technology™



2-year Warranty

SHALLOW WATER INSTALL KIT

With the Shallow Water Install Kit, AquatiClear can be installed in shallower water without disrupting the lake or pond bottom and without creating a loud suction sound (ventilation). Kits are purchased separately.



AQUATICLEAR PACKAGES

MODEL	HP	VOLT (V)	PHASE	AMPS	THRUST (LBS)	OPTIONAL CONTROL PANEL
UNIT ONLY PACKAGES - "C" (NO MOUNT)						
2400C	1/2	120	1	5.4	30	C-25
3400C	3/4	120	1	6.6	36	C-25
3400HC	3/4	208-240	1	3.1	36	C-220
4400C	1	120	1	9.1	41	C-25
4400HC	1	208-240	1	4.5	41	C-220
UNIT AND HORIZONTAL FLOAT PACKAGES - "CFM"						
2400CFM	1/2	120	1	5.4	30	C-25
3400CFM	3/4	120	1	6.6	36	C-25
3400HCFM	3/4	208-240	1	3.1	36	C-220
4400CFM	1	120	1	9.1	41	C-25
4400HCFM	1	208-240	1	4.5	41	C-220
UNIT AND UNIVERSAL MOUNT PACKAGES - "CDM" (CUSTOMER MUST SUPPLY PIPE)						
2400CDM	1/2	120	1	5.4	30	C-25
3400CDM	3/4	120	1	6.6	36	C-25
3400HCDM	3/4	208-240	1	3.1	36	C-220
4400CDM	1	120	1	9.1	41	C-25
4400HCDM	1	208-240	1	4.5	41	C-220

Product Notes:

1. Package includes motor unit, power cord, mounting option, and optional control panel.
2. Cord lengths available in various lengths from 25 ft. - 400 ft., according to HP and voltage. Call Kasco for details.
3. Optional control panels allow timing to be managed from shore.
4. Without the Shallow Water Install Kit, install AquatiClear 1.5 ft. or more below the surface to prevent audible ventilation.
5. Do not direct water flow downward as it could disturb bottom sediment. Check for local guidelines.